

# CLARK LAKE GOLF COURSE & RESTAURANT Brooklyn, Michigan

PRESENTED BY:

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## PROPERTY OVERVIEW

Full Spectrum Realty is pleased to present **Clark Lake Golf Course & Restaurant**, a premier 27-hole golf course situated on **214 acres** of pristine land featuring rolling hills, towering pines, hardwoods, sand, and water hazards. Located in **beautiful Brooklyn, Michigan**, the course is adjacent to Clark Lake, providing a scenic and challenging experience for golfers of all skill levels.



Nestled between the lakes of **Columbia and Clark Lake**, the property boasts a **well-maintained golf course** and the newly renovated **Sports Club restaurant**, featuring **9 TVs** and a **state-of-the-art Bottoms-Up Kegerator**. The combination of **exceptional golf and top-tier dining** makes Clark Lake a standout destination for golfers and visitors alike.

From the **pristine greens** to the **stunning timber-lined interior** of the restaurant, Clark Lake Golf Course offers a welcoming atmosphere. Whether guests are looking for an **exciting place to watch the big game** or a **quiet dining experience with family**, the clubhouse caters to all needs.

Over the past three years, **significant improvements** have enhanced both the golf course and the accompanying facilities, making Clark Lake a prime opportunity for new ownership.

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## PROPERTY HIGHLIGHTS

- **27-Hole Championship Golf Course** structured on 214 acres with breathtaking natural scenery.
- **Over \$1 Million in Recent Upgrades**, including:
  - New irrigation pumps for improved course maintenance.
  - New heating and cooling systems.
  - Fully renovated and expanded **sports bar** with new **beer tap system** and **large TVs**.
  - Upgraded **restaurant kitchen** with top-of-the-line equipment.
  - Acquisition of a **new tractor and attachments** for fairway, sand, and greens maintenance.
  - **New 2,000 sq. ft. cement patio** with **tables, chairs, umbrellas**, and an **outdoor kitchen & grill**.
  - **New electronic road sign** for increased visibility.
  - **New small food concession stand was added** directly on the course.
- **10,000+ sq. ft. Sports Bar & Restaurant** offering year-round dining and entertainment.
- **Banquet facility** separate from the restaurant, accommodating **up to 175 guests** for weddings and private events.
- **All-brick, heated 4,000 sq. ft. maintenance barn** for heavy equipment storage.
- **All-brick, heated 1,200 sq. ft. maintenance barn** for tractors and additional equipment storage.
- **Private Membership Program** with **60 active members**.
- **Thriving League Play** with **10 leagues**, each averaging **25-40 players**.

- **Historic Legacy:** The original **9-hole course is over 100 years old**, while the additional **18 holes are 50 years old** and have been meticulously improved to operate like a top-tier club.
  - **Highly Visible Electronic Road Signage** for increased exposure and marketing.
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## OFFERING SUMMARY

- **SALE PRICE:** Available Upon Request
  - **PROPERTY SIZE:** 214 Acres
  - **COURSE:** 27 Holes
  - **RESTAURANT, BAR & BANQUET facility:** 10,000+ sq. ft. facility
  - **MEMBERSHIPS:** 60 private members
  - **LEAGUE PLAY:** 10 leagues, averaging 25-40 players each
  - **SIGNIFICANT RECENT INVESTMENTS & IMPROVEMENTS**
  - **LOCATION:** Brooklyn, Michigan – a prime recreational area known for its lakes and outdoor activities.
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## DEMOGRAPHICS & MARKET DATA

- **Population (30-mile radius):** 130,000+
  - **Average Household Income (30-mile radius):** \$75,000
  - **Median Home Value:** \$250,000
  - **Primary Market:** Golfers, event planners, corporate outings, leagues, and tourists.
  - **Peak Season:** April – October, with year-round revenue from restaurant and sports bar.
  - **Tourism Impact:** Brooklyn is home to Michigan International Speedway, drawing thousands of visitors annually.
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## LOCATION DESCRIPTION

Clark Lake Golf Course & Restaurant is nestled in the heart of **Brooklyn, Michigan**, a vibrant town known for its outdoor recreational opportunities and friendly community atmosphere. The property is conveniently located near **Clark Lake and Columbia Lake**, offering additional recreational benefits, and is easily accessible from surrounding areas.

### Nearby Attractions & Accessibility:

- **Clark Lake** – A popular destination for boating, fishing, and lakefront living.
  - **Michigan International Speedway** – Hosts NASCAR and major events, driving tourism and revenue.
  - **State Parks & Trails** – Extensive outdoor activities, increasing regional traffic.
  - **Proximity to Major Cities:**
    - **Jackston, MI:** 13 miles
    - **Ann Arbor, MI:** 40 miles
    - **Detroit, MI:** 75 miles
    - **Toledo, OH:** 50 miles
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## CONTACT INFORMATION

For inquiries and additional details, please contact:

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