SALE BROCHURE

# Island Hills Golf Club, Villas and Development Opportunity

**61809 STONEGATE DRIVE**

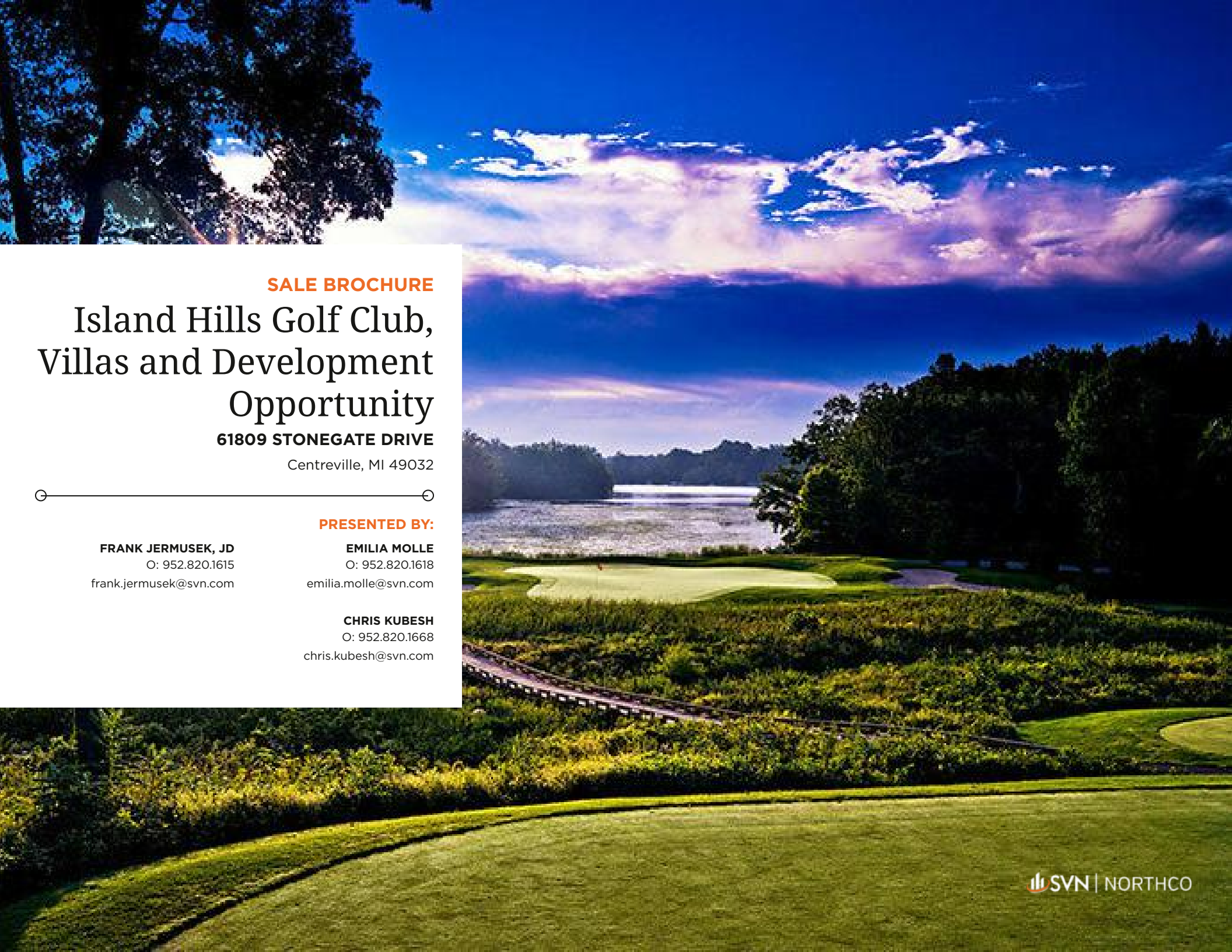
Centreville, MI 49032


PRESENTED BY:

**FRANK JERMUSEK, JD**
O: 952.820.1615
frank.jermusek@svn.com

**EMILIA MOLLE**
O: 952.820.1618
emilia.molle@svn.com

**CHRIS KUBESH**
O: 952.820.1668
chris.kubesh@svn.com

# PROPERTY SUMMARY

## OFFERING SUMMARY

| | |
|---|---|
| **TOTAL SALE PRICE:** | $5,599,000 |
| **GOLF COURSE VALUE:** | $999,000 |
| **3 GOLF VILLAS VALUE:** | $1,275,000 |
| **141 DEVELOPMENT LOTS VALUE:** | $3,325,000 |
| **LISTING WEBSITE:** | https://www.northco.com/ |
| **BROKER OF RECORD:** | Julie Derusha<br>JD 1st Real Estate |

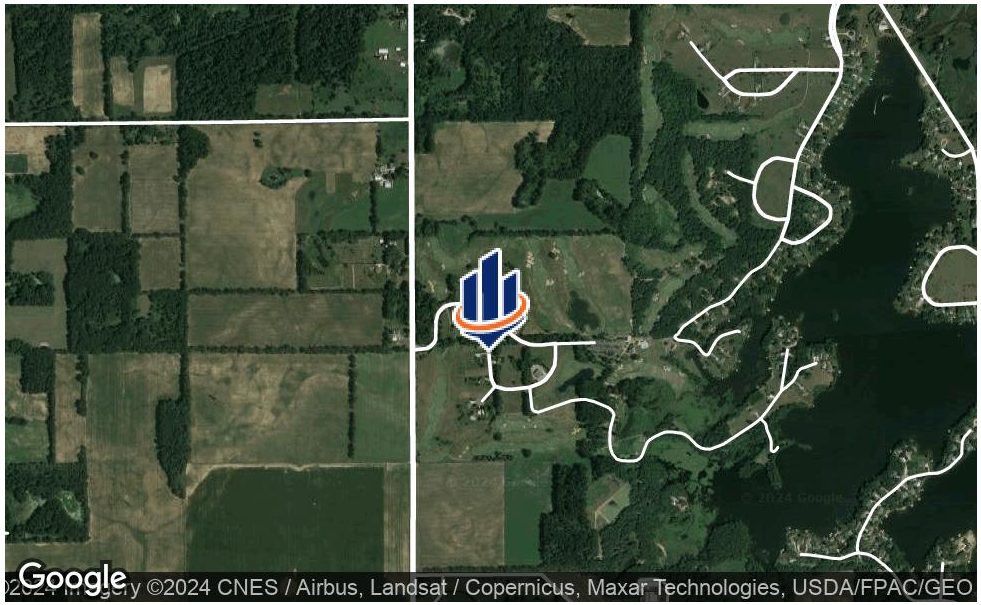
## PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale the Island Hills Golf Club, Villas and Development Opportunity in Centreville, MI on the shores of the stunning Lake Templene ("Property"). The Property consists of an 18-hole championship golf course, clubhouse, lodging, 139 residential development lots and one commercial lot. The owners invested millions into the Property with luxury in mind and now with amenities already in place, Island Hills has the potential to be St. Joseph's premiere residential development community. Island Hills Golf Club is also recognized among the top courses in the state.

## PROPERTY HIGHLIGHTS

- The total property consists of approximately 300 acres located on the shores of the popular Lake Templene, located midway between Chicago and Detroit
- 139 residential development lots and one commercial lot - potential for adding residential units, more lodging and expanding amenities
- 18-hole golf course designed by award-winning designer and architect Raymond Hearn with upscale clubhouse, dining and event facilities
- Three luxurious golf villas for 'stay and play' with approval for at least nine more

# ISLAND HILLS GOLF CLUB SUMMARY




## OFFERING SUMMARY

| | |
|---|---|
| **CLUBHOUSE & RESTAURANT:** | 5,000 SF |
| **MAINTENANCE SHED:** | 5,000 SF |
| **CART BARN:** | 1,100 SF |
| **LOT SIZE:** | EST. 220 Acres |

## GOLF CLUB OVERVIEW

Island Hills Golf Club is recognized as one of the premier golf courses in the state of Michigan. This 18-hole championship course, designed by Raymond Hearn, has benefited from a significant amount of capital that the current owners have put in over the past few years and is poised for growth. The main clubhouse, with waterfront and golf course views, is home to the pro shop and is equipped with restaurant facilities. Indoor and outdoor event space is available for weddings, banquets and corporate events.

## GOLF CLUB HIGHLIGHTS

- The golf course property is est. 220 acres located on Lake Templene
- 18-Hole golf course designed by award-winning designer and architect Raymond Hearn
- Clubhouse includes the pro shop and restaurant facilities
- Indoor and outdoor event space ideal for weddings and private events
- Significant capital investment in recent years

## GOLF CLUB HIGHLIGHTS

- 18-Hole golf course designed by award-winning designer and architect Raymond Hearn
- Island Hills ranks 12th out of 330 courses on Michigan's Top Golf Courses list by the Michigan Golf Journal according to over 6500 reviews
- Located on about 220 acres of land, the course winds through a variety of landscapes including farmland prairies, low-lying wetlands, rolling pastures, creeks and streams, thick forests, and grassy stretches offering breathtaking panoramic views of Lake Templene
- Each hole was designed to be a unique experience with five of the finest finishing holes you will ever play
- With 6 tees to choose from on every hole, the course is fun for beginners yet offers a challenge to experienced golfers of all skill levels
- From the black tees: 7,074 yards, 73.9 rating, 135 slope
- Options to accommodate playing full 18 as well as quick courses (5, 7 and 12 hole layouts) and 18 hole mini course (green tees)
- Practice facility rated in the top 25 in the state including driving range, large undulating putting green, chipping area and practice sand bunker
- Junior golf, golf lessons and golf leagues available
- 5,000 SF Clubhouse includes large pro shop, fine dining restaurant facilities, sports bar and indoor/outdoor event facilities
- The restaurant has recently closed but facilities exist to reopen if the new owner chooses. Food and beverage service currently offered at the Turn Cafe near the pro shop
- 5,000 SF Maintenance shed and 1,100 SF cart barn on property
- Greens, fairways and tee boxes - bentgrass; rough- Kentucky bluegrass
- 18 Hole Championship Course video tour: https://islandhillsgolf.com/championship-course/
- Business website: https://islandhillsgolf.com/
- Further information can be found in the document vault at https://www.northco.com/

# SCORECARD

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 438 | 378 | 186 | 467 | 640 | 346 | 348 | 187 | 531 | 3521 | 7074 | | |
| 411 | 351 | 171 | 439 | 613 | 342 | 300 | 174 | 517 | 3318 | 6645 | | |
| 390 | 334 | 137 | 403 | 576 | 336 | 294 | 137 | 475 | 3082 | 6218 | | |
| 4 | 4 | 3 | 4 | 5 | 4 | 4 | 3 | 5 | 36 | 72 | | |
| 14 | 16 | 12 | 2 | 4 | 18 | 6 | 10 | 8 | | | | |
| **10** | **11** | **12** | **13** | **14** | **15** | **16** | **17** | **18** | **In** | **Tot** | **Hcp** | **Net** |
| 369 | 294 | 119 | 354 | 539 | 257 | 225 | 106 | 425 | 2688 | 5506 | | |
| 336 | 230 | 102 | 350 | 456 | 242 | 219 | 91 | 326 | 2352 | 4884 | | |
| 167 | 151 | 80 | 188 | 264 | 141 | 127 | 68 | 216 | 1402 | 2946 | | |
| 4 | 4 | 3 | 4 | 5 | 4 | 4 | 3 | 4 | 35 | 71 | | |
| 14 | 16 | 12 | 2 | 4 | 18 | 6 | 10 | 8 | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Black | | 390 | 448 | 230 | 522 | 189 | 542 | 396 | 398 | 438 | 3553 |
| Blue | | 380 | 403 | 178 | 504 | 182 | 513 | 374 | 377 | 416 | 3327 |
| White | | 366 | 380 | 153 | 482 | 167 | 489 | 353 | 358 | 388 | 3136 |
| Men | Par | 4 | 4 | 3 | 5 | 3 | 5 | 4 | 4 | 4 | 36 |
| | Handicap | 13 | 1 | 9 | 15 | 17 | 5 | 11 | 7 | 3 | |
| **Hole Number** | | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **Out** |
| Yellow | | 350 | 320 | 137 | 417 | 137 | 448 | 331 | 319 | 359 | 2818 |
| Red | | 288 | 288 | 111 | 412 | 125 | 404 | 284 | 313 | 307 | 2532 |
| Green | | 133 | 179 | 92 | 268 | 76 | 276 | 174 | 162 | 184 | 1544 |
| Ladies & MINI | Par | 4 | 4 | 3 | 5 | 3 | 5 | 4 | 4 | 4 | 36 |
| | Handicap | 13 | 1 | 9 | 15 | 17 | 5 | 11 | 7 | 3 | |

GCSAA

Joe Johnson
*Course Superintendent*

Raymond Hearn
Golf Course Designs, Inc.

18 HOLE
COURSE RATINGS
*Stroke/Slope*

MEN

| | |
|---|---|
| Black: | 73.9/135 |
| Blue: | 71.6/129 |
| White: | 69.6/125 |
| Yellow: | 66.8/121 |

LADIES

| | |
|---|---|
| Yellow: | 71.4/123 |
| Red: | 68.0/117 |

JUNIORS

| | |
|---|---|
| Green: | Unrated |

## USGA RULES GOVERN ALL PLAY

*except where modified by Local Rules*

ISLAND Hills GOLF CLUB

Please be sure your golf shoes have soft spikes.
Out-of-bounds is defined by the fence line on Holes 1, 2, 10, 11 & 14.
Lateral water hazards are defined by red and yellow painted lines or stakes.
Play all hazards as lateral unless otherwise marked.
All yardage markers are measured to the center of the green.

**18 Hole Championship Course**

## ETIQUETTE

Dress code is smart casual and traditional golf.
Please keep carts 30 feet from each green.
Use cart paths where provided.
Holes 3, 8, 12 & 17 are cart path only.
Please keep carts off native grass areas.
Please keep out of wetlands.
Please repair ball marks and divots, and rake sand bunkers.
For everyone's enjoyment please keep pace with play.
Be extremely careful with golf carts.
Drivers must be at least 16 years of age.

61809 Stonegate Dr. * Centreville, Michigan 49032 * Phone: 269-467-7261
www.islandhillsgolf.com * info@islandhillsgolf.com

Score: _____ Attest: _____ Date: _____

## ADDITIONAL PHOTOS

# GOLF VILLAS

## OVERVIEW

Three golf villas are included in the sale offering with approval for at least nine more.

One of the most luxurious accommodations for a “Play and Stay” golf experience in Michigan. The incredible luxury, elegance, and comfort available are all highlighted with spectacular views of the golf course and beautiful Lake Templene. You can relax as you view the breathtaking vistas overlooking our Signature 17th Hole. The Golf Villas at Island Hills have the most spacious bedroom and living areas available anywhere in the Midwest.

Each unit is equipped with refrigerator, electric range, microwave oven, ice machine, and dinnerware.

There are fireplaces and walkout balconies accessible from the living room areas at both the upper and lower levels of all units. Each villa is equipped with Wi-FI, Cable TV, and flat screen High Definition TVs in every room. Lower level patios are equipped with gas grills for outdoor cooking.

The two spacious living areas in each of the golf villas allow plenty of room to spread out and relax with your friends after a round of golf or simply enjoy passing the time playing games and watching TV with your family.

There are meeting rooms in every villa. The Golf Villas are perfect for Business Retreats, Golf Outings, and Family Re-unions. The Golf Villas at Island Hills have been described by golfers and prominent media members as, “simply one of the premiere golf experiences in the Midwest."

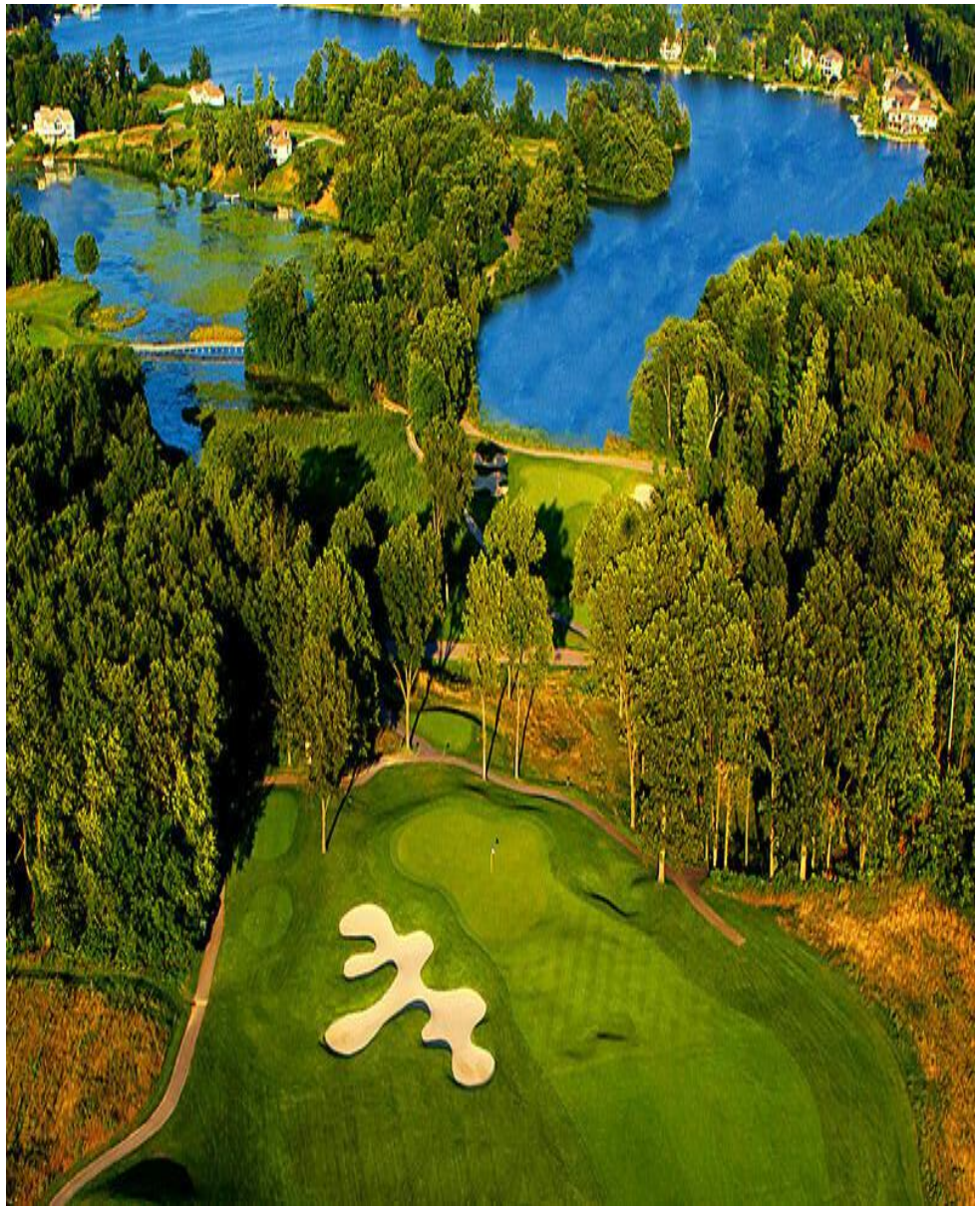
Each bedroom has its own full bath and separate key cards to be rented individually.

## AMENITIES

- 4 and 5 bedroom units, 3,580 sf each
- Full Size Washer and Dryer
- Spacious living area with HDTVs throughout
- Meeting/recreation room in lower level of all units
- Outstanding vista overlooking the signature Par 3 17th hole
- Internet Capability (WiFi Enabled)
- Full size Refrigerator
- Electric Range with Oven
- Full service Kitchen
- Dinnerware
- Keurig Coffee Machine
- Fireplace
- Walkout Patio with gas grill

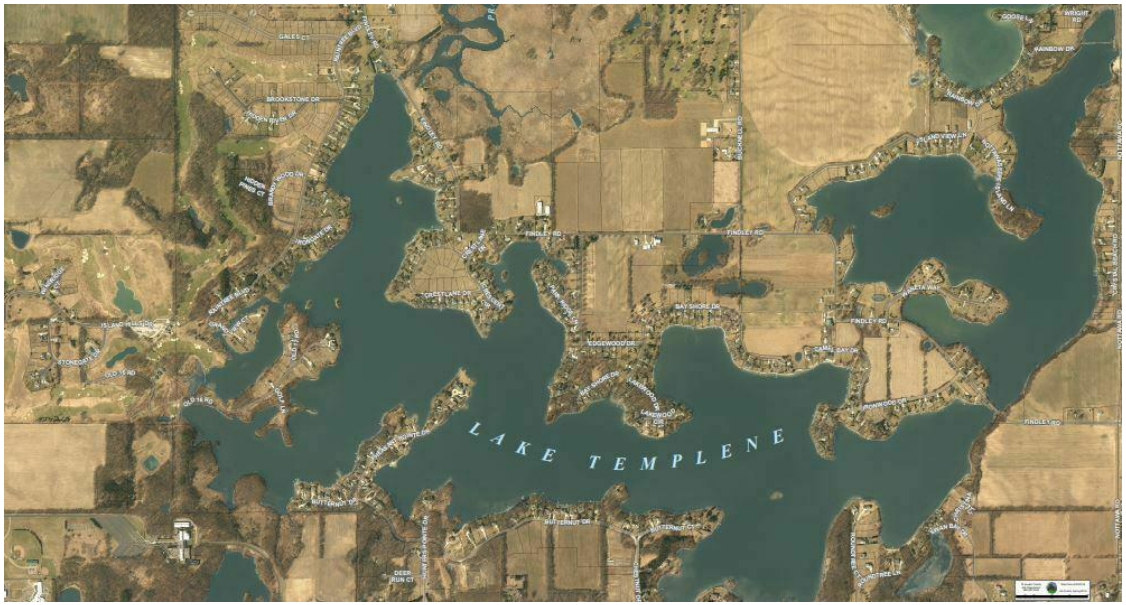
## ADDITIONAL PHOTOS

# DEVELOPMENT LOT OVERVIEW



- 140 residential lots available for development offered at a bulk discount price from retail value
- Opportunities for single-family, higher density cottages and townhomes units
- Housing prices range from about $300,000-$750,000 in the area
- The nine (9) residential development lots (labeled as J lots on the site map) are designated for development of additional golf 'stay and play' villas
- A 2-acre commercial lot (labeled as L on the site map) located just outside of the Island Hills property. Further development of this community will find a need for neighborhood commercial services
- Download the full property map and parcel list with example phased approach at http://properties.svn.com/islandhills

# LOCATION OVERVIEW




## LOCATION DESCRIPTION

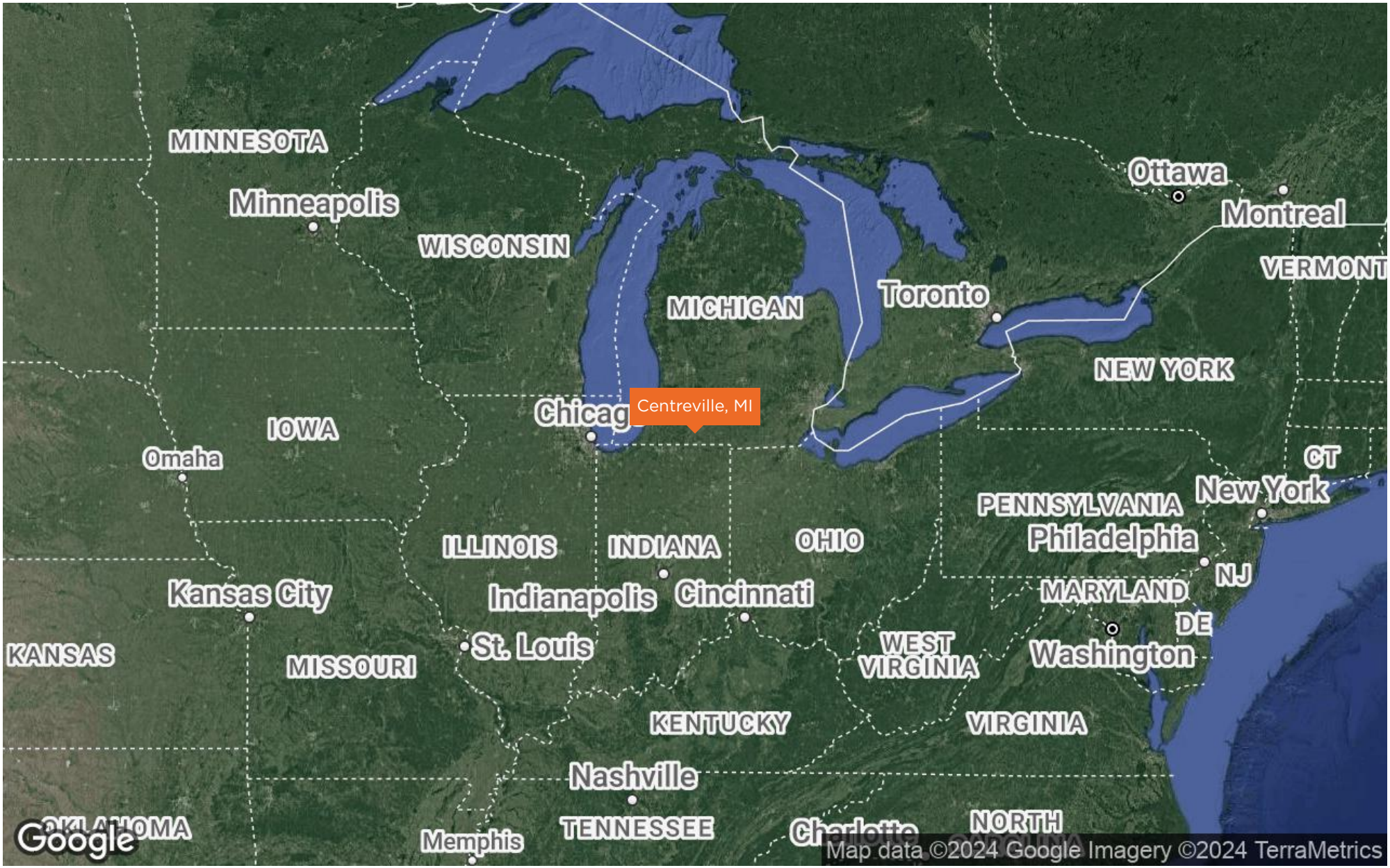
Centreville is located on Lake Templene in St. Joseph County Michigan which offers stunning rural landscapes near thriving metro areas. Within the 521 square miles of the county, 20 of those miles are composed of water! This is truly an outdoor resort-lovers paradise. In just 45 minutes, you can be in Kalamazoo or Mishawalka, or in just a few hours, Chicago or Detroit. Shopping, shows, fine dining, and professional sports events are all just a train ride or a short drive away.

Centreville is located approximately 35 miles south of Kalamazoo, 140 miles east of Chicago, 150 miles west of Detroit, 210 miles north of Indianapolis, and 225 miles west of Cleveland. There are over 45 million inhabitants within a 4-hour drive.

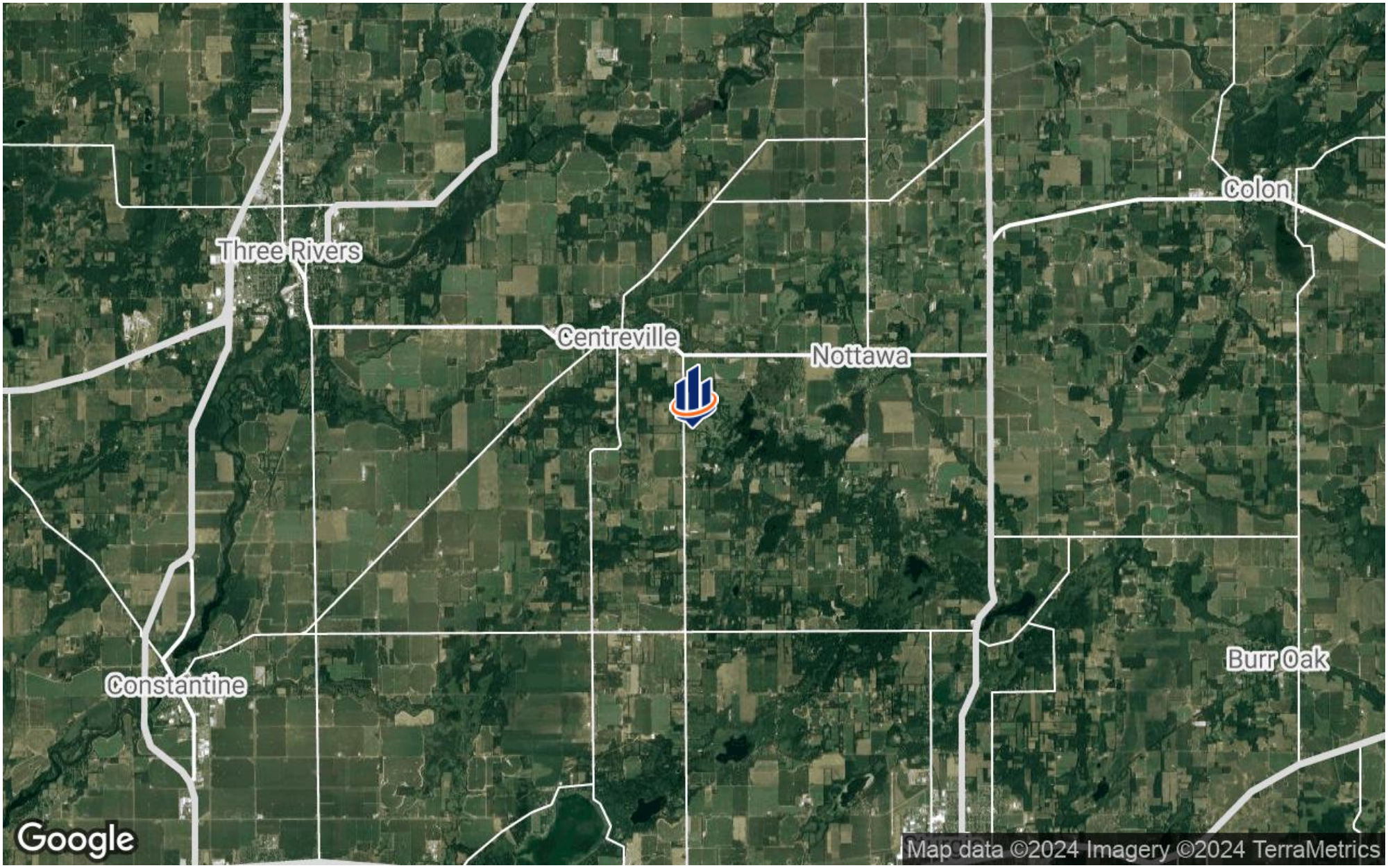
The 900-acre Lake Templene is famous for some of the best bass fishing in the Midwest. It is one of Michigan's largest and most pristine inland lakes and a source of constant enjoyment for boaters, sport fisherman, swimmers, bird watchers and year-round residents who cherish its solitude, serenity and natural beauty.  The area offers renowned hiking trails, golf courses, and parks with shaded picnic areas, tennis courts, playgrounds, and softball/baseball fields.

The Property is located approximately 25 miles from Kalamazoo/Battle Creek International Airport (Kalamazoo, MI), 80 miles from Gerald R. Ford International Airport (Grand Rapids, MR), and 90 miles from Capita; Regional International Airport ( Lansing, MI).

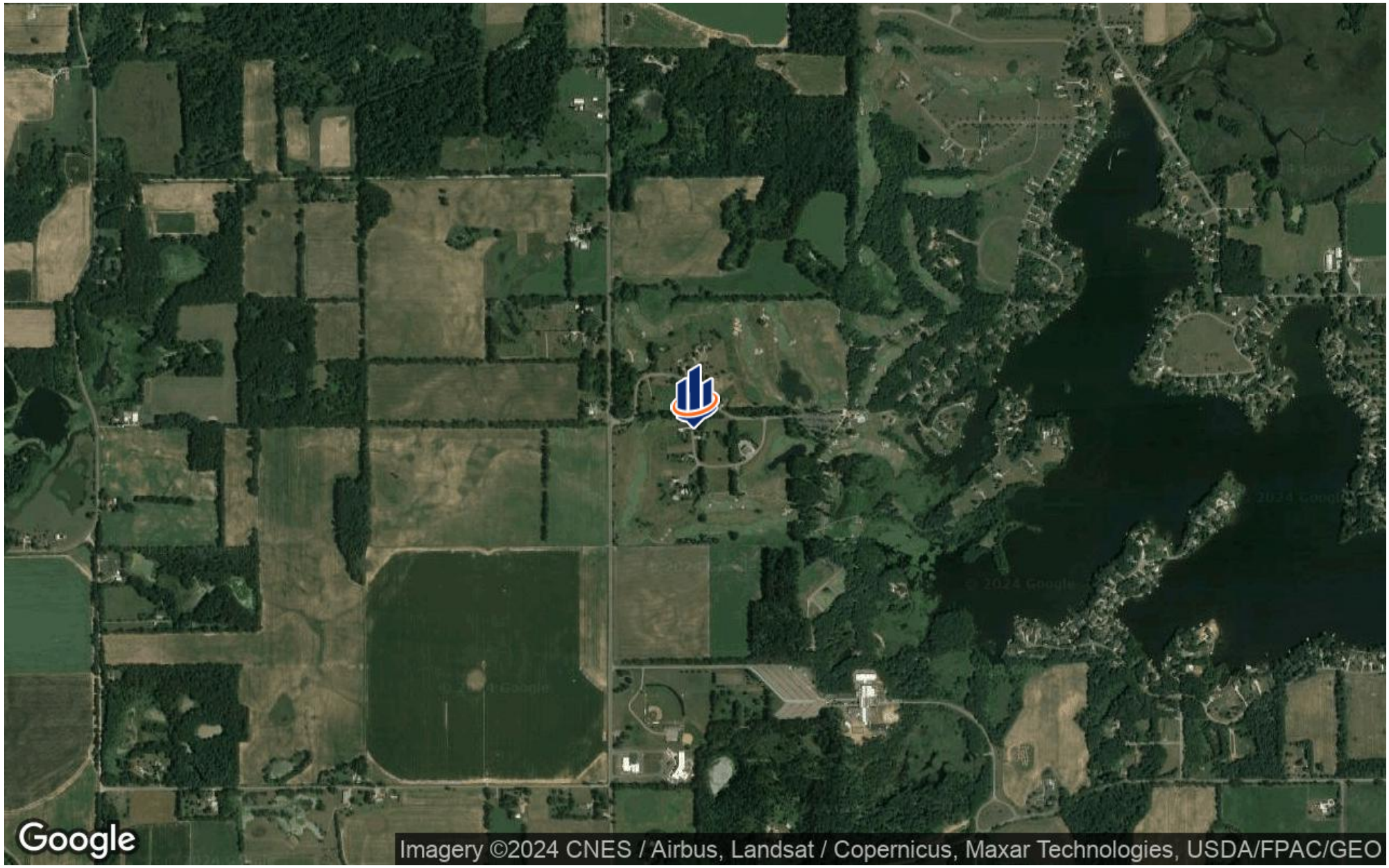
# REGIONAL MAP



# LOCATION MAP

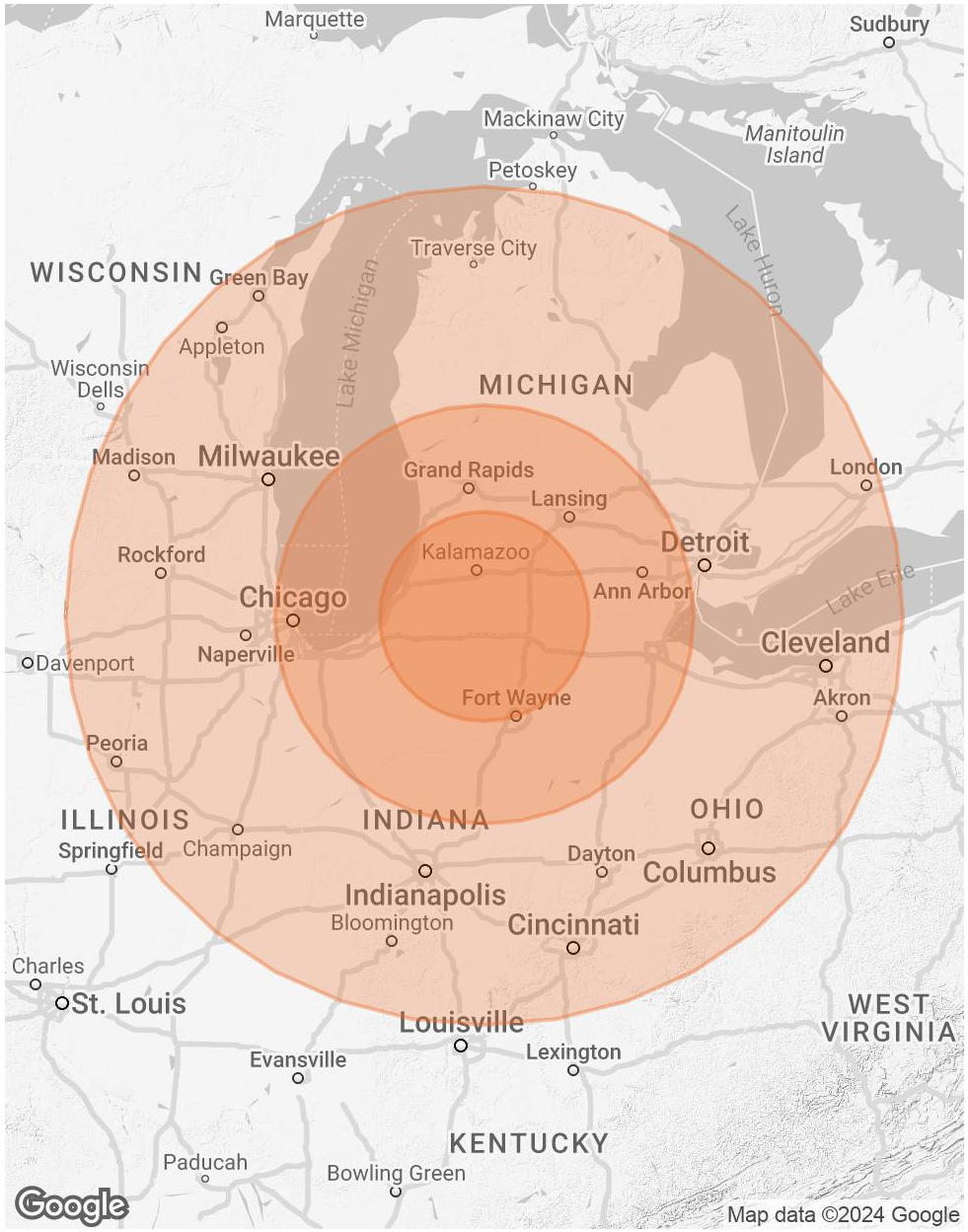


# AERIAL MAP


Google
Imagery ©2024 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

# DEMOGRAPHICS MAP & REPORT

| POPULATION | 60 MILES | 120 MILES | 240 MILES |
|---|---|---|---|
| TOTAL POPULATION | 2,112,380 | 13,122,237 | 41,327,420 |
| AVERAGE AGE | 39.3 | 39.2 | 39.8 |
| AVERAGE AGE (MALE) | 38.1 | 37.8 | 38.5 |
| AVERAGE AGE (FEMALE) | 40.5 | 40.4 | 40.9 |

| HOUSEHOLDS & INCOME | 60 MILES | 120 MILES | 240 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 932,734 | 5,683,432 | 18,018,236 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.3 |
| AVERAGE HH INCOME | $66,550 | $77,209 | $77,337 |
| AVERAGE HOUSE VALUE | $156,462 | $207,173 | $194,567 |

** Demographic data derived from 2020 ACS - US Census*