

Commercial Development Opportunity

Champlin, Minnesota

Welcome to an exceptional commercial property opportunity in Champlin — a prime site offering strong visibility, convenient accessibility, and excellent long-term growth potential. Strategically positioned near U.S. Highway 169 and adjacent to Super Target, this property is ideally suited for retail, office, or mixed-use development.

Surrounded by established businesses and supported by a thriving local economy, this site presents a compelling opportunity for developers, investors, and owner-users seeking a high-quality suburban commercial location.

Property Overview

Parcel Information

- PID: 30-120-21-13-0005
- Address: 000 Unassigned, Champlin, MN 55316
- Legal Description: Lot 001, Block 001, Coler Farms
- Site Area: 0.93 acres (40,478 SF)

Key Property Features

Traffic Counts (2025)

- U.S. Highway 169: 46,784 vehicles per day
- Business Park Boulevard North: 3,417 vehicles per day

Visibility

- Moderate visibility from Highway 169 due to position behind frontage properties, with strong benefit from proximity to the corridor.

Topography & Drainage

- Flat, development-friendly topography
- No apparent drainage concerns

Utilities

- Full municipal services available: sewer, water, electricity, and gas
- Eliminates major infrastructure costs for development

Parking (see page 7)

- Planned 34-stall (or more) surface lot (based on most recent planned building project)
- Asphalt with striped layout and raised concrete medians
- 2 ADA-compliant stalls

Land-to-Building Ratio (see page 7)

- 9.66:1
- **Surplus land supports an additional ~3,744 SF of building area** (means the parcel is larger than what is required for the primary intended development (or current zoning requirements) and has the physical capacity for further construction.)
 - **Potential for Expansion:** The site has enough extra space to build roughly 3,744 square feet of additional improvements (e.g., more retail, office, or storage space) beyond the main building project.
 - **Value Enhancement:** This extra, undeveloped area ("raw land") can add value to the overall property by allowing for future growth or increased density.
 - **In short:** It is a bonus, "extra" piece of land on the same lot that you can use to make the building bigger or add a second building, rather than just having empty, unusable space.

Investment Highlights

Prime Location

- Immediate proximity to Highway 169 and adjacency to a major retail anchor significantly enhance commercial viability.

Shovel-Ready Status

- Fully serviced site reduces development timelines and costs, typically adding 10–20% in value compared to raw land.

Scarcity Factor

- Identified as one of the last remaining commercial parcels of its size in Champlin, creating strong demand dynamics.

Flexible Development Potential

- Suitable for retail, service, office, or mixed-use applications.

Owner Financing Opportunity

- Potential availability of owner financing may broaden the buyer pool and support premium pricing.
-

Market Valuation (2026 Estimate)

Based on current market conditions and comparable land sales in the north metro:

- **Estimated Value Range:** \$350,000 – \$500,000+
- **Price per SF:** Approximately \$8.60 – \$12.30+

Key Value Drivers

- Prime suburban commercial location
- Immediate proximity to Highway 169
- Adjacent to high-traffic national retail anchor (Super Target)
- Fully shovel-ready with utilities on-site
- Flat, development-ready topography
- Very limited remaining commercial land inventory in Champlin
- Flexible development potential (retail, office, medical, mixed-use)
- Owner financing potential

DEVELOPMENT POTENTIAL

Potential uses include:

- Retail / Quick Service Restaurant (QSR)
 - Medical or dental office
 - Professional office
 - Service-based retail (fitness, salon, financial services)
 - Mixed-use development
-

DEMOGRAPHICS OVERVIEW

Population (Champlin): ~23,900

Median Age: ~42.5 years

Average Household Size: ~2.67

Key Characteristics:

- Stable, established suburban population
 - Family-oriented households
 - Middle to upper-middle income demographic
 - Strong demand for retail and service-oriented businesses
-

MARKET POSITIONING

This site benefits from three primary demand drivers:

1. Regional Traffic Flow

High daily traffic along Highway 169 supports retail visibility and accessibility.

2. Local Residential Base

Consistent demand from nearby neighborhoods.

3. Retail Synergy

Immediate adjacency to a major anchor retailer drives repeat traffic.

Conclusion

With limited available commercial land in Champlin and increasing demand for immediately developable sites, this property is well-positioned to attract serious interest. Given its strategic location, infrastructure readiness, and scarcity, a listing price at the upper end of the range—or higher—may be justified, particularly for a buyer seeking a near-term development opportunity.

CONTACT INFORMATION

William H Urban

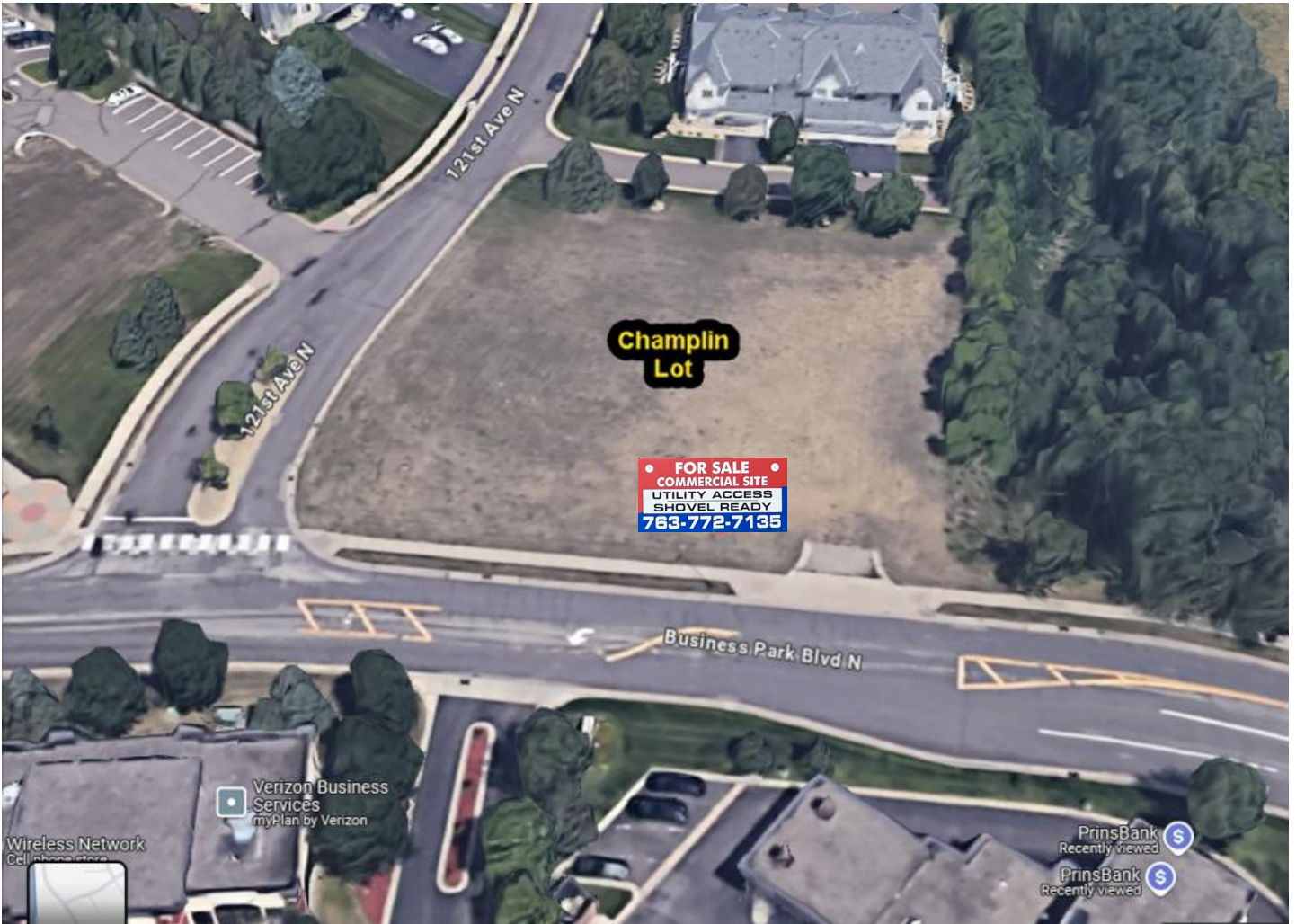
763-772-7135

billurban@corporatecombat.com

Google Map Links:

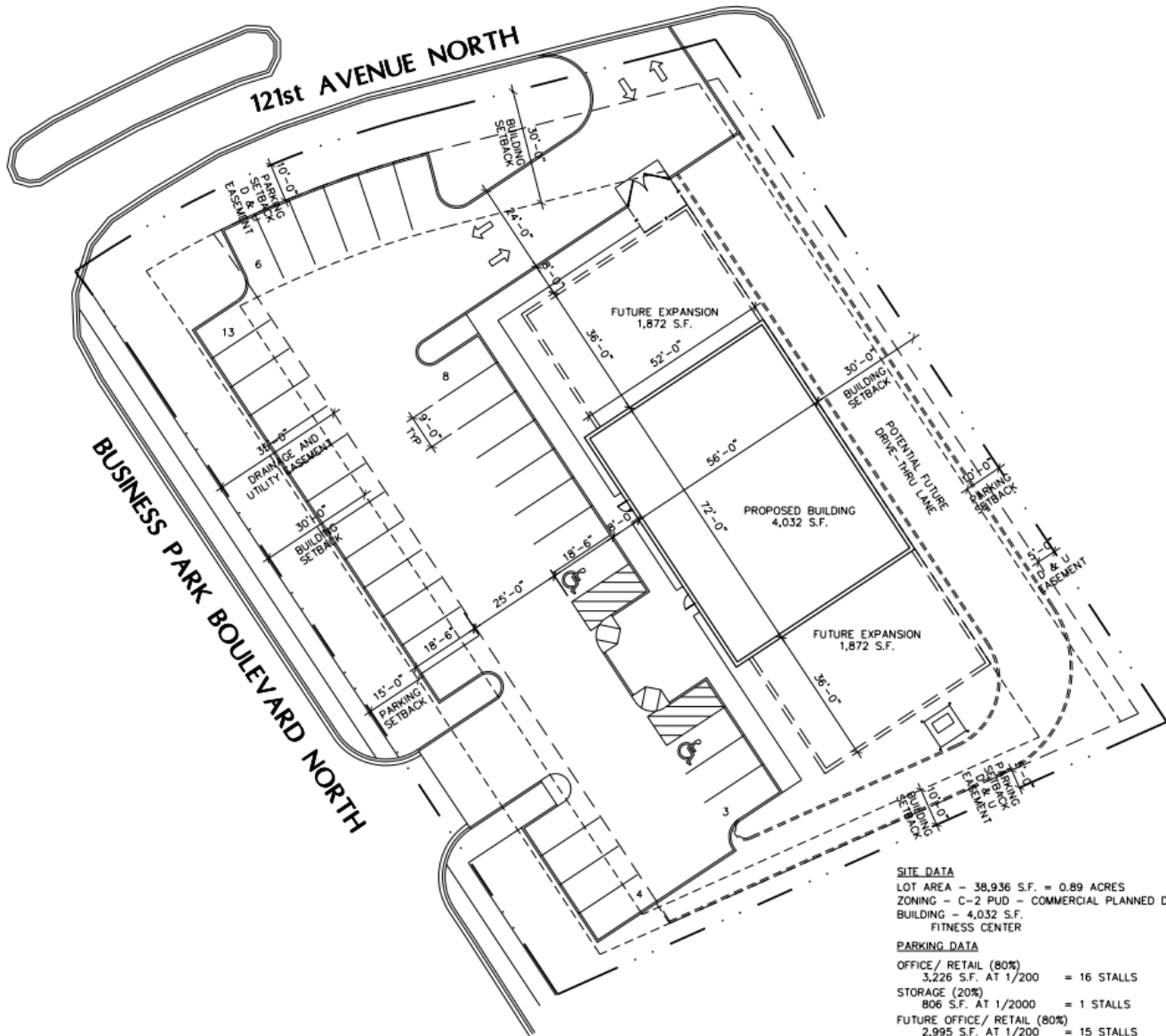
- [Champlin, Minnesota - Google Maps](#)
- [12048 Business Park Blvd N - Google Maps](#)
- [Google Maps](#)





Previously Proposed Building Layout

(Includes optional drive-thru)



SITE DATA
 LOT AREA - 38,936 S.F. = 0.89 ACRES
 ZONING - C-2 PUD - COMMERCIAL PLANNED DEVELOPMENT
 BUILDING - 4,032 S.F.
 FITNESS CENTER

PARKING DATA

OFFICE/ RETAIL (80%)	
3,226 S.F. AT 1/200	= 16 STALLS
STORAGE (20%)	
806 S.F. AT 1/2000	= 1 STALLS
FUTURE OFFICE/ RETAIL (80%)	
2,995 S.F. AT 1/200	= 15 STALLS
FUTURE STORAGE (20%)	
749 S.F. AT 1/2000	= 1 STALLS
3,744 S.F. AT 1/200	= 19 STALLS
TOTAL STALLS REQUIRED	= 33 STALLS
TOTAL STALLS PROVIDED	= 34 STALLS

1 SITE PLAN
 A1 SCALE: 1" = 20'-0"

