

# The River Club Golf & Learning Center Clarksville, Tennessee



Asking Price - \$4,800,000



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The River Club Golf & Learning Center is a 130 acre facility that is ideally designed to capitalize on the movement in the golf industry to make the sport more FUN.

With 12 perfect bent grass greens the course can play as any combination of holes, from traditional 18 to any number of non-traditional holes below that. A 30 acre driving range with tees on both sides is perfectly set up for golf entertainment.

A small but functional clubhouse with a newly remodeled restaurant is ideal for hosting both golfers and non-golfers.

Originally designed as a private club, The River Club is perfectly positioned to take advantage of the golf industry's move toward entertainment.

Located 42 miles North downtown Nashville in Clarksville, Tennessee - The River Club is close enough to draw golfers from the booming Nashville market.

The facility is a turnkey golf operation, The River Club just needs a new owner with a new vision to take it to the next level.



# The River Club Golf & Learning Center

**1150 Warfield Road Clarksville, Tennessee**

**<https://theriverclubgolf.com/>**

Year Opened - 2014

Golf Course Architect - Billy Fuller

Acreage - 135

# of Holes - 9/18

Par - 72

Yardage - 7002

Parking - 101 vehicles

Zoning - R-1 - Single Family Residential

Greens Fees - \$51 weekday including cart - \$59 weekend including cart

Membership - \$2,508 (Individual Full Season with a cart)

## Buildings

### Square Footage

- 5,600 square feet Clubhouse - Hard Plank with a Stone Veneer
- Restaurant was renovated in 2023
- 2,560 square foot maintenance building

Clubhouse includes a full service restaurant - Clyde's of Clarksville

The Pro Shop is located on the driving range

Banquet Capacity - 200 people



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Non-Traditional course – 12 greens - Holes 1, 4 & 9 have two separate & distinct greens.  
Hole # 9 has two separate & distinct fairways.

Turf Grass - Greens are A-1 Bentgrass, Tees, Fairways and Roughs are 419 Bermuda .

16 Greens on property totaling 110,000 square feet

Irrigation System - Installed 2013, Toro 2 wire system

Water Source - Red River. Transfer pump in the River which then goes to the the Lake by Hole 1/18

2 Irrigation Pumps

Golf Carts - 40 Carts Leased, ClubCars with Lithium batteries.

Golf Range

30 acres

4 acres of 419 Bermuda teeing ground The 2.5 acres nearest the restaurant has a 6 inch sand cap & drainage.

The 1.5 acres at the far end of the range is shaded from the afternoon sun.

350 yards long



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## Rounds

5/1/22 -12/31/22

18 hole rounds - 13,480

9 hole rounds - 10,530

Public rounds - 17,880

Member Rounds - 6,130

2023

18 hole rounds - 19,550

9 hole rounds - 16,200

Public rounds - 26,580

Member Rounds - 9,170

2024

18 hole rounds - 6,010

9 hole rounds - 5,290

Public rounds - 8,900

Member Rounds - 2,400

## Members

2022 - 72

2023 - 122

2024 to date - 40



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## INVESTMENT OPPORTUNITY

- Non-Traditional Golf Course (9 holes with 12 greens)
- Opportunity to take advantage of golf industry trends towards entertainment and FUN.
- Turnkey Operation
- Positive Cash Flow
- Opportunity to grow rounds and revenue
- Newly renovated restaurant
- Excellent Local Demographics
- Proximity to Nashville
- Greens are considered the best in the area

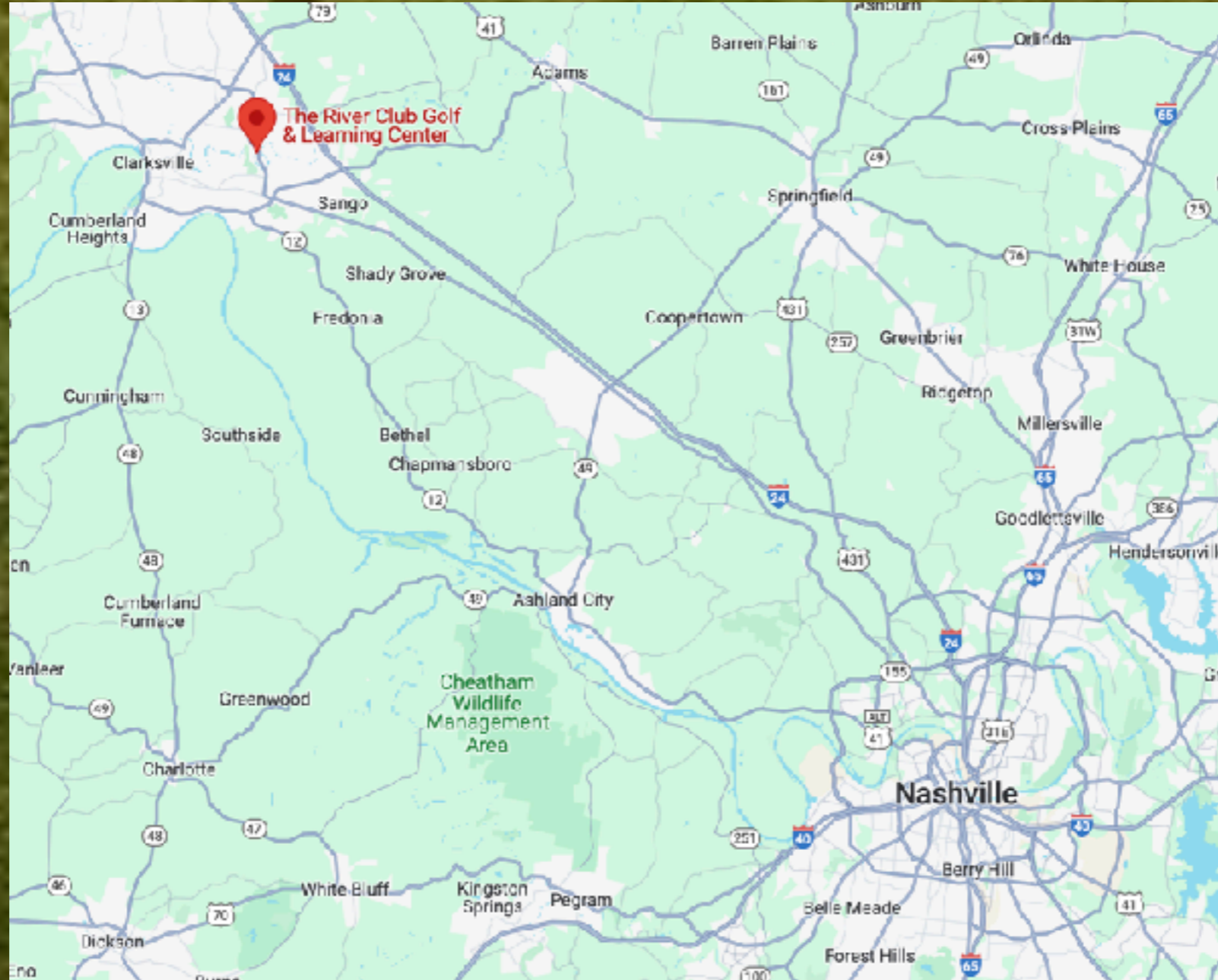


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LOOP 1										
The Red	333	564	160	405	383	412	231	468	517	3469
River's Edge	303	497	196	368	352	381	231	428	494	3250
Fellin' Water	277	478	133	344	313	352	178	395	466	2936
River Bluff	253	420	107	319	280	321	153	370	434	2657
Lil' West Fork	253	400	107	292	241	294	123	330	410	2450
PAR	4	5	3	4	4	4	3	4	5	36
HANDICAP	17	5	15	9	13	3	7	1	11	
HOLE	1	2	3	4	5	6	7	8	9	
Match +/-										
Match +/-										
Date:	Scorer:									

LOOP 2											
	356	509	196	402	383	413	260	463	551	3533	7002
	356	564	160	402	313	413	206	395	551	3360	6610
	326	509	160	316	352	321	153	370	468	2975	5911
	276	478	133	316	313	352	123	330	468	2789	5446
	276	400	133	289	280	321	123	330	444	2606	5056
	4	5	3	4	4	4	3	4	5	36	72
	16	14	12	10	18	8	2	4	6		
	10	11	12	13	14	15	16	17	18		
Attest:	<div style="display: flex; justify-content: space-around;"> <span>BACK</span> <span>FRONT</span> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <span>●</span> <span>▲</span> <span>■</span> <span>●</span> <span>◆</span> </div>										



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All offers will be reviewed by ownership 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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