



FOR SALE

**BIG KAHUNA FUN PARK
190 PROGRESS WAY
SPICER, MN 56288**

Results
COMMERCIAL
RE/MAX RESULTS

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BIG KAHUNA FUN PARK

190 PROGRESS WAY, SPICER, MN 56288

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

BIG KAHUNA FUN PARK

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PROPERTY OVERVIEW

Seller Financing/Contract for Deed possible with qualified Buyer. Results Commercial is pleased to offer Big Kahuna Fun Park for sale. Contact the listing brokers for a confidentiality agreement to review all financials and recent appraisal. Strong year over year NOI makes this an attractive investment opportunity for either an owner operator or investment group. Plus, new ownership can grow this business in multiple ways that current ownership and brokers can suggest. Tours will be provided on a limited basis to only qualified buyers. Sellers are exploring a sale due to forthcoming retirement plans. New ownership can take advantage of a cooperative transaction to ensure the stability and success of Big Kahuna Fun Park.

Big Kahuna Fun Park (<http://www.spicerfunpark.com/>) in Spicer, MN, is not only a fun and unique offering but it's a money-maker. Only two hours from the Twin Cities, Big Kahuna Fun Park has been owned and operated by the sellers for 8 years with sales growth every year. This family entertainment venue is a destination. It's truly the place for the local community, entire trade area and seasonal tourists to Spicer and Green Lake to visit throughout the prime season of Memorial Day through Labor Day.

Big Kahuna Fun Park has it all for a day of fun, birthday parties or corporate events to group picnics, a round of 18-hole miniature golf or Junior Mini golf, ride on the go-karts or bumper boats. Food is on-site with a Godfather's Pizza Express franchise, old fashioned hard-dip ice cream and much more. The business operates with a loyal and dedicated seasonal staff. Godfather's Pizza Express has tremendous year-round growth opportunities. Big Kahuna's miniature golf is best-in-class and a major revenue driver.

The site sits on 4.49 acres and includes 3 buildings, and is perfectly located on Highway 23, the primary highway for Spicer, surrounded by high-traffic retail and hospitality. The property is zoned B2 Highway Commercial (<https://irp.cdn-website.com/b3bbbb03/files/uploaded/Ordinance%20-%20PZ.pdf>).

Spicer, Minnesota is home to renowned Green Lake (<https://www.greenlakespicer.com/>) with over 5,561 acres located in Kandiyohi County and part of the Willmar Lakes Area (<https://www.willmarlakesarea.com/>) and tourism hot-spot in Central Minnesota. Green Lakes has it all from excellent fishing, swimming & recreation, resorts, and multiple public access locations. A new fly-in only, private, world-class golf course, Tepetonka is being developed and opening in Summer 2024: Tepetonka: A New Club (And Model) Will Bring Private Destination Golf To Minnesota ([forbes.com](https://www.forbes.com)). Tepetonka will be located only minutes away from Big Kahuna Fun Park. Plus, the City of Spicer is an amazingly strong and vibrant community with projected growth in the next few years.

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EXECUTIVE SUMMARY

BIG KAHUNA FUN PARK

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OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	3,333 SF
Lot Size:	4.49 Acres
Price / SF:	\$345.03
Year Built:	2007
Zoning:	B-2 Highway Commercial
Traffic Count:	9,669

PROPERTY HIGHLIGHTS

- Great Investment Opportunity with Strong NOI
- Seller Financing/Contract for Deed possible with qualified Buyer.
- Open Memorial Day through Labor Day
- Zoned B-2 Highway Commercial
- 4.49 Acres with 3 Buildings
- Less than 2 Hours from the Twin Cities
- Minutes from Tepetonka World Class Golf Course
- Mini Golf, Go-Karts, Bumper Boats, & Godfathers Pizza Express

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PROPERTY DETAILS

BIG KAHUNA FUN PARK

190 PROGRESS WAY, SPICER, MN 56288

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SALE PRICE

\$1,150,000

LOCATION INFORMATION

Building Name	Big Kahuna Fun Park
Street Address	190 Progress Way
City, State, Zip	Spicer, MN 56288
County/Township	Kandiyohi/120
Range	34
Section	4
Side Of Street	West
Road Type	Paved
Nearest Highway	Highway 23
Nearest Airport	Willmar Municipal Airport

BUILDING INFORMATION

Building Size	3,333 SF
Occupancy %	100%
Tenancy	Single
Year Built	2007
Load Factor	Yes
Construction Status	Existing
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B-2 Highway Commercial
Lot Size	4.49 Acres
APN#	85-540-0050 & 855350010
Lot Frontage	50
Lot Depth	747
Traffic Count	9,669
Traffic Count Street	Highway 23
Taxes	\$11,910.00

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Handicap Access	Yes
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PROPERTY PHOTOS

BIG KAHUNA FUN PARK

BIG KAHUNA FUN PARK

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GODFATHERS PIZZA EXPRESS

BIG KAHUNA FUN PARK

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MINI GOLF

BIG KAHUNA FUN PARK

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GO-KART TRACK

BIG KAHUNA FUN PARK

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BUMPER BOATS & PAVILLION

BIG KAHUNA FUN PARK

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AERIAL PHOTOS

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LOCATION INFORMATION

ABOUT SPICER

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ABOUT SPICER

This picturesque region in west central Minnesota is splashed with colorful scenery, crystal clear lakes, patchwork-quilted farmlands and rolling wooded hills. All four seasons showcase something special for visitors of all ages. Recreational activities are plentiful with our many lakes and parks. Visitors to the area enjoy boating, fishing, canoeing, skiing, golfing, hiking, swimming, camping, snowmobiling and much more. Each trip to this area can provide a rewarding historic journey by visiting museums, fine arts or historic sites. If it's shopping opportunities that pique your interest, you can choose from specialty, antique or cultural shops. Restaurants of all types can also be found throughout the county. This guide will assist you in learning about the Willmar Lakes Area and give you more reasons than ever to make your visit both pleasurable and memorable.

For more information please visit: <https://explorespicer.com/wp-content/uploads/2021/05/WillmarLakesArea-VisitorGuide2021.pdf>

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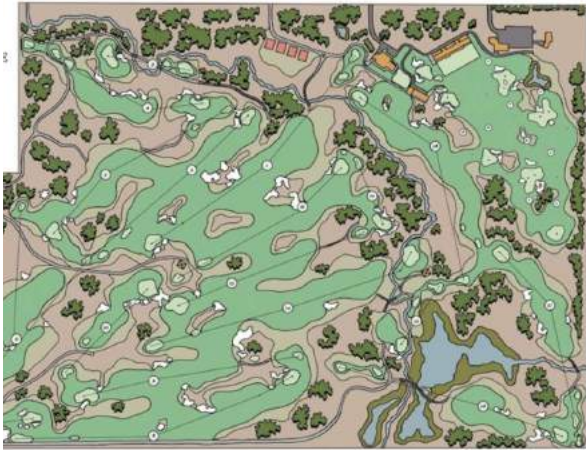


TEPETONKA GOLF COURSE

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TEPETONKA GOLF COURSE

On a rolling parcel of sandy farmland two hours outside Minneapolis, Geoff Ogilvy's design firm is creating its first all-new U.S. golf course. Scheduled to open in 2024, Tepetonka is intended to be Minnesota's entry into the private, destination golf arena currently occupied by clubs like Sand Hills in Nebraska, Ballyneal in Colorado, the new Lido Club in Wisconsin, the Harvester Club in Iowa, Sutton Bay in South Dakota, and the various properties within the Dormie Network.

The operational setup of Tepetonka is unique, more along the lines of fractional ownership model – as with some resort properties and private jet companies — than the traditional private golf club model that includes initiation fees, guest fees and annual dues. Tepetonka's membership will be capped at 100, with 20 founding members in place already, each having an equal ownership stake. Instead of dues, they commit to (and pre-pay for) 100 days of golf. That's right, days, not rounds, as members will be encouraged to get out and play as much golf as they want in a given day, in any format they desire, from the tees of their choosing.

Source: <https://www.forbes.com/sites/erikmatuszewski/2022/03/11/tepetonka-a-new-club-and-model-will-bring-private-destination-golf-to-minnesota/?sh=4a9b69266047>

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RETAILER MAP

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REGIONAL MAP

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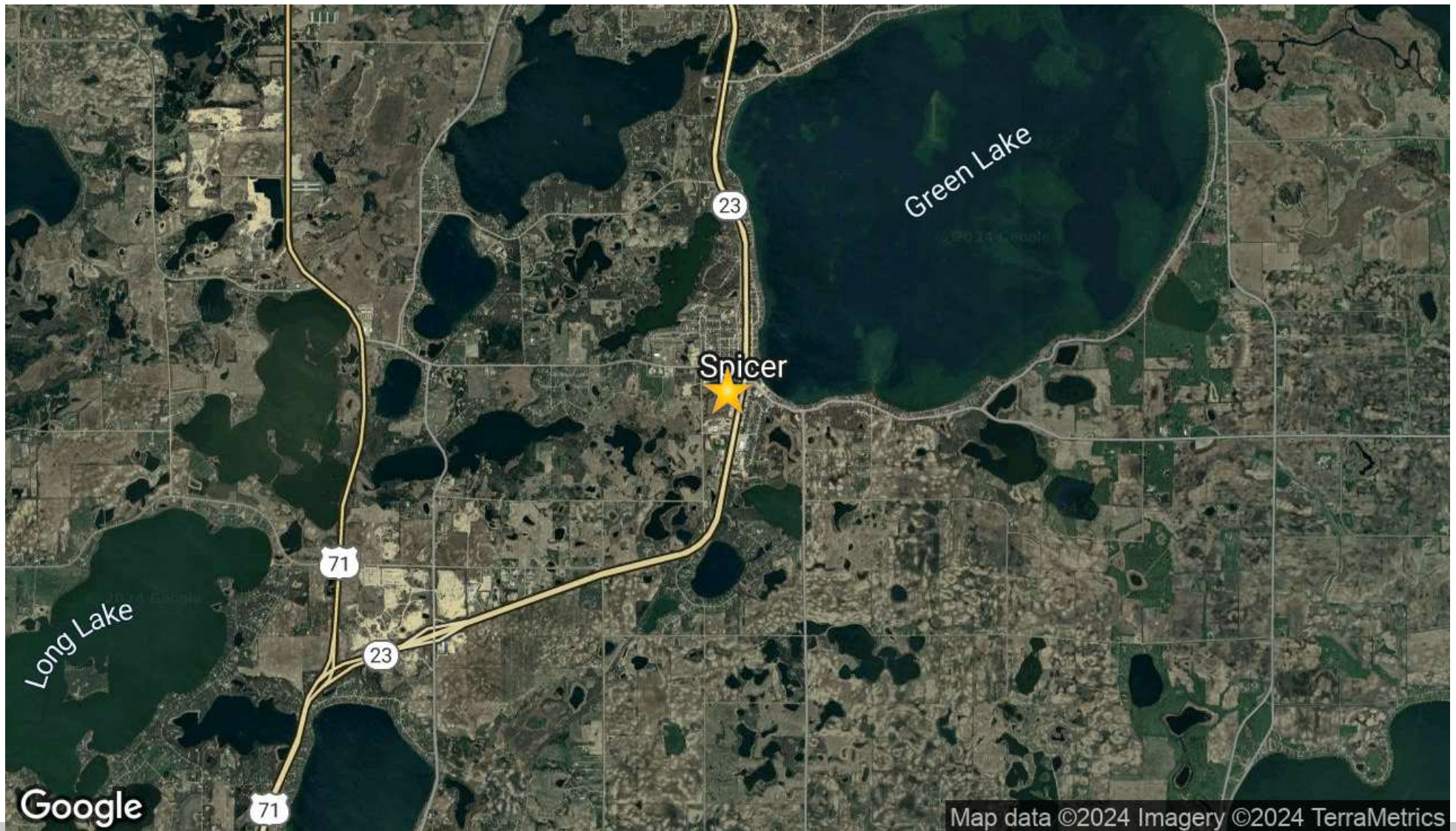


LOCATION MAP

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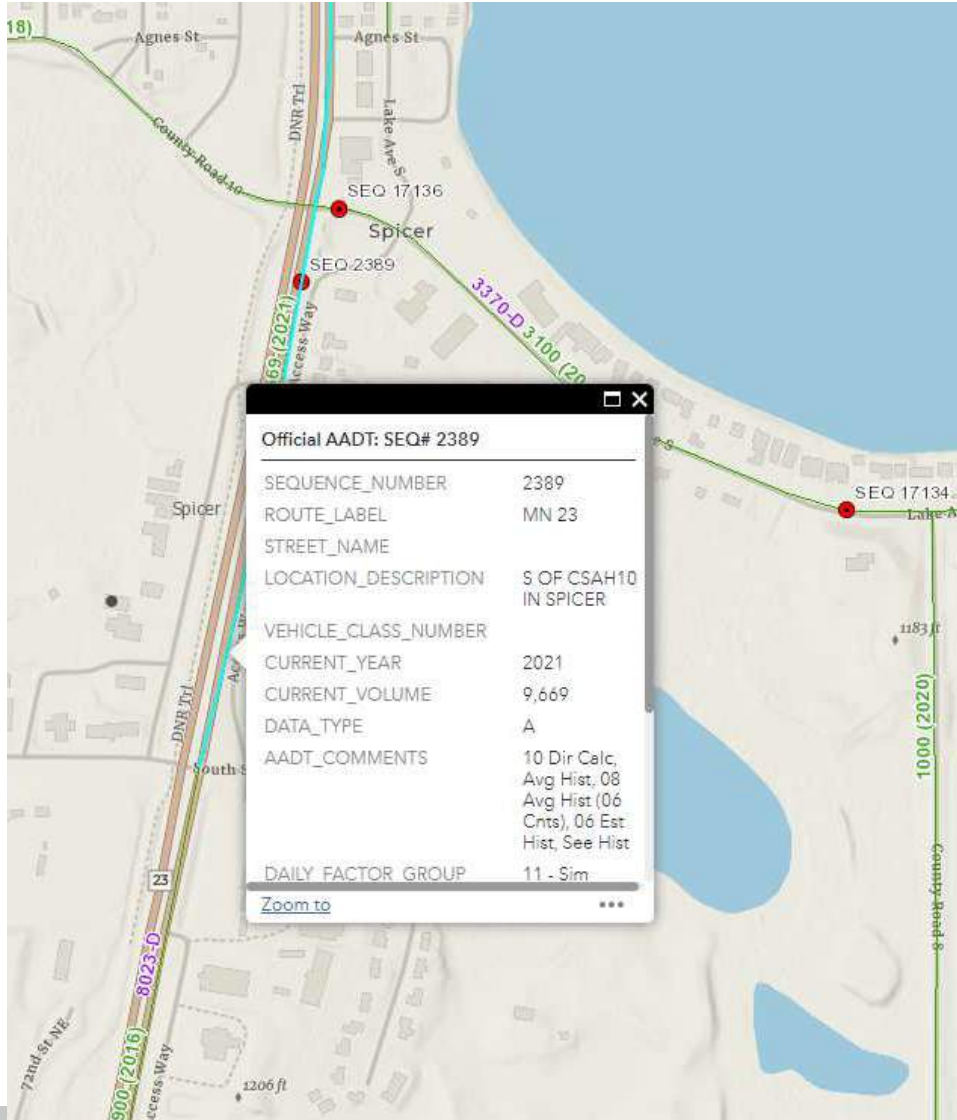




DEMOGRAPHICS

TRAFFIC COUNTS

BIG KAHUNA FUN PARK
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Highway 23	9,669 Vehicles Per Day
County Road 10	3,100 Vehicles Per Day
US Highway 71	4,950 Vehicles Per Day

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DEMOGRAPHICS MAP & REPORT

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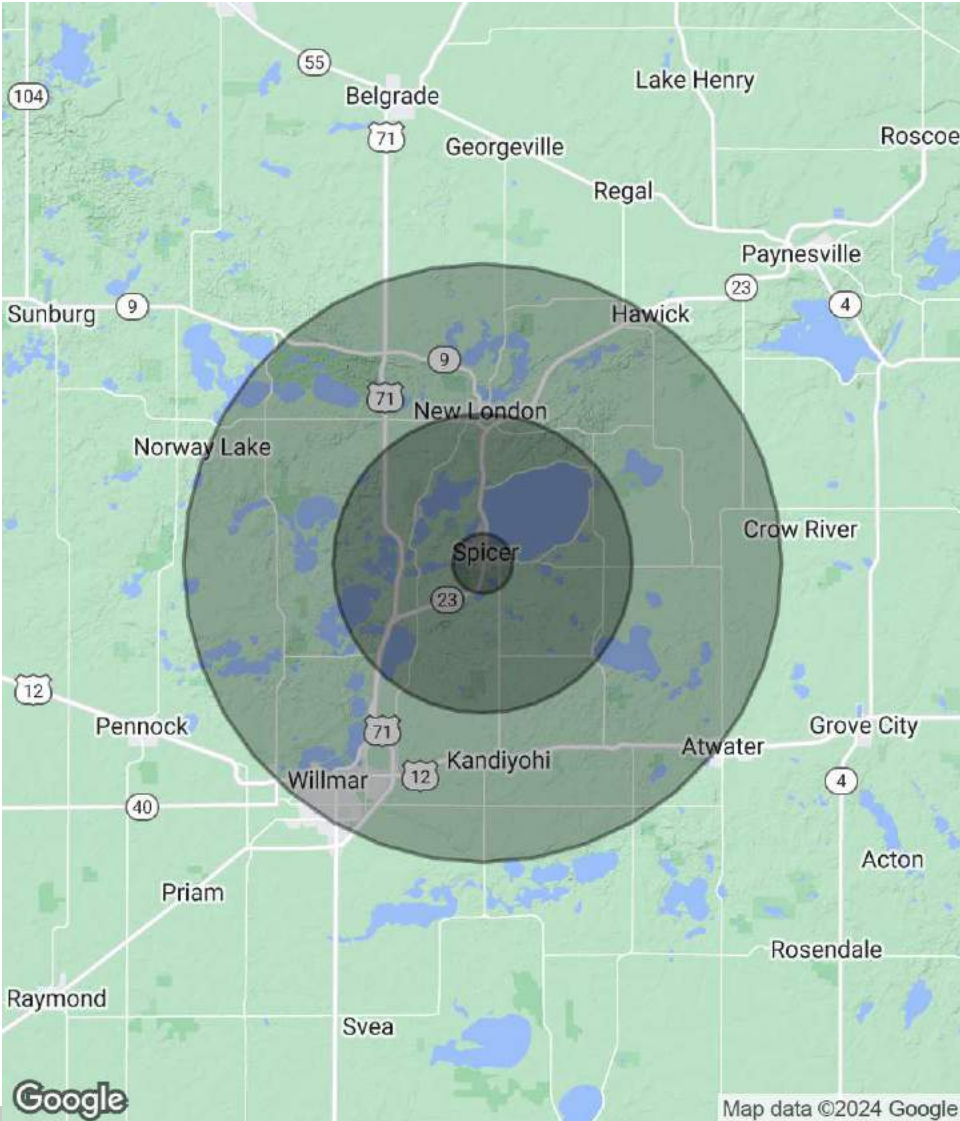
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	632	6,379	29,108
Average Age	47.7	46.9	39.6
Average Age (Male)	43.2	44.9	37.3
Average Age (Female)	49.7	48.5	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	335	3,205	13,702
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$77,040	\$83,117	\$67,249
Average House Value	\$235,061	\$266,077	\$199,907

2020 American Community Survey (ACS)



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