

# Hershey's Mill Golf Club West Chester, Pennsylvania



Asking Price \$9,900,000



# Hershey's Mill Golf Club



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Hershey's Mill Golf Club is a 18 hole, private country club located in a 55+ adult active community. The high end club features a well appointed clubhouse that includes 2 restaurants and banquet facility for up to 160 guests. Ownership also provides landscaping and snow service for the many of the residents in the community. There are 1720 homes in the Hershey's Mills Community.

Hershey's Mill is a premier 55 + communities in PA, only 24 miles from Center City Philadelphia, and adjacent to the suburban "Main Line". Nestled on 800 acres of natural beauty and stunning landscaping, Hershey's Mill is an exciting active adult, gated community with miles of walking and biking paths, community pools, pickleball, tennis courts and a shopping center.

The golf club has significant upside potential on the food and beverage side of the business by tapping deeper into the local residents. With total revenues close to \$7.0 million Hershey's Mill is poised for revenue and income growth with a fresh approach to marketing and membership.

The original developer is now located out of state and is looking to divest from the property at this time to focus on other business interests.



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**401 Chandler Dr West Chester, Pennsylvania**  
**<https://www.hersheysmillgolfclub.com/Home>**

Lease Term July 1980 until June 2079

Year Opened - 1981

Golf Course Architect - Bill Maddox and Dave Gordon

# of Holes - 18

Par 71 6,500 Yards

Rating 71.3

Slope 132

Total Acres - 133

Parking - 182 spaces

Zoning - Common Open Space

Turf Grass - Bent Grass Tees, Greens and Fairways

Irrigation System - Toro

Water Source - Effluent from the Homeowners Association

Bunkers - 60

Cart Paths - Semi-Continuous



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## Facilities

Clubhouse - 25,000 square feet

Including Pro Shop, Men's and Women's Locker Rooms, 2 dining rooms, 160 seat Banquet Facility

Golf Cart Storage Shed - Carts are stored under large deck outside the banquet room

Maintenance Building - 5 separate buildings

Warehouse #1 – 6800 sf

Warehouse #2 – 3000 sf

Maintenance - 8000 sf

Lean to #1 - 3000 sf

Lean to #2 - 3500 sf

Golf Carts - 52 Owned Yamaha Golf Carts

Golf Range

7 acres

7 grass stalls

250 yards long

Full Equipment List available upon request



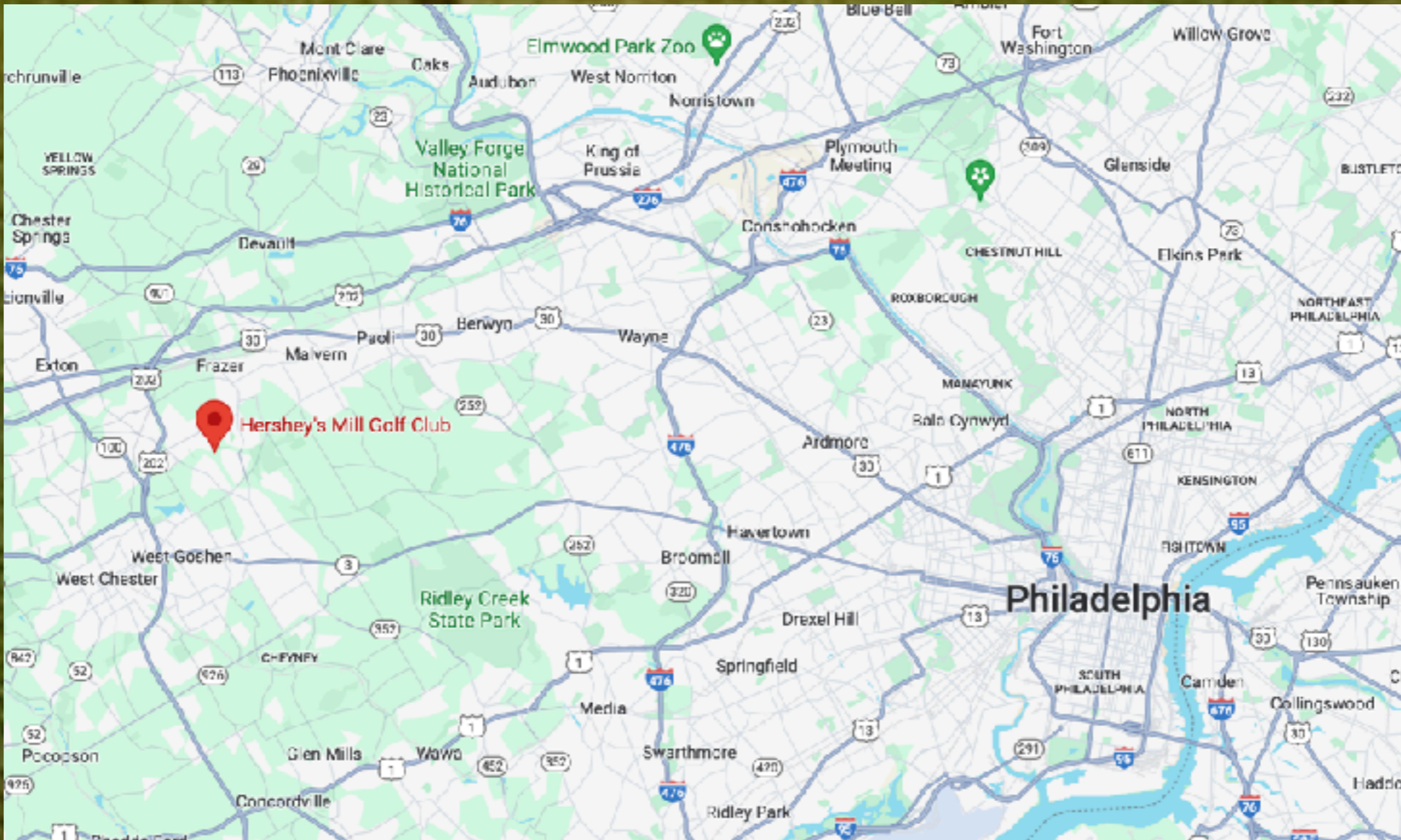
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## INVESTMENT OPPORTUNITY

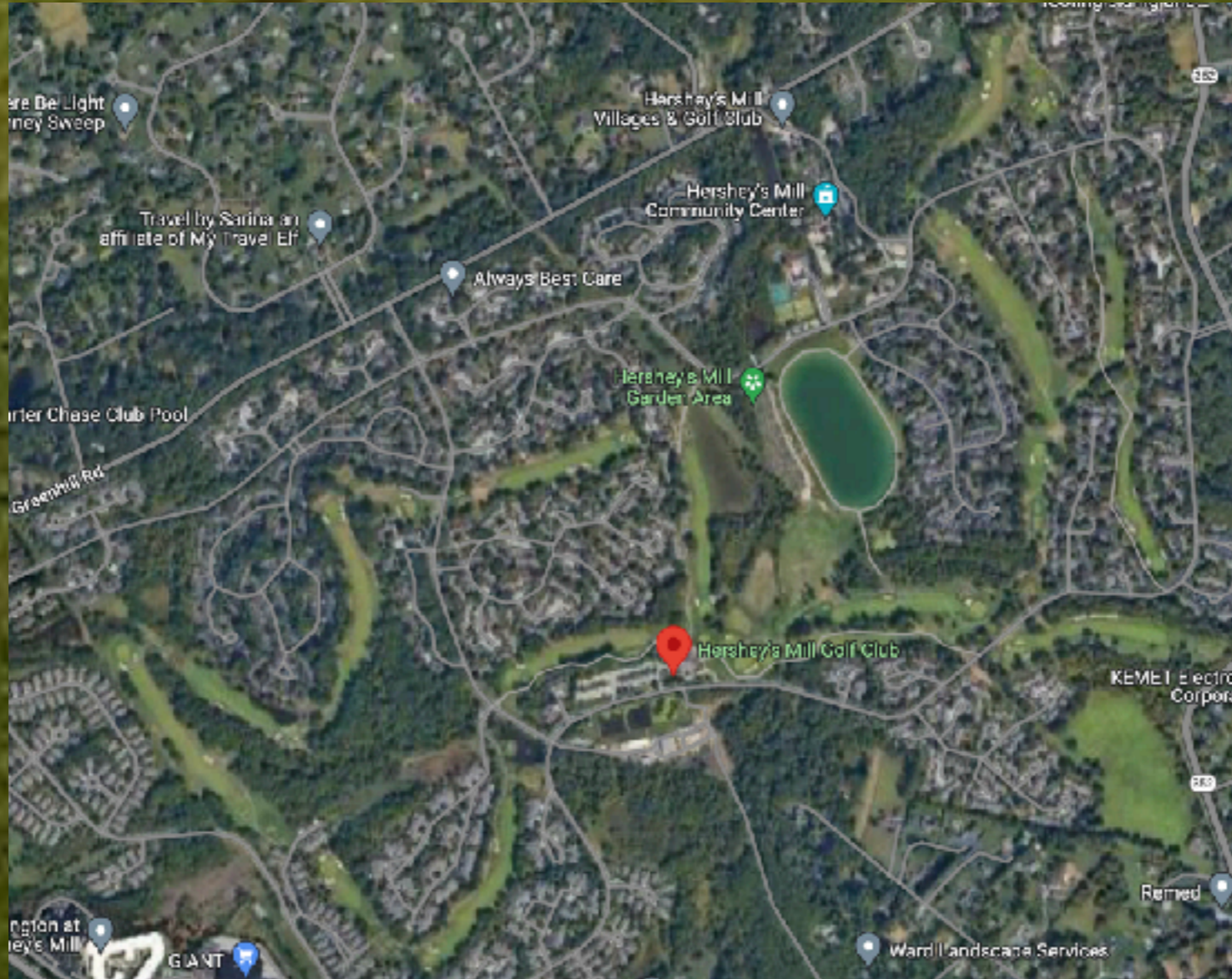
- 18 hole private club
- Great local demographics - 1,720 homes in the Hershey's Mill Community
- Located in an over 55 active adult community
- Turnkey Operation
- Positive Cash Flow
- Proximity to Philadelphia market
- Minimal deferred capital needs
- Long term profitable lawn maintenance business included
- Opportunity to grow Food and Beverage and Banquet business
- Excellent Course Conditions



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## USGA RULES GOVERN ALL PLAY EXCEPT WHERE MODIFIED BY LOCAL RULES

- Golf carts must be kept on paths around all green/tree complexes and 30' from all fairway bunkers.
- Free relief from all plantings and flowerbeds, treat as ground under repair.
- No free relief from strictly mulched areas (beds without flowers).
- Blue topped stakes indicate environmental sensitive areas and are considered No Play Zones.



MEMBER  
Matthew Harvey, PGA  
GOLF PROFESSIONAL



Jerred Golden, CGCS  
DIRECTOR OF GROUNDS



Joe Owsik  
GOLF COURSE  
SUPERINTENDENT



[www.hersheysmillgolfclub.com](http://www.hersheysmillgolfclub.com)  
West Chester, Pennsylvania  
Golf Shop: 610.692.6592  
[golfpro@hersheysmill.com](mailto:golfpro@hersheysmill.com)



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DATE:		SCORER:										ATTEST:														
HOLE		1	2	3	4	5	6	7	8	9	OUT	I N I T I A L	10	11	12	13	14	15	16	17	18	IN	TOTAL	HCP	NET	
BLACK	71.8/132	350	474	215	492	361	449	172	361	420	3294			391	155	514	361	185	385	348	416	443	3198	6492		
BLUE	70.3/129	344	465	190	486	348	424	163	354	390	3164			385	144	496	332	168	357	340	389	413	3024	6188		
SILVER	68.8/127	337	465	168	486	348	386	155	344	353	3042			338	144	496	332	168	357	340	358	361	2894	5936		
TAN	67.0/120	337	415	168	448	287	386	155	344	353	2893			338	120	404	299	133	316	311	358	361	2640	5533		
<b>MEN'S HANDICAP</b>		<b>13</b>	<b>11</b>	<b>9</b>	<b>15</b>	<b>3</b>	<b>1</b>	<b>17</b>	<b>7</b>	<b>5</b>				<b>6</b>	<b>18</b>	<b>10</b>	<b>12</b>	<b>16</b>	<b>14</b>	<b>8</b>	<b>4</b>	<b>2</b>				
	Tee Played																									
	Tee Played																									
	+/-																									
<b>PAR</b>		<b>4</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>36</b>			<b>4</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>35</b>	<b>71</b>		
	Tee Played																									
	Tee Played																									
	+/-																									
TAN	72.6/129	337	415	168	448	287	386	155	344	353	2893		338	120	404	299	133	316	311	358	361	2640	5533			
MAROON	70.7/125	337	415	129	392	287	321	155	301	353	2690		301	120	344	299	133	232	306	358	361	2454	5144			
GREEN	69.7/122	313	408	129	392	235	321	120	301	342	2561		301	109	344	292	120	232	306	358	361	2423	4984			
<b>WOMEN'S HANDICAP</b>		<b>13</b>	<b>1</b>	<b>17</b>	<b>5</b>	<b>3</b>	<b>9</b>	<b>15</b>	<b>11</b>	<b>7</b>			<b>14</b>	<b>18</b>	<b>4</b>	<b>10</b>	<b>16</b>	<b>12</b>	<b>8</b>	<b>6</b>	<b>2</b>					



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All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- Offer Price
- Financial Strength
- Ability to close
- Absence of Contingencies
- Timing of Due Diligence

**ALL OFFERS MUST BE PRESENTED IN WRITING AND SHOULD INCLUDE:**

- Purchase Price
- Proof of Funds
- Amount of Earnest Money Deposit
- Due Diligence Period
- Closing Date
- A List of Contingencies Required to Close the Transaction

## **SITE INSPECTIONS**

- Prospective purchasers are encouraged to visit the property prior to submitting Letter of Intent
- All tours will be set up by Links Capital Advisors
- Please do not contact on-site management or staff without prior approval.



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