



Cypress Creek Golf Club

Arkansas Course of The Year

For Sale

Cypress Creek Golf Club
34 Cypress Creek Crossing
Cabot, Arkansas 72023

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EXECUTIVE SUMMARY

Cypress Creek Golf Club
34 Cypress Creek Crossing
Cabot, Arkansas 72023

PROPERTY DESCRIPTION:

18 Hole Daily Fee Golf Course
Opened 1998 & 2012
Five Sets of Tees
Back Tees 7392 yards
Forward Tees 5218 yards

Clubhouse 3200 SF; Pro Shop 800 SF
Indoor & Outdoor Venues Can
Accommodate up to 180

Land: Some wetlands may affect
development of excess property

DISTANCES TO OTHER CITIES

Closest City: Little Rock, state capital, 30 miles
Memphis: 2 hours
Hot Springs: 90 minutes
Fayetteville: 2 hours 50 minutes
Nashville: 5 hours
Dallas: 5 1/2 hours
Birmingham: 5 hours
St. Louis: 5 hours
Atlanta: 8 hours

AREA DESCRIPTION

Little Rock Airport: 35 minutes
American Airlines, Southwest Airlines, Allegiant,
Delta, United Airlines, and Frontier Airlines.

Cypress Creek Golf Club is northeast of
Little Rock, near I- 57 with two exits off
the Interstate, at Route 89 and Route 5



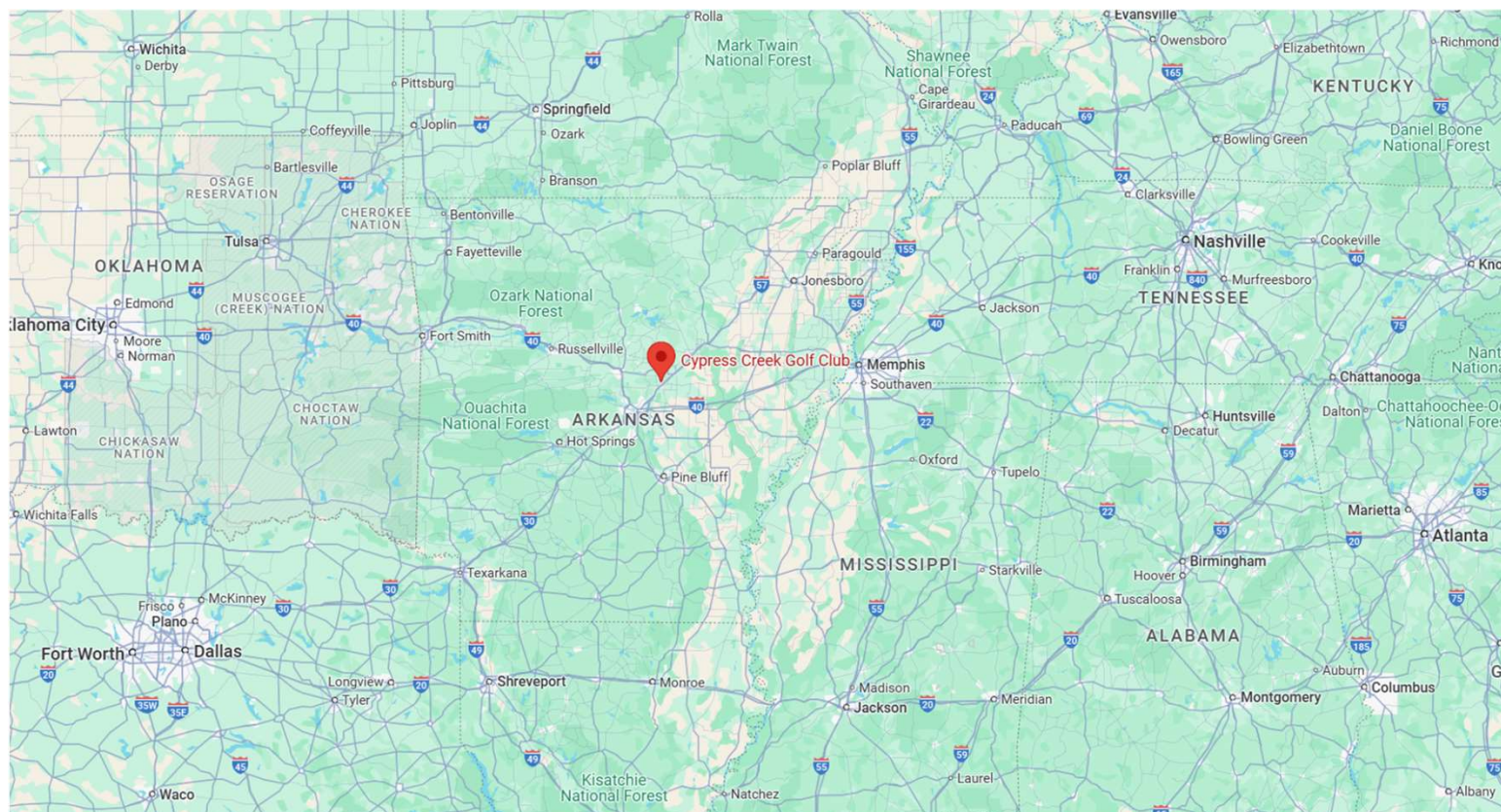
PRICE

Price:	\$ 3,000,000
Acres:	240 +/-

SOME COLLEGES & UNIVERSITIES

University of Arkansas, Fayetteville
University of Arkansas, Little Rock
University of Arkansas Community College at
Morrilton, Arkansas
Lyon College, Batesville, oldest town in
Arkansas, with dental, veterinary, nursing
programs, as well as Liberal Arts.

LOCATION -- Maps

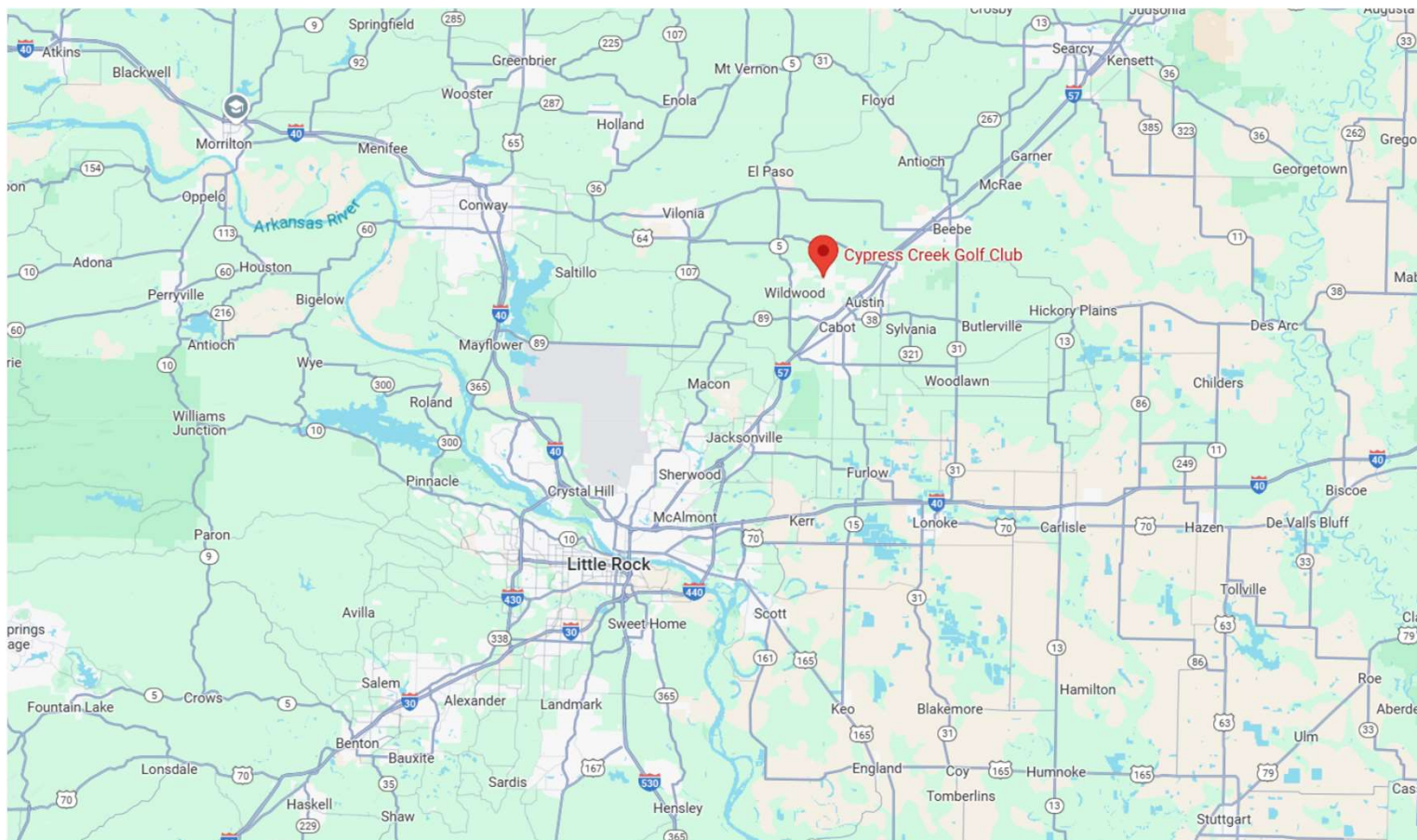


Little Rock is the nearest large city and is the capital of Arkansas.

Cypress Creek Golf Club is located 30 minutes northeast of the central city in an area of residential development. It is easily accessed from two exits on I-57.

I-57 exists in two segments, one that begins in Little Rock at I-40 and runs Northeast to Walnut Ridge, Arkansas, where there is a break in the road. The highway picks up again in southern Missouri and runs to I-94 in Chicago.

LOCATION

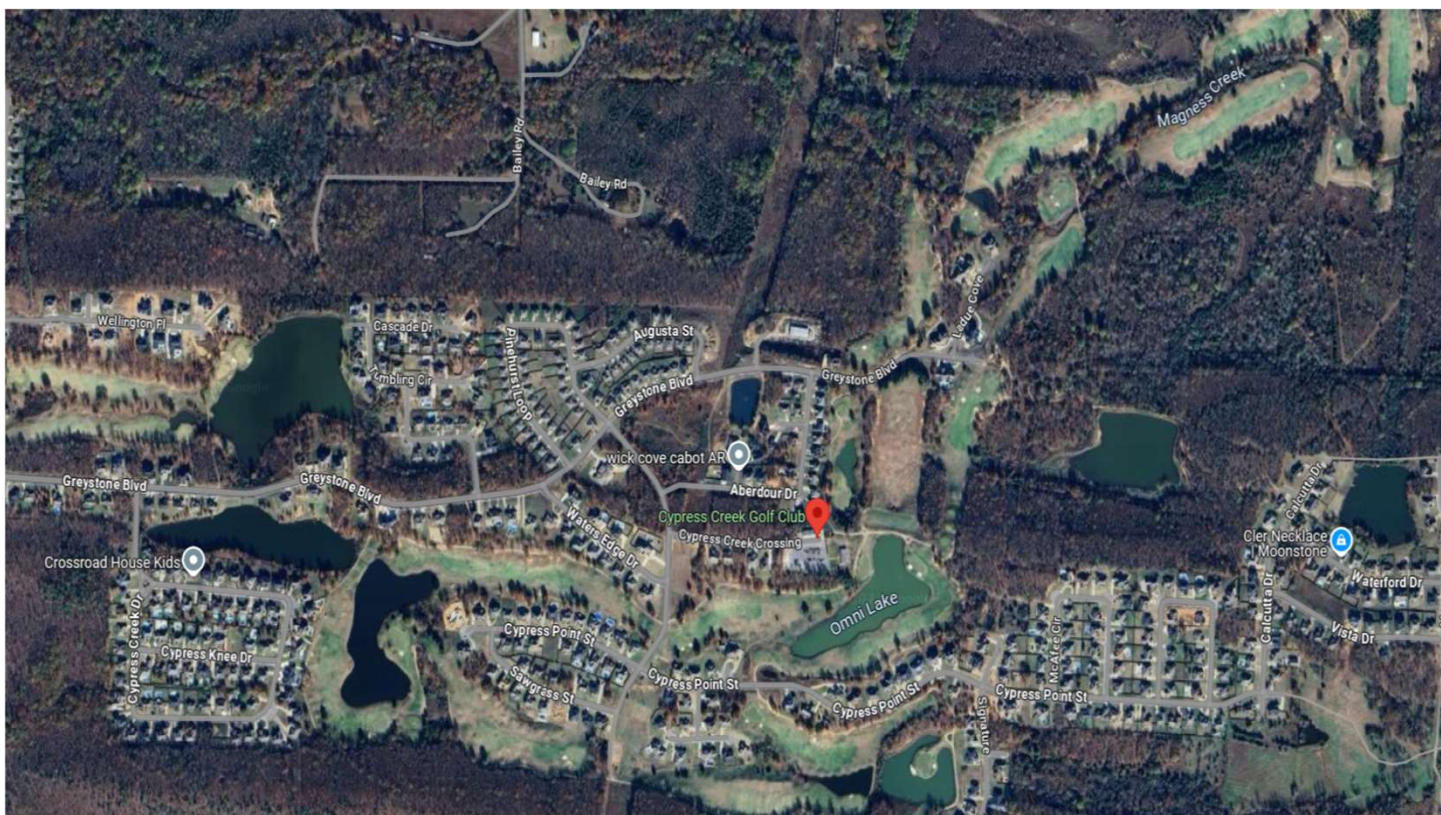


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PROPERTY PHOTOS – COURSE AERIAL



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SCORECARD

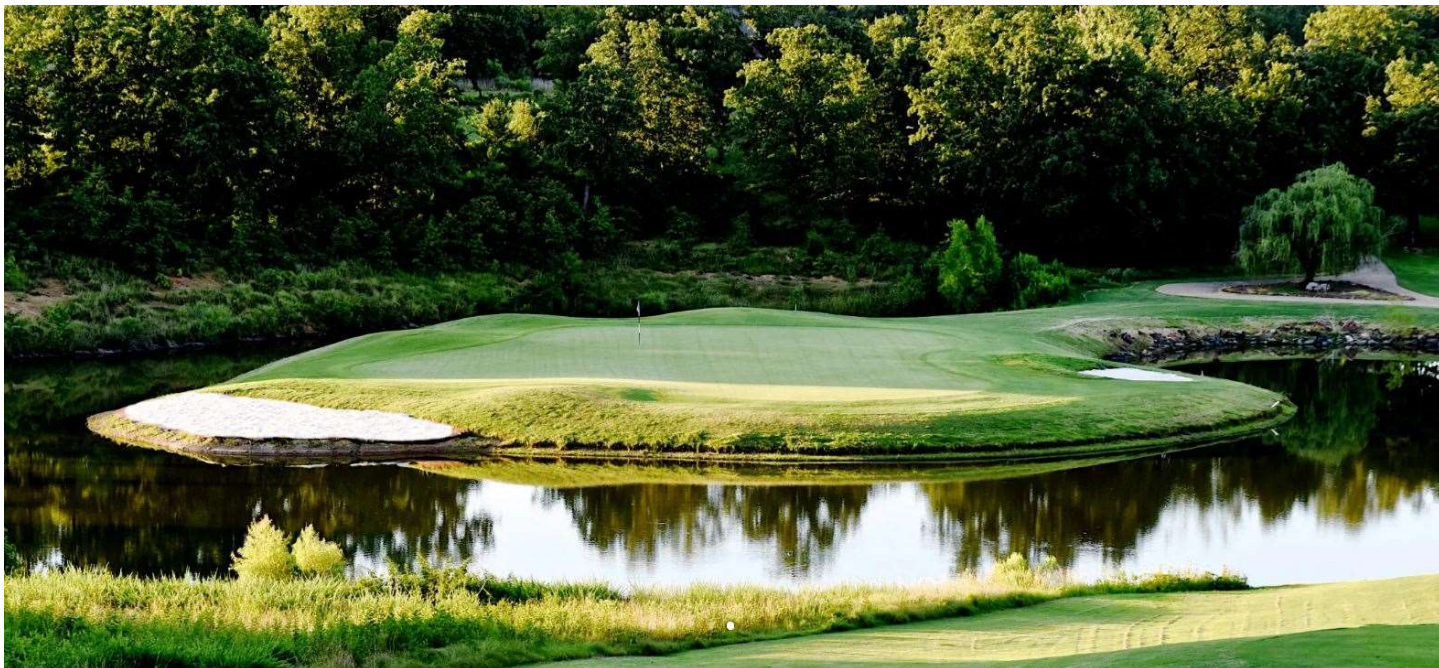
Scorecard for Cypress Creek Golf Course

Metrics: yards

Hole	1	2	3	4	5	6	7	8	9	Out	10	11	12	13	14	15	16	17	18	In	Total
Gold M: 75.4/138	366	376	614	193	431	399	615	450	199	3643	380	575	457	205	432	477	223	452	548	3749	7392
Blue M: 72.7/129	330	353	588	172	396	377	588	392	175	3371	354	550	429	170	405	433	180	422	506	3449	6820
White M: 70.6/122	301	329	537	141	372	352	544	363	160	3099	336	523	408	143	369	406	153	398	468	3204	6303
Black M: 65.6/113 W: 74.2/129	274	307	472	119	313	326	513	310	144	2778	307	496	357	127	344	385	125	350	440	2931	5709
Green W: 71.4/123	238	282	448	97	293	308	480	292	107	2545	288	468	321	110	311	353	90	329	403	2673	5218
Handicap	11	9	1	17	5	13	7	3	15		16	6	2	14	10	4	12	8	18		
Par	4	4	5	3	4	4	5	4	3	36	4	5	4	3	4	4	3	4	5	36	72
Handicap (W)	7	9	3	17	11	13	1	5	15		18	4	6	12	10	2	16	14	8		

Tee	Par	Length	Rating	Slope
Grey	72	7392 yards	75.4	138
Blue	72	6820 yards	72.7	129
White	72	6303 yards	70.6	122
Black	72	5709 yards	65.6	113
Red (W)	72	5218 yards	71.0	123

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



EVENTS HOSTED

The following events have been held at Cypress Creek Golf Club:

US Amateur Qualifier

Arkansas Men's Amateur

Arkansas Junior Amateur

Arkansas Father/Son

Hooters Tour Event



DEMOGRAPHICS CABOT, ARKANSAS

Population estimates, July 1, 2024, (V2024)	27,575
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	3.8%
Population, Census, April 1, 2020	26,569
Population, Census, April 1, 2010	23,776
Age and Sex	
Persons under 5 years, percent	6.8%
Persons under 18 years, percent	27.2%
Persons 65 years and over, percent	13.5%
Female persons, percent	52.0%
Race and Hispanic Origin	
White alone, percent	84.7%
Black alone, percent (a) (a)	4.6%
American Indian and Alaska Native alone, percent (a) (a)	0.3%
Asian alone, percent (a) (a)	1.7%
Native Hawaiian and Other Pacific Islander alone, percent (a) (a)	0.0%
Two or More Races, percent	7.1%
Hispanic or Latino, percent (b) (b)	5.7%
White alone, not Hispanic or Latino, percent	82.7%
Population Characteristics	
Veterans, 2019-2023	2,827
Foreign-born persons, percent, 2019-2023	2.5%
Housing	
Housing Units, July 1, 2024, (V2024)	X
Owner-occupied housing unit rate, 2019-2023	69.6%
Median value of owner-occupied housing units, 2019-2023	\$197,000
Median selected monthly owner costs - with a mortgage, 2019-2023	\$1,448
Median selected monthly owner costs -without a mortgage, 2019-2023	\$437
Median gross rent, 2019-2023	\$974
Building Permits, 2024	X

Source: US. Census

DEMOGRAPHICS

BUSINESSES

Businesses

 Total employer establishments, 2022	X
 Total employment, 2022	X
 Total annual payroll, 2022 (\$1,000)	X
 Total employment, percent change, 2021-2022	X
 Total nonemployer establishments, 2023	X
 All employer firms, Reference year 2022	592
 Men-owned employer firms, Reference year 2022	311
 Women-owned employer firms, Reference year 2022	S
 Minority-owned employer firms, Reference year 2022	S
 Nonminority-owned employer firms, Reference year 2022	471
 Veteran-owned employer firms, Reference year 2022	S
 Nonveteran-owned employer firms, Reference year 2022	435

GEOGRAPHY

Geography

 Population per square mile, 2020	1,285.6
 Population per square mile, 2010	1,181.9
 Land area in square miles, 2020	20.67
 Land area in square miles, 2010	20.12
 FIPS Code	0510300

Source: US. Census

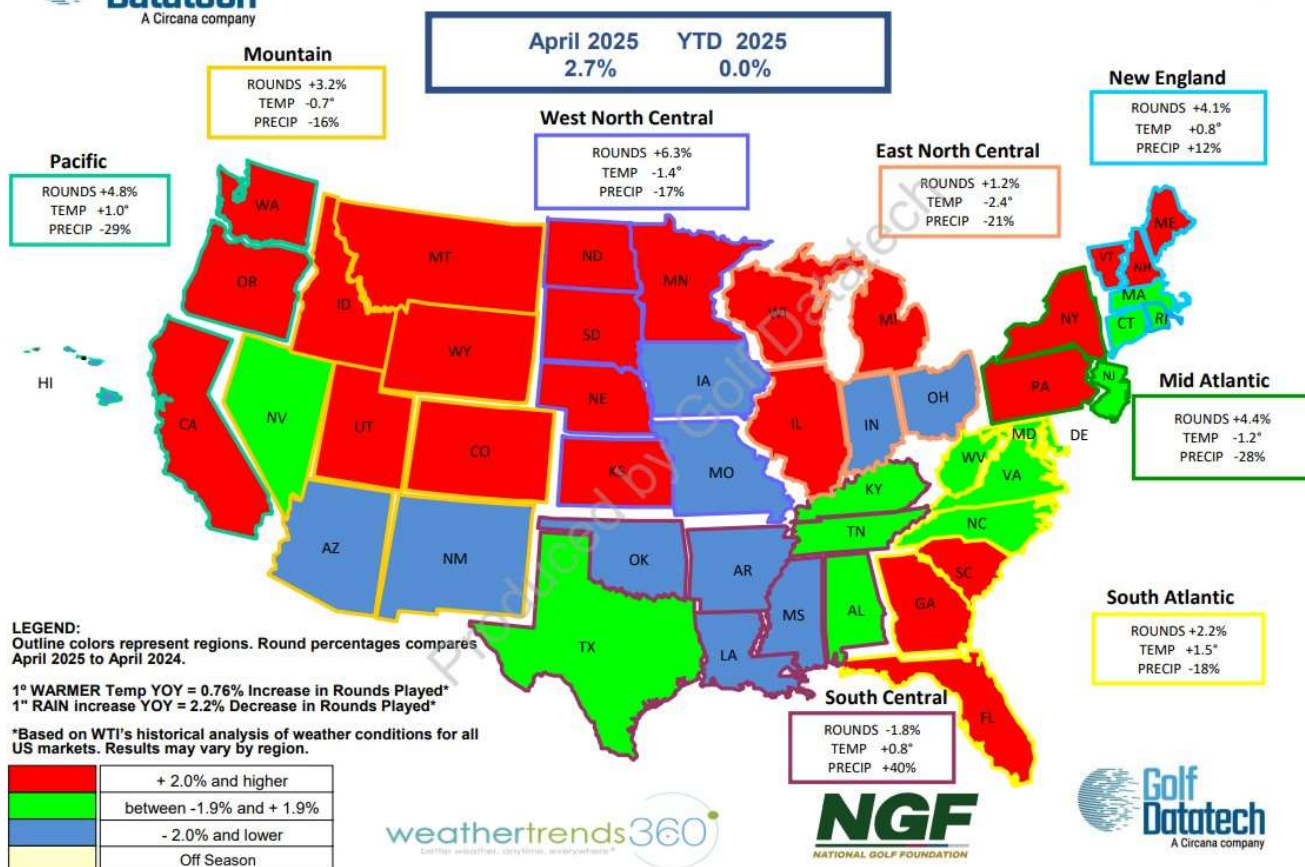
GOLF MARKET

Source: NGF



National Rounds Played Report

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GOLFERS

Top 10 States
Number of Golfers

State	Golfers
California	2,695,600
Texas	1,801,440
Florida	1,573,617
New York	1,542,377
Pennsylvania	1,118,552
Illinois	1,043,801
Ohio	1,012,829
Michigan	865,261
New Jersey	811,632
North Carolina	743,792

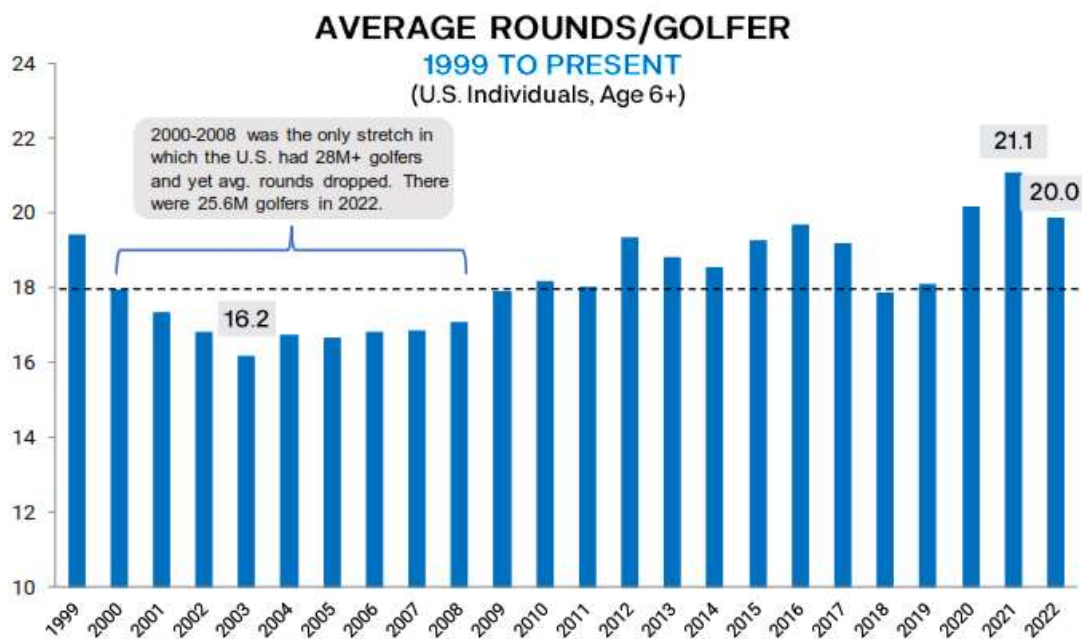
Top 10 Metro Areas
Number of Golfers

Metro Area	Golfers
New York-Newark-Jersey City, NY-NJ-PA	1,602,837
Los Angeles-Long Beach-Anaheim, CA	869,827
Chicago-Naperville-Elgin, IL-IN-WI	789,457
Dallas-Fort Worth-Arlington, TX	570,323
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	553,668
Washington-Arlington-Alexandria, DC-VA-MD-WV	538,655
Boston-Cambridge-Newton, MA-NH	518,399
Houston-The Woodlands-Sugar Land, TX	444,481
Atlanta-Sandy Springs-Roswell, GA	444,360
Phoenix-Mesa-Scottsdale, AZ	411,094

GOLF MARKET

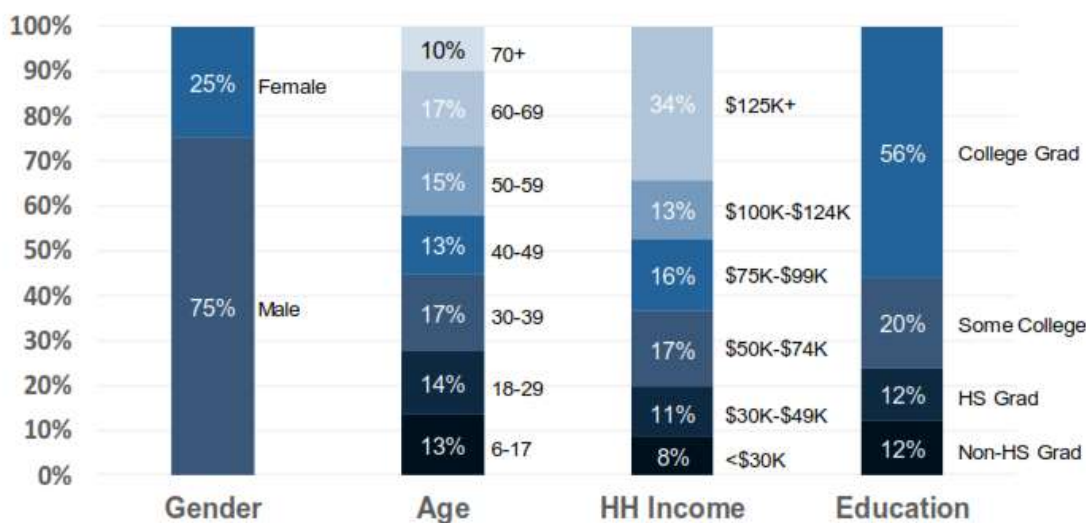
2023 GOLF PARTICIPATION IN THE U.S.

On-Course Golf Participation



On-Course Golfer Demographics

U.S. Individuals, Age 6+



Source: NGF

GOLF MARKET

All U.S. Golfers (On-Course)

NUMBER (in millions)	2018	2019	2020	2021	2022
All golfers age 6+	24.2	24.3	24.8	25.1	25.6

AVERAGES	Male	Female	Total
All golfers age 6+	44.8	39.5	43.4
Age	\$100,450	\$107,410	\$102,105
Household Income	20.8	17.5	20.0
Annual Rounds			

Source: NGF

PARTICIPATION RATE

(Percent of the population age 6+)

	Number of Golfers (000)	Percent of Golfers
Total	25,556	100.0%
Gender		
Male	19,141	74.9%
Female	6,415	25.1%
Age		
6-17	3,407	13.3%
18-29	3,678	14.4%
30-39	4,397	17.2%
40-49	3,307	12.9%
50-59	3,926	15.4%
60-69	4,365	17.1%
70+	2,477	9.7%
HH Income		
Under \$30,000	2,135	8.4%
\$30,000-\$49,999	2,860	11.2%
\$50,000-\$74,999	4,394	17.2%
\$75,000-\$99,999	4,062	15.9%
\$100,000-\$124,999	3,313	13.0%
\$125,000+	8,793	34.4%
Education		
Non-HS Grad	3,117	12.2%
HS Grad	2,969	11.6%
Some College	5,155	20.2%
College Grad	14,316	56.0%
Frequency of Play		
Core (8+ rounds)	12,565	49.2%

GOLF MARKET

Core Golfers (8+ rounds per year)

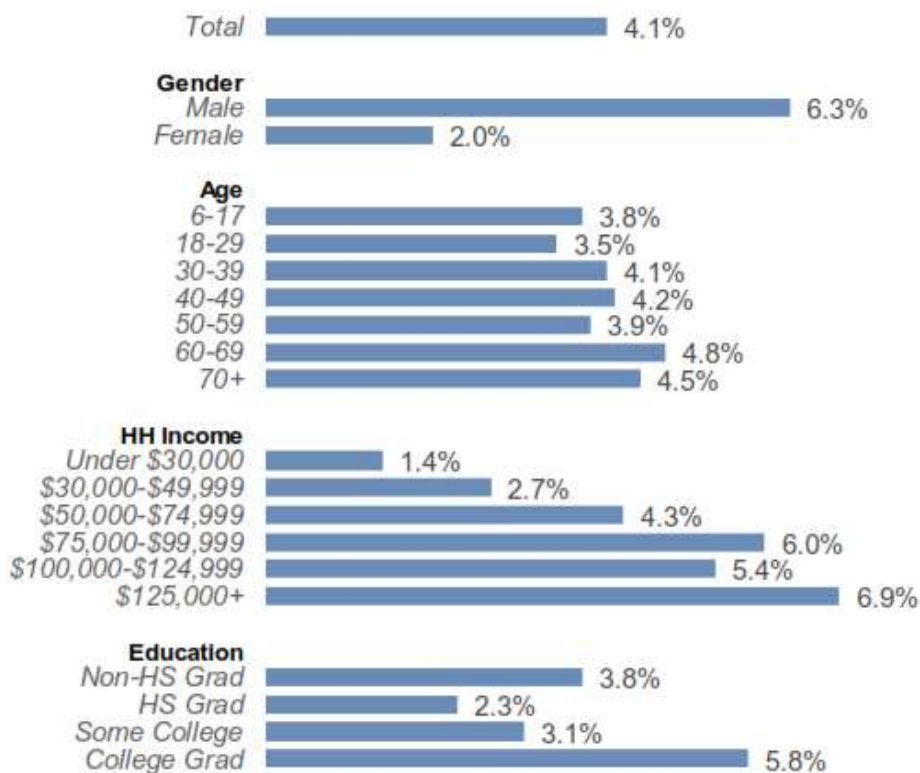
NUMBER (in millions)	2018	2019	2020	2021	2022
Core golfers age 6+	12.5	12.8	12.7	12.6	12.6

AVERAGES	Male	Female	Total
Core golfers age 6+	47.9	42.7	46.7
Age	\$103,970	\$115,065	\$106,848
Household Income	37.1	35.2	36.7
Annual Rounds			

Source: NGF

PARTICIPATION RATE

(Percent of the population age 6+)



Number of Core Golfers (000)	Percent of Core Golfers
12,590	100.0%
9,474	75.3%
3,116	24.7%
1,869	14.8%
1,706	13.6%
1,919	15.2%
1,557	12.4%
1,856	14.7%
2,302	18.3%
1,381	11.0%
1,068	8.5%
1,381	11.0%
2,309	18.3%
2,026	16.1%
1,511	12.0%
4,296	34.1%
2,053	16.3%
1,405	11.2%
2,178	17.3%
6,955	55.2%

GOLF MARKET

2022 Rounds Played

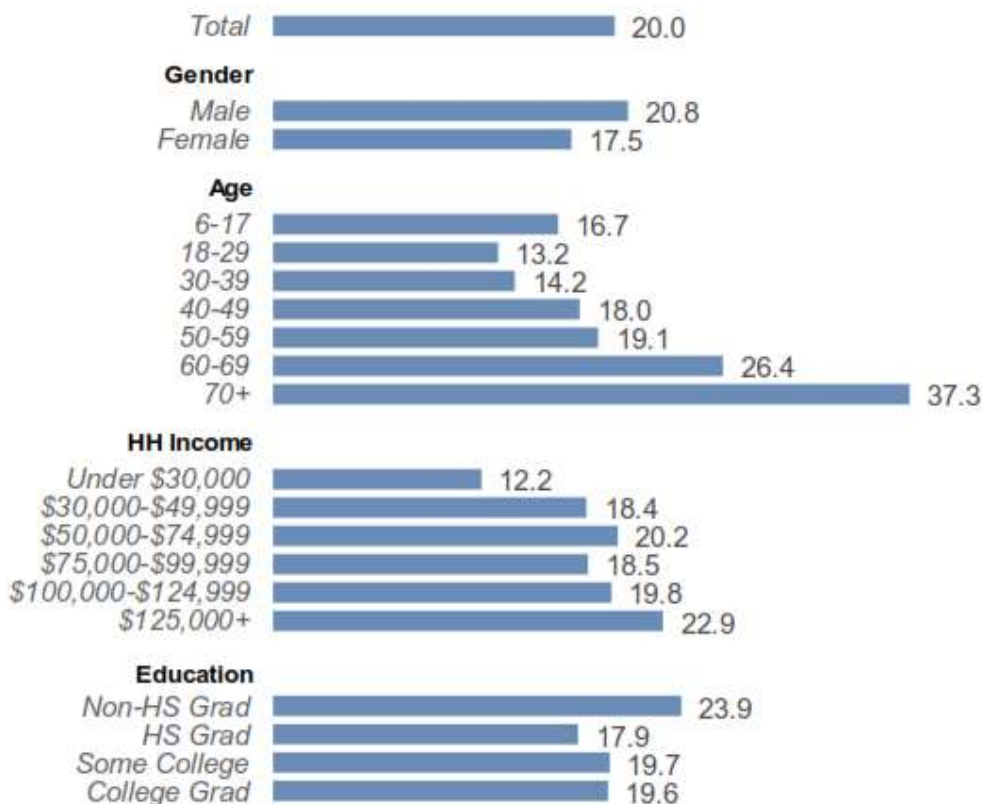
NUMBER
(in millions)
Rounds Played

2018	2019	2020	2021	2022
434.1	440.6	501.8	529.4	509.8

After two of the wettest years on record in 2018 and 2019, the past three years have seen a resurgence in play that was further accentuated by the pandemic. It marks the first time in two decades there have been three consecutive years with over 500 million rounds played.

Source: NGF

AVERAGE ANNUAL ROUNDS (By golfer segment)



Number of Rounds (Millions)	Percent of all Rounds
509.8	100.0%
397.5	78.0%
112.3	22.0%
56.7	11.1%
48.6	9.5%
62.6	12.3%
59.5	11.7%
74.8	14.7%
115.2	22.6%
92.3	18.1%
26.1	5.1%
52.6	10.3%
88.8	17.4%
75.2	14.7%
65.4	12.8%
201.7	39.6%
74.5	14.6%
53.1	10.4%
101.6	19.9%
280.7	55.1%

GOLF MARKET

Regional Profiles

	Participation Rate	Number of Golfers (000)	Percent of Golfers	Average Annual Rounds	Total Annual Rounds (Millions)
New England	10.3%	1,460	5.7%	17.8	26.0
Middle Atlantic	8.8%	3,473	13.6%	15.1	52.4
East North Central	9.1%	3,998	15.6%	21.4	85.5
West North Central	9.4%	1,902	7.4%	22.3	42.5
South Atlantic	7.8%	4,865	19.0%	23.5	114.1
East South Central	7.5%	1,367	5.4%	14.9	20.4
West South Central	6.7%	2,564	10.0%	16.6	42.5
Mountain	8.6%	2,038	8.0%	25.1	51.2
Pacific	7.8%	3,884	15.2%	19.4	75.2
Total	8.3%	25,551	100.0%	20.0	509.8

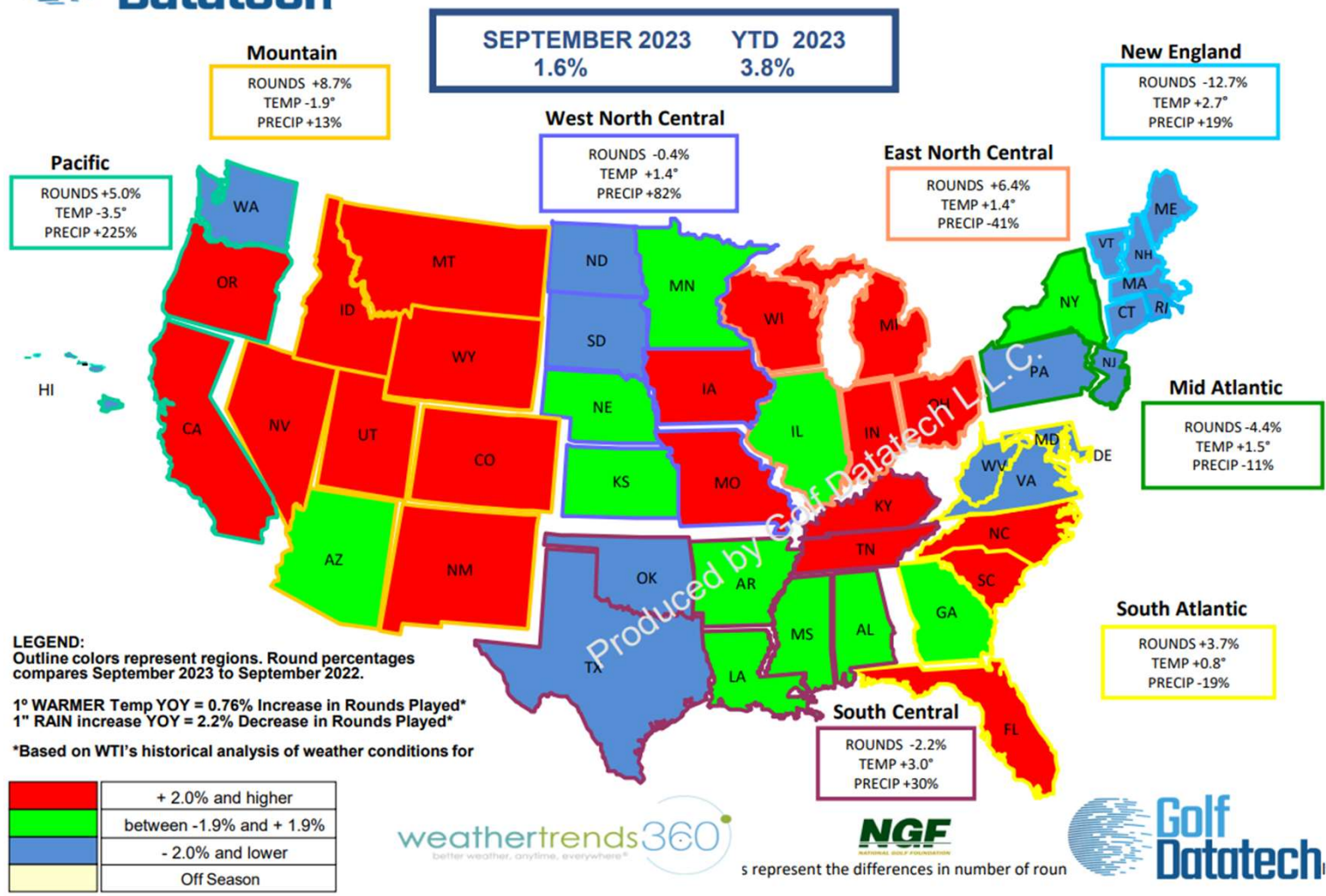
Source: NGF





National Rounds Played Report

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GOLF AS INVESTMENT

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2023*

CURRENT & HISTORICAL CAP RATE INDICES

Method-Weighted* Property Category Indices

Year	Apts		Golf		Healthcare Senior Housing		Industrial		Lodging		MH/RV Park		Office		Retail		Restaurant		Self Storage		Special Purpose		Weighted* Composite Indices	
	BP		BP		BP		BP		BP		BP		BP		BP		BP		BP		BP		BP	
	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg
2023	8.41	43	11.85	29	9.11	47	9.35	40	10.38	48	9.76	49	9.22	34	9.52	50	12.25	74	9.94	35	12.08	48	9.76	44
3rd Qtr	8.49	22	11.88	13	9.20	23	9.35	5	10.46	21	9.84	21	9.14	-10	9.60	20	12.32	23	9.86	-8	12.17	25	9.79	13
2nd Qtr	8.27	-7	11.75	-8	8.97	-5	9.29	-6	10.25	-5	9.63	-6	9.24	-6	9.40	-4	12.09	-8	9.94	-9	11.92	-8	9.67	-6
1st Qtr	8.34	-15	11.83	-13	9.02	-18	9.35	-14	10.30	-17	9.68	-15	9.30	-15	9.44	-12	12.17	-11	10.02	-14	11.99	-20	9.73	-15
2022	7.99	16	11.56	17	8.64	26	8.95	36	9.90	22	9.27	35	8.88	39	9.02	17	11.50	39	9.59	35	11.61	40	9.32	28
2021	7.83	-59	11.39	-64	8.38	-64	8.60	-59	9.68	-84	8.92	-65	8.49	-55	8.85	-53	11.11	-46	9.24	-62	11.21	-44	9.04	-60
2020	7.50	-43	11.08	-48	8.10	-48	8.32	-40	9.40	-47	8.63	-46	8.16	-38	8.58	-35	10.81	-39	8.91	-49	10.91	-29	8.75	-41
2019	7.92	-50	11.56	-47	8.58	-44	8.72	-47	9.86	-66	9.08	-48	8.54	-50	8.93	-45	11.20	-37	9.40	-46	11.20	-45	9.15	-49
2018	8.42	26	12.02	30	9.01	14	9.19	23	10.53	25	9.56	30	9.04	10	9.38	20	11.57	15	9.86	29	11.64	40	9.64	22
2017	8.16	4	11.73	-2	8.87	-6	8.96	-12	10.28	5	9.26	11	8.94	-22	9.19	-8	11.42	-15	9.57	-9	11.25	4	9.42	-6
2016	8.13	-2	11.75	6	8.92	12	9.08	15	10.22	0	9.15	15	9.16	16	9.27	12	11.57	-10	9.67	14	11.21	10	9.48	9
2015	8.15	-9	11.69	-14	8.80	-9	8.93	-10	10.22	-20	8.99	-18	9.00	-6	9.15	-11	11.66	-13	9.52	-22	11.11	-12	9.40	-12
2014	8.24	-15	11.83	-9	8.89	-1	9.03	-4	10.43	-17	9.17	-5	9.06	-22	9.26	15	11.79	-6	9.75	-20	11.24	14	9.52	-7
2013	8.39	14	11.92	-14	8.90	5	9.07	-2	10.60	3	9.22	14	9.28	-19	9.11	-4	11.86	9	9.95	-24	11.10	1	9.58	-2
2012	8.25	-35	12.07	6	8.85	-36	9.09	-40	10.57	-24	9.08	-39	9.47	3	9.15	-13	11.77	6	10.19	-49	11.09	-4	9.60	-21
2011	8.60	-29	12.00	-22	9.21	-40	9.49	-11	10.81	-24	9.48	-8	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-19
2010	8.89	4	12.22	5	9.62	15	9.60	12	11.05	7	9.55	22	9.54	16	9.54	25	11.84	12	10.72	21	11.30	0	10.00	13
2009	8.85	8	12.17	16	9.47	10	9.48	10	10.98	-7	9.33	1	9.38	29	9.29	20	11.72	15	10.50	37	11.30	8	9.87	14
2008	8.77	-4	12.01	29	9.37	-16	9.38	-14	11.05	56	9.32	-5	9.09	-16	9.09	-11	11.57	-28	10.13	20	11.22	-7	9.74	-1
2007	8.81	-45	11.72	-21	9.53	-65	9.52	-25	10.49	-28	9.37	-26	9.25	-47	9.20	-12	11.85	61	9.93	-38	11.29	-24	9.75	-28
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	27	9.63	41	9.72	26	9.32	30	11.24	18	10.31	27	11.53	9	10.03	26
2005	9.14	14	11.46	80	10.03	-16	9.42	-30	10.50	-21	9.22	19	9.46	6	9.02	16	11.06	5	10.04	13	11.44	-30	9.77	2
2004	9.00	-19	10.66	28	10.19	-37	9.72	19	10.71	-98	9.03	-48	9.40	-4	8.86	-19	11.01	-15	9.91	-13	11.74	-30	9.75	-19
2003	9.19	-2	10.38	-32	10.56	64	9.53	33	11.69	56	9.51	-11	9.44	1	9.05	-18	11.16	8	10.04	-53	12.04	105	9.94	12
2002	9.21	-40	10.70	18	9.92	-39	9.20	-61	11.13	26	9.62	-60	9.43	-35	9.23	-62	11.08	-3	10.57	-12	10.99	-177	9.82	-41
2001	9.61	64	10.52	133	10.31	90	9.81	16	10.87	98	10.22	-68	9.78	-35	9.85	-53	11.11	47	10.69	13	12.76	32	10.23	21
2000	8.97		9.19		9.41		9.65		9.89		10.90		10.13		10.38		10.64		10.56		12.44		10.01	

* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey

^ Further weighted by property category

*3rd Quarter 2023 Data

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CONTACT INFORMATION

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

The information herein contained has been obtained from sources believed reliable. While we do not doubt its accuracy, SVN FIRST COAST Commercial Real Estate Specialist makes no warranty or representation as to its accuracy and completeness. The information contained herein is therefore possibly subject to errors, omission and commission. Any prospective purchaser should conduct a careful and independent investigation of the property to determine to its satisfaction the suitability of the property to its investment needs. For tax or legal advice, one should consult a Certified Public Accountant or attorney.

Sign scan and email: kbissell@svn.com
 Or Fax to 904-281-0998 Attn: Kathy Bissell

Confidentiality Agreement

This confidentiality Agreement will confirm our mutual understanding in connection with SVN First Coast Commercial Real Estate Specialists -- Golf Course Sales providing, and your receipt of information regarding Applewood Golf Course, Keysville, GA, referred herein as (The "Company").

1. "Information" means all oral or written data, reports, records or materials obtained from us or the Company, including the name, address and type of business of the Company, the knowledge that the Company may be considering a sale, or even the fact that information is being provided.
2. Information is being furnished solely in connection with your consideration of the acquisition of the Company and shall be treated as "secret" and confidential, and no portion of it shall be disclosed to others, except to your employees and agents whose knowledge of the information is required to evaluate the Company as a potential acquisition and who shall assume the same obligations as you under this Agreement. The undersigned hereby assumes full responsibility for the compliance of such employees or agents to the terms of this Agreement. The undersigned further agrees that it will not interfere with any business of the Company through the use of any information or knowledge acquired under this Agreement.
2. It is understood that the Company is the intended party and beneficiary whose rights are being protected and may enforce the terms of this Confidentiality Agreement as if it were a party to the Agreement.
4. All information shall be promptly returned or destroyed, as directed by with SVN First Coast Commercial Real Estate Specialists.
5. It is understood that (a) no representation or warranties are being made as to the completeness or accuracy of any information and (b) any and all representation and warranties shall be made solely by the Company in a signed acquisition agreement or purchase contract and then be subject to the provisions thereof.
6. The undersigned acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition.
7. The undersigned agrees not to circumvent with SVN First Coast Commercial Real Estate Specialists in transactions involving the company for a period of two years from the date of signature on this document.
8. In the event the undersigned or any of our affiliated or subsidiaries purchase the property, SVN will look to the Seller for commission. I/we agree to insert into any agreement to purchase or joint venture a commission of 4% per cent of the sale price into the purchase and sale agreement, to be paid to SVN First Coast Commercial Real Estate Specialists at closing. The total purchase price shall include any new or purchase money mortgages, assumed mortgages, leases, joint ventures and "taken subject to" mortgages. Said commission shall be due and payable at closing and transfer of title.
9. The laws of the State of Florida shall govern this agreement.

Signature _____ Date _____

Name of Individual _____ Title _____

Company: _____ Email: _____

Address _____ Telephone _____

City, State, Zip _____ Fax _____