

Racine Country Club Racine, Wisconsin



\$7.0 million Asking Price



Racine Country Club

Racine Country Club is Golf and Social Country Club on 212 acres featuring a 115 year old course surrounded by the scenic Root River.

Racine Country Club offers a wide range of amenities for those seeking a premier country club experience. With an 18-hole championship golf course, members can challenge themselves on a beautifully designed course with lush fairways and challenging greens.

The club offers a variety of other activities, such as swimming, tennis, pickleball, platform tennis, and bowling. Members can dine in the club's extraordinary restaurant, hang out at Billows Lodge, or attend exclusive events hosted throughout the year. In addition, the club offers a selection of meeting rooms for business or social events that can accommodate any gathering.

Billows Lodge is the premier Golf Entertainment Center in the region. Opened in 2022 Billows Lodge is where technology and tradition meet in a world class venue. Play 30 sports and games like golf, soccer, baseball, football, shooting and many others on 4 indoor multi-sport HD simulators. Then step over to the 6 temperature controlled hitting bays and hit balls out onto the outdoor driving range using GC Quad launch monitors to hone your game. Billows also features a great bar area for casual dining and can be rented out for events.

A new owner with the energy to re-invigorate the clubs marketing and membership programs can return the facility to profitability. The current owner bought the Club out of bankruptcy and is looking to move on with other investments after positioning the facility for long term growth.



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2801 Northwestern Avenue - Racine, Wisconsin 53404

www.racinecountryclub.com

- Year Opened - 1909
- 35,000 square foot clubhouse
 - Mens and Womens Locker Room
 - Dining Rooms - 110 Diners
 - Full Kitchen
 - Office Space
 - Fitness Area
- 2 Swimming Pools
- 3 Tennis Courts
- 6 Pickleball Courts
- 260 yard long range - with access from Indoor Billows Lodge
- Practice hitting area features both real grass and artificial grass turf hitting areas
- Total Acres - 186 acres
- Property Taxes - \$73,590
- Zoning - O/I
- Tax Parcels 151-03-23-06-107-000, 276-00-00-21-204-000



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INVESTMENT OPPORTUNITY

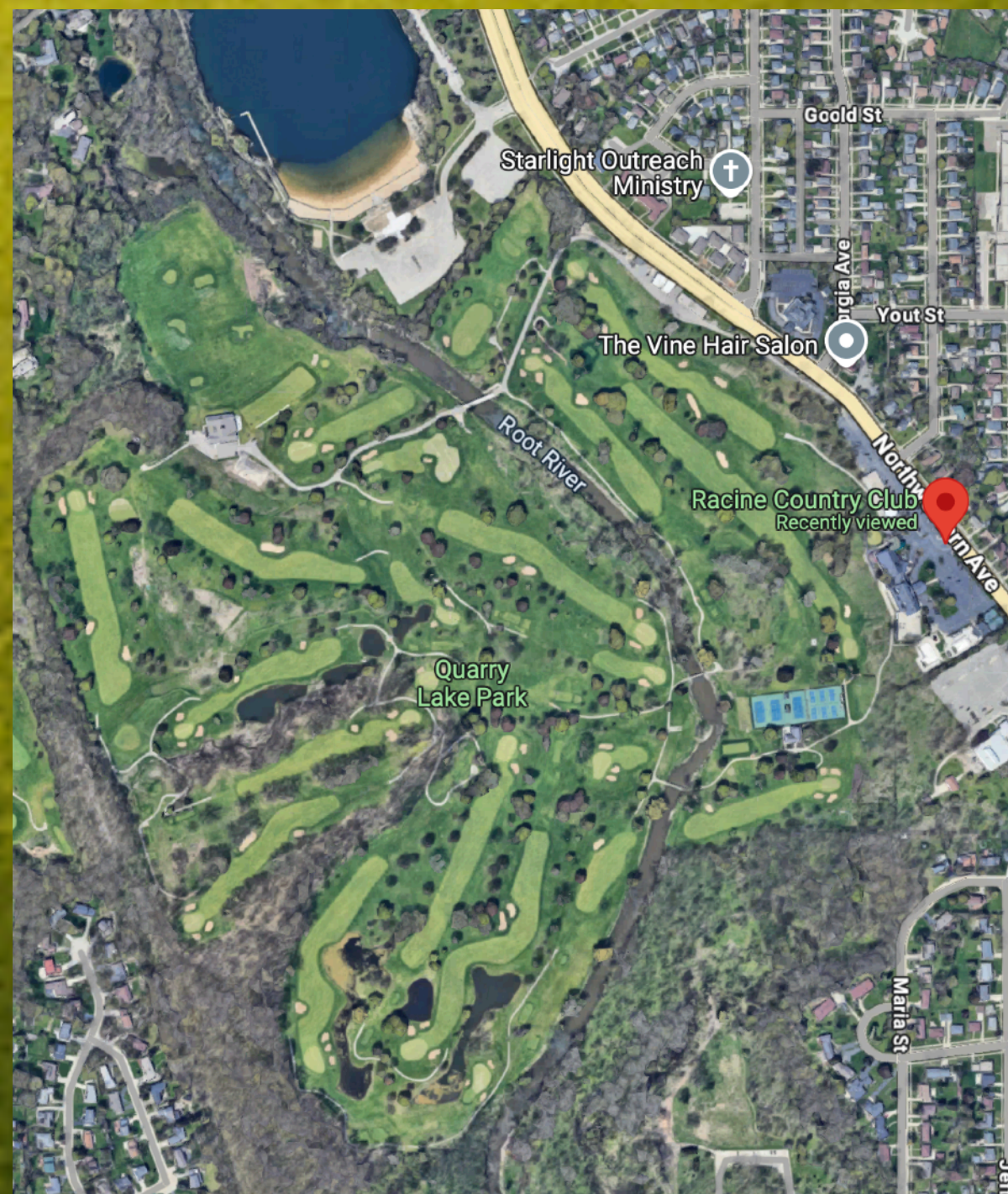
- Best Amenities of a private club in the region
- Over \$6 million in Capital Improvements since 2022
- Newly built Billows Lodge - Multi-Purpose facility with indoor/outdoor hitting bays and full service bar
- 35,000 square foot main clubhouse
- New fully automated turf mower
- 2 Swimming pools
- Racquet Center features; 3 Tennis, 6 Pickleball and 2 Platform Tennis Courts
- Opportunity to grow events and outings
- Carts and Equipment are owned



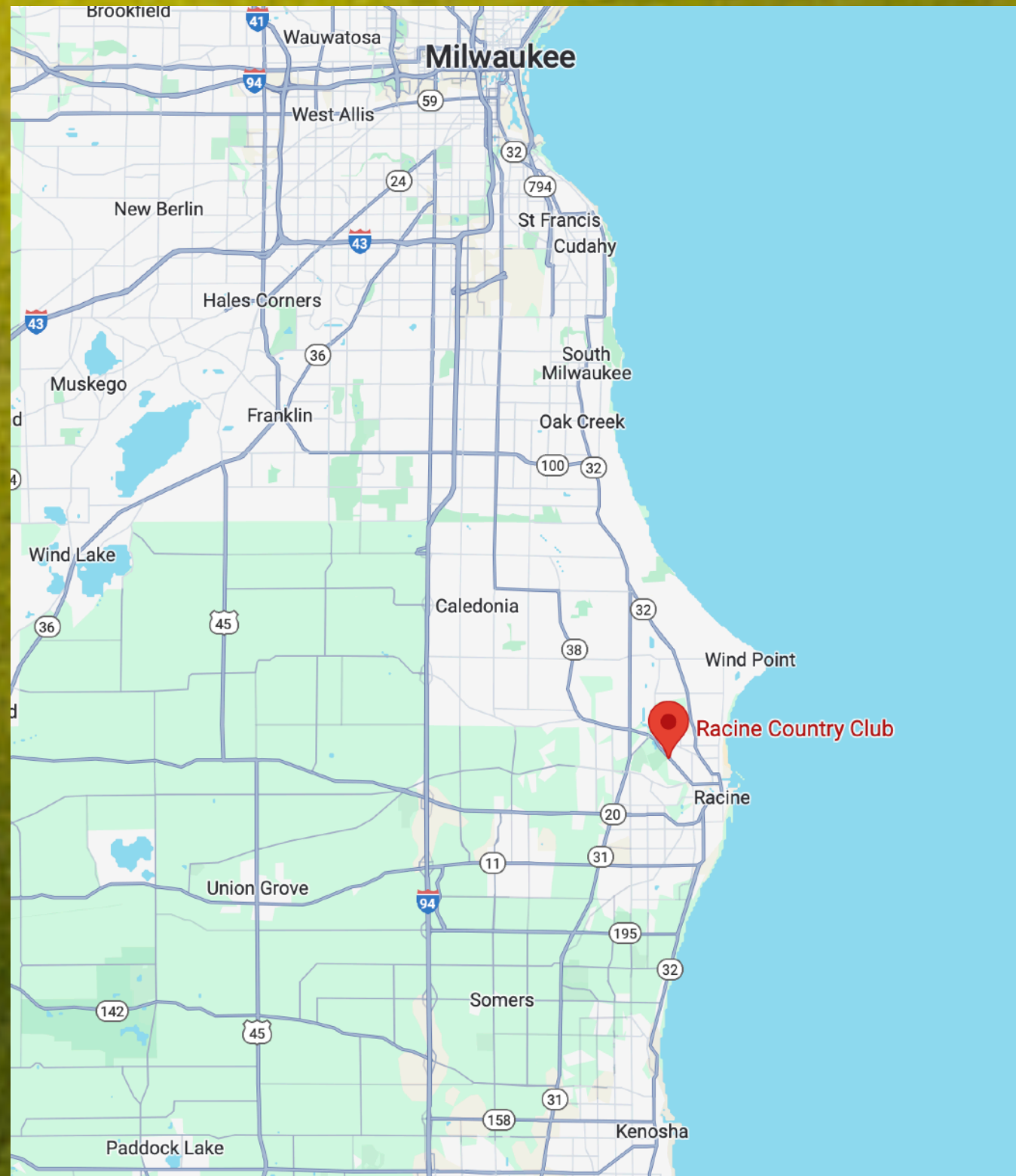
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All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- 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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