

# Kings Creek Golf Club Spring Hill, Tennessee



Asking Price - \$1,000,000



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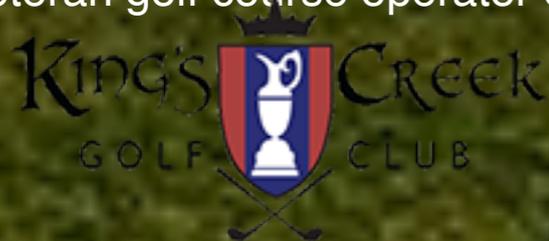
King's Creek Golf Club is a semi-private club dedicated to giving all golfers a challenge to fit their own abilities, and the fun of experiencing a championship layout designed by "The King" himself, Arnold Palmer. The King visited on June 26, 2006 to participate in the official course opening ceremonies.

One of the great features of the King's Creek Golf Course is its capacity to match the challenge of a scenic layout to a wide range of golfing skills, so that everyone, from beginner to professional, can enjoy the experience. The Arnold Palmer signature design does just that! There are multiple tee boxes, each offering a different level of challenge, which can stretch the course from 5,078 yards to 6,807 yards. Par is 70, with the front and back nines each at par 35. Yet it still features four great par fives! Each nine consists of a balanced three par 3s, four par 4s, and two par 5s.

All 18-holes were opened for play on October 1, 2005. The course features three natural creeks, which wind their way lazily throughout the layout. Natural stone walls dress the front of several greens, well-positioned bunkers and ponds enhance the challenge, and trees frame the entire course in a setting so natural that King's Creek has been designated an "Audubon Sanctuary".

King's Creek Golf Club is located in the gentle hills and fields of historic Spring Hill, Tennessee. It is located just 3.5 miles west of Interstate 65, 2 miles south of Saturn Parkway.

Priced substantially below replacement cost at \$1,000,000 Kings Creek is ideal for a veteran golf course operator or a first time owner.



# Kings Creek Golf Club

**3901 Kedron Road Spring Hill, Tennessee**

Year Opened – 1999/2000

Architect – Designed by Arnold Palmer in 2000

# Holes - 18

Total Acres - 110

Maintainable Acreage - 90

Yardage 6807

Slope/Rating – 72.9 128 from the black tees

Greens Fees - \$39 and \$49 and senior \$32

Golf Carts

Type - EZGO

Number 65

All Gas

Clubhouse

Year Built - 2001

Square Footage 1800 sq feet

Clubhouse Capacity - 30

# of Parking Spots – 107 regular and 2 handicap spots

Fully Heated Air Conditioned

Tent for outings - There is a pad with no tent 30 feet by 50 feet

Full Liquor License – just beer license, no liquor on property

Locker Rooms - no

POS System – 2 – EZ Links



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## Turf Grass

Greens – Crenshaw bent with some greens a1 a4 L93 mix

Tees - Bermuda

Fairways - Bermuda

Rough – Fescue/Bermuda mix

## Irrigation

Make - Rainbird

# of Pumps – 3 pumps total 2 75's and 1 25

Year Installed – Two this year 2019 and one in 2006/2007

Total Gallons per Minute – 7.5 to 33 gpm

Water Source – Reclaimed water from the city cost \$1 per year

Maintenance Facility Construction Type – Steel construction

Maintenance Facility Square Footage – 600 sq feet

Gasoline Storage Above Ground - Yes

Separate Chemical Storage – Yes inside and outside shed

Washdown Separator - Unknown

Cart Path Composition - Asphalt

Indoor Equipment Storage - Yes



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## Acquisition Opportunity

- Location, Location, Location.
- Kings Creek is in the path of growth in the Nashville area
- Priced substantially below replacement cost
- High End Clubhouse suitable for large outings and banquets
- Designed by the Legendary Arnold Palmer
- Growing community with opportunities to increase rounds
- Excellent local demographics
- Fresh marketing and new energy will drive rounds and revenues at King Creek



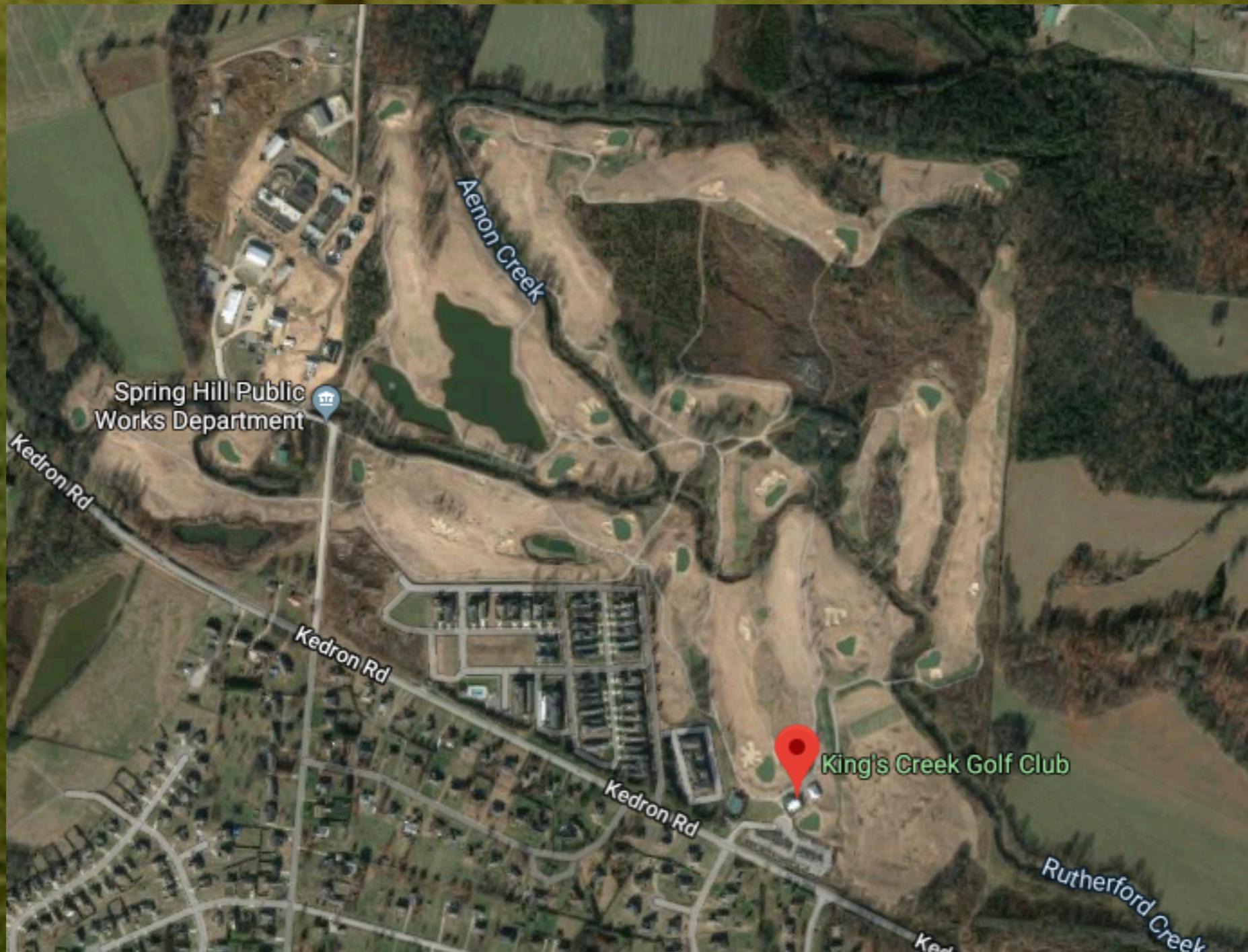
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