



FOR SALE
FOX RIDGE GOLF COURSE



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SECTION 1

PROPERTY INFORMATION





PROPERTY DESCRIPTION

Locate Commercial Real Estate has been retained to offer Fox Ridge Golf Course in Dike Iowa. The 18 hole golf course complex resides on 172 acres and is made up of seven buildings including a club house, maintenance building with small office, three storage/cart sheds and two pump sheds It is currently operating as golf course and event space for weddings or corporate events The clubhouse and golf course have been substantially renovated in 2018.

Square footage does not include a finished basement that was being remodeled and includes a Trackman Simulator. The clubhouse includes a full kitchen and banquet facility. The Fox Ridge restaurant being operated in the clubhouse can supply food to the banquet facilities to cater weddings and events of 300+/- guests The golf course terrain is gently rolling with several ponds and many fairway bunkers. The golf course is a links design and operates as a daily fee golf course suited for the current use.

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SUMMARY

| | |
|-----------------------------|------------------------------------|
| Lot Size: | 172 AC |
| Gross Building Area: | 19,827 SF |
| Zoning: | A-1 Agricultural C-2 Commercial |

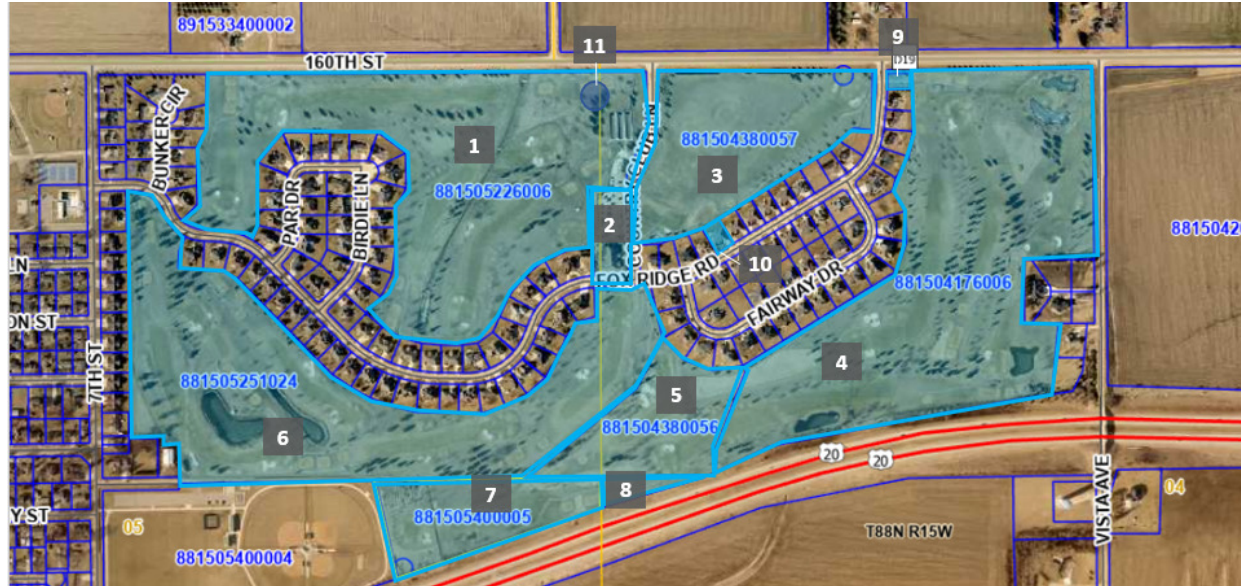
LOCATION OVERVIEW

Situated in Grundy County, Dike offers a tranquil and close-knit community with easy access to the amenities and opportunities of the nearby cities. The town center is the heart of the community, featuring a variety of local businesses, shops, and services. Its proximity to Waterloo and Cedar Falls ensures that residents have easy access to urban amenities. Just a short drive away, you'll find a wide array of shopping centers, entertainment venues, and cultural attractions.

PROPERTY HIGHLIGHTS

- 18-hole links style golf course
- Restaurant and banquet facility can cater ± 300 guests for weddings/corporate events





| PARCEL | ACREAGE | BUILDING SF | LIST PRICE |
|-------------------|---------|-------------|-------------|
| #2 - 881504151001 | 1.91 | 11,509 | \$1,600,000 |
| #1 - 881505226006 | 43.61 | 7,680 | \$1,100,000 |
| #6 - 881505251024 | 42.13 | 3,840 | \$1,100,000 |
| #3 - 881504380057 | 16.56 | n/a | \$415,000 |
| #9 - 881504380058 | 0.36 | n/a | \$90,000 |
| #7 - 881505400005 | 9.02 | n/a | \$350,000 |
| #4 - 881504176006 | 48.14 | n/a | \$962,800 |
| #5 - 881504380056 | 9.56 | n/a | \$220,000 |
| #8 - 881504300003 | 1.06 | n/a | \$130,000 |





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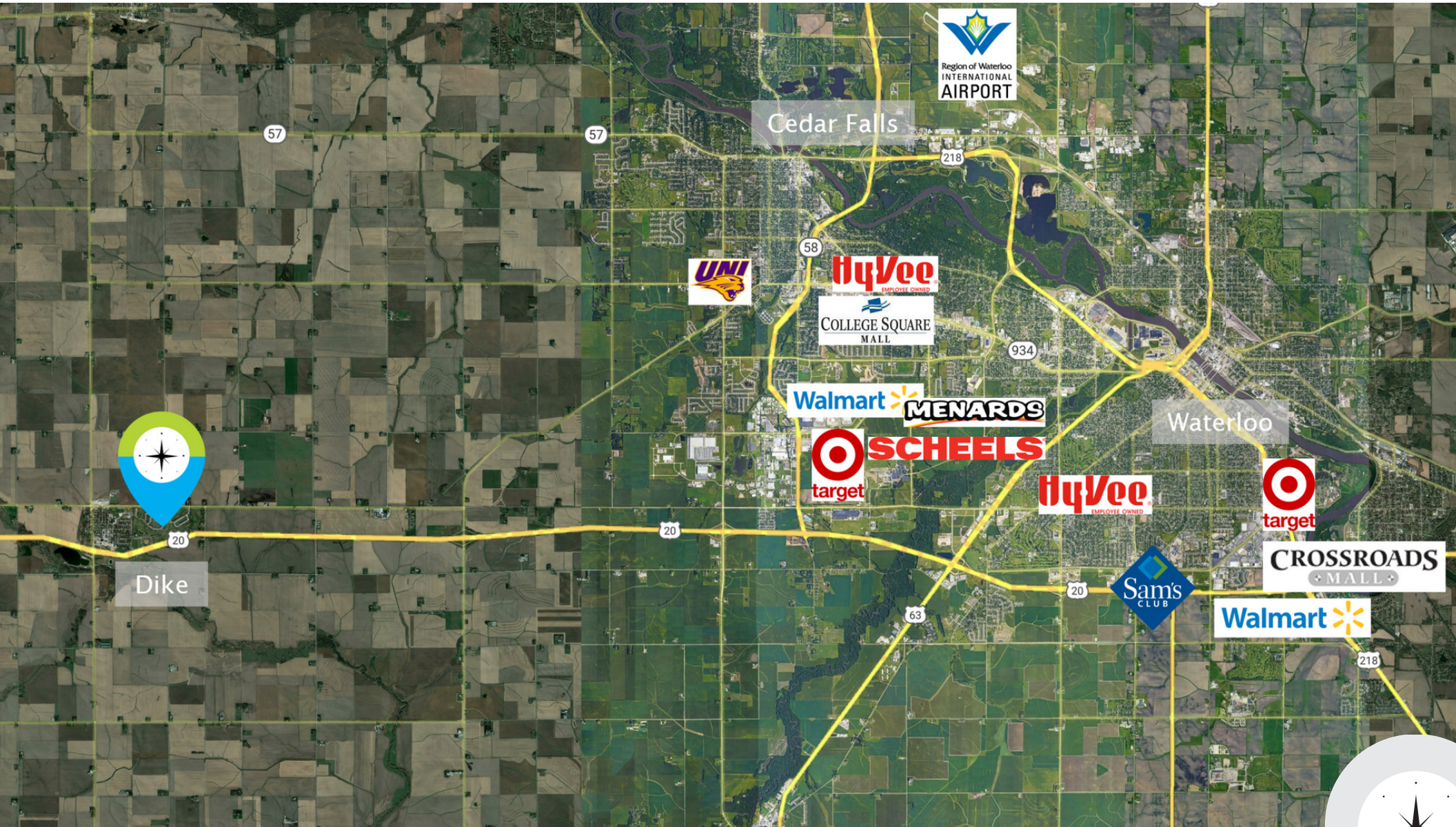
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SECTION 2

LOCATION INFORMATION

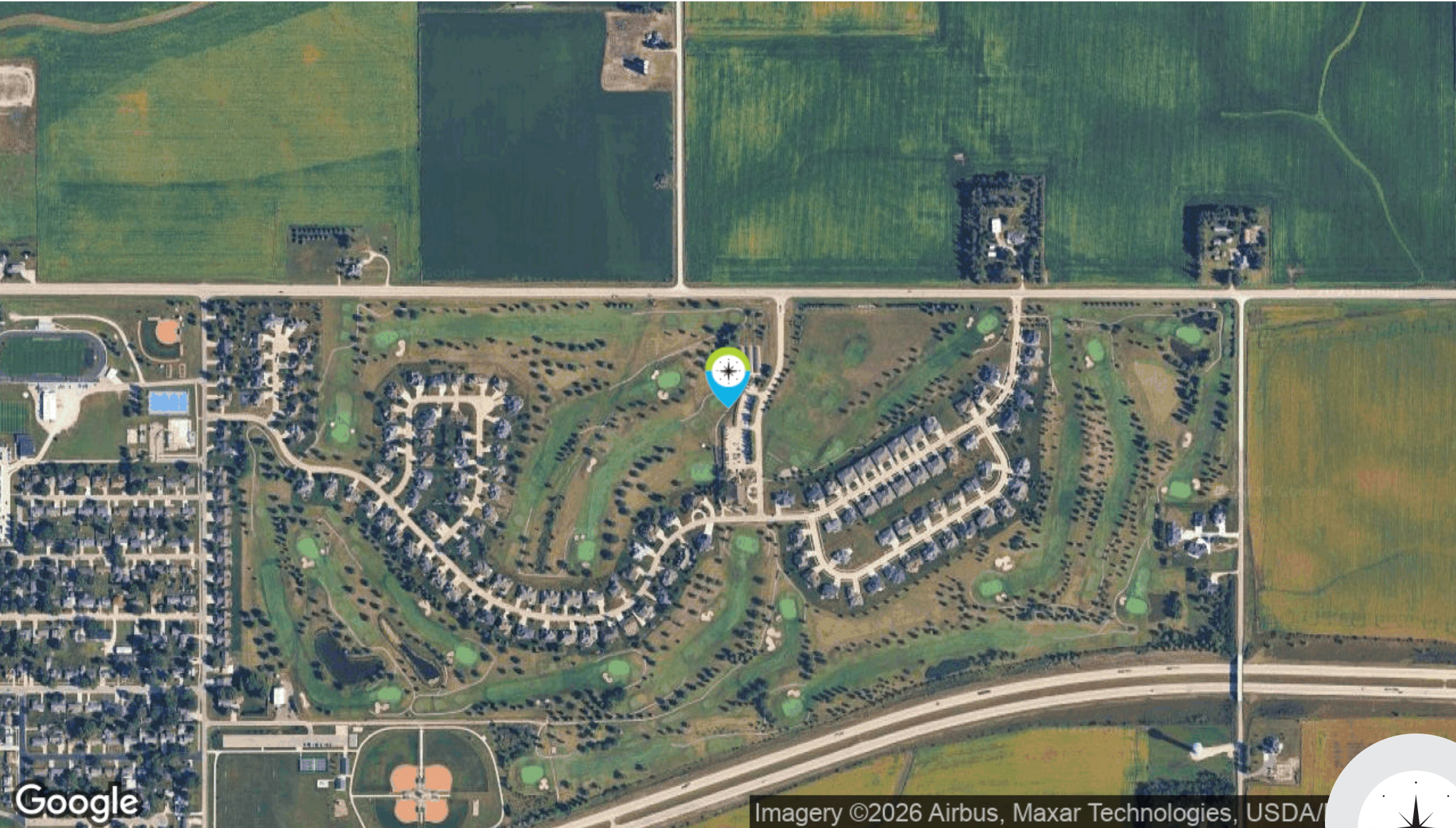




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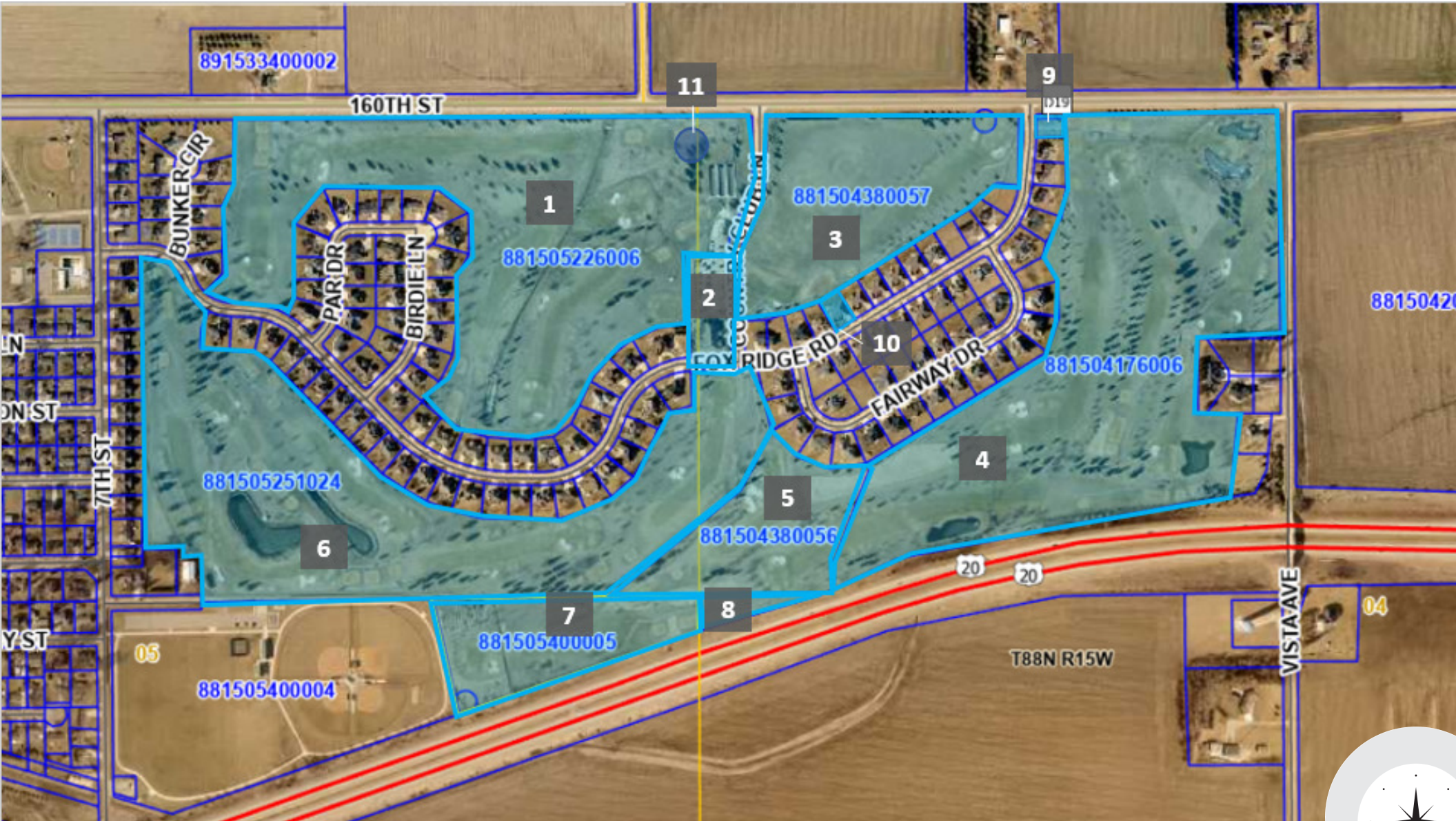


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SECTION 3

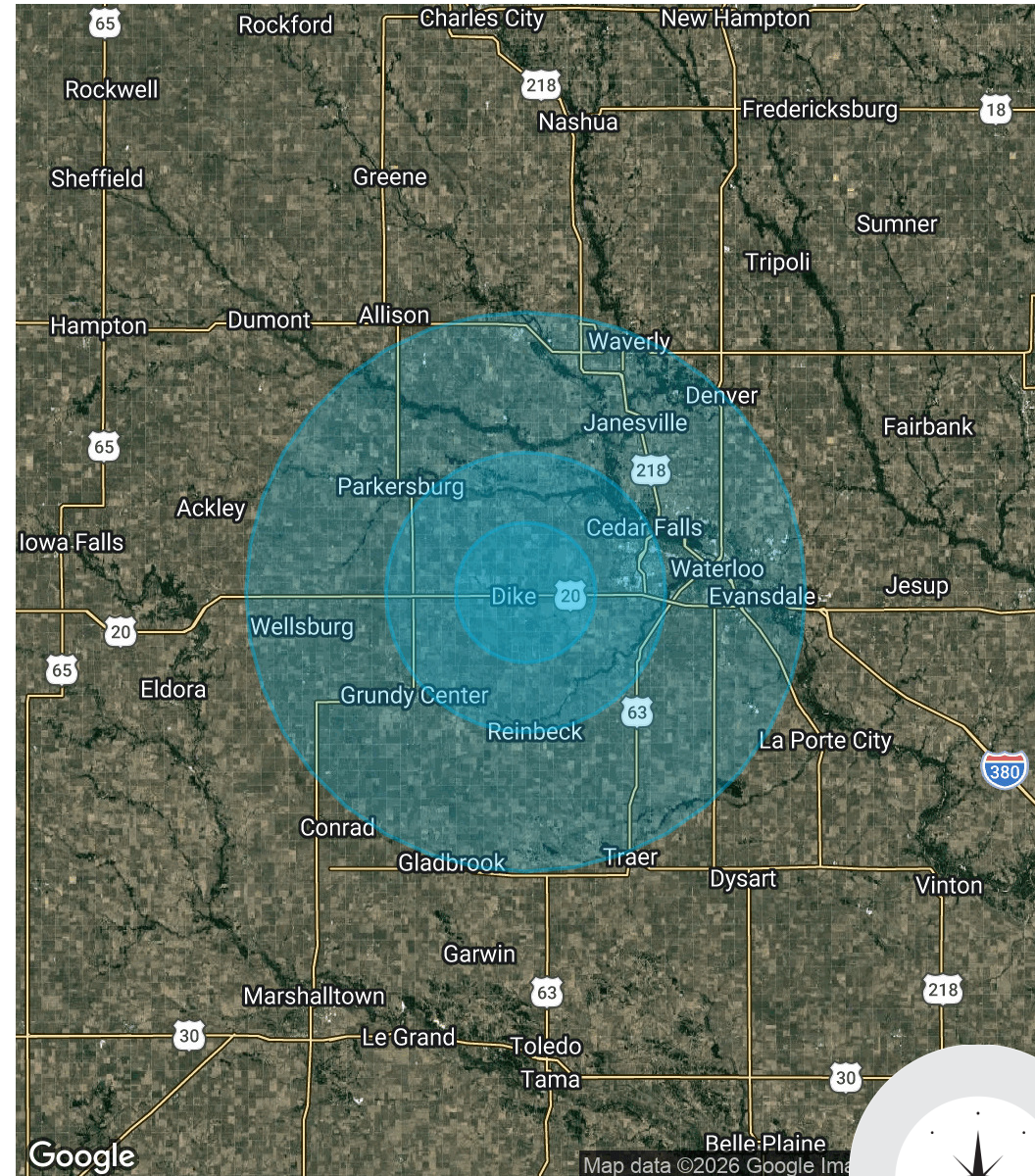
DEMOGRAPHICS



| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|---------|----------|----------|
| Total Population | 2,603 | 41,639 | 157,297 |
| Average Age | 39.5 | 32.5 | 37.5 |
| Average Age (Male) | 35.6 | 32.7 | 36.3 |
| Average Age (Female) | 42.6 | 33.5 | 39.0 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,163 | 16,269 | 69,232 |
| # of Persons per HH | 2.2 | 2.6 | 2.3 |
| Average HH Income | \$117,571 | \$89,790 | \$70,618 |
| Average House Value | \$229,214 | \$206,580 | \$160,485 |

2020 American Community Survey (ACS)



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DEMOGRAPHIC SUMMARY

Waterloo-Cedar Falls, IA Metropolitan Statistical Area

Geography: CBSA

KEY FACTS

168,411

Population



69,051

Households

38.3

Median Age

\$52,822

Median Disposable Income

EDUCATION

6%

No High School Diploma



31%

High School Graduate



32%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



\$64,098

Median Household Income



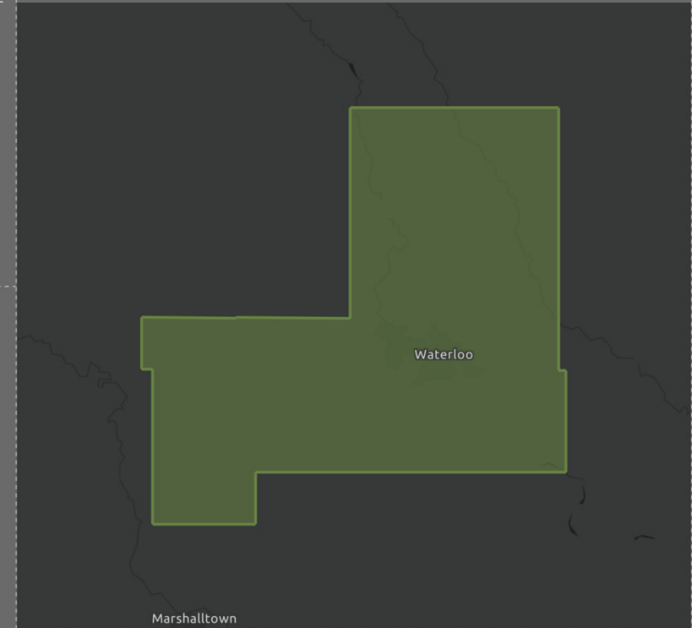
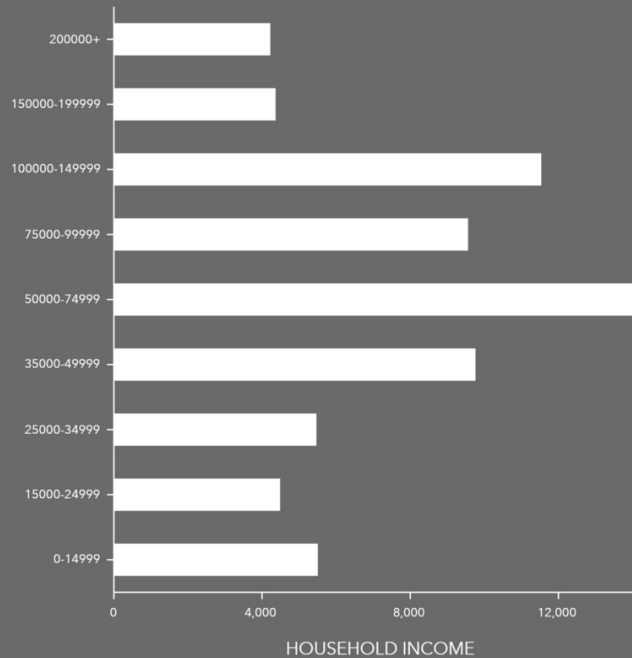
\$37,231

Per Capita Income



\$165,448

Median Net Worth



EMPLOYMENT



61%

White Collar



27%

Blue Collar



15%

Services

3.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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