

# The Royal Golf Club Lake Elmo, Minnesota



Asking Price - \$8,000,000





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Links Capital Advisors is pleased to present its newest listing, The Royal Golf Club, located in Lake Elmo, Minnesota just 15 minutes from St Paul Minneapolis. The Royal Golf Club features a championship 18 hole golf course designed by Arnold Palmer and Annika Sörenstam, there is also a 6 hole short course for kids. Currently setup as a daily fee course at the center of a new residential community, The Royal Golf Club is ideally situated to be converted to a private club.

Once home to 3M's Tartan Park, Royal Golf Club sits at the center of The Royal Club community. This 18-hole championship-caliber course features five tee boxes, bent-grass fairways and generous landing areas, allowing golfers of all experience levels to test their skills. The first nine holes, known as the Queen's Nine, were designed by Annika Sörenstam, and the last nine, known as the King's Nine, were designed by the late Arnold Palmer. As Arnold's last course, and Annika's first in the U.S., Royal Golf Club presents golf enthusiasts with a one-of-a-kind experience.

Built along the perimeter of the golf course, this premier development will consist of 291 single-family homes and villas when completed. Located just minutes from downtown Saint Paul, The Royal Club offers residents an escape from the city, while still providing access to its many amenities. The newly redesigned clubhouse provides residents with various amenities including Arnie's full-service restaurant & bar, three fire pits and an outdoor deck that overlooks the first and tenth holes.. Located just minutes from downtown Saint Paul, The Royal Club offers residents an escape from the city, while still providing access to its many amenities.





# The Royal Golf Club

## Location

11455 20th Street North, Lake Elmo, Minnesota

## Tax Parcel Numbers

25.029.21.12.0003, 25.029.21.22.0003, 25.029.21.21.0002, 25.029.21.43.0028, 25.029.21.21.0003,  
25.029.21.12.0007, 25.029.21.13.0002, 25.029.21.12.0002

2020 Real Estate Taxes - \$100,989

## Website

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

## Acreage

210 acres

## Zoning

PF, Public @ Quasi-Public Open Space

## Clubhouse

25,093 square-foot building, featuring fully-stocked golf shop, seasonal restaurant with outdoor patio seating, event room with seating up to 300, outdoor landscaped ceremony site and mens and ladies locker rooms.





# The Royal Golf Club

Course Architects - Arnold Palmer & Anika Sörenstam  
Originally Built (Tartan Fields) 1966  
Construction Began - 2016

Par - 72 – Four Par 3's, Ten Par 4's, Four Par 5's  
Yardage - Royal Tees - 6,901 yards - 73.5/129

Short Course - 6 Par 3's 413 yards

Course Layout - 2 unique 9's designed by Arnold Palmer (his last design project) and Anika Sörenstam. Laid out to be fair but challenging. Provides golfers of all handicaps an opportunity to play to their handicap and enjoy their round.

Water Features - 5 holes border Horseshoe Lake, there are three other lakes on the course





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## Grasses

Greens - Penn A1A4 Bentgrass - 3 acres

Fairways/Tees - Dominant Extreme 7 - 40 acres

Roughs - Kentucky Bluegrass/Fescue - 38 acres

Native Areas - Fescue/Native Grasses/Wildflowers - 40 acres

## Irrigation System

Type: Toro, Lynx Radio Controlled System

Design: Double Row Fairways, Single Row Tees

Age of System: Installed Fall 2016

Number of Sprinkler Heads: 87

Water Source: Watertronics pump station - installed 2013

Pumping Capacity/Pressure Rates: 2250 gallons per minute at 125 PSI

Water Restrictions: Permitted up to 44 million gallons per year

Water is Free from Wells and Ponds



## Golf Carts

75 EZ Go Golf Carts (60 Lithium Ion, 15 gas powered)

5 year lease with TCF National Bank (2021-2025)

Total Payment \$12,120 per month





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## Accolades

- 2021 Best Golf Course in Minnesota - Star Tribune
- 2022 Host to Minnesota Mid-Players & Seniors Championship
- 2022 Host to Annika Womens Intercollegiate
- Host of 3M Open Pro-Am
- 2022 Host of Hobey Baker Golf Tournament & Award
- Minnesota PGA State Open 2020
- GM Kent Blaschko Nominated to be PGA's Minnesota Promoter of the Year 2020 and 2021
- 6 hole Short Course is free to play for 17U
- 





# The Royal Golf Club

## Acquisition Opportunity

- 2021 Gross Revenue over \$5.0 million
- Potential to convert to Private Club
- Immaculate Conditions
- Little to No Deferred Maintenance
- Easy access to Minneapolis/St. Paul Minnesota
- Upside potential with more Weddings and Outings
- Primary amenity for high end community of 291 homes
- Excellent Investment Opportunity





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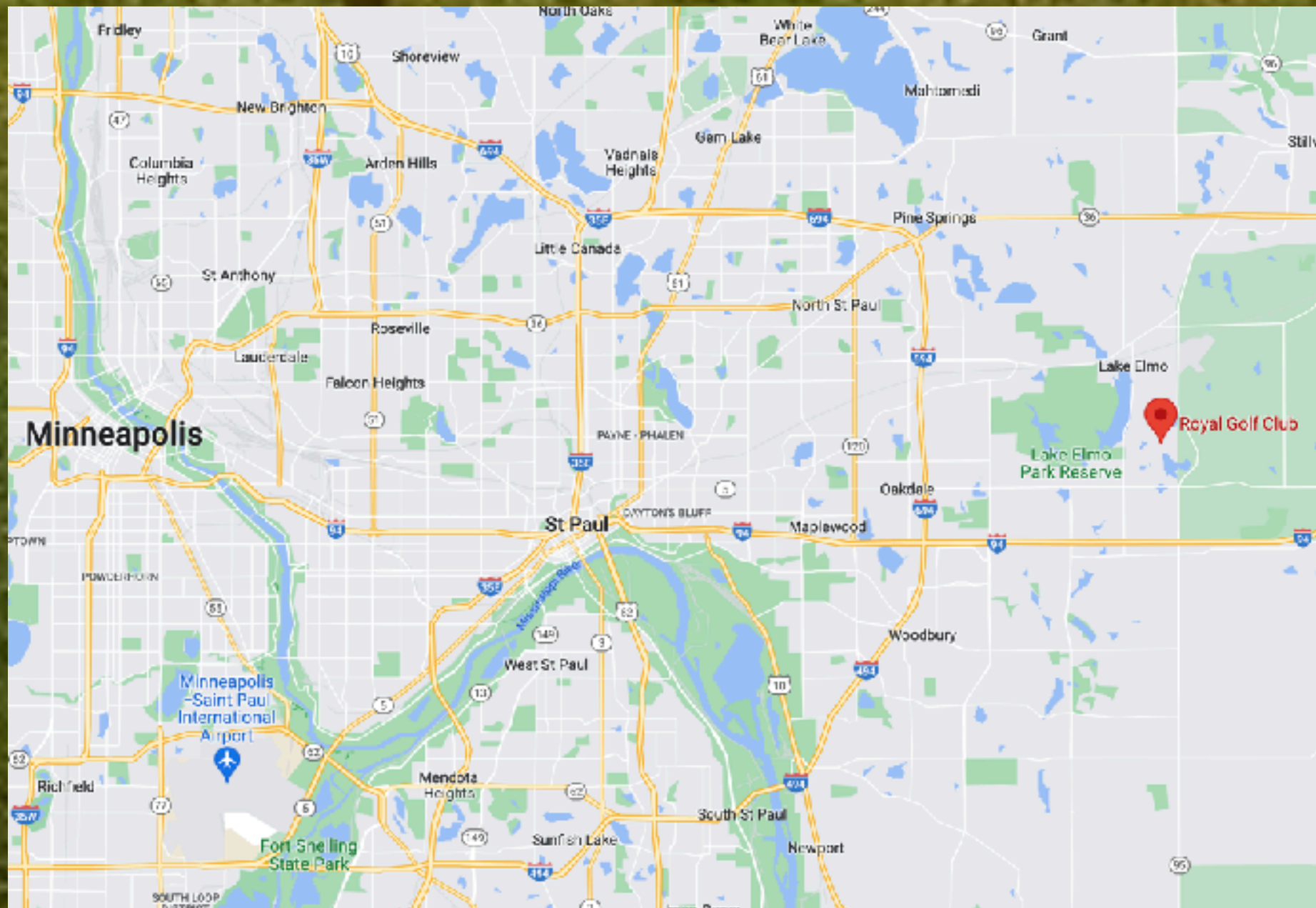


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THE QUEEN'S NINE ANNIKA SÖRFENSTAM														THE KING'S NINE ARNOLD PALMER											
HOLES	1	2	3	4	5	6	7	8	9	OUT	10			11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
ROYAL	M 75.5/125 L 71.7/137	405	520	333	216	332	443	220	457	530	3,468	INITIALS	350	464	143	456	425	309	190	383	505	3,435	6,901		
WHITE	M 71.9/127 L 71.7/137	387	481	322	188	340	413	181	407	504	3,223		330	419	122	432	383	282	175	532	485	3,160	6,383		
GOLD	M 69.1/125 L 71.7/138	363	471	283	170	308	399	163	381	480	3,018		322	364	105	412	360	250	158	482	452	2,905	5,923		
RED	M 65.5/119 L 71.5/125	335	455	256	148	290	324	154	371	460	2,794		297	329	90	396	318	188	125	425	428	2,596	5,390		
GREEN	M 61.7/107 L 67.9/108	249	305	220	120	220	270	125	245	265	2,010		280	234	80	315	205	141	94	343	205	1,897	3,907		
MEN'S STROKE		3	7	13	15	5	1	11	9	17			10	2	18	5	8	14	15	12	4				
+OR-																									
PAR		4	5	4	3	4	4	3	4	5	36		4	4	3	4	4	4	3	5	5	36	72		
LADIES' STROKE		9	5	15	17	3	1	7	13	11			12	8	18	2	10	14	15	6	4				

DATE: \_\_\_\_\_ MARKER: \_\_\_\_\_ COMPETITOR: \_\_\_\_\_



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