

Laurel Island Links Kingsland, Georgia



Asking Price - \$1,300,000

Laurel Island Links

LINKS
CAPITAL
ADVISORS

Laurel Island Links



Laurel Island Links

Laurel Island Links

Laurel Island Links is a hidden jewel in a wonderful setting. Opened in 1996, this 7,000 yard, par 72 layout Laurel Island Links has unique natural features that make it play like no other course in Southeast Georgia. Magnificent marsh views are all around the 18-hole links-style course, designed by legendary golfer Davis Love III..

Laurel Island spreads across 174 acres and offers spectacular panoramic view from many of the tees. The course ratings are 74.6 with a slope of 140 from the Championship tees, Laurel Island also offers a driving range with a 300 yard driving range and full practice facilities

Laurel Island features a 8,438 square foot clubhouse with bar, restaurant and banquet area. The clubhouse is small enough to be efficient but large enough to handle outings and events.

Laurel Island is ideally situated for an economic turnaround. A new owner with fresh marketing ideas and a renewed commitment to driving rounds will be able to take Laurel Island to the next level.



Laurel Island Links

Location: 233 Marsh Harbour Pkwy, Kingsland, GA 31548

- Acreage: 174.18
- Holes: 18
- Yardage: 7,029
- Slope: 140
- Architect: Davis Love III
- Clubhouse Square Footage: 8,438
- Banquet Capacity: 175 people
- Cart Paths: 6 foot wide around the tees and greens
- Parking: 125 spots
- Driving Range: 300 yards long 20 to 24 stations
- Irrigation Source: From holding pond on course fed by an artesian well (Toro System)
- Drainage: Excellent
- Topography: Flat to slightly rolling
- Golf Carts: 50 EZ GO Carts (LEASED) \$4,522 per month. Lease commenced 3/2014.
- Maintenance Equipment: A full list of equipment is available upon request.
- Website: <http://laurelislandlinksgc.com/index.html>



Laurel Island Links

Acquisition Opportunity

- Priced substantially below replacement cost
- 8,438 square foot full service clubhouse is ideal for weddings and outings
- Stable community with growth opportunities to expand revenue
- Excellent local demographics
- A new aggressive owner will be able to increase revenue through increased play, outings and banquets.
- First class clubhouse and banquet facility
- Well regarded golf course

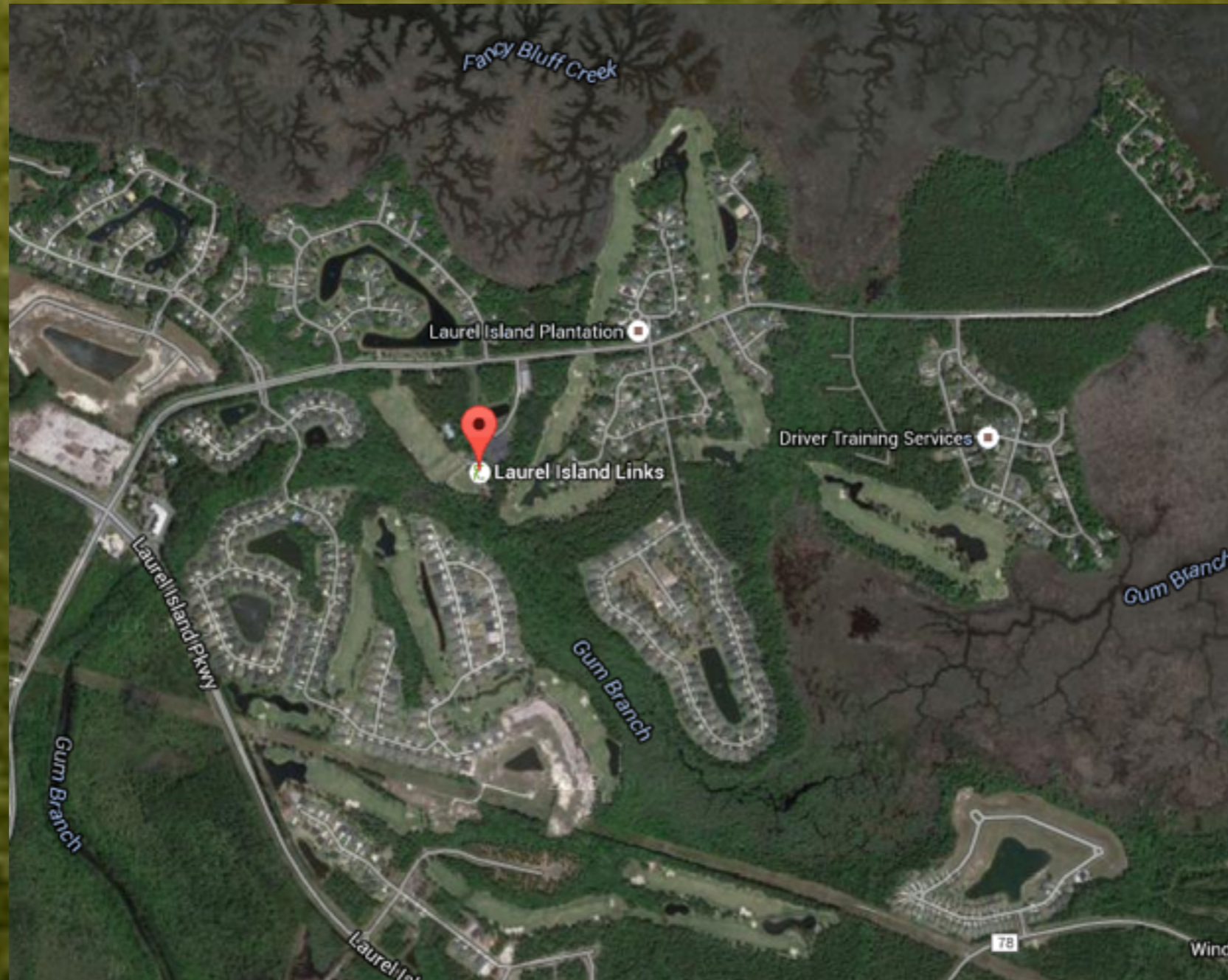


Laurel Island Links

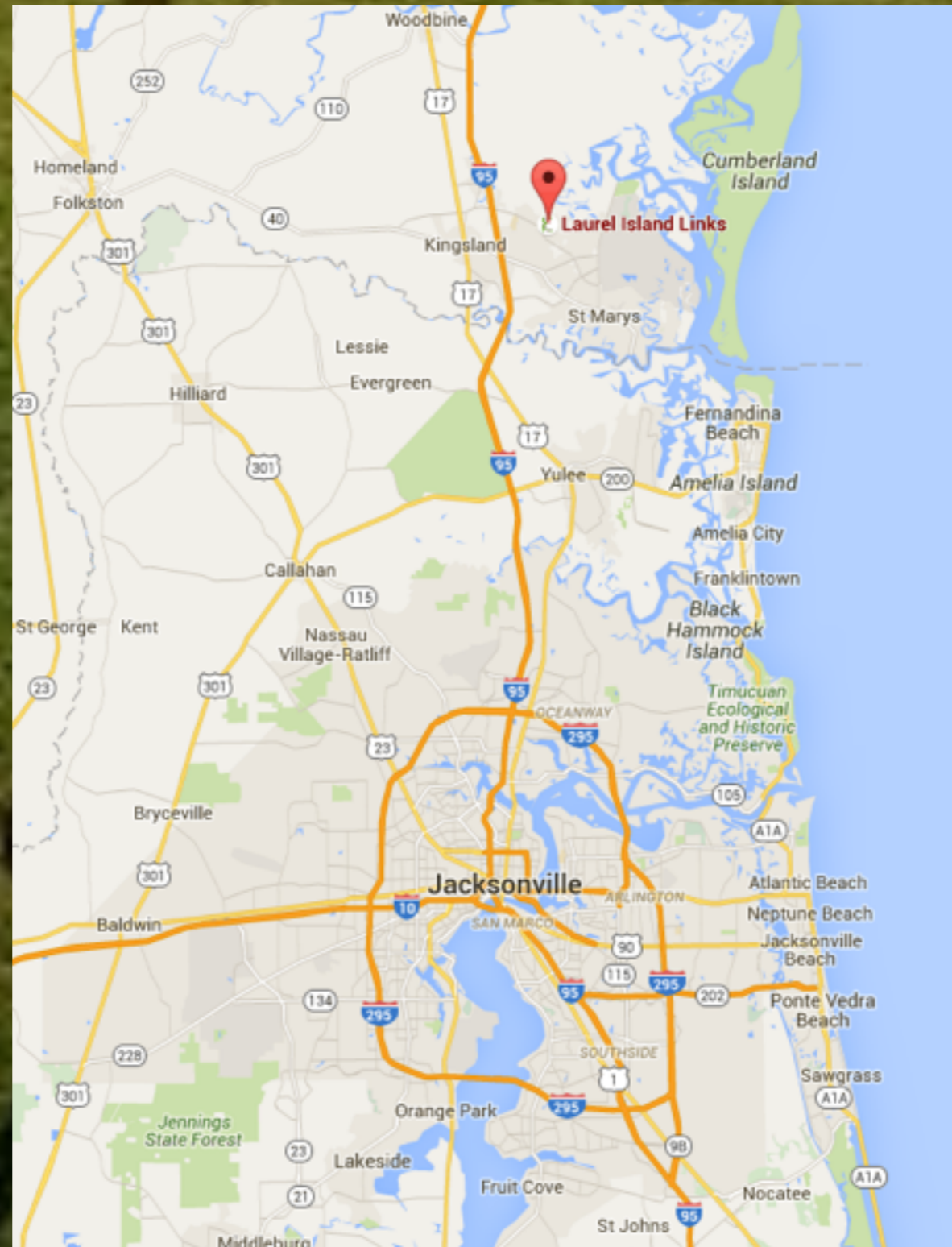
| Hole | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | Out | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | In | Total |
|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|-----------|
| Black | 386 | 432 | 178 | 506 | 317 | 607 | 420 | 149 | 415 | 3,410 | 443 | 184 | 426 | 533 | 453 | 563 | 371 | 182 | 464 | 3,619 | 7,029 |
| Blue | 360 | 395 | 164 | 475 | 298 | 572 | 391 | 141 | 377 | 3,173 | 422 | 166 | 405 | 511 | 429 | 531 | 359 | 166 | 429 | 3,418 | 6,591 |
| White | 347 | 377 | 138 | 464 | 287 | 546 | 375 | 133 | 328 | 2,995 | 410 | 153 | 390 | 492 | 409 | 512 | 347 | 151 | 386 | 3,250 | 6,245 |
| Green | 322 | 342 | 111 | 453 | 257 | 483 | 339 | 109 | 309 | 2,725 | 367 | 123 | 348 | 406 | 343 | 464 | 302 | 125 | 335 | 2,813 | 5,538 |
| Men's Handicap | 12 | 2 | 10 | 8 | 18 | 4 | 6 | 16 | 14 | | 5 | 11 | 7 | 9 | 1 | 15 | 17 | 13 | 3 | | |
| Men's Par | 4 | 4 | 3 | 5 | 4 | 5 | 4 | 3 | 4 | 36 | 4 | 3 | 4 | 5 | 4 | 5 | 4 | 3 | 4 | 36 | 72 |
| | | | | | | | | | | | | | | | | | | | | | |
| Women's Par | 4 | 4 | 3 | 5 | 4 | 5 | 4 | 3 | 4 | 36 | 4 | 4 | 3 | 5 | 4 | 5 | 4 | 3 | 4 | 36 | 72 |
| Women's Handicap | 16 | 4 | 12 | 8 | 18 | 2 | 6 | 14 | 10 | | 16 | 4 | 12 | 8 | 18 | 2 | 6 | 14 | 10 | | |
| Red | 316 | 338 | 107 | 442 | 254 | 481 | 336 | 105 | 307 | 2,686 | 316 | 338 | 107 | 442 | 254 | 481 | 336 | 105 | 307 | 2,686 | 5,372 |



Laurel Island Links



Laurel Island Links



Laurel Island Links



Laurel Island Links

Chris Charnas
Links Capital Advisors, Inc.
636 Church Street
Suite 309

Evanston, Illinois 60201

Office 847-866-7192

Cell 312-543-7192

chris@linkscapitaladvisors.com

www.linkscapitaladvisors.com

Twitter: [@linkscapital](https://twitter.com/linkscapital)

