

North Mankato: Carlson Extension

520th St | North Mankato, MN | US | Nicollet County
Available Acres: 166 | Lease Terms: None |



Zoning:	Agriculture
Topography:	Flat
Adjacent Available Acres:	0
Setting:	Agricultural Land
Within City Limits:	Yes
Site Dimensions:	4,228 x 2,686
Specialty Features:	None
Lease Terms:	None
Last Updated:	Apr 10, 2025


Economic Development Contact

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Property and Area Description


Agricultural land adjacent to North Mankato City limits in the growth area. Would extend the Northport Industrial Park and is situated next to companies like Fun.com, Comfort Inn & Suites, Brewery's, and South Central College. 166 acres of land located right next to US Trunk Highway 14, close to its interchange with US Highway 169. North Mankato has a great environment.

Population

	81,124 10 Mile Radius	118,375 20 Mile Radius	177,180 30 Mile Radius
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Source: ESRI®, 2024

Households

	31,983 10 Mile Radius	46,030 20 Mile Radius	70,070 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 14 (0.3 mi.)
Nearest Interstate: I35 (40 mi.)
Ingress/Egress Notes: Accessible from Highway 14 via either County Hwy 41 (Rockford Rd) or Lookout Drive interchanges.
Nearest Airport: Mankato Regional Airport (7 miles mi.)
Nearest Commercial Airport: MSP - International (80 mi.)
Distance to Mass Transit: 0.5
Rail Served: No
Rail Served By: Unknown, None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Benco Electric
Natural Gas: Centerpoint Energy
Water: City of North Mankato
Sewer: City of Mankato
Telecommunications: Charter Communications

Property Images

