



# LATAH CREEK SHORT COURSE

5840 S MEADOWLANE RD  
SPOKANE, WA 99224

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Designated Broker  
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## OFFERING SUMMARY

Sale Price: Price Reduced to \$965,000

Lot Size: 5.76 Acres

Building Size: 1,500

Zoning: Low Density Residential. Golf Course is under a Special Use Permit that includes related activities: Restaurant/Alcohol

Traffic Count: Hwy 195 & Meadow Lane Road

## PROPERTY OVERVIEW

Includes 9 Hole Golf Course, Club House, all Out Buildings

Featuring a Nine Hole "Foot Golf" Course

Connected to City Spokane Utilities - Water and Sewer

## PROPERTY HIGHLIGHTS

- Value Add Opportunity
- Possible Restaurant, Bar and Event Venue - CLA for Details
- 27% increase in revenue from 2013 to 2017
- Cash Out or Seller Financing is Available to Qualified Buyers
- Neighboring House can be included for additional \$250,000 - CLA for Details
- House on an additional .41 acres and House has 1,603 SF of living space & 2 car garage
- House well pumps 90 gallons per minute



# Spokane & Surrounding Area





# Additional Photos Latah Creek Short Course





## Prices

### Golf and FootGolf Prices:

Adult	\$10
Senior	\$9
Junior	\$8
Extra 9 holes	\$4 (no rain check)
FootGolf ball rental	\$3
Golf club rental	Available

### Season Pass

Family*	\$495
Adult	\$250
Youth	\$180
Senior	\$200

\* - Family pass is good for 2 adults and 2 children under 18  
Season passes are good for one year from the date of purchase.

### Frequency Card

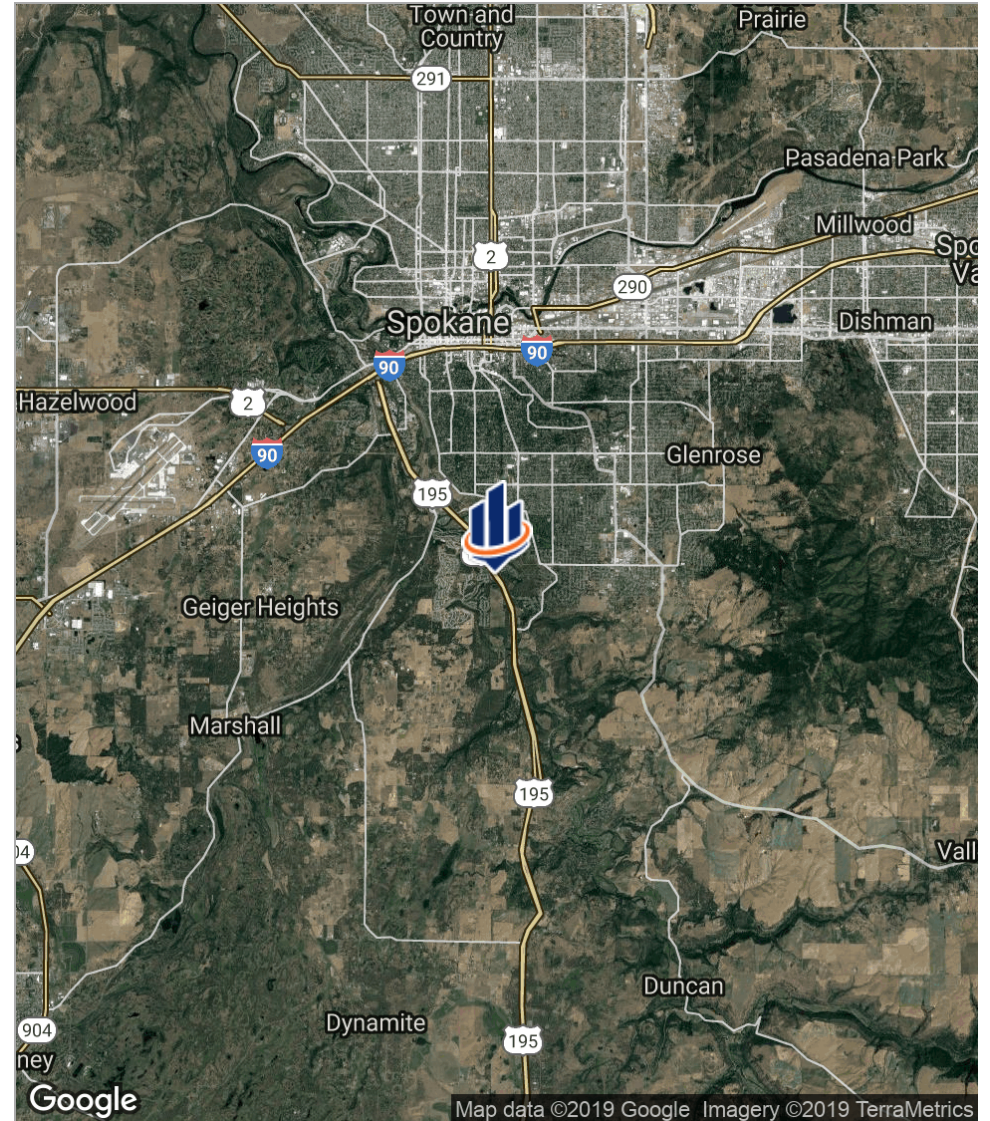
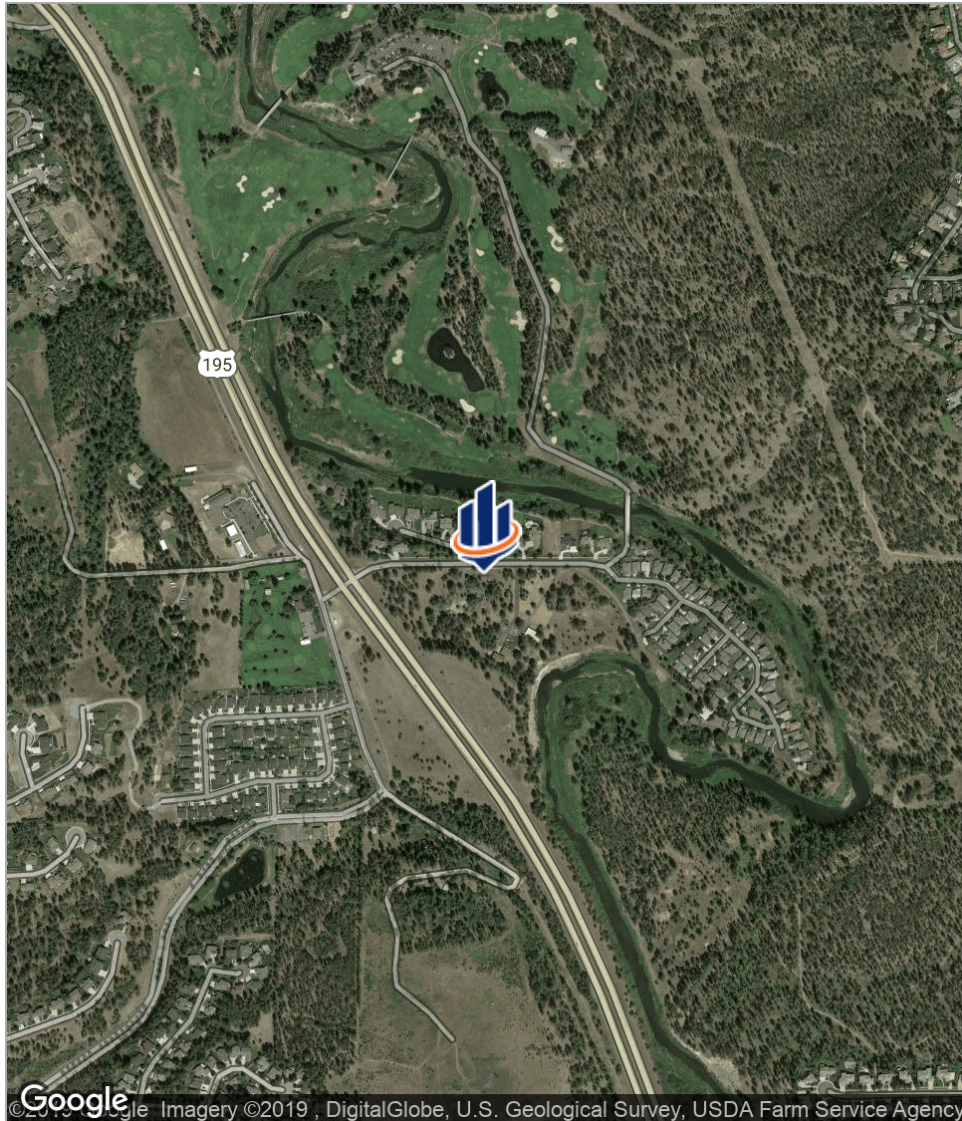
Purchase 2 rounds, get 3rd free (VALID FOR INDIVIDUAL ONLY)

Adult	
Youth	\$20 (save \$10)
Senior	\$14 (save \$7)
Family	\$18 (save \$9)
	\$64 (save \$34)

© 2014 by Eagle Ridge Short Course

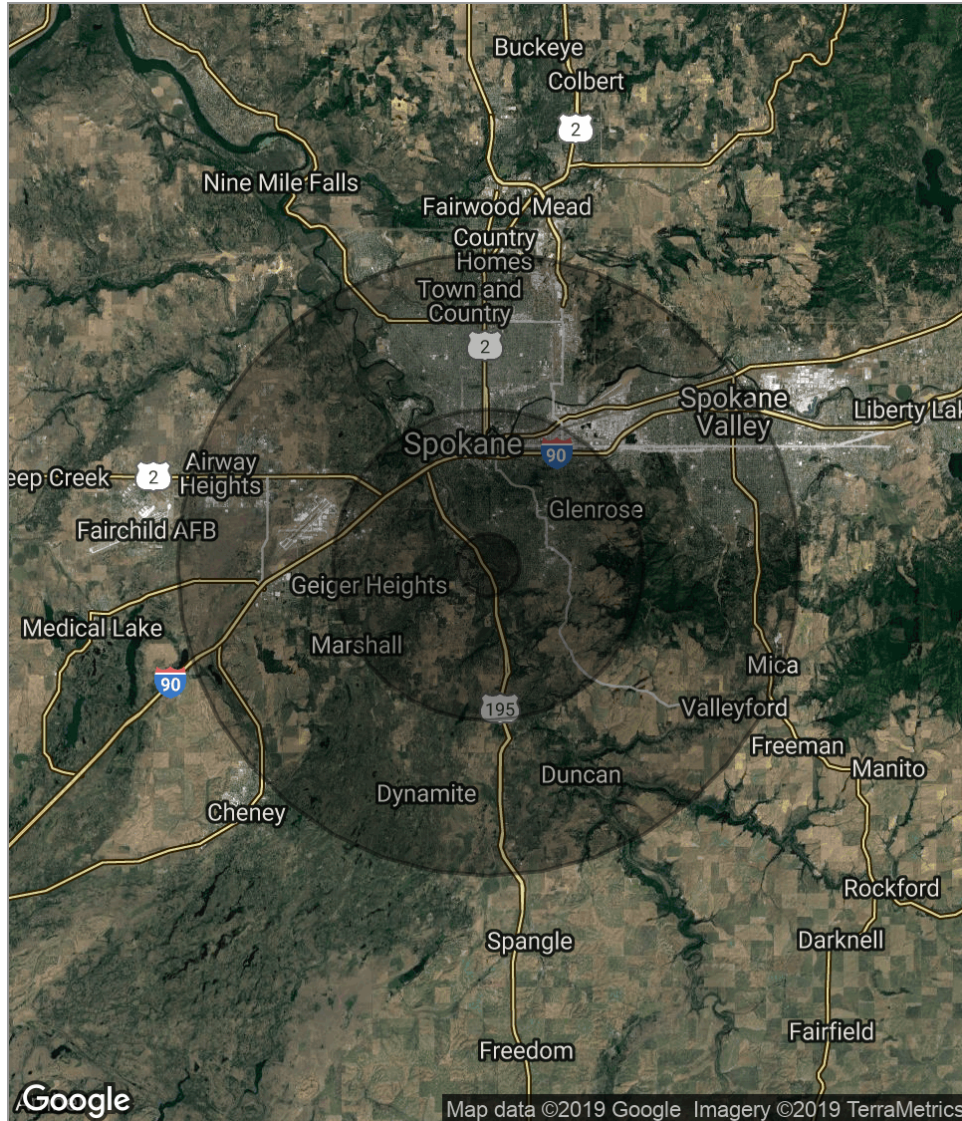


# Location Maps Latah Creek Short Course





# Demographics Map Latah Creek Short Course



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,150	119,652	353,233
Median age	51.8	39.1	36.5
Median age (male)	49.4	37.0	35.3
Median age (Female)	53.1	40.8	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	543	52,971	149,787
# of persons per HH	2.1	2.3	2.4
Average HH income	\$80,971	\$64,502	\$56,170
Average house value	\$353,284	\$262,646	\$205,221

*\* Demographic data derived from 2010 US Census*



# Spokane, WA Area Highlights

## SPOKANE HIGHLIGHTS

- The Spokane Metropolitan Area has a population of approximately 550,000. In addition Washington is the second most populous state in the West behind California.
- Spokane is Eastern Washington's largest city and the second largest city in the state of Washington. Seattle is 280 miles from Spokane.
- 20 miles East of Spokane is the Idaho border.
- There are 6 major hospitals and over 1,000 health-related businesses in the area employing 35,000. This makes healthcare the largest industry in the area and Spokane Metropolitan Area the largest health care network between Seattle and Minneapolis.
- Major employers in the Spokane Metropolitan area include Fairchild Air Force Base, Providence Health & Services, State of Washington, and Kalispel Tribal Economic Authority/ Northern Quest Resort & Casino.
- Between Gonzaga University and the Riverpoint Campus [Washington State University, Eastern Washington University, University of Washington, and Whitworth University] the booming University District of Spokane has approximately 20,000 students and growing.
- Research from Moody's Analytics discovered that Spokane's cost of doing business is 18% below the national average. Forbes named Spokane in their Top 25 Cost of Doing Business list.
- Spokane was named in Forbes Top 100 Best Places for Business and Careers





## GUY BYRD

Designated Broker



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## PROFESSIONAL BACKGROUND

Guy D. Byrd is the Managing Director and designated Broker for SVN Cornerstone in Spokane, Washington. He grew up in the Spokane area and graduated from Montana State University in 1985. Having lived his entire life in the Northwest he is ingrained into the fabric of the Spokane Community and surrounding area. He began his Commercial Real Estate career in 1985 and continues to be an active broker and leader throughout the region's Commercial Real Estate community. As the founder of SVN Cornerstone, Guy and his associate advisors serve clients throughout Eastern Washington, North Idaho and across the country by offering their clients powerful resources from the most collaborative Commercial Real Estate company in the world. Service with international reach and local presence provides a distinctive advantage to better serve all SVN Cornerstone clients. Having acquired the SVN affiliation in 2015, he is leading the emergence of the SVN brand and offices throughout Eastern Washington and North Idaho. Since the beginning of his Commercial Real Estate career in 1985 Guy has spent the last 32 years serving a broad array of clients, Guy has completed over 2,000 transactions with a total transaction volume exceeding over \$2 billion in value. Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards panels and fundraising campaigns. Guy is an active outdoor enthusiast who enjoys the outdoors, lake time and an occasional round of golf. Married to Shawna Byrd in 1987 Guy and Shawna have three children who are in various stages of completing their college educations.

## EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University

Designated Broker's Real Estate License in the States of Washington and Idaho

## MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers (ICSC) member

CCIM Candidate

Greater Spokane Incorporated (GSI) member

Spokane Commercial Real Estate Traders Club (President 1995), National Association of Realtors at both the local and national level

Washington State Commercial Association of Realtors

Manito Golf and Country Club member.



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