



# LATAH CREEK SHORT COURSE

5840 S MEADOWLANE RD  
SPOKANE, WA 99224

Guy D. Byrd



# Executive Summary

## PROPERTY SUMMARY

**SALE PRICE:** \$695,000

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**LOT SIZE:** 5.76 Acres

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**BUILDING SIZE:** 1,500 SF

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**ZONING:** Low Density Residential. Golf Course Is Under A Special Use Permit That Includes Related Activities: Restaurant/Alcohol

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**CROSS STREETS:** South Meadow Lane Road & South Inland Empire Highway

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**TRAFFIC COUNT:** 14,800



## PROPERTY HIGHLIGHTS

- 27% increase in revenue from 2013 to 2015
- Cash Out or Seller Financing is Available to Qualified Buyers
- Includes 9 Hole Golf Course and Foot Golf, Club House, all Out Buildings
- Well that pumps 90 gallons per minute with 100 P.S.L.



# Additional Photos





# Additional Photos





# Additional Photos





# Additional Photos

## Prices

### **Golf and FootGolf Prices:**

|                      |                     |
|----------------------|---------------------|
| Adult                | \$10                |
| Senior               | \$9                 |
| Junior               | \$8                 |
| Extra 9 holes        | \$4 (no rain check) |
| FootGolf ball rental | \$3                 |
| Golf club rental     | Available           |

### **Season Pass**

|         |       |
|---------|-------|
| Family* | \$495 |
| Adult   | \$250 |
| Youth   | \$180 |
| Senior  | \$200 |

\* - Family pass is good for 2 adults and 2 children under 18  
Season passes are good for one year from the date of purchase.

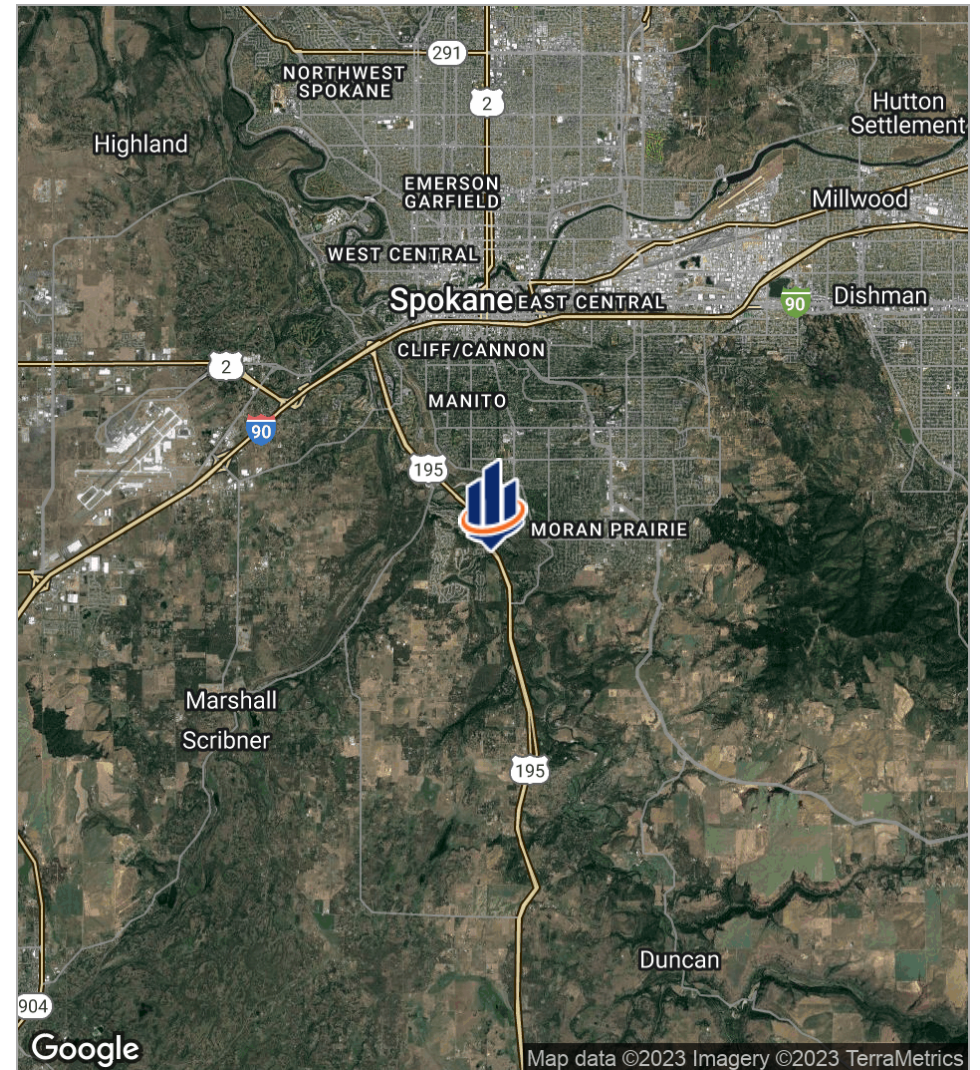
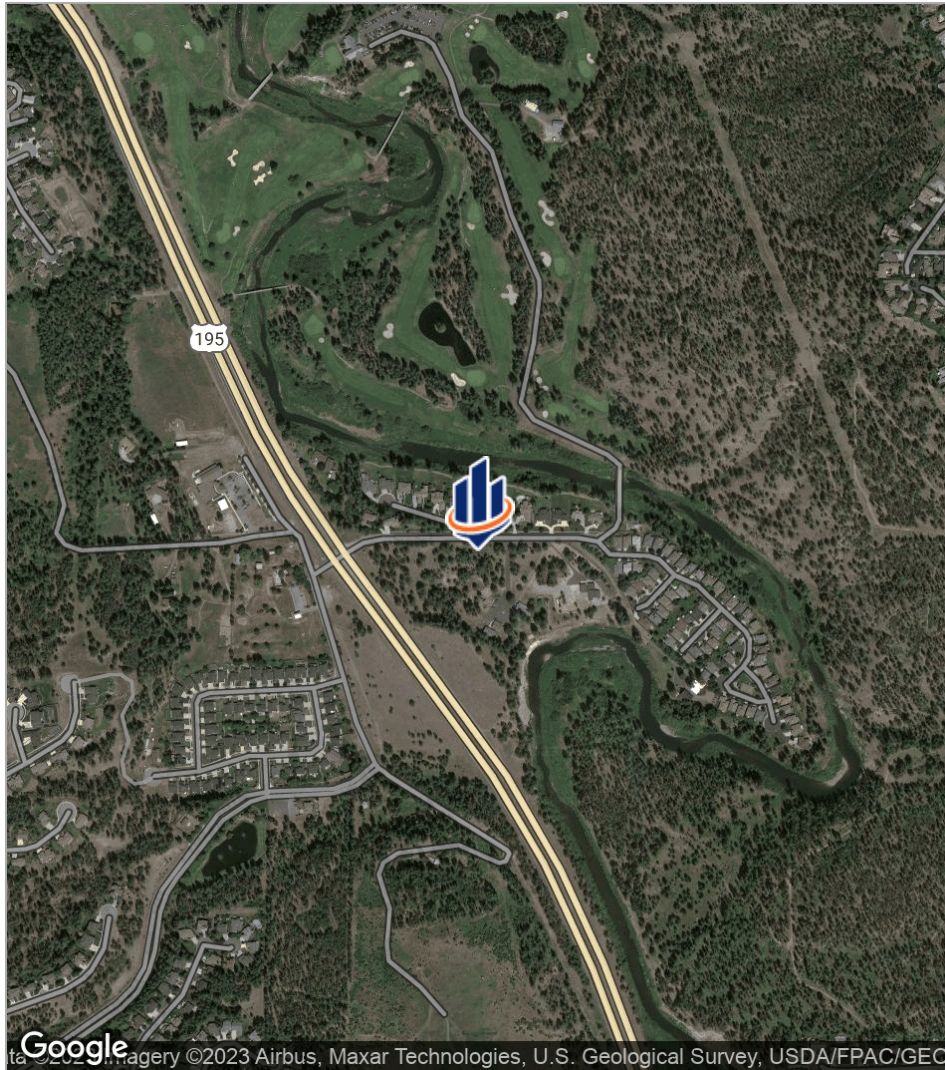
### **Frequency Card**

Purchase 2 rounds, get 3rd free (VALID FOR INDIVIDUAL ONLY)

|        |      |             |
|--------|------|-------------|
| Adult  | \$20 | (save \$10) |
| Youth  | \$14 | (save \$7)  |
| Senior | \$18 | (save \$9)  |
| Family | \$64 | (save \$34) |



# Location Maps





# Demographics Map



|                     | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Population    | 1,150     | 119,652   | 353,233   |
| Population Density  | 366       | 1,523     | 1,124     |
| Median Age          | 51.8      | 39.1      | 36.5      |
| Median Age [Male]   | 49.4      | 37.0      | 35.3      |
| Median Age [Female] | 53.1      | 40.8      | 37.6      |
| Total Households    | 543       | 52,971    | 149,787   |
| # of Persons Per HH | 2.1       | 2.3       | 2.4       |
| Average HH Income   | \$80,971  | \$64,502  | \$56,170  |
| Average House Value | \$353,284 | \$262,646 | \$205,221 |

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio & Contact 1



## Guy D. Byrd

Designated Broker

SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

### Memberships & Affiliations

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

WA #17968

ID #DB35767

Phone: 509.953.5109

Fax: 509.321.2001

Cell: 509.953.5109

Email: [guy.byrd@svn.com](mailto:guy.byrd@svn.com)

Address: 1311 N. Washington Street  
Suite D  
Spokane, WA 99201



# Advisor Bio & Contact 2

## Memberships & Affiliations

Phone:

Fax:

Cell:

Email:

Address: 1311 N. Washington Street  
Suite D  
Spokane, WA 99201



# Disclaimer

## Disclaimer | Confidentiality

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