

# Fox Lake Country Club

## Fox Lake, Illinois



Asking Price - \$6,500,000





# Fox Lake Country Club





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Links Capital Advisors is pleased to present its newest listing, Fox Lake Country Club. Located in the northwest suburbs of Chicago. Fox Lake Country Club is a 98 year old golf course located on 106 acres of prime residential development land. The golf course is active and has positive cash flow. The current long term owners are looking to sell the asset and move on to other ventures.

The property is ideally situated for future development with water and sewer to the site and zoning in place for a residential development. With minimal wetland on site a developer can maximize the economic potential of the site.

For more information on Fox Lake Country Club please contact Chris Charnas with Links Capital Advisors at 312-543-7192.





# Fox Lake Country Club

## Location

7220 State Park Road, Fox Lake, Illinois 60020

## Tax Parcel Number

01-28-300-060

## 2022 Real Estate Taxes

\$21,380

## Website

[www.foxlakeecc.com](http://www.foxlakeecc.com)

## Acreage

106 acres

## Zoning

R-2 and R-3

## Facilities

7,000 square foot clubhouse

3,500 square foot Pro Shop

1,500 square foot Halfway House

7,500 square foot Maintenance Building (includes Cart Storage)





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Course Architect - Harry Hall King  
Originally Built 1925  
Redesigned 1973 - Dick Nugent/Ken Killian

Par - 72 – Four Par 3's, Ten Par 4's, Four Par 5's  
Yardage - 6,359 yards - 71.3/126

**Greens Fee** - \$57 (weekends)

## Golf Carts

60 EZ Go Golf Carts gas powered)  
5 year lease with TCF National Bank - started 2019  
Payment \$8,043 per month





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## Grasses

Greens - Bentgrass

Fairways/Tees - Bluegrass

## Irrigation System

Type: Toro, OSMAC RDR Satellite Series System

Design: Double Row Fairways, Single Row Tees

Age of System: 20 years old

Number of Sprinkler Heads: Full Coverage

Water Source: Ponds fed by 2 wells

Pump Types

(1) 25hp Jockey Pump (5 years old)

(2) vertical 50hp - Berkeley B3ZPLS Flanged Pumps - (1) installed this year other 2 years old





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## Acquisition Opportunity

- 106 acres of prime development land
- Residential Zoning in place - R2 and R3
- Sewer and Water to site
- PUD in place for 9 hole golf course with 136 townhomes and 168 single family residences
- Great location in Chicago's Northwest Suburbs
- Excellent Investment Opportunity



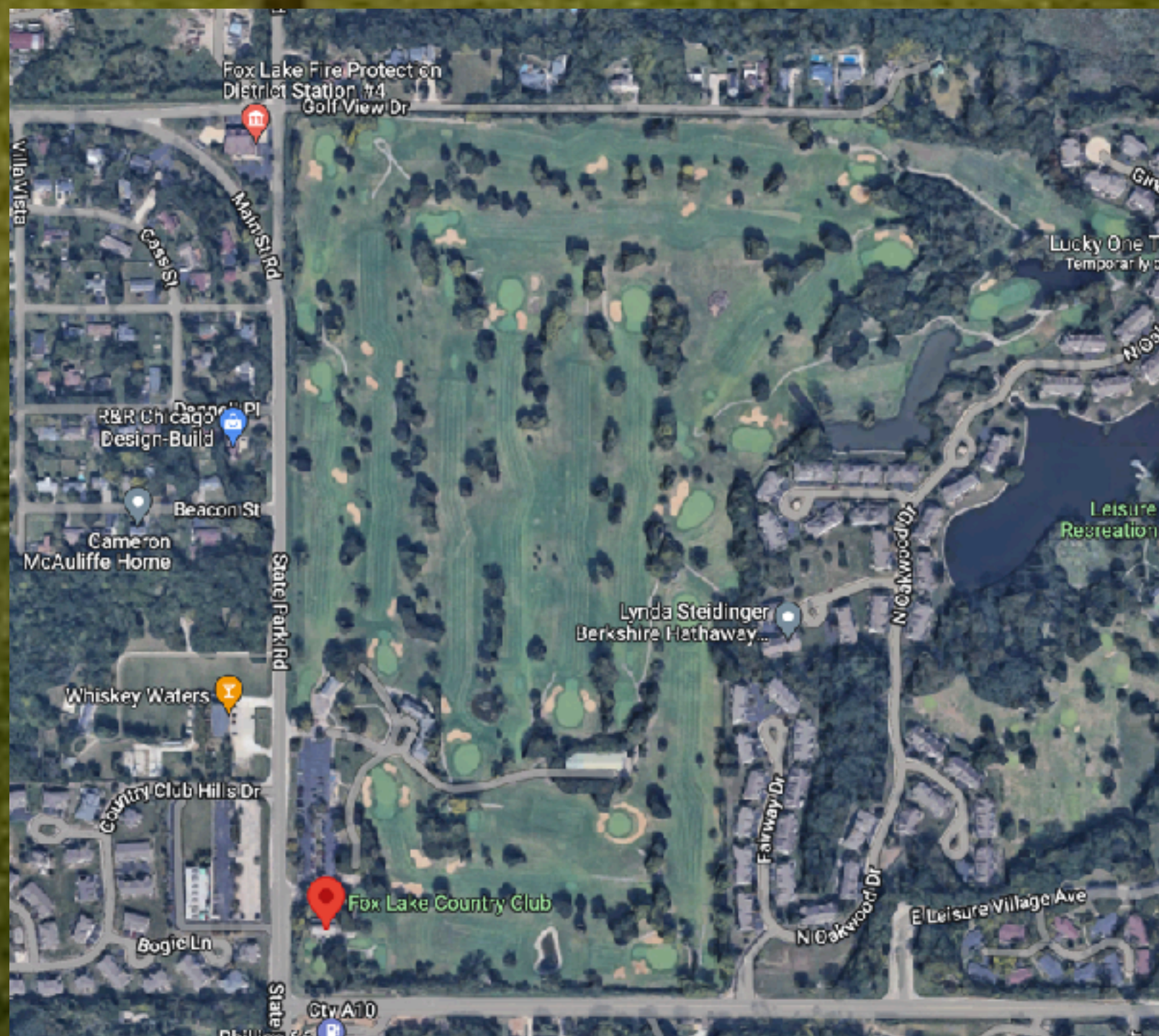


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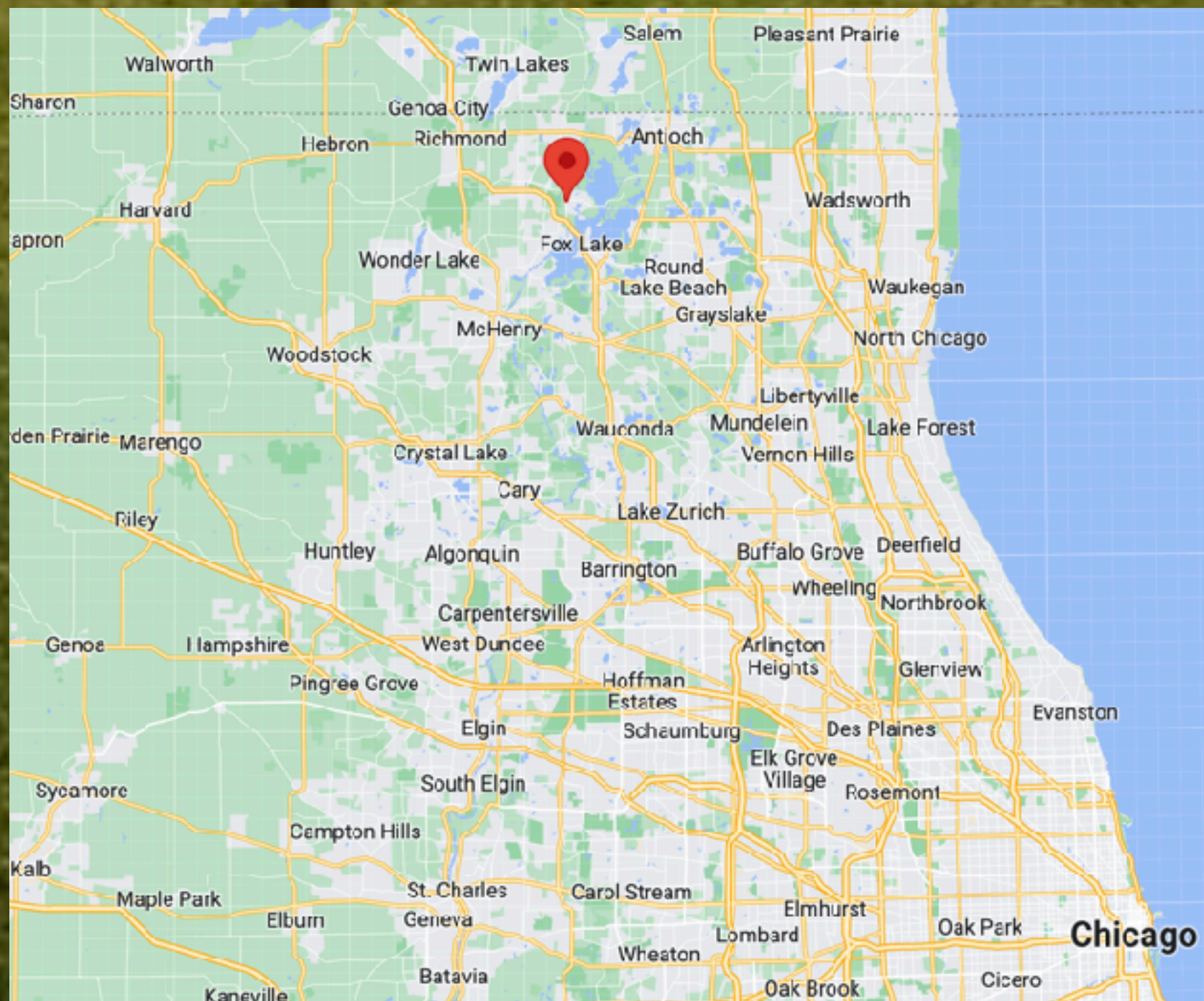


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