



FOR SALE

FOX RIDGE GOLF COURSE



LOCATECRE.COM

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SECTION 1

PROPERTY INFORMATION



FOX RIDGE GOLF COURSE

355 Country Club Lane, Dike, IA



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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OFFERING SUMMARY

Purchase of operation:	\$3,400,000
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



PROPERTY PHOTOS | CLUBHOUSE & EVENT SPACE



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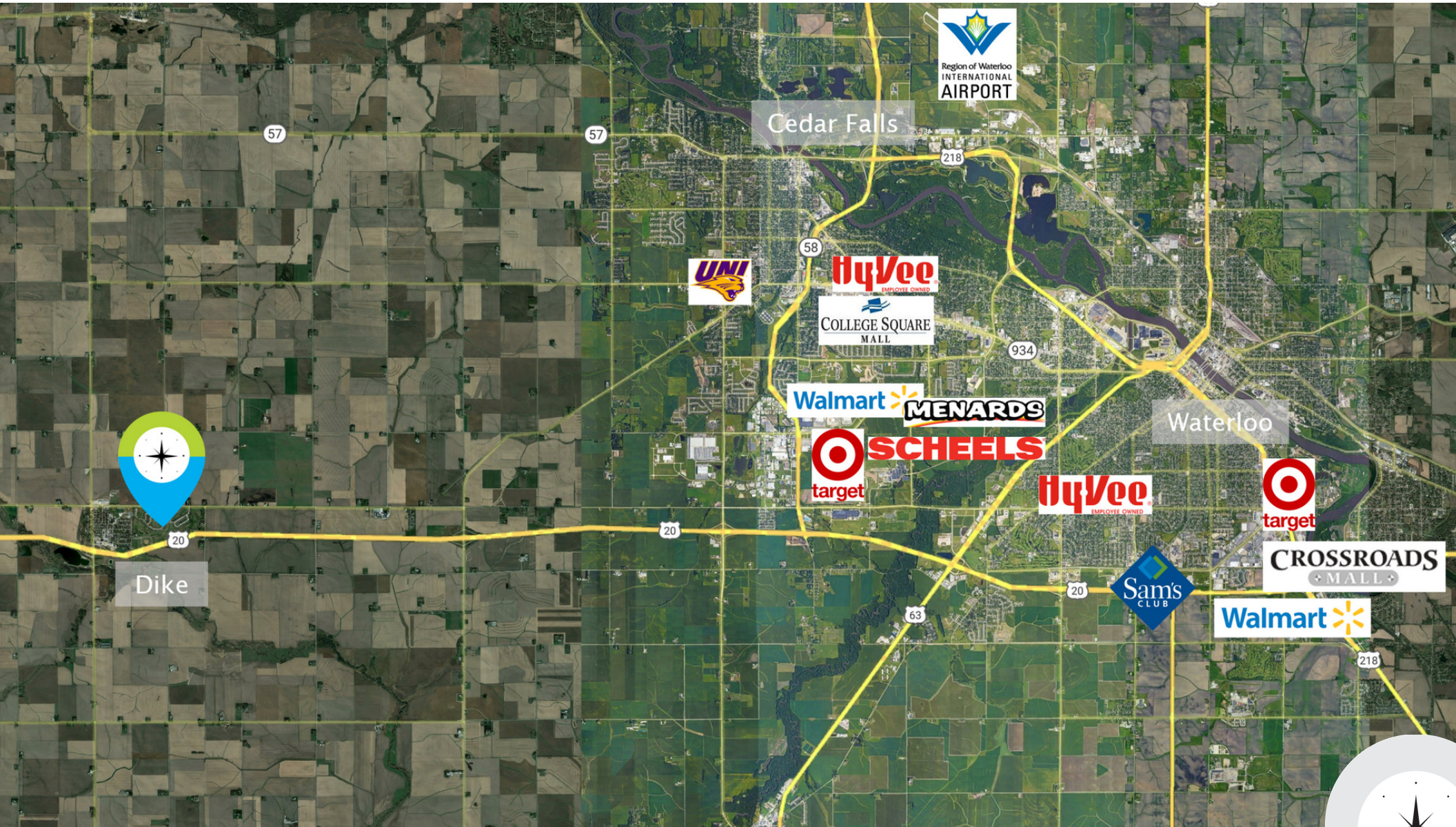
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SECTION 2

LOCATION INFORMATION

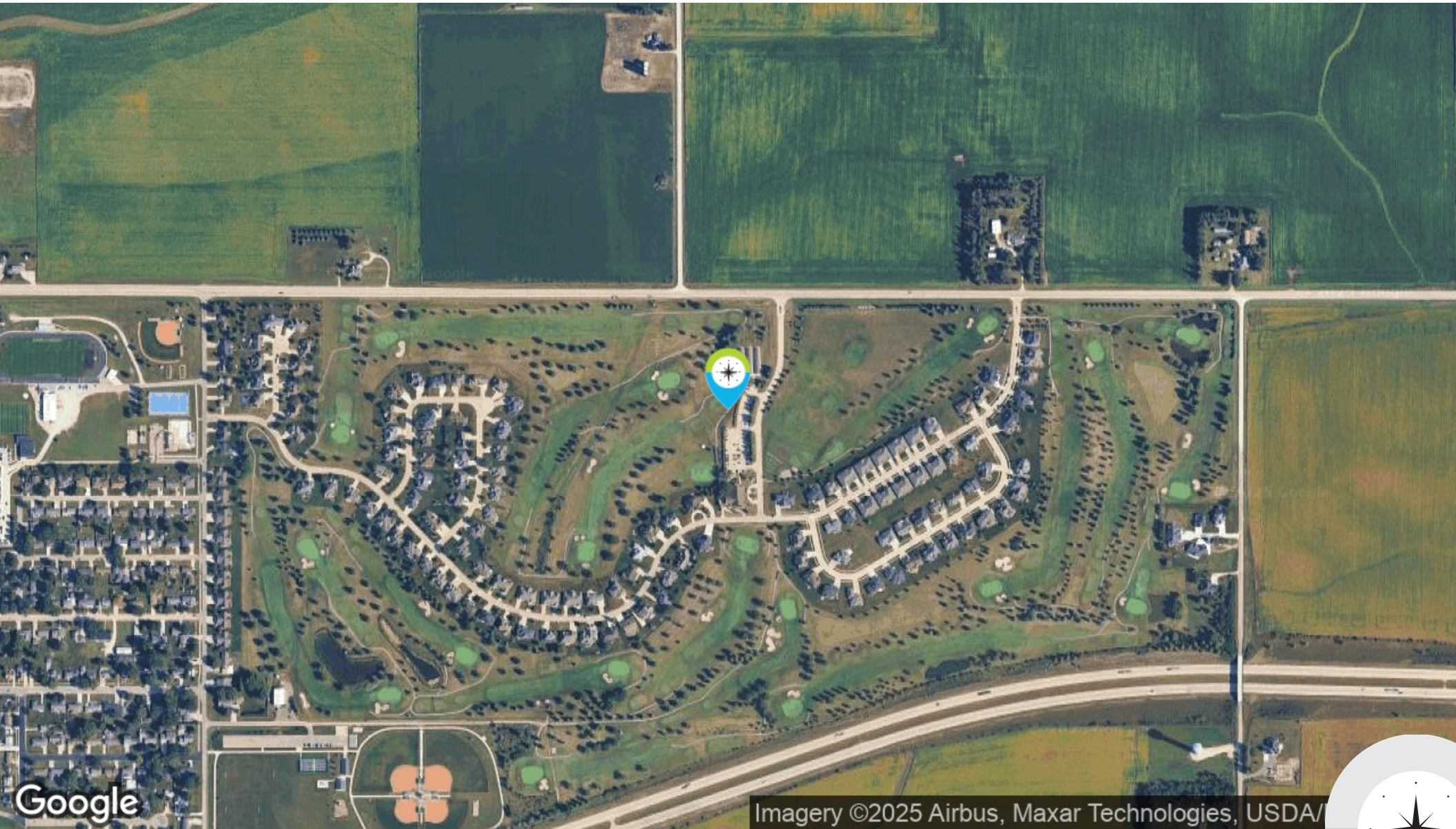




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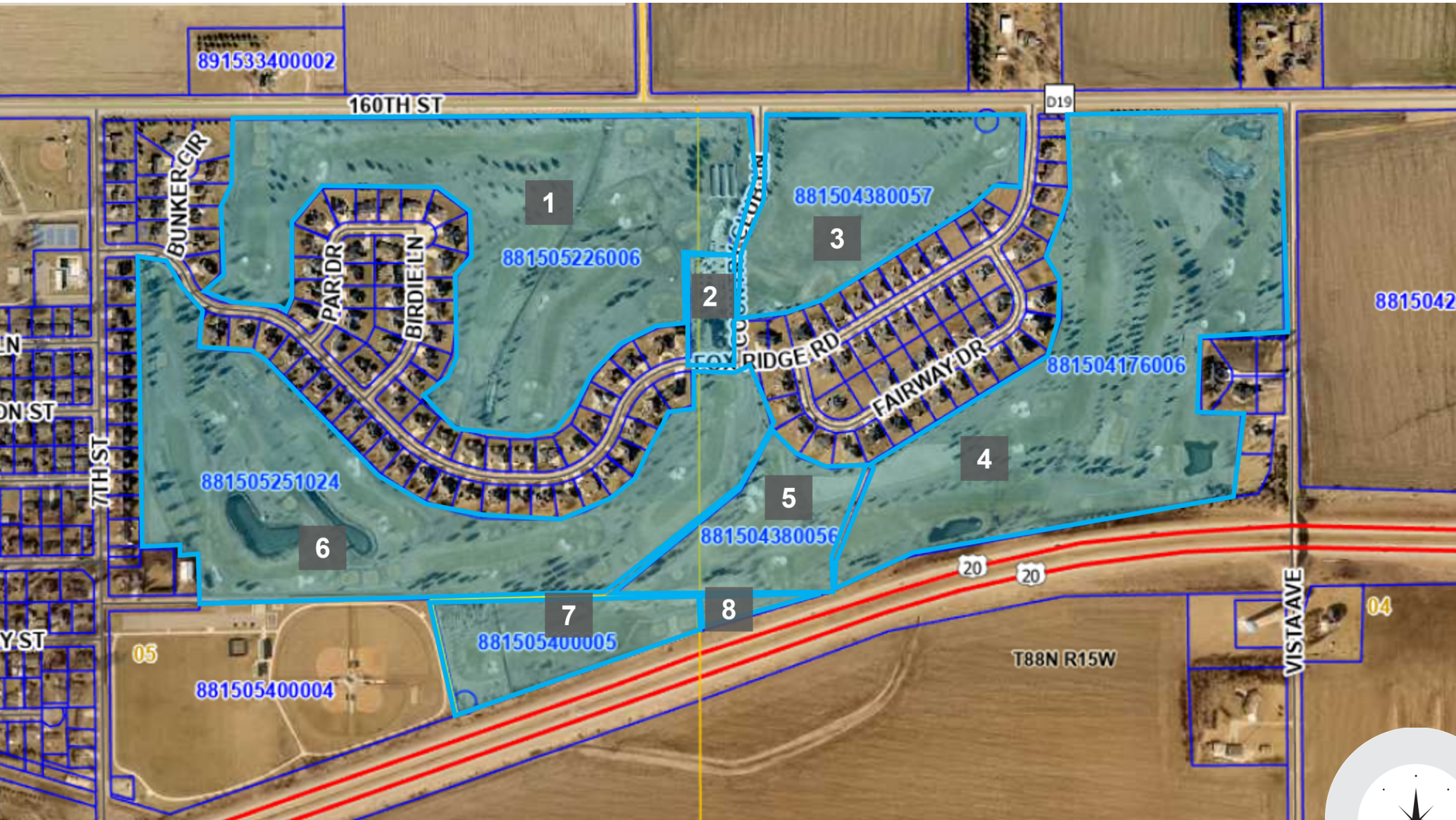
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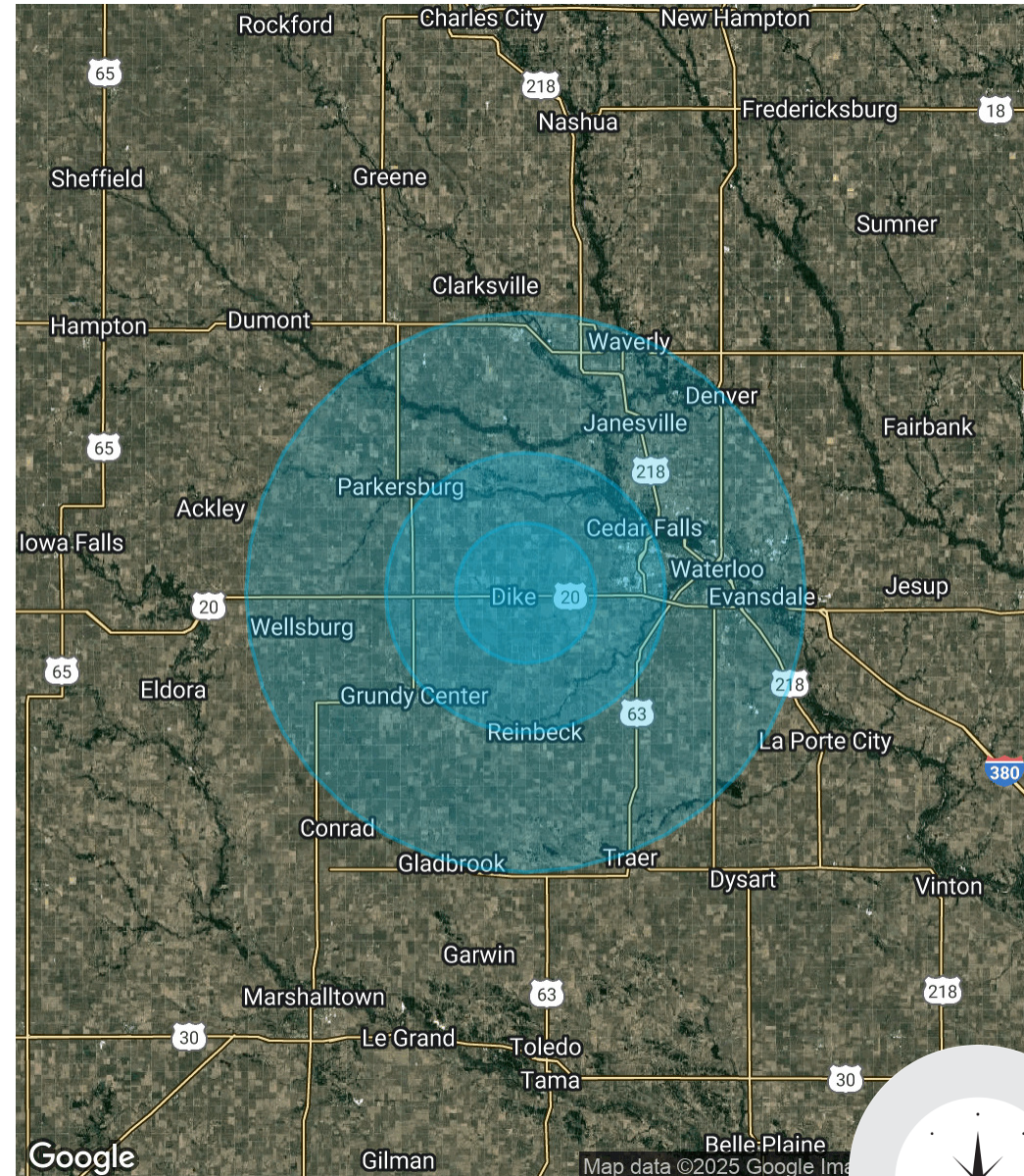
SECTION 3

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



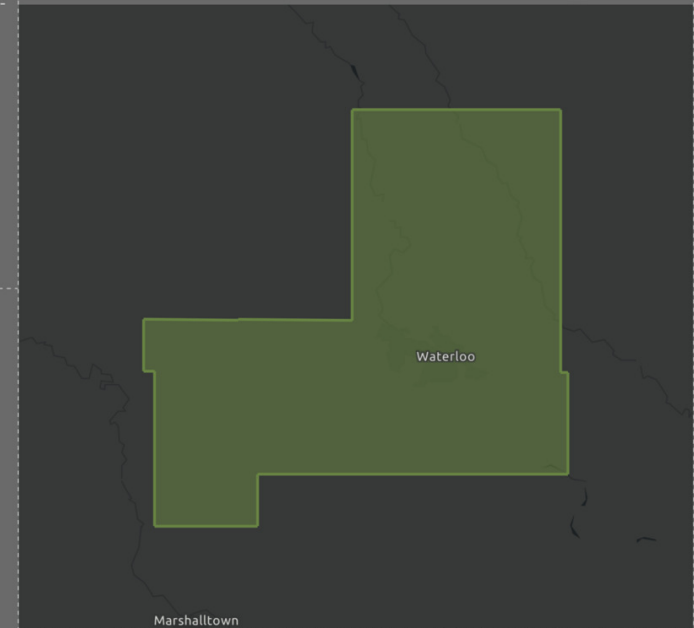
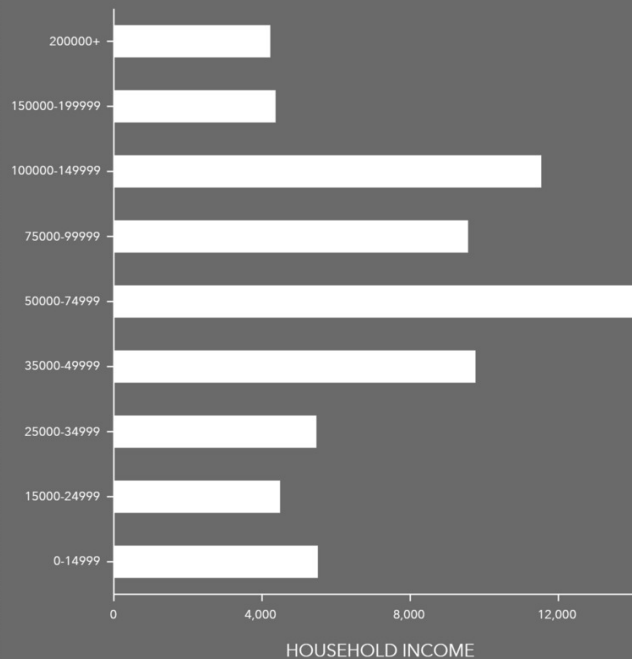
\$37,231

Per Capita Income



\$165,448

Median Net Worth



EMPLOYMENT



White Collar

61%



Blue Collar

27%



Services

15%

3.2%

Unemployment Rate

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

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