



# SHINING MOUNTAIN GOLF COURSE

Woodland Park,  
Colorado | 355+ Acres

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Shining Mountain Golf Course | Woodland Park, Colorado

# INTRODUCTION

As it has been well documented, the three most important principles in real estate investing are location, location, location. The location of the Shining Mountain Golf Course is majestically stunning, strategic, naturally beautiful, convenient, and unmatched by any property currently on the market. There is a variety of terrain, including creek-bottom wetlands and a rolling Ponderosa Pine forest. As you tour the property, Pikes Peak stands in silent overwatch. The 18-hole championship golf course with its 10,600 square-foot event center sits in the mountains, 25 minutes from the Colorado Springs metro area, with no mountain passes to cross. The entire package also includes 135± undeveloped acres, which the seller has invested time and resources into master planning for a future residential project. A bonus feature is the three world-class disc golf courses used frequently for regional competitions. At 8,500 feet elevation, Woodland Park and the Shining Mountain Golf Course enjoy cool summers and an average of 245 days of sunshine.

This investment can be visualized in many ways. It can continue to be run as a golf course and event center, capitalizing on increasing demand for both business centers. Of course, the residential project could be developed simultaneously with the continued business operations. And then again, a creative buyer might choose to sell off the event center and 9-holes of the golf course and create a spectacular ranch estate on the remaining portion of the property. Whatever your vision may be, this is a unique property in a special location.

# QUICK FACTS

- 355± Acres
- 18-hole championship golf course
- 10,600 square foot Event Center & Clubhouse
- 3 championship disc golf courses
- 135± undeveloped acres
- 25 minutes to the Colorado Springs Metro Area
- 2 hours to several major ski areas
- Temperate Colorado mountain climate
- City water and sewer
- Year-round access





# ACREAGE

- 355± total acres

The property acreage includes wetlands, meadows, and higher-ground Ponderosa forest. The golf course weaves around the wetland area, a natural attraction for various wildlife. Seeing elk and mule deer wandering and grazing the property is not unusual.







## SCENIC VISTAS

Pikes Peak commands the vista from nearly every vantage point on Shining Mountain. This iconic peak is commonly known as “America’s Mountain.” Soaring to an impressive altitude of 14,115 feet, it is renowned for hosting the annual Pikes Peak International Hill Climb, a demanding motorsport competition. Over the centuries, this majestic mountain has served as a prominent landmark for indigenous peoples, early explorers, and modern-day travelers alike.





# IMPROVEMENTS

The 18-hole Shining Mountain Golf Club in Woodland Park, Colorado, is a semi-private golf course designed by John Harbottle III and measures 6,478 yards from the longest tees. There are three disc golf courses that accommodate tournament and social play. The 10,600-square-foot event center includes a full-service pro shop, event hall, bar, commercial kitchen, and cart storage and maintenance.









# RECREATION

Golf and disc golf are, of course, the major activities at Shining Mountain. Colorado is the land of outdoor recreation. People come from all over the world to hike, bike, whitewater raft, ski, fish, hunt, snowmobile, snowshoe, and horseback ride in the Rocky Mountains. Woodland Park is a great jumping-off point for all of these activities, with many of them available on Shining Mountain itself.



*Photo not taken on property*



## HUNTING & WILDLIFE

Shining Mountain Golf Course is home to an abundance of wildlife. The water, grass, and natural cover of a golf course combined with the wetlands area and ponderosa forest provides a variety of habitats for large mammals like mule deer, elk, black bear, mountain lion, bobcat, and occasionally moose. Of course, there are many other smaller species, birds, and raptors frequenting the property.

## FISHING

Woodland Park is located such that there is convenient access to multiple stretches of the South Platte River system featuring gold medal trout fishing water. Nearby Rampart Reservoir offers fantastic trout fishing as well, and Crystal Creek Reservoir is known for its serene setting and great fishing opportunities.



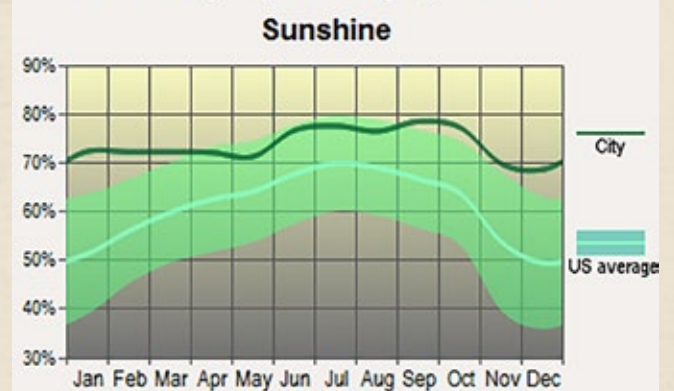
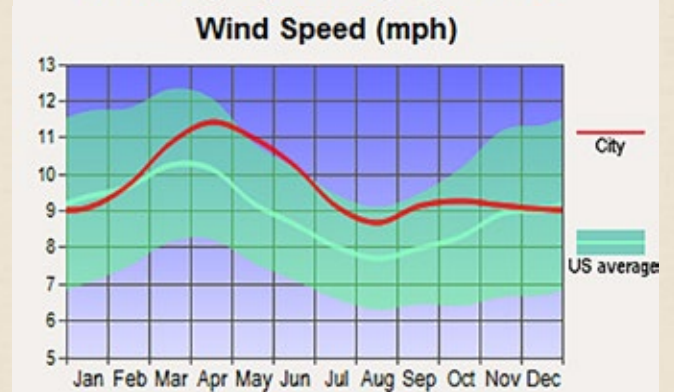
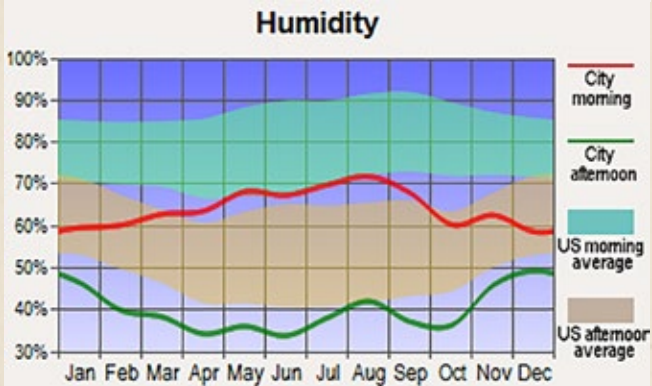
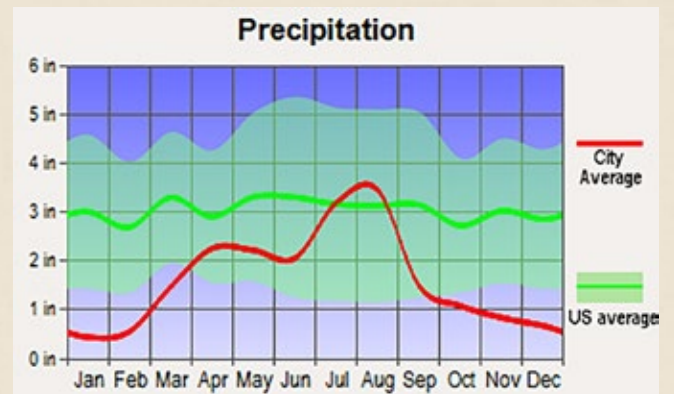
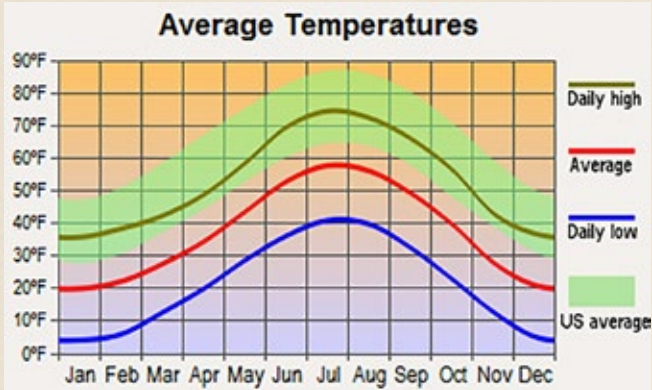
*Photo not taken on property*



# CLIMATE

Climate charts courtesy of <http://www.city-data.com/city/Woodland-Park-Colorado.html>

Woodland Park experiences a classic mountain climate characterized by four distinct seasons. Summers are typically mild and pleasant, with average high temperatures in the 70s to low 80s. Fall brings cooler temperatures and stunning foliage as the aspen trees change color. Winters are cold and snowy, with average highs in the 30s to 40s. Spring is a transition period, with gradually warming temperatures and occasional spring showers. Overall, Woodland Park offers a delightful climate for those who appreciate the beauty of all four seasons.





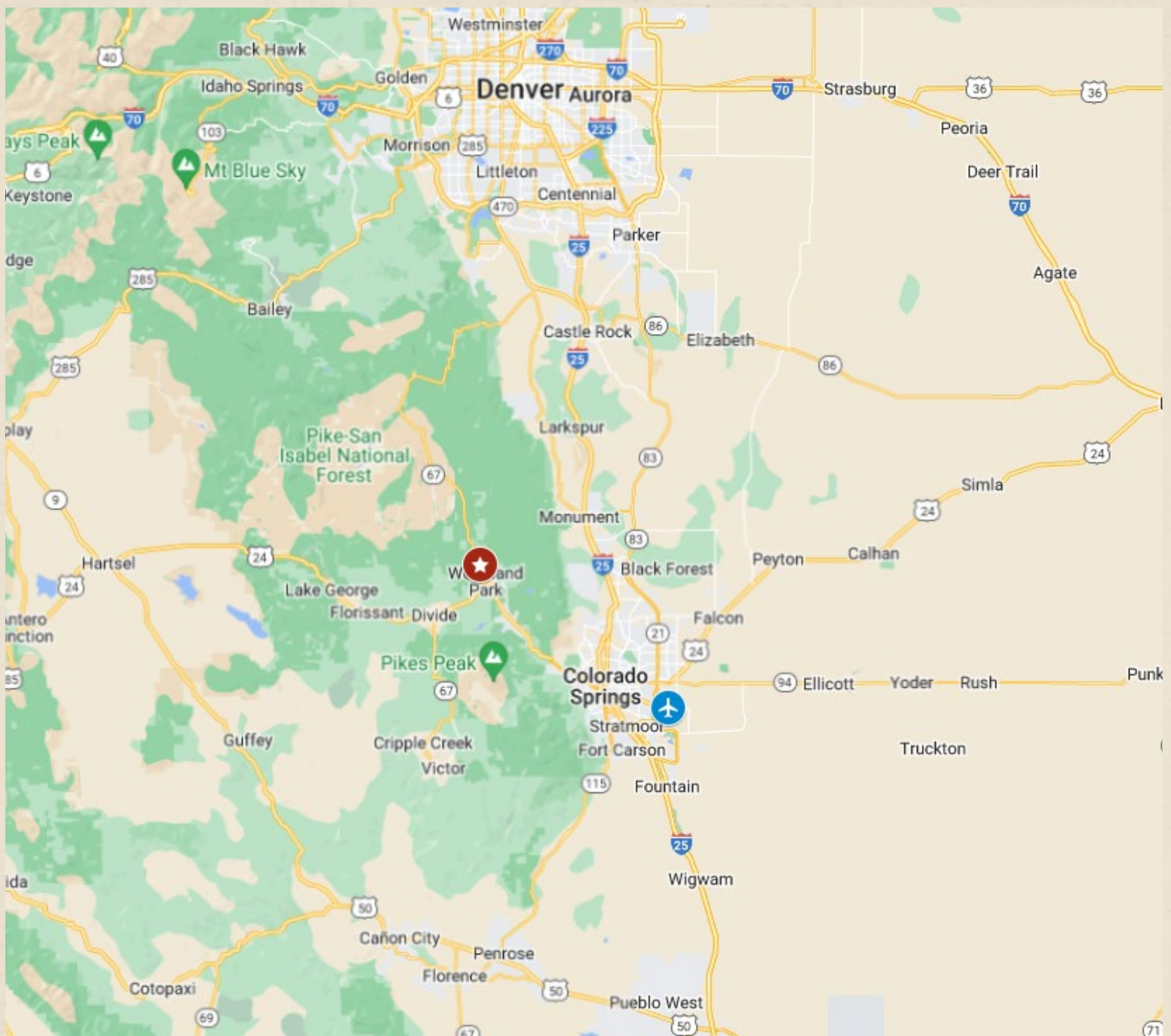
# LOCATION

Woodland Park is located in the central part of Colorado. It is situated in Teller County, which is part of the Front Range region of the Rocky Mountains. The town is approximately 18 miles northwest of Colorado Springs, making it part of the Colorado Springs metropolitan area. Woodland Park's elevation is around 8,465 feet above sea level, giving it a high-altitude mountain setting with stunning panoramic views of the surrounding Pikes Peak region.



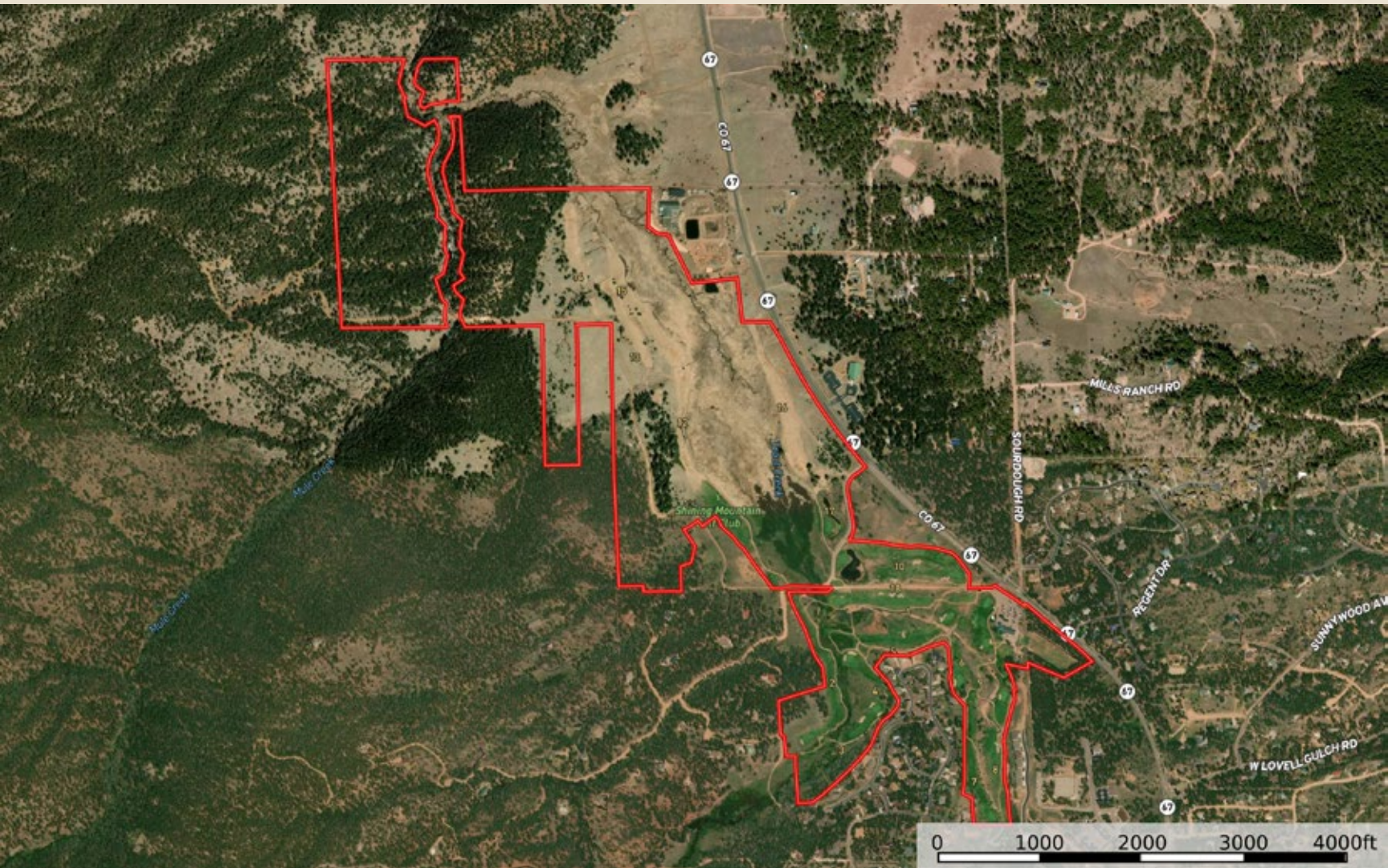
# GETTING THERE

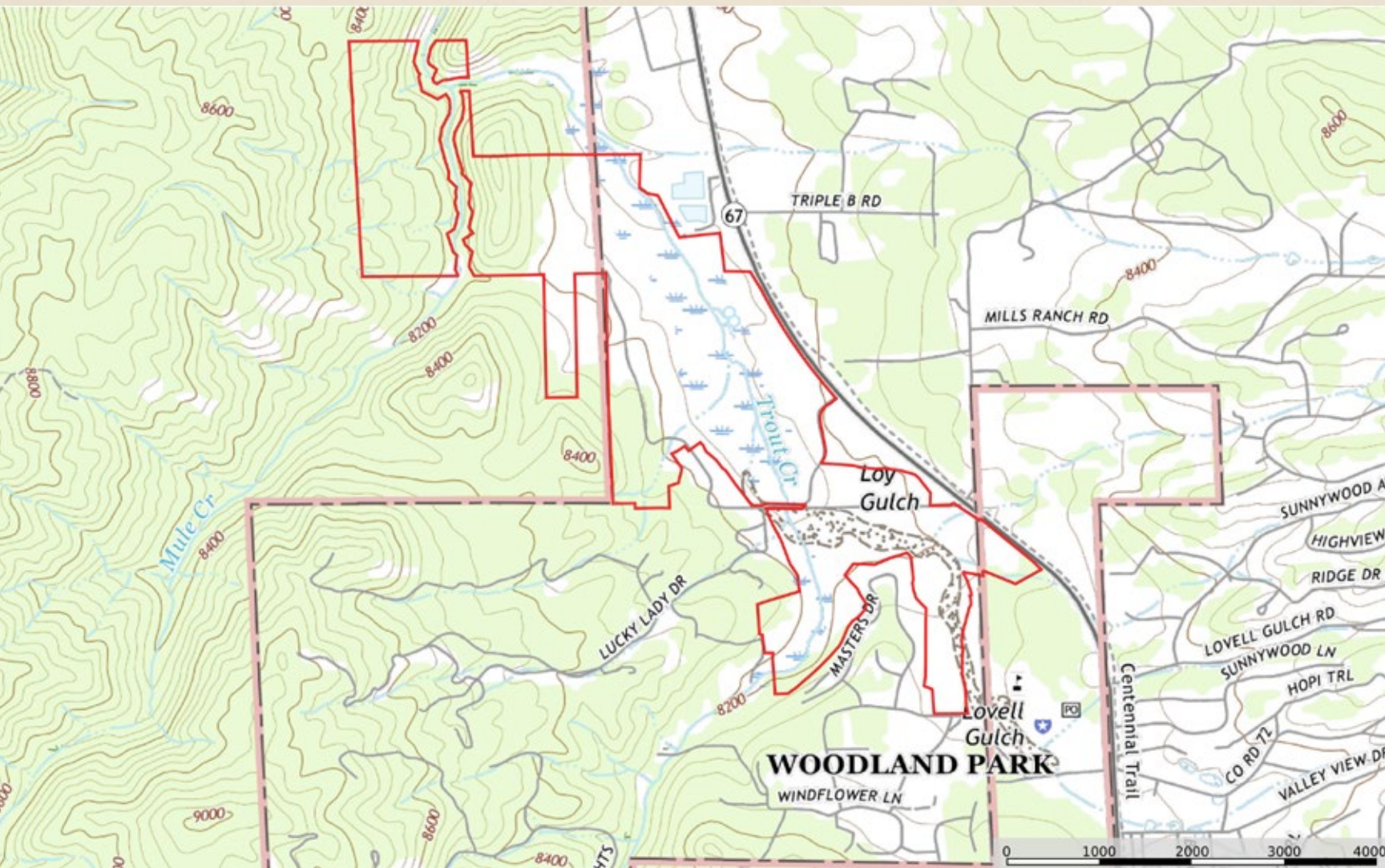
From Colorado Springs, Woodland Park is an 18-mile, 25-minute drive via Highway 24. Once arriving in Woodland Park, proceed to Colorado Highway 67 and turn north. Shining Mountain Golf Course is a mere five minutes north of the intersection of Highways 24 and 67.

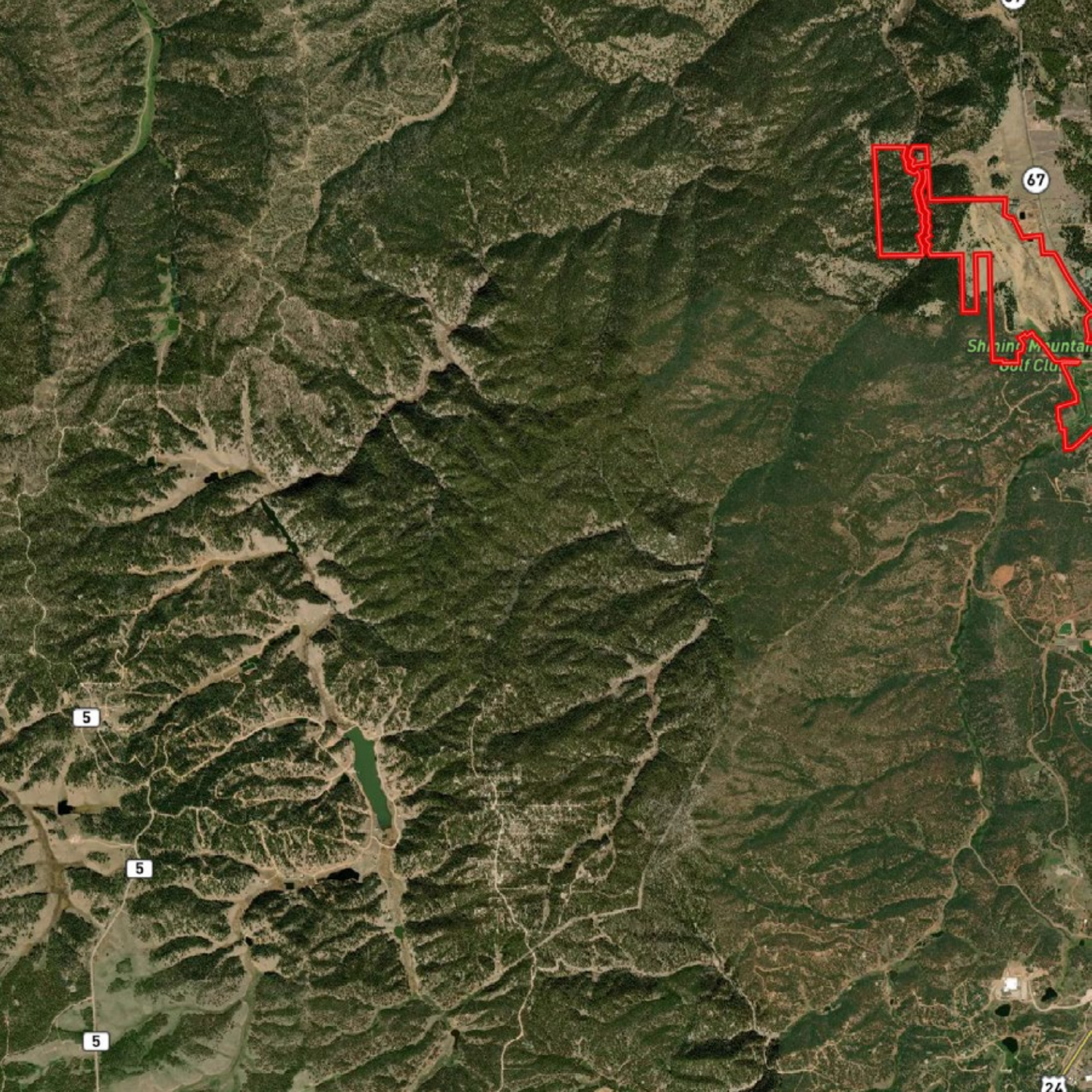


## AIRPORT SERVICES

Colorado Springs Airport is 6 miles southeast of downtown Colorado Springs and less than an hour's drive to Shining Mountain Golf Course.







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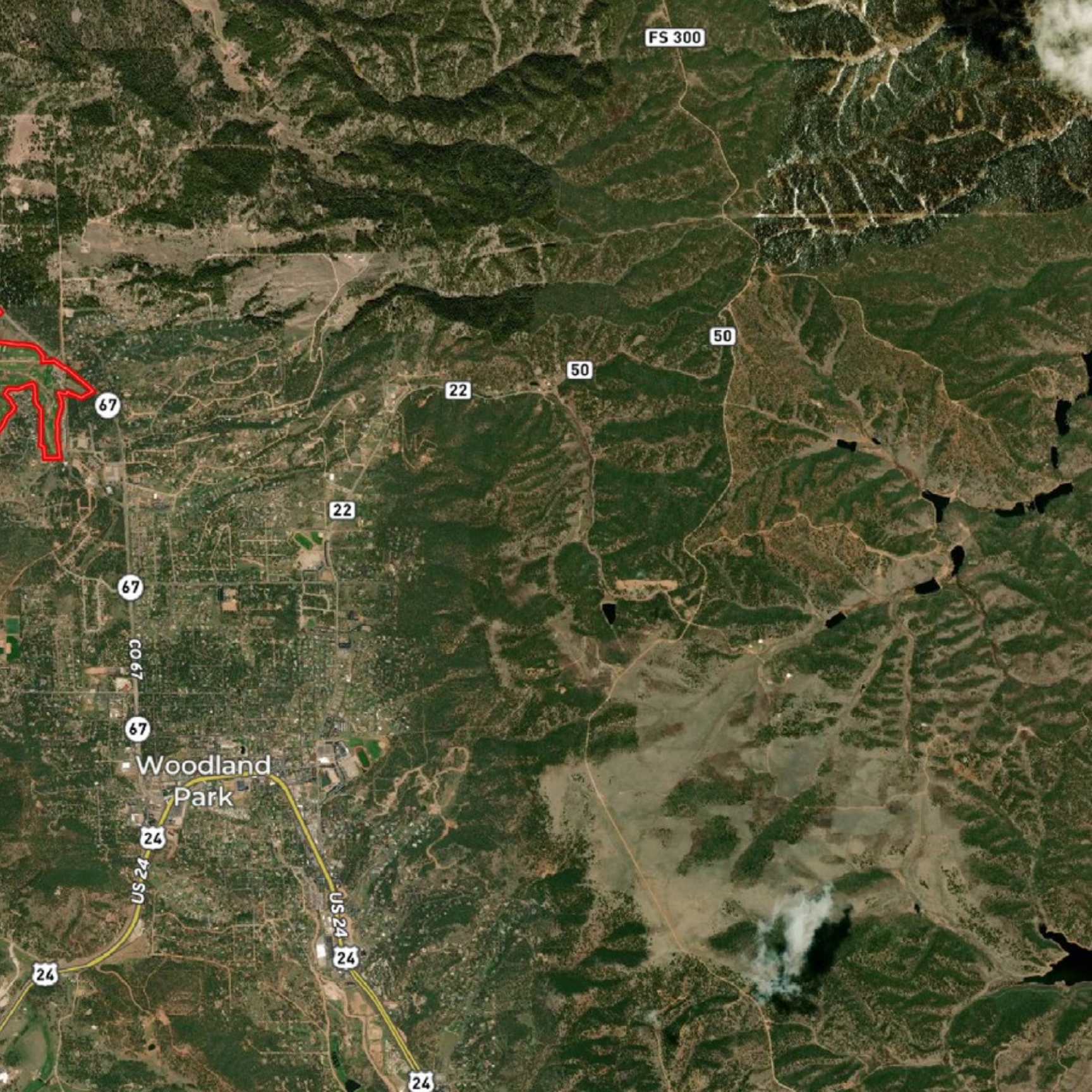
Shining Mountain  
Golf Club

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FS 300

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CO 67

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Woodland Park

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US 24

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US 24

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# SUMMARY

Shining Mountain Golf Course offers a unique investment opportunity as an ongoing commercial endeavor, a development play, or as a private estate in a perfectly special location. A beautiful and short drive from urban Colorado Springs into the Rocky Mountain foothills brings you to this stunning location in the shadow of Pike's Peak. This would be an ideal location to create a family compound or personal retreat, possibly by separating nine golf holes and the event center from the remainder of the property. Some buyers may be more interested in continuing the commercial operations and developing the 135± acre undeveloped parcel for others to enjoy the location. Whatever your vision, there is no other property like this on the market in Colorado.



# TERMS

Cash, Conventional Financing, 1031 Tax Exchange

# NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.





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