



**191-acre golf course with over
9,000 SF worth of amenities**



**Fully operating
restaurant/bar**



**64-acre residential
development opportunity**



**Cash-flowing short-term
rental on the 17th hole**

**DEVELOPMENT
OPPORTUNITY**



*Franklin Street Real Estate Services, LLC -
A Licensed Georgia Broker: 77084*

Circlestone Country Club

13629 GA Hwy-76 | Adel, GA 31620

AVAILABLE: Golf Course, Amenities, & Development Opportunity

INVESTMENT HIGHLIGHTS



Rockmore-designed par 72 golf course centered by a 40-acre lake



5,400 SF Clubhouse with attached locker rooms



Fully operating 2,200 SF restaurant/bar



1,500 SF cash-flowing Airbnb behind the green on the 17th hole



Self-operating Golf and F&B staff



Development Opportunity: Additional 64-acres primed for a residential development with course frontage



PROPERTY **AERIAL**



PROPERTY AMENITIES



Clubhouse

Maintenance Barn

Locker Rooms

SITE PLAN CONCEPT



HOME VALUES					
Address	Price	SF	Floor Plan	Lot Size	Price/SF
14205 Hwy 76	\$359,900	2,636	3BR 3BA	0.74	\$ 137
118 Circlestone Dr	\$510,500	3,507	4BR 3BA	1.0	\$ 146
44 Wilkes Ct	\$406,500	3,097	4BR 3.5BA	0.59	\$ 131
172 Circlestone Dr	\$429,800	2,859	3BR 2BA	0.80	\$ 150
168 Lakeview Ct	\$744,200	4,813	4BR 5BA	2.16	\$ 155
167 Lakeview Ct	\$384,500	2,558	3BR 2BA	1.60	\$ 150
173 Circlestone Dr	\$842,930	3,524	3BR 4BA	2.0	\$ 239
80 Lakeview Ct	\$424,800	3,075	4BR 3BA	0.81	\$ 138
71 Lakeview Ct	\$618,900	4,779	5BR 3BA	1.05	\$ 130
131 Lakeview Ct	\$398,900	2,866	3BR 3BA	1.14	\$ 139

PROPERTY LOCATION



AREA DEMOGRAPHICS (1-MILE RADIUS)



\$141,015

Average Household Income



42.4

Median Age



80

Households



GOLF COURSE PHOTOS



GOLF COURSE AMENITIES



Restaurant



Driving Range



Golf Carts



Event Space

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- 64-acre residential development opportunity
- Cash-flowing short-term rental on the 17th hole

COOPER FOLDS (LEAD)

Associate

229.947.3436

cooper.folds@franklinst.com

SHAUN MAYBERRY

Senior Director

904.219.9035

shaun.mayberry@franklinst.com

GIOVANNY CASTANO

Senior Associate

904.364.2091

giovanny.castano@franklinst.com

KEITH WOOD

Senior Associate

904.364.0952

keith.wood@franklinst.com



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