



# LATAH CREEK SHORT COURSE

5840 S MEADOWLANE RD  
SPOKANE, WA 99224

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Designated Broker  
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# Value Add Opportunity



## OFFERING SUMMARY

Sale Price: Price Reduced  
to  
\$695,000

Lot Size: 5.76 Acres

Building Size: 1,500

Zoning: R-1

Residential. Golf  
Course is under a  
Special Use Permit  
that includes related  
activities:

Restaurant/Alcohol

Traffic Count: Hwy 195 & Meadow  
Lane Road

## PROPERTY OVERVIEW

Includes 9 Hole Golf Course, Club House, all Out Buildings

Featuring a Nine Hole "Foot Golf" Course

Connected to City Spokane Utilities - Water and Sewer

## PROPERTY HIGHLIGHTS

- Value Add Opportunity
- Possible Restaurant, Bar and Event Venue - CLA for Details
- 27% increase in revenue from 2013 to 2017
- Cash Out or Seller Financing is Available to Qualified Buyers
- Neighboring House can be included for additional \$250,000 - CLA for Details
- House on an additional .41 acres and House has 1,603 SF of living space & 2 car garage
- House well pumps 90 gallons per minute

# Spokane & Surrounding Area



# Additional Photos Latah Creek Short Course



# Latah Creek Short Course Prices



## 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.

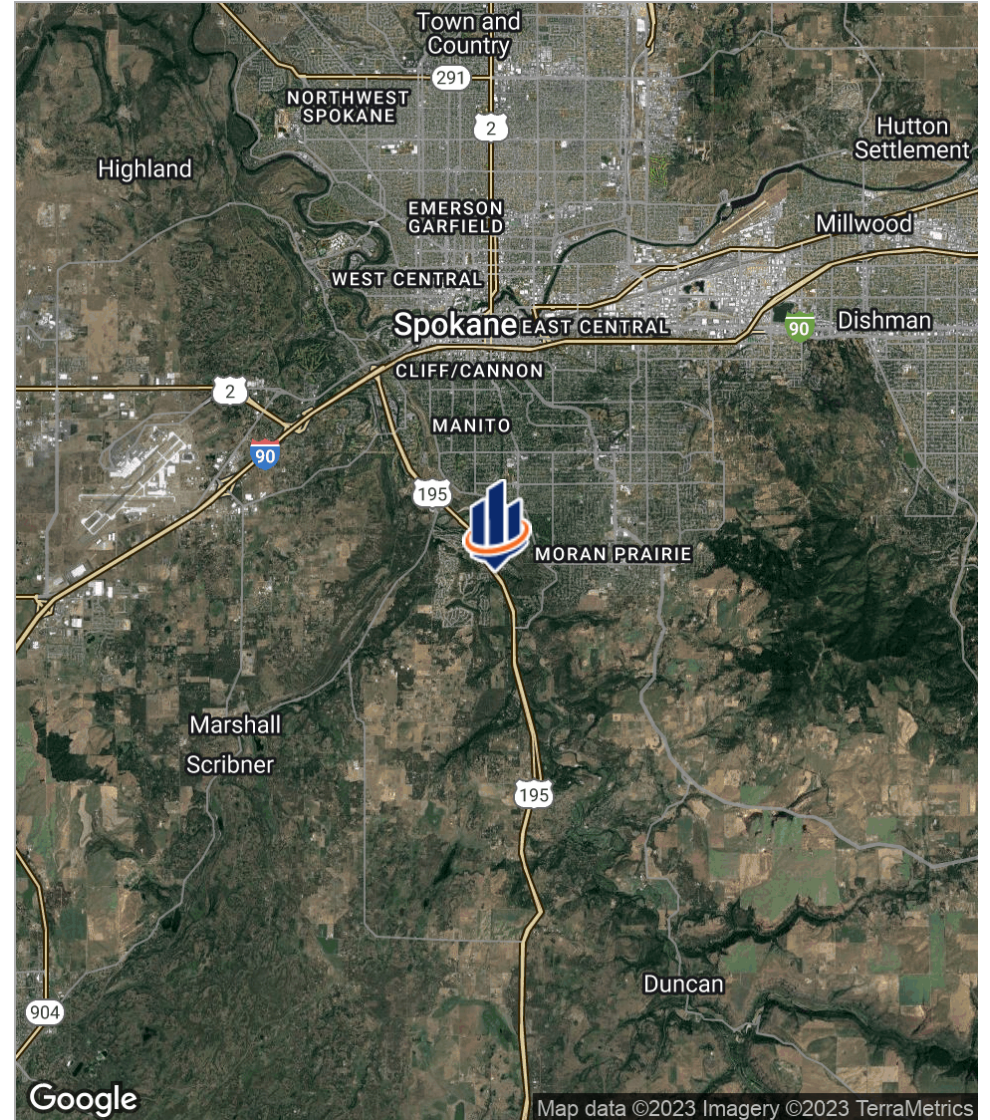
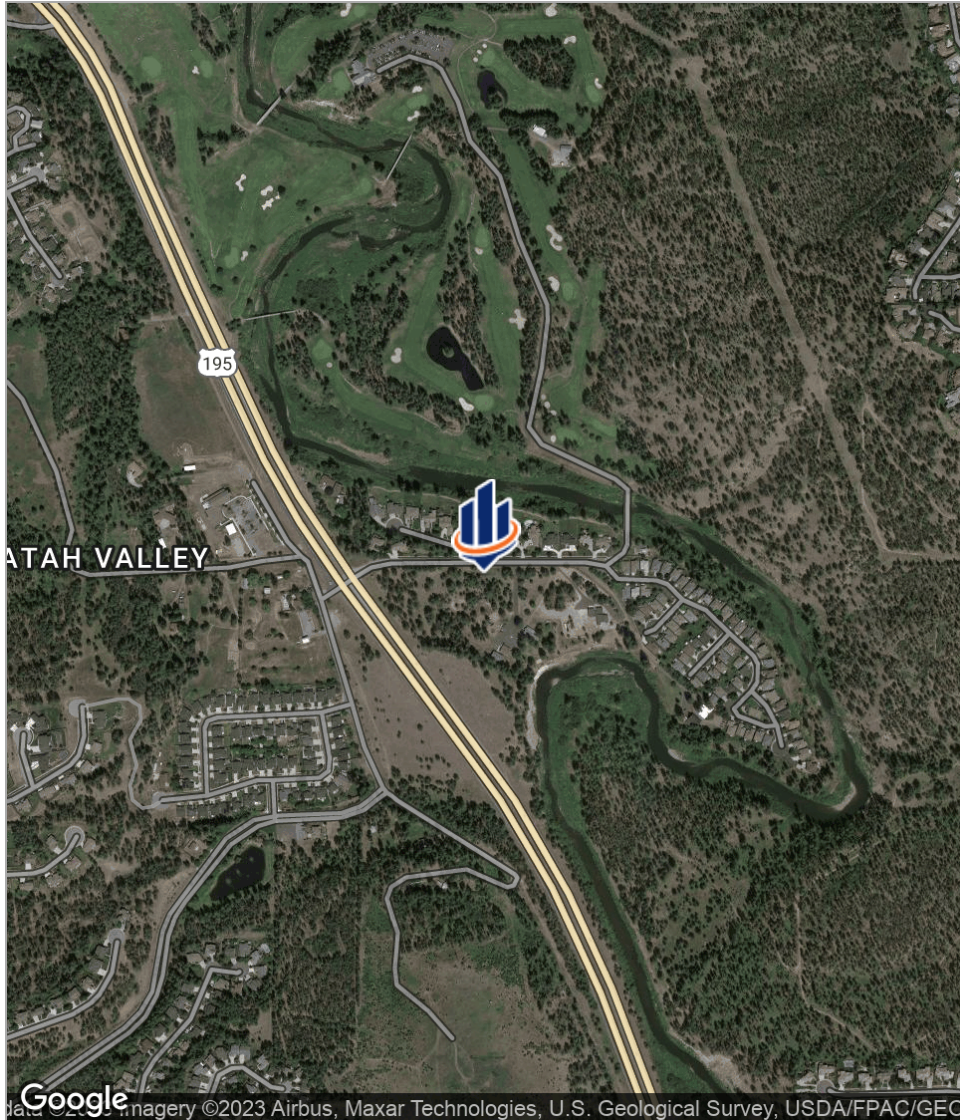
### Frequency Card

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

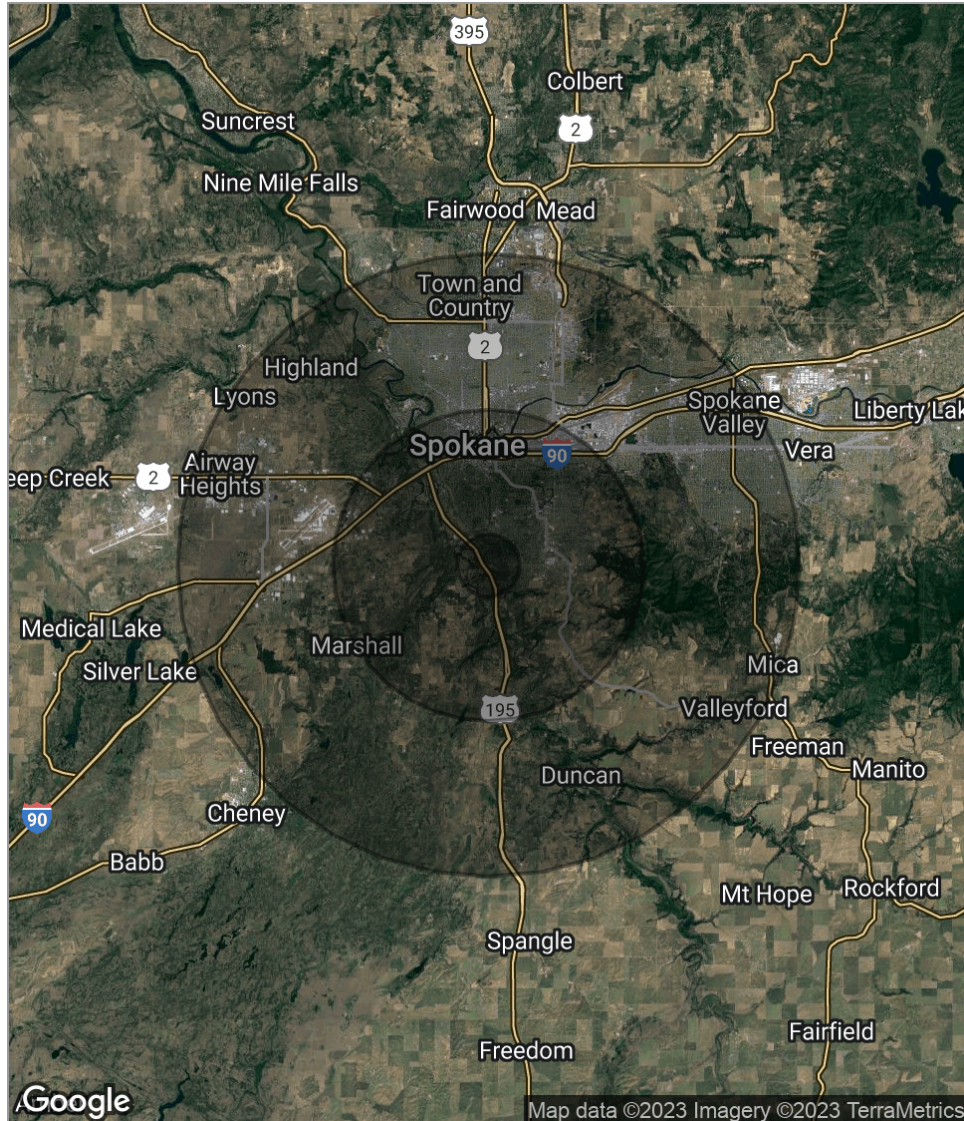
Adult	\$20	(save \$10)
Youth	\$14	(save \$7)
Senior	\$18	(save \$9)
Family	\$64	(save \$34)

© 2014 by Eagle Ridge Short Course

# Location Maps Latah Creek Short Course



# Demographics Map Latah Creek Short Course



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,150	119,652	353,233
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

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
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

# Spokane, WA Area Highlights



## SPOKANE HIGHLIGHTS

- The Spokane Metropolitan Area has a population of approximately 550,000. In addition Washington is the second most populous state in the West behind California.
- Spokane is Eastern Washington's largest city and the second largest city in the state of Washington. Seattle is 280 miles from Spokane.
- 20 miles East of Spokane is the Idaho border.
- There are 6 major hospitals and over 1,000 health-related businesses in the area employing 35,000. This makes healthcare the largest industry in the area and Spokane Metropolitan Area the largest health care network between Seattle and Minneapolis.
- Major employers in the Spokane Metropolitan area include Fairchild Air Force Base, Providence Health & Services, State of Washington, and Kalispel Tribal Economic Authority/ Northern Quest Resort & Casino.
- Between Gonzaga University and the Riverpoint Campus [Washington State University, Eastern Washington University, University of Washington, and Whitworth University] the booming University District of Spokane has approximately 20,000 students and growing.
- Research from Moody's Analytics discovered that Spokane's cost of doing business is 18% below the national average. Forbes named Spokane in their Top 25 Cost of Doing Business list.
- Spokane was named in Forbes Top 100 Best Places for Business and Careers



# Advisor Bio



## GUY D. BYRD

Designated Broker



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## PROFESSIONAL BACKGROUND

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.

## EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University  
Designated Broker's Real Estate License in the States of Washington and Idaho

## 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

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