

Available For Sale

Old Brickyard Golf Club - 18 Holes - 135.22 Acres
605 N. IH-45, Ferris, TX 75125

Russ A. Gressett, Broker
6121 FM 1960 West, Suite 220
Houston, TX 77069
281.444.2044
www.tgcr.com



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Old Brickyard Golf Club - Ferris, TX - Asset Summary

Golf Course:	18 holes - 6,486 yards	Area Demographics	
Bldg. Improvements:	~20,258 SF	1 Mile - HH Income	\$ 60,747
	Clubhouse, Cart WH,	3 Mile - HH Income	\$ 60,524
	Maintenance WH	5 Mile - HH Income	\$ 57,714
Land Area (Acres):	135.22	1 Mile - 2022 Pop.	1,996
Year Built:	2001	3 Mile - 2022 Pop.	7,455
Traffic Count - IH-45:	47,437 CPD	5 Mile - 2022 Pop.	32,212
Price:	Call for Pricing		

This property presents a prime mixed-use development tract with ~4,000 LF of IH-45 frontage, just 20 miles south of the Dallas CBD. An established golf course, the Old Brickyard Golf Club has an exceptional course layout, access to water for irrigation, an excellent practice facility as well as a well stocked pro-shop and full-service bar and grill open Friday-Sunday. The land is much more valuable for mixed-use development than the golf course is as a going concern; however, the going-concern cash flows for a developer while plans are made to capitalize on the property's frontage as well as its close access to Loop 9, directly north of the property and Woodstone (formerly South Creek Ranch) a conceptual 5,000+ acre masterplanned community across IH-45. This golf course tract presents a wonderful opportunity for a high exposure, mixed use development.

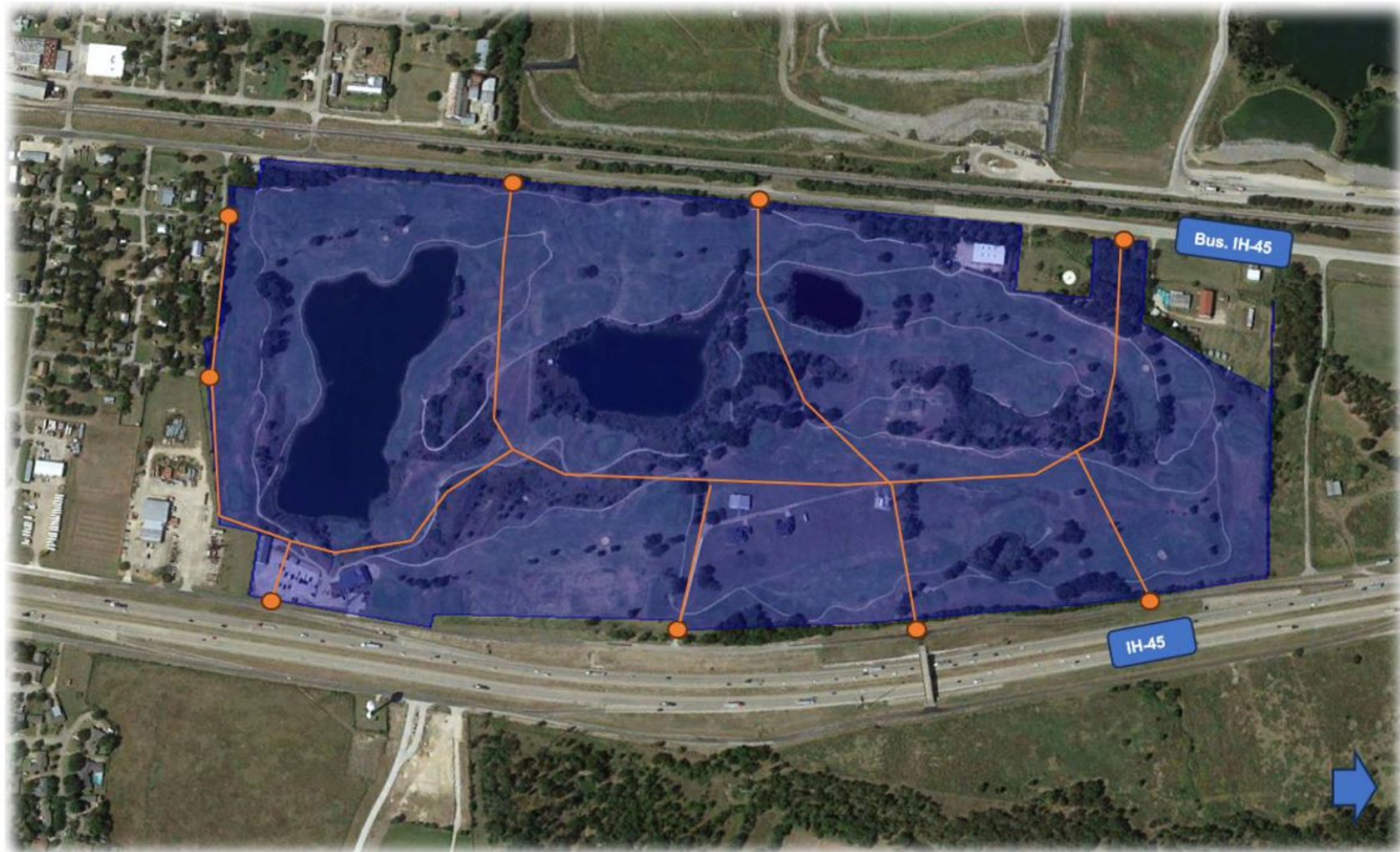
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Potential Development Plan



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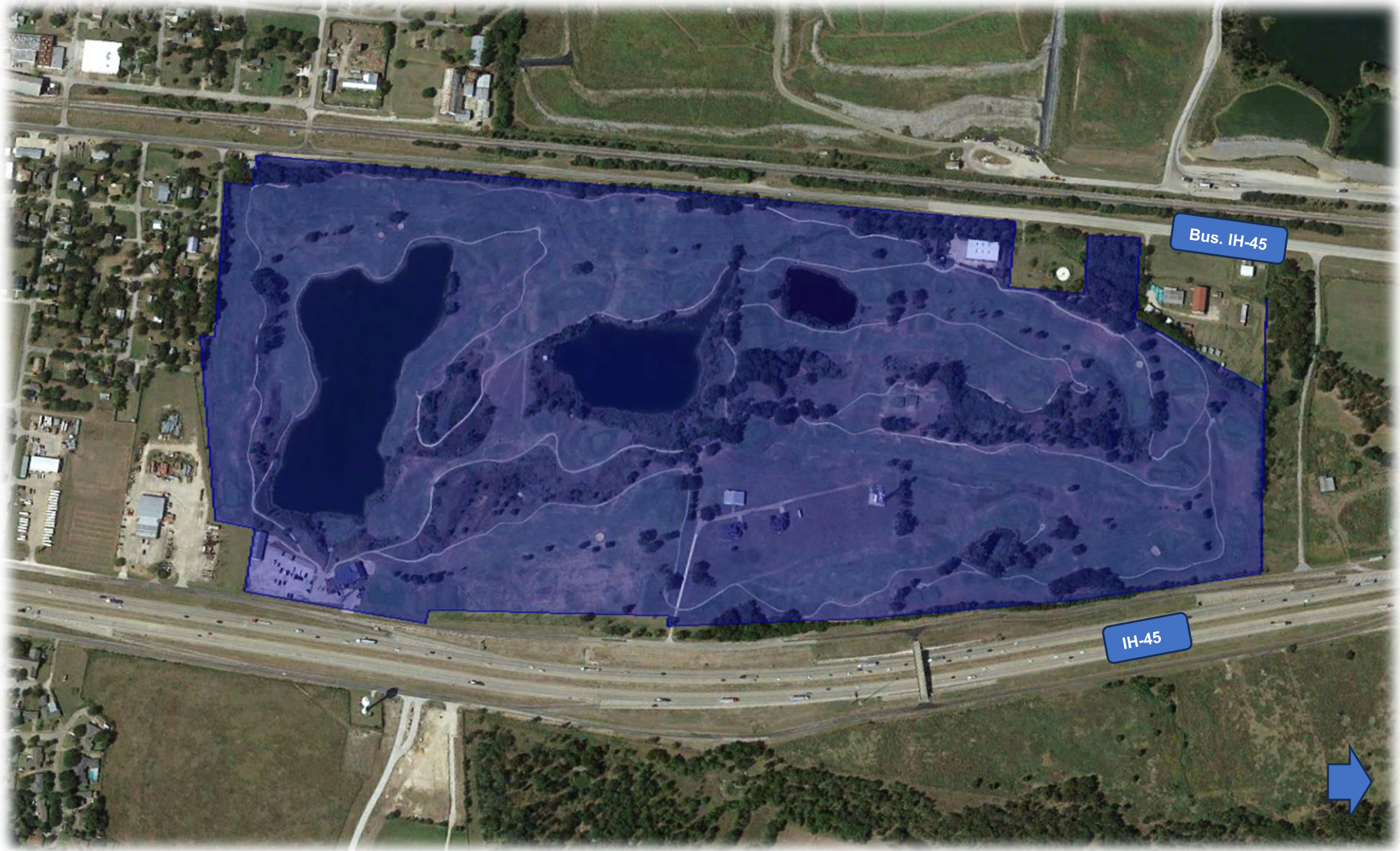
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Aerial Site Layout



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Course

Located in Ferris, Texas on Interstate 45, just 15 minutes south of downtown Dallas, Old Brickyard is one of the Metroplex's favorite public golf courses. **We are open to the public 7 days a week, 364 days per year (closed Christmas Day).** We are a Soft Spike facility. Collared shirts and proper golf attire are required – cutoffs, T-shirts and tank tops are not permitted.

Hole	1	2	3	4	5	6	7	8	9	Out	
Gold	70.6/125	368	455	359	172	562	390	468	207	332	3313
Blue	68.6/119	339	431	335	150	542	370	450	167	310	3094
Handicap	7	1	15	17	3	13	11	5	9		
Par	4	4	4	3	5	4	5	3	4	36	
White	62.5/102	249	321	220	128	454	275	383	138	243	2411

10	11	12	13	14	15	16	17	18	In	Tot	Hcp	Net
553	348	419	177	364	136	429	348	399	3173	6486		
530	324	399	148	330	124	396	330	381	2962	6056		
2	8	6	12	16	18	4	14	10				
5	4	4	3	4	3	4	4	4	35	71		
375	236	305	136	227	83	290	241	307	2200	4611		

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Traffic Counts

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Building Type: **Sports & Entertainment**
 Class: -
 RBA: **3,234 SF**
 Typical Floor: **3,234 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	TX 121	E 5th St	0.36 S	2020	50,715	AADT	.05
2	I- 45	E 5th St	0.36 S	2022	47,437	MPSI	.06
3	I- 45	E 5th St	0.42 S	2017	45,000	MPSI	.08
4	I- 45	E 5th St	0.66 S	2022	34,116	MPSI	.29
5	Ave B	N Church St	0.04 W	2022	726	MPSI	.39
6	E 5th St	I- 45	0.08 W	2022	746	MPSI	.40
7	E 5th St	N Campus St	0.02 W	2022	4,678	MPSI	.41
8	I- 45J Bus	E 1st St	0.41 S	2022	2,695	MPSI	.42
9	North Central Street	E 1st St	0.41 S	2020	2,701	AADT	.42
10	I- 45J Bus	State Hwy 75	2.26 S	2017	2,400	MPSI	.43

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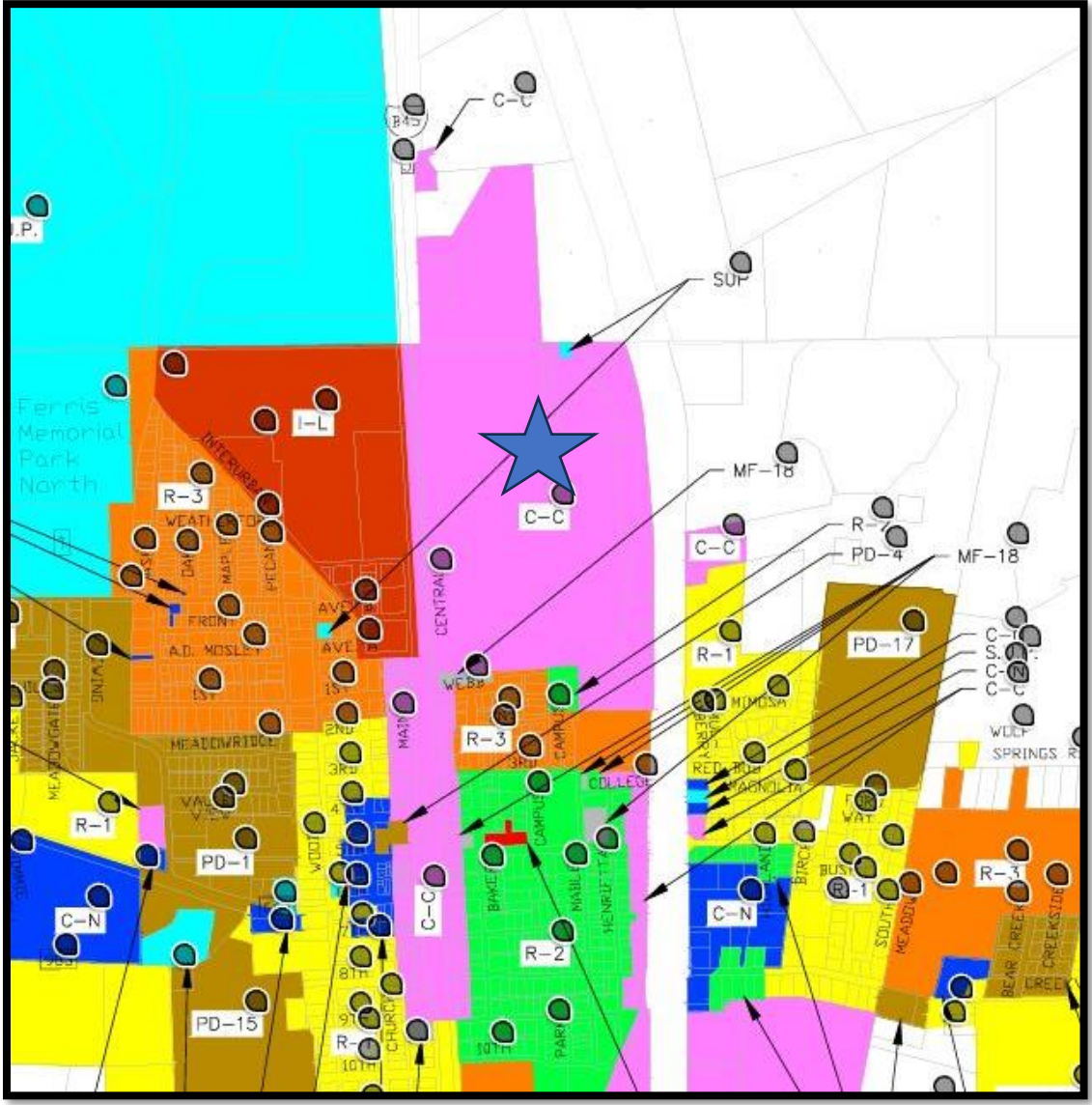
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City of Ferris Zoning – CC Commercial Corridor



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Demographics – Population

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,124	7,455	32,212
2023 Estimate	1,996	6,764	29,124
2010 Census	2,205	4,606	12,144
Growth 2023 - 2028	6.41%	10.22%	10.60%
Growth 2010 - 2023	-9.48%	46.85%	139.82%

Demographics – Income

2023 Avg Household Income	\$60,747	\$60,524	\$57,714
2023 Med Household Income	\$46,911	\$52,953	\$51,504

Demographics – Households

2028 Projection	680	2,488	11,428
2023 Estimate	638	2,251	10,303
2010 Census	697	1,431	3,835

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Information About Brokerage Services

Texas law requires that all real estate licensees present this information about brokerage services to prospective sellers, landlords, buyers, or tenants.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A Broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Buyer

Date

Russ A. Gressett, Broker
Corp. License – #9012838



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