

FOX RIDGE GOLF COURSE

355 COUNTRY CLUB LANE | DIKE, IA 50624



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FOR SALE

FOX RIDGE GOLF COURSE

355 COUNTRY CLUB LANE
DIKE, IOWA

SUMMARY

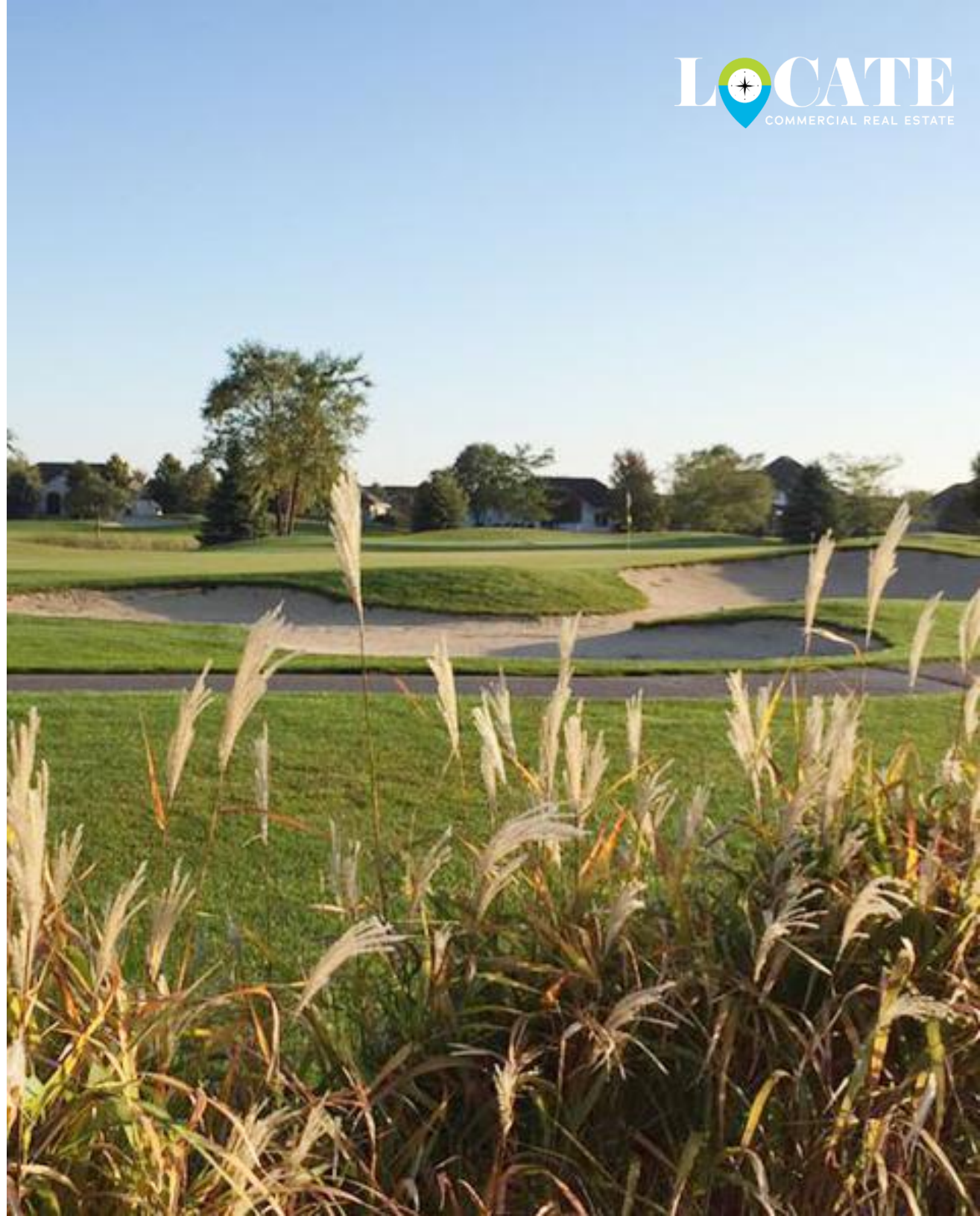
Locate Commercial Real Estate has been retained to offer Fox Ridge Golf Course in Dike, Iowa. The 18-hole golf course complex resides on 172 acres and is made up of seven buildings including a club house, maintenance building with small office, three storage/cart sheds and two pump sheds. It is currently 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.

The potential exists for additional development within the complex along three fairways for medium and high-density residential projects.

SPECIFICATIONS

LOT SIZE	172.35 AC
GROSS BUILDING AREA	19,827 SF
TOTAL NUMBER OF BUILDINGS	7
ZONING	A-1 Agricultural District C-2 Commercial
ASKING PRICE	CONTACT AGENT



PROPERTY PHOTOS | CLUBHOUSE



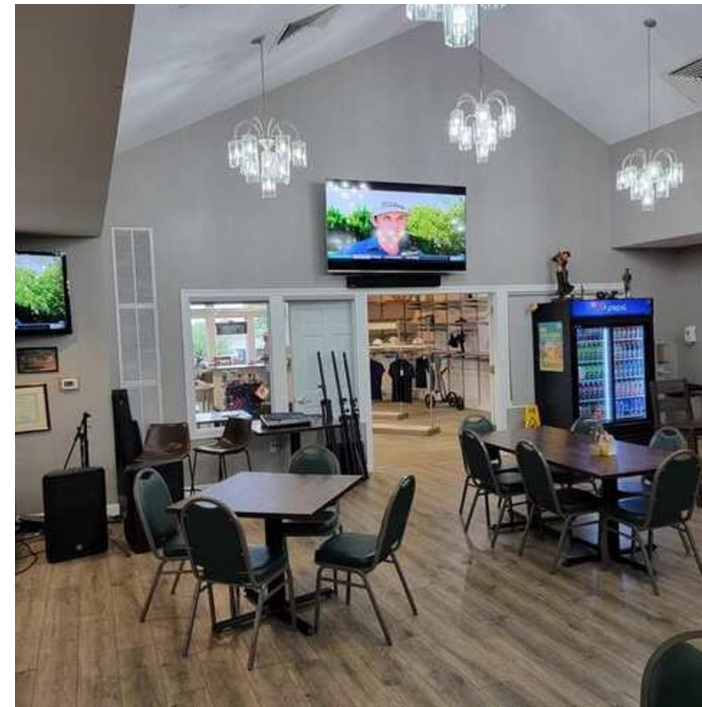
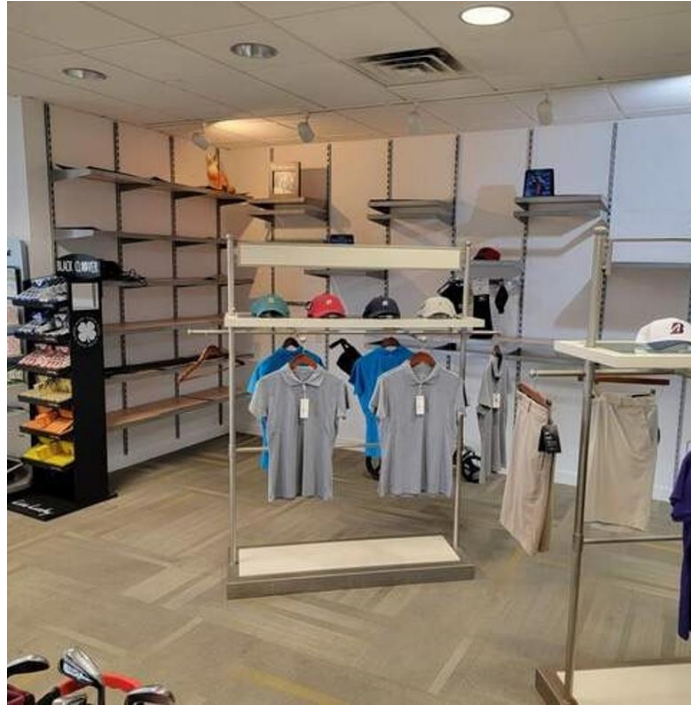
PROPERTY PHOTOS | GOLF COURSE



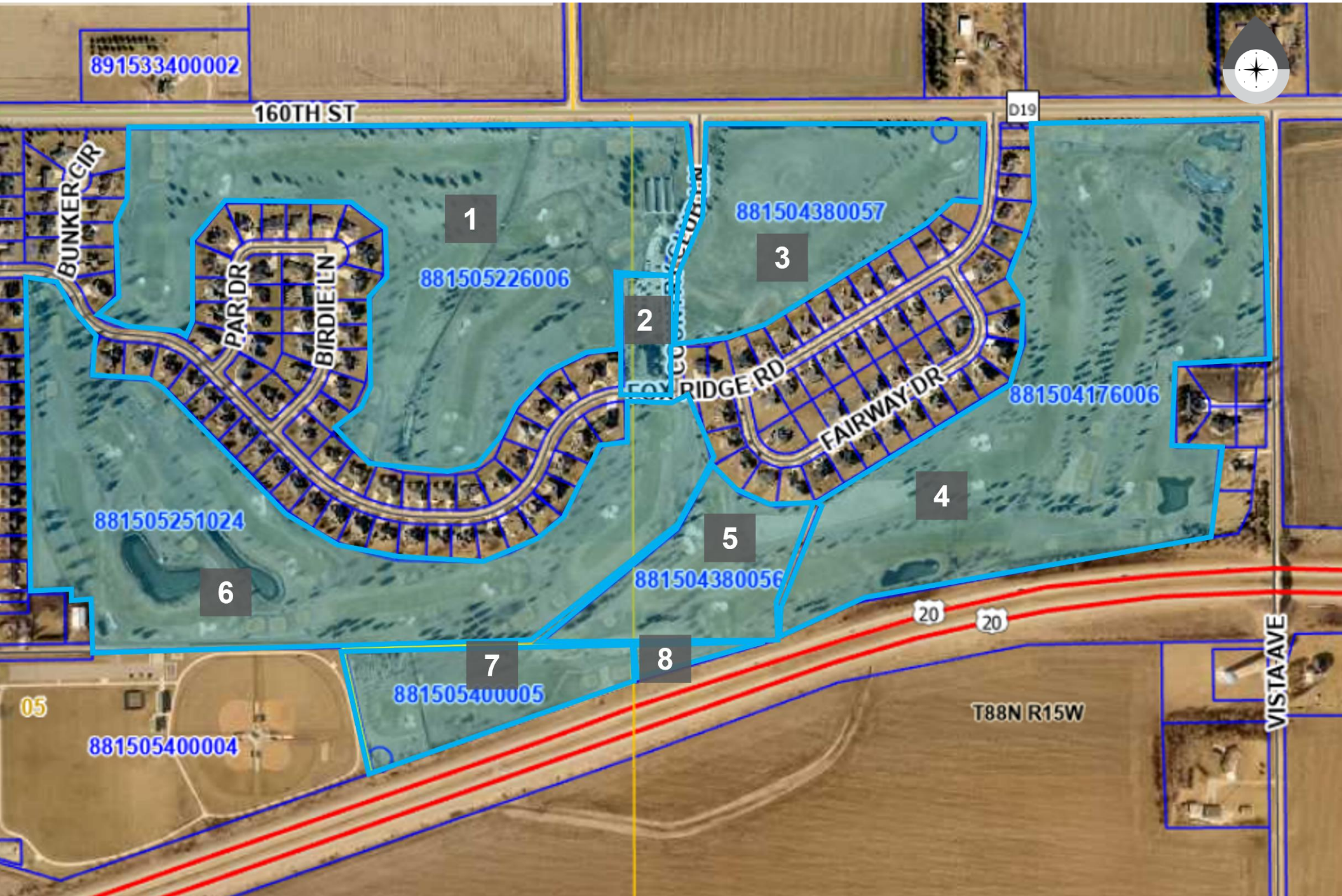
PROPERTY PHOTOS | STORAGE



PROPERTY PHOTOS | EVENT SPACE



AERIAL



WATERLOO-CEDAR FALLS CBSA DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

Waterloo-Cedar Falls, IA Metropolitan Statistical Area
Geography: CBSA

KEY FACTS

168,411

Population

38.3

Median Age

69,051

Households

\$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



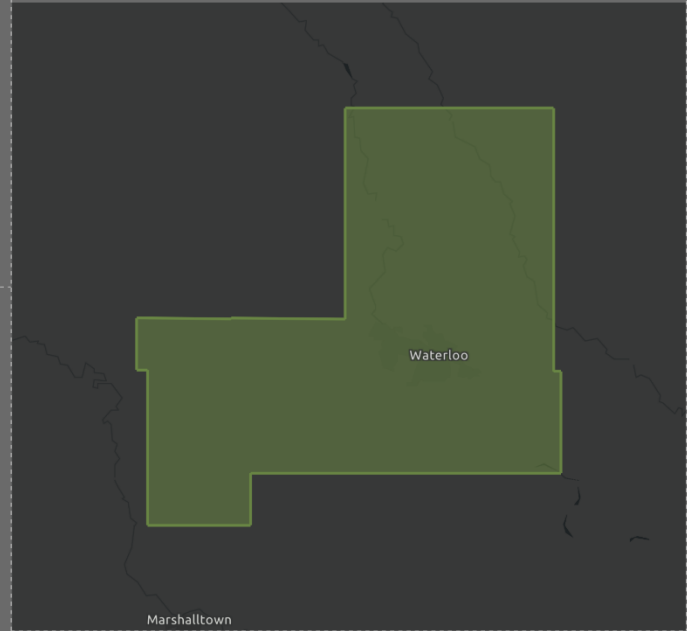
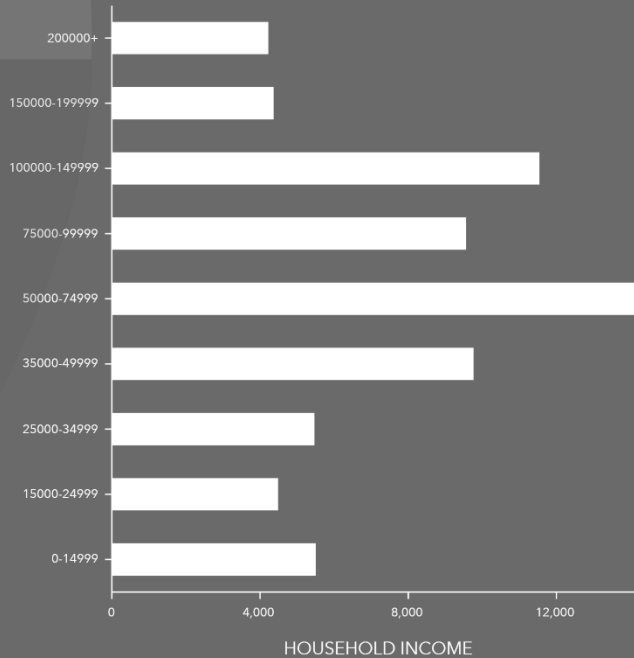
\$37,231

Per Capita Income



\$165,448

Median Net Worth



EMPLOYMENT



White Collar

61%



Blue Collar

27%



Services

15%

3.2%

Unemployment Rate

REGIONAL MAP

