

# Saddlebrook Golf Club Indianapolis, Indiana



Price Reduced  
Asking Price - \$1,950,000



# Saddlebrook Golf Club



# Saddlebrook Golf Club

Saddlebrook Golf Club, located just north of downtown Indianapolis is a mid level daily fee golf course designed by Bob Thompson and opened for play in 1992. The course is well liked by local golfers and is considered a fair but challenging layout. The clubhouse and bar are easy to operate and maintain. Ownership has recently improved the clubhouse and has continually worked to improve the playability of the golf course.

A new owner with fresh enthusiasm should be able to improve rounds and food and beverage revenue. Saddlebrook is ideal for a first time buyer or for a regional operator looking to add to their portfolio.



# Saddlebrook Golf Club

## Location

5516 Arabian Run, Indianapolis, Indiana 46228

## Website

<https://saddlebrookgolfclub.org>

## Acreage

135 acres

## Zoning

DP Planned unit development

## Architect

Bob Thompson

## Buildings

5,329 square foot Clubhouse - Masonry Construction with Pro Shop, restrooms, restaurant and fully equipped kitchen

Dining Capacity 25 people

Banquet Capacity 144 people

2,666 square foot Cart Barn

6,000 square foot Maintenance Building

Parking - 170 cars



# Saddlebrook Golf Club

## Grasses

Greens - Bent Grass

Fairways/Tees - Bent Grass

Roughs - Bent Grass

## Irrigation System

Type: Fully automatic Rainbird

Age of System: 1991 install - ongoing upgrades

Number of Sprinkler Heads: 750

Water Source: 3 deep wells feed the irrigation lake

Pumping Capacity/Pressure Rates: 700 GPM



# Saddlebrook Golf Club

## Acquisition Opportunity

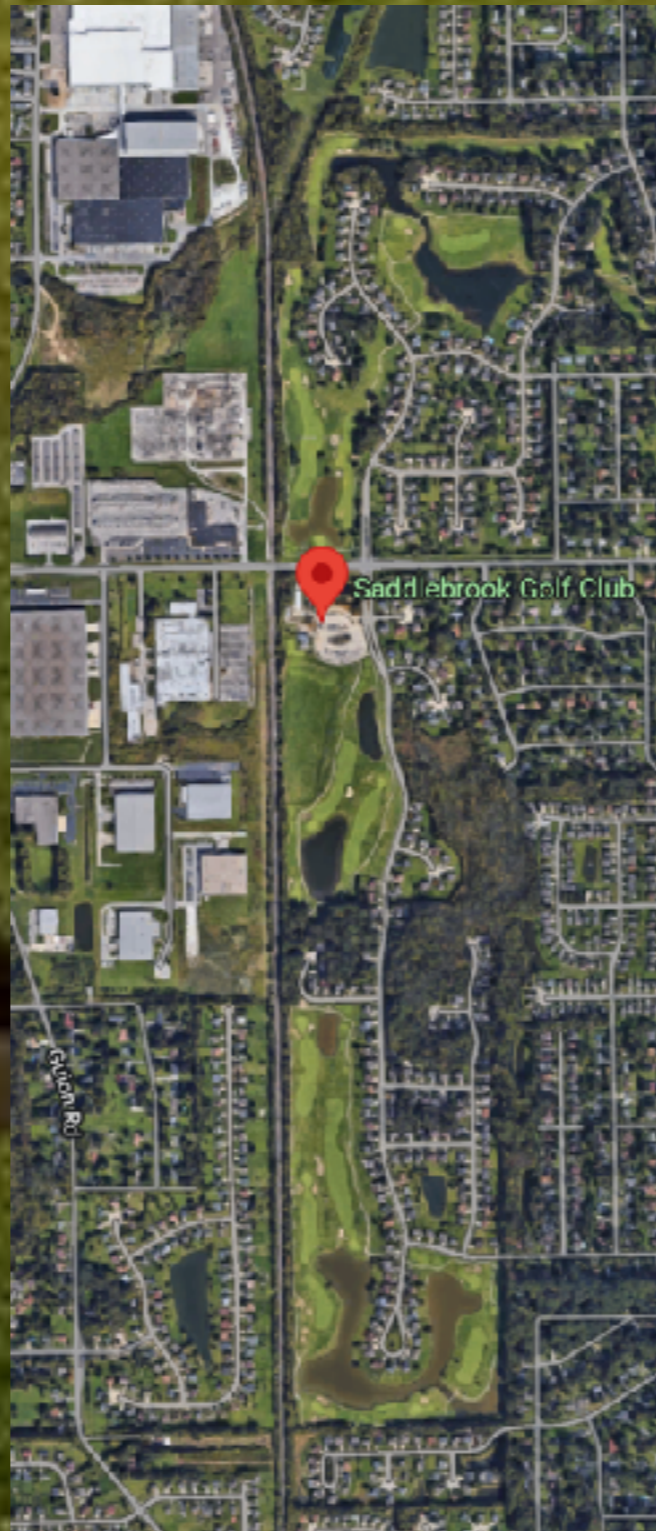
- Cash Flow Positive Golf Course in Indianapolis
- Well regarded local golf course
- Recent improvements have upgraded clubhouse and playability
- Small but efficient clubhouse
- Great opportunity for owner/operator or investor looking for stable cash flow property
- Price Reduced



# Saddlebrook Golf Club



# Saddlebrook Golf Club





# Saddlebrook Golf Club



# Saddlebrook Golf Club

Hole	1	2	3	4	5	6	7	8	9	Out	P	10	11	12	13	14	15	16	17	18	In	Tot	Hcp	Net
TV	69.1/126	382	181	525	141	380	165	522	325	401	3022	380	170	333	475	390	300	316	177	475	3016	6038		
III	67.4/124	343	169	459	122	352	141	486	291	325	2668	360	147	317	445	370	275	283	153	425	2775	5443		
Par		4	3	5	3	4	3	5	4	4	35	4	3	4	5	4	4	4	3	5	36	71		
Handicap		9	5	15	13	3	11	7	17	1		18	12	6	8	2	16	14	10	4				
+/																								
Handicap		9	11	3	17	5	7	1	15	13		12	18	10	6	4	14	16	8	2				
II	63.9/109	265	154	427	90	277	105	376	239	288	2221	307	107	225	430	293	225	260	103	415	2365	4586		
I	59.8/97	190	105	285	75	175	95	295	180	165	1565	210	90	165	285	245	220	170	105	270	1760	3325		
Date:	Scorer:										Attest:													

**Jackson Krauter**  
*Director of Golf*  
**Tyler Boyd**  
*Superintendent*  
**Vince Ballard**  
**Brenda Schmeltzer**  
*Food & Beverage Director*

**SADDLEBROOK**  
*Golf Club*



# Saddlebrook Golf Club



# Saddlebrook Golf Club

**Chris Charnas**  
**Links Capital Advisors, Inc.**  
**3223 Lake Ave**  
**Suite 15C**  
**Wilmette, Illinois 60091**  
**312-543-7192**  
**chris@linkscapitaladvisors.com**  
**www.linkscapitaladvisors.com**

