

Greater Mankato Business Pipeline

The following chart illustrates business/development investments occurring since January 1, 2010 or announced for future development. (updated: 9/4/2011)

Company	Location	Description	Project Timeline		Square Feet	Estimated Construction Costs (\$)	Type of Construction	
			Work Underway	Project Target Completion				
Primary Economy								
2011								
<i>A&P Machine</i>	101 Summit Avenue	Mankato	Machine Shop	Summer 2011	Fall 2011		New	
CHS Hydrogenation Addition	2020 S. Riverfront Drive	Mankato			Spring 2011		New	
Coughlan Companies	1710 Roe Crest Drive	N. Mankato	Corporate Office		October 31, 2011		Expansion	
Enrico Racini		N. Mankato					New	
Holtmeier Construction	3301 3rd Avenue	Mankato	Office - Shop		Complete		New	
Jari, USA	430 Ritt Street	Saint Peter	Production/Manufacturing		3/1		Renovation	
Kato Engineering		N. Mankato	Industrial	underway	Summer 2011		New	
Lindsay Windows & Door	Commerce Drive	N. Mankato	Wooden window sashes, doors,				New	
<i>Mankato Brewery</i>	1119 Center Street	N. Mankato	Brewery - Beer		Fall 2011		Renovation	
<i>Mankato Construction</i>	327 N. Riverfront Dr.	Mankato	Office		Complete		Renovation	
Mankato Energy Center (Calpine)	One Fazio Lane	Mankato	Power Plant	Fall 2011			New	
LJP		N. Mankato		underway	December, 2011		New	
<i>Le Sueur MMPA Digester Project</i>	Former sand mine south of Le Sueur	Le Sueur	Food waste digester		2012		New	
Volk Transfer	2205 7th Avenue	Mankato	Trucking/Logistics	May, 2011	Summer 2011		New	
<i>Wal-Mart Distribution Center</i>	County Rd. 3	Mankato	Grocery distribution facility				New	
ZieglerCat	Howard Drive	N. Mankato		underway	December, 2011		New	
Sub-Total *						1,037,626	\$40,378,900	

* data on some of the above projects is not yet available; the current sub-total on square feet is for 9/16 projects, and construction costs for 8/16 projects

2010								
All American Foods	121 Mohr Drive	Mankato	Industrial		Complete		Renovation	
Blue Star Power Systems, Inc		Lake Crystal			Complete		Renovation	
<i>Creation Technologies</i>		Saint Peter	Electronic Components		Complete		New	
<i>Frito Lay</i>	89 Power Drive	Mankato	Warehouse /Distribution		Complete		New	
<i>Genesis Poly Recycling, Inc.</i>	480 Industrial Road	Mankato	Industrial		Complete		Renovation	
Gustavus Adolphus College		Saint Peter	Academic Building		Complete		New	
Minnesota Elevator Inc.	19336 607th Ave	Mankato	Industrial		Complete		Renovation	
MSU Mankato	109 Center of Renewable Energy	Mankato	Auto Emission and IRET Labs		Complete		New	
Pro-Fabrication	201 First Street	Madison Lake	Industrial	Winter 2010	Complete		New	
State of Minnesota		Saint Peter	Nursing Home		Complete		New	
<i>Turco Construction</i>	709. S. Front Street, Suite 5	Mankato	Construction		Complete		Renovation	
Verizon	2000 Technology Drive	Mankato	Office - Call Center Expansion		Complete		Renovation	
Sub-Total *						337,369	\$10,921,800	

* data on some of the above projects is not yet available; the current sub-total on square feet is for 9/12 projects, and construction costs for 8/12 projects

Primary Economy Total 1,374,995 \$51,300,700

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Company	Location	Description	Project Timeline		Square Feet	Estimated Construction Costs (\$)	Type of Construction
			Work Underway	Project Target Completion			
Professional / Service Economy							
2011							
(former coin laundry)	Belgrade Avenue	N. Mankato	Commercial				Renovation
* (former Dollar Store)	Belgrade Avenue	N. Mankato	Commercial / Residential		Spring 2011		Renovation
Benedictine Health Services	1906 North Sunrise Drive	Saint Peter	Senior Housing	underway	May, 2011		New
Bremer Bank	1290 Raintree Road	Mankato	Financial	Fall 2011			New
* Brunton Architects	Belgrade Avenue	N. Mankato	Prof. Service / Residential				New
City of St. Peter - Substations		Saint Peter	Water Treatment Plant		November, 2010		New
Commercial - Residential	251 Bunting Lane	Mankato	Retail 1st Floor - Apts. Above		Complete		New
Commercial - Residential	261 Bunting Lane	Mankato	Retail 1st Floor - Apts. Above		Complete		New
Counseling Services of S. Minnesota	1306 Marshall Street	Saint Peter	Mental Health Services	July, 2011	April, 2012		New
Do-it-yourself car repair	331 Webster Ave	N. Mankato	Auto Repair				Renovation
Fostering Professional Development	603 North Minnesota Ave	Saint Peter	Continuing Education Training	September, 2011	September, 2012		New
Gallery 19	607 S. Front Street	Mankato	Photography	Summer 2011	Summer 2011		Renovation
Gustavus Adolphus College		Saint Peter	Academic Building	underway			New
Heco Building Redevelopment	129 E. Hickory Street	Mankato	Office		Spring 2011		Renovation
I & S Group	129 E. Hickory Street	Mankato	Architects / Engineers		Complete		Renovation
JBeal Homes Real Estate	Graiff Building, 3 Civic Center Plaza	Mankato	Office - Real Estate	Fall 2011			Renovation
LJP		N. Mankato	Recycling & Waste Services	underway			New
Mankato Loyola Catholic Schools	145 Good Counsel Drive	Mankato	Education	7/10			New/Renovation
Mapleton Community Home	301 Troendle Street SW	Mapleton	Assisted Living - health & wellness	underway			New
Mayo Clinic Health System	1025 Marsh Street	Mankato	Medical - Emergency Room	8/10	8/11		New/Renovation
MSU Mankato		Mankato	Residence Hall	9/10	March, 2012		New
MSU Mankato - CSU Ballroom Renovation		Mankato	Residence Hall	underway	March, 2012		Renovation
Office Building (former KFC)	403 South Broad Street	Mankato	Office	underway	Summer 2011		Renovation
Parkview Manor		Saint Peter	Multi-family Residential		Complete		Renovation
Prairie Hill (Ecumen)	1305 Marshall Street	Saint Peter	Senior Housing w/Services	underway	May, 2011		New
Quick Lane - Construct Tire & Auto Center	1925 Madison Avenue	Mankato	Tire & Auto Center	underway			New
Saint Peter Community Child Care	600 South Fifth Street	Saint Peter	Child Care Center				Expansion
Shioh's Hope, Inc.	1304 Marshall Street	Saint Peter	Offices	10/10	April, 2011		New
Sioux Trails Mental Health Center	1301 Marshall Street	Saint Peter	Mental Health Services	October, 2011	May, 2012		New
Sterling Medical - VA Clinic	1961 Premier Drive	Mankato	Medical		Complete		Renovation
Veterinary clinic and grooming	Commerce Drive	North Mankato	Animal Health	Fall 2011	Feb, 2012		Renovation to existing space
Sub-Total *						485,759	\$73,422,771

* data on some of the above projects is not yet available; the current sub-total on square feet is for 17/31 projects, and construction costs for 16/31 projects

2010							
Advanced Pain Management	1400 E Madison Ave. Suite 402	Mankato	Health & Wellness		Complete		Renovation
AgStar - GMBDC	1961 Premier Drive	Mankato	Office		Complete		Renovation
Alliance Contracting		Mankato	Contracting		Complete		New
Autotronics		Saint Peter	Automotive Repair		Complete		New
Behind the Lens	611 Riverfront Dr. N.	Mankato	Photography		Complete		Renovation
Bethany Lutheran College	Luther Dr.	Mankato	Academic building		Complete		New
Blue Sky Broadband	1961 Premier Drive, Suite	Mankato	Office		Complete		Renovation
Blue Sky Broadband	1600 Warren St. Suite 10	Mankato	Retail		Complete		Renovation
Canopy Consulting	1961 Premier Drive, Suite 250	Mankato	Consultants		Complete		Renovation
Colonial Life	417 N Riverfront Dr	Mankato	Insurance		Complete		New
Corporate 4	501 N. Riverfront Drive	Mankato	Insurance		Complete		New
CTS	200 Belgrade Avenue	N. Mankato	Computer		12/10		New
Daniel Dinsmore Photography	321 Riverfront Dr. N.	Mankato	Photography		Complete		Renovation
Downs Food Group	54934 210th Lane	Mankato			Complete		Renovation

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Company	Location		Description	Project Timeline		Square Feet	Estimated Construction Costs (\$)	Type of Construction
				Work Underway	Project Target Completion			
Elementary School - Eagle Lake	Eagle Lake		Elementary school		Complete			Renovation
Elementary School - Rosa Parks	Heron Drive	Mankato	Elementary school		Complete			New
Giebel Chiropractic	106 Main Street., Suite 106	Mankato	Chiropractic		Complete			Renovation
ISJ Mayo Health System	1025 Marsh Street	Mankato	Medical Expansion		Complete			New
Jones & Magnus	212 Madison Avenue	Mankato	Office - Attorney		Complete			Renovation
Kia of Mankato	1116 Riverfront Drive N.	Mankato	Auto Sales		Complete			Renovation
Kwik Trip	Minnesota Avenue	Saint Peter	Convenience Store / Car Wash		Complete			New
Lamm, Nelson & Cich Attorneys	151 St. Andrews Ct. Ste 1310	Mankato	Attorney		Complete			New
Lee's Champion Tae Kwando Academy	120 N. Augusta Ct.	Mankato	Fitness		Complete			Renovation
LS Engineers	228 Main St. North	Le Sueur	Office		Complete			Renovation
Luther Mankato Honda	1815 Madison Avenue	Mankato	Auto Sales		Complete			Renovation
Marigold Development - Phase 1/3	200 Belgrade Avenue	N. Mankato	Retail / Residential	7/10	12/10			New
MNDOT - District 7	2151 Bassett Drive	Mankato	Government		Complete			New
Northview Funeral & Cremation Service	2060 Commerce Drive	N. Mankato	Mortuary		Complete			New
Oleson + Hobbie Architects	330 Stadium Road, Suite 203	Mankato	Architect		Complete			Renovation
Region Nine Development Comm.	10 Civic Center Plaza	Mankato	Office		Complete			Renovation
Riverside Regional Pet Shelter	1250 N. River Dr.	Mankato	Animal shelter		Complete			New
Sioux Trails Mental Health	622 North Sunrise Drive	Saint Peter	Mental Health Services		7/10			Renovation
Thrivent Financial		Saint Peter	Financial Advisors		6/10			Renovation
Tipte	2225 Howard Drive West	N. Mankato			Complete			New
Wasko Heating & Cooling	601 Poplar St.	Mankato	Office/Shop		Complete			New
Wells Fargo Bank	1901 Basset Drive	Mankato	Bank		Complete			New
Sub-Total *						493,251	\$58,909,400	
<i>* data on some of the above projects is not yet available; the current sub-total on square feet is for 26/37 projects, and construction costs for 24/37 projects</i>								
Professional / Service Economy Total *						979,010	\$132,332,171	

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The following chart illustrates business/development investments occurring since January 1, 2010 or announced for future development. (updated: 9/4/2011)

Company	Location	Description	Project Timeline		Square Feet	Estimated Construction Costs (\$)	Type of Construction	
			Work Underway	Project Target Completion				
Retail / Consumer Economy								
2011								
4 the team	219 Park Row	Saint Peter	Women's Apparel	September, 2010	May, 2011		New	
Anytime Fitness	100 Dodd Ave	Saint Peter	Health Club	July, 2011	September, 2011		Expansion	
<i>A&T Auto</i>	104 E. Vine Street	Mankato	Automobile Service		Complete		Renovation	
Affordable Towing	600 Summit Avenue	Mankato	Towing Service	May, 2011			New	
Applebee's	1900 Adams Street	Mankato	Restaurant	June, 2011	Complete		Ext erior Renovation	
Applebee's	1900 Adams Street	Mankato	Restaurant	Sept, 2011	Complete		Renovation	
<i>Bent River Outfitter</i>	530 N. Riverfront Drive	Mankato	Recreation / Outfitter	Summer/ Fall 2011	Fall 2011		Renovation	
<i>Best Buy Mobile</i>	1850 Adams Street, Suite 430	Mankato	Retail		Complete		Renovation	
<i>Border's Tex Mex Grill and Cantina (formerly Bonito Guadalajara)</i>		N. Mankato	Restaurant		Complete		Renovation	
Cedars Grille	408 S Third Street	Saint Peter	Restaurant					
<i>Chankaska Creek Ranch & Winery</i>		Kasota	Winery	underway			New	
<i>Complete Nutrition</i>	121 Sioux Road	Mankato	Retail		Complete		Renovation	
<i>Courtyard by Marriott</i>	901 Raintree Road	Mankato	Hotel		Spring 2012		New	
CVS	1175 Madison Ave.	Mankato	Retail		Complete		New	
CVS	1614 Monks Avenue	Mankato	Retail		Complete		New	
<i>Dickey's Barbeque</i>	University Square	Mankato	Restaurant	Fall 2011			Renovation	
<i>Dickey's Barbeque</i>	Hilltop	Mankato	Restaurant	Fall 2011			Renovation	
<i>Five Guys Hamburgers & Fries</i>	1920 Adams Street	Mankato	Restaurant		Complete		Renovation	
Goodwill		Mankato	Retail				New	
<i>IHOP (International House of Pancakes)</i>	1810 Madison Ave	Mankato	Restaurant				New	
<i>Jake's Pizza</i>	119 West Broadway Ave	Saint Peter	Restaurant	June, 2011	November, 2011			
Jersey Mike's Sub Shop	1920 Adams Street	Mankato	Restaurant	Fall 2011			Renovation	
JoAnn Fabrics & Crafts	1400 Madison Ave.	Mankato	Retail		Complete		Renovation	
<i>Kabob's Saloon and Skewer</i>	530 S. Front Street	Mankato	Restaurant	Fall 2011			Renovation	
KFC		Saint Peter	Restaurant		Complete		New	
<i>Lava Java</i>	12 Civic Center Plaza # 1585	Mankato	Coffee Shop		Complete		Renovation	
Luther Mankato Honda	308 Raintree Rd	Mankato	Auto	underway	Complete		Renovation	
<i>Mankato Computer Repair</i>	415 N. Riverfront Drive	Mankato	Computer Repair		Complete		Renovation	
<i>Marco's Computer Repair</i>	401 N. Riverfront Drive	Mankato	Computer Repair		Complete		Renovation	
<i>Mom & Pop's Ice Cream</i>	629 N. Riverfront Drive	Mankato	Restaurant	12/1			Renovation	
<i>New Strip Mall on Sioux Trail</i>	(former Taystee Bakery location)	Mankato	Retail		Complete		Renovation	
Panera	1901 E. Madison Ave., Ste. 200	Mankato	Restaurant	August, 2011	Complete		Renovation	
<i>Peterbilt</i>	Howard Drive	N. Mankato	Retail	Summer 2011			New	
<i>Quick Lane</i>	1925 Madison Ave	Mankato	Automobile Service	Summer 2011			New	
Red Rocks (formerly The Haze)		Mankato			Complete		Renovation	
Riley/Tanis PA	324 South Minnesota Ave	Saint Peter	Law Office	September, 2011	December, 2011		Expansion	
Saint Peter Food Co-op		Saint Peter	Retail		Complete		Renovation	
<i>Sweat Equity, Inc.</i>	303 South Minnesota Ave.	Saint Peter	Retail	underway	March, 2011		Renovation	
<i>TT Nails Inc.</i>	121 Sioux Road	Mankato	Service		Complete		Renovation	
<i>Tandem Bagels</i>		Mankato	Restaurant	Fall, 2011			Renovation	
Weggy's On Campus	1600 Warren St., Ste 13	Mankato	Restaurant	underway	Spring, 2011		Renovation	
Sub-Total *						328,690	\$13,704,200	

* data on some of the above projects is not yet available; the current sub-total on square feet is for 19/41 projects, and construction costs for 23/41 projects

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Company	Location	Description	Project Timeline		Square Feet	Estimated Construction Costs (\$)	Type of Construction	
			Work Underway	Project Target Completion				
2010								
Ace Hardware	201 N. Victory Drive	Mankato	Hardware - Retail		Complete		Renovation	
Auto Value	1930 N. Riverfront Dr.	Mankato	Retail		Complete		New	
Bella Boutique	611 N. Riverfront Dr.	Mankato	Retail		Complete		Renovation	
Body Beautiful	931 Madison Avenue	Mankato	Fitness / Aerobics Studio		Complete		Renovation	
C & S Supply Co.	1951 Riverfront Dr. N.	Mankato	Retail Addition		Complete		New	
Casey's	101 598th Ave	Eagle Lake	Retail		Complete		New	
Charme la Vie	204 South Minnesota Ave	Saint Peter	Gifts/Collectibles		August, 2010		New	
Econofoods		Saint Peter	Satellite Pharmacy		Complete		New	
El Agave	S Third Street	Saint Peter	Mexican Restaurant		Complete		Renovation	
J. Longs	1817 Adams Street	Mankato	Men's Clothing		Complete		Renovation	
Jake's Stadium Pizza	330 Stadium Road	Mankato	Restaurant	Fall, 2010	Complete		Renovation	
Kato Potato	1850 Adams Street, Ste. 534	Mankato	Restaurant		Complete		Renovation	
Little Ceasars	1150 Riverfront Drive S.	Mankato	Restaurant - Carry-Out		Complete		Renovation	
Mankato Design Center	1351 Madison Avenue	Mankato	Retail		Complete		Renovation	
Mary's Flowers	1123 S Minnesota Avenue	Saint Peter	Flower Shop		Complete		Renovation	
Mega Coin Laundry	1890 Madison Avenue	Mankato	Laundromat		Complete		Renovation	
Menard's	1771 Premier Drive	Mankato	Warehouse Expansion		Complete		New	
Menard's	1771 Premier Drive	Mankato	Garden Center		Complete		New	
My Father's Daughter	120 South Minnesota Ave	Saint Peter	Gifts/Collectibles		July, 2010			
Pita Pit	530 S. Front St.	Mankato	Restaurant		Complete		Renovation	
Pizza Ranch	1551 Tullamore St.	Mankato	Restaurant		Complete		New	
Ragstock	River Hills Mall	Mankato	Clothing		Complete		Renovation	
RazorCutz	1335 Madison Avenue	Mankato	Barber Shop		Complete		Renovation	
Retro Ron's	619 S. Front Street	Mankato	Music Store		Complete		Renovation	
Rounders Sports Bar & Grill	414 S. Front St.	Mankato	Bar & Grill		Complete		Renovation	
Tokyo Sushi & Hibachi	1829 Adams St.	Mankato	Restaurant		Complete		Renovation	
Verizon Wireless	1851 Madison Avenue	Mankato	Retail		Complete		Renovation	
Verizon Wireless	208 Stadium Road	Mankato	Retail		Complete		Renovation	
Wildcats Bar and Grill	1010 Raintree Road	Mankato	Bar & Grill		Complete		Renovation	
					Sub-Total *	173,656	\$5,807,900	
* data on some of the above projects is not yet available; the current sub-total on square feet is for 24/29 projects, and construction costs for 22/29 projects								
					Retail/Consumer Economy Total*	502,346	\$19,512,100	
<p style="margin: 0;">2011 Total 1,852,075 \$127,505,871</p> <p style="margin: 0;">* data on some of the above projects is not yet available; the current sub-total on square feet is for 45 / 88 projects, and construction costs for 47 / 88 projects</p> <p style="margin: 0;">2010 Total 1,004,276 \$75,639,100</p> <p style="margin: 0;">* data on some of the above projects is not yet available; the current sub-total on square feet is for 59 / 78 projects, and construction costs for 54 / 78 projects</p> <p style="margin: 0;">Two Year Total 2,856,351 \$203,144,971</p> <p style="margin: 0;">* data on some of the above projects is not yet available; the current sub-total on square feet is for 104 / 166 projects, and construction costs for 101 / 166 projects</p>								

Notes (Definitions):

- > Renovation - includes remodeling, interior space redesign but not expansion
- > New - includes no pre-existing facility, expansion to already existing facility (increase square footage)

* awaiting approval

[New Business](#) (33 Total: 4 - Primary; 7 - Professional / Service; 23 - Retail/Consumer)