



# LATAH CREEK SHORT COURSE

5840 S MEADOWLANE RD  
SPOKANE, WA 99224

---

**Guy D. Byrd**  
Designated Broker  
509.953.5109  
[guy.byrd@svn.com](mailto:guy.byrd@svn.com)

# 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.

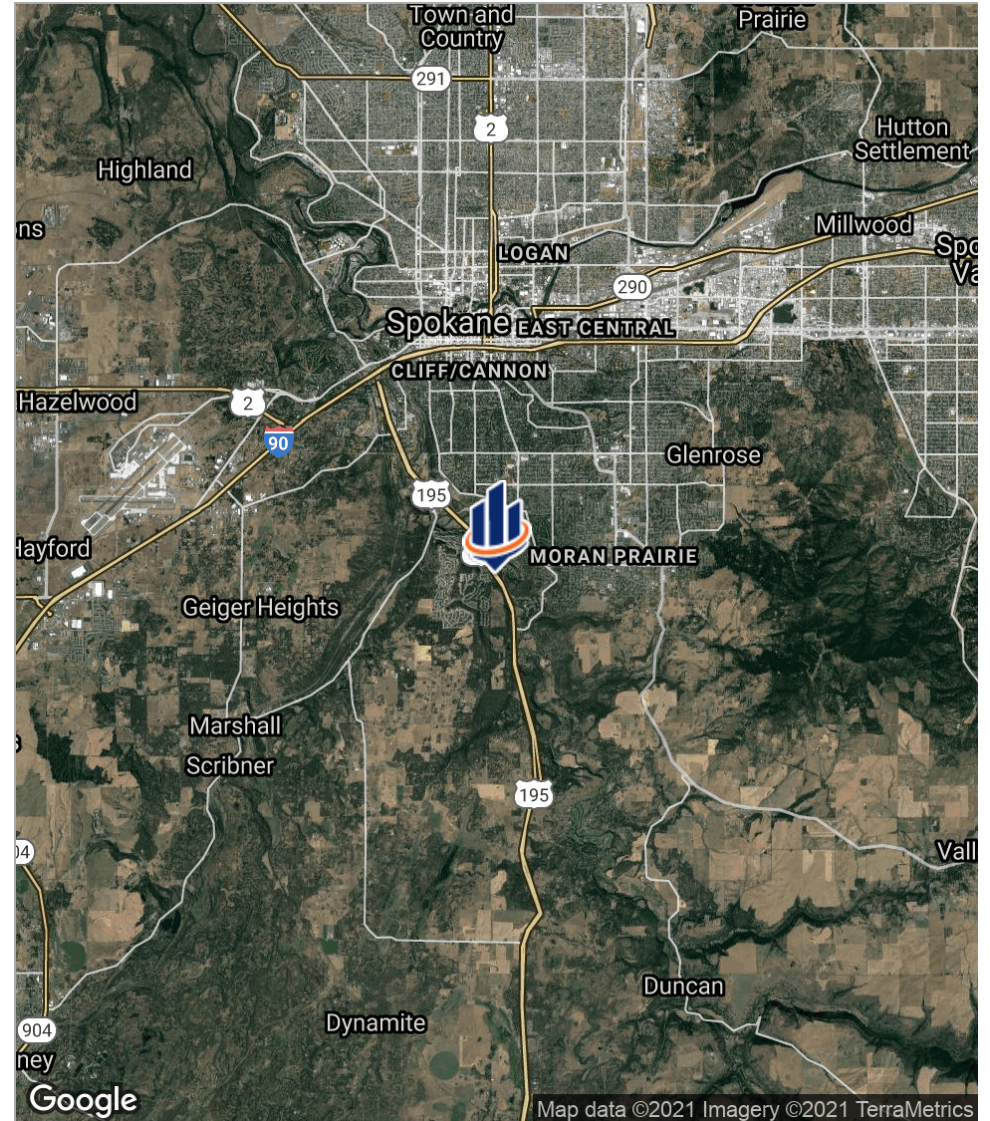
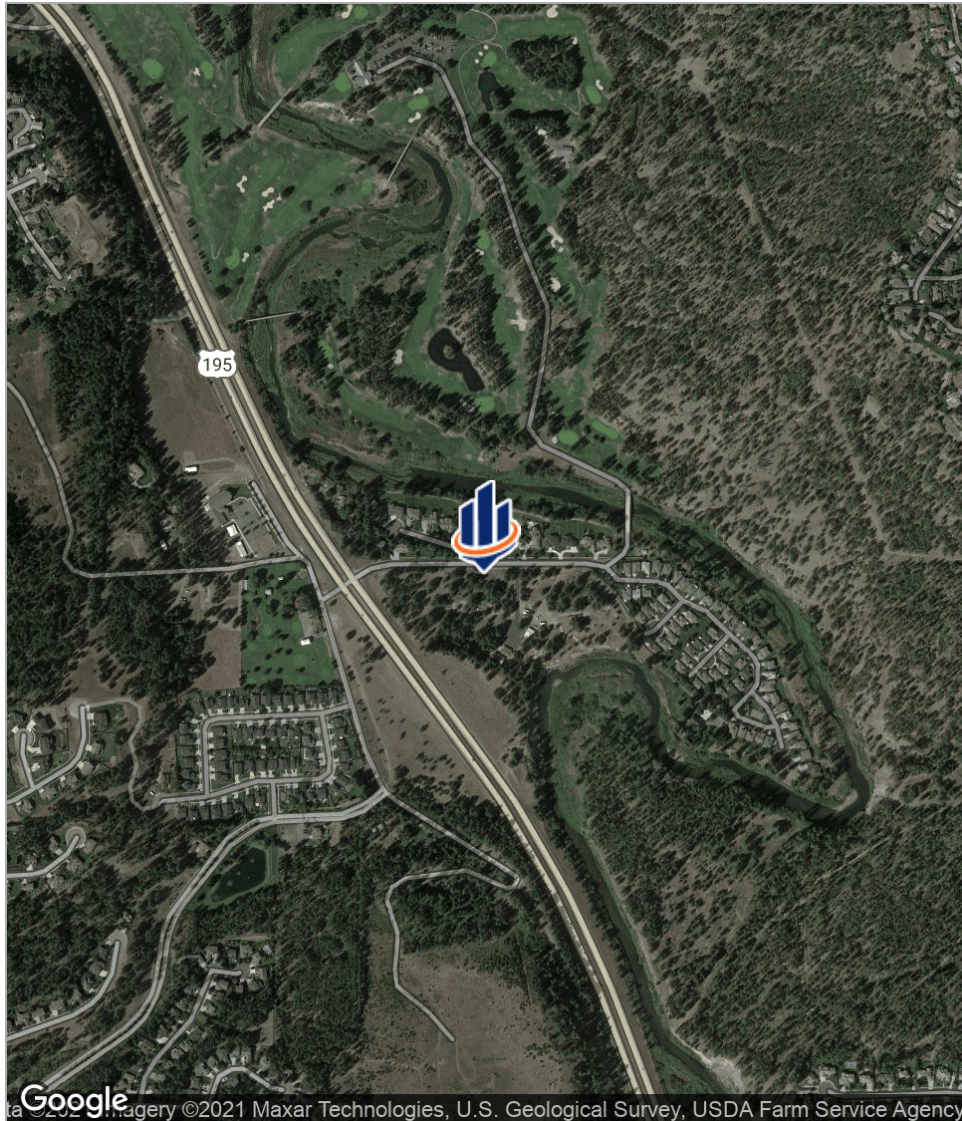
### Frequency Card

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 2010 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



---

1311 N. Washington Street, Suite D  
Spokane, WA 99201  
T 509.953.5109  
C 509.953.5109  
guy.byrd@svn.com  
WA #17968

## PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. His 32 years in the Commercial Real Estate and industry has concentrated on the Northwest region of the United States with a primary area of focus in the retail and industrial sectors. Guy also specializes in property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club, and a 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.

Guy is an active outdoor enthusiast who enjoys his summer lake time and an occasional round of golf. Married to Shawna Byrd since 1987, Guy and Shawna have three children.

## 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  
CCIM Candidate

## MEMBERSHIPS & AFFILIATIONS

ICSC  
CCIM  
Greater Spokane Incorporated [GSI] member  
Spokane Commercial Real Estate Traders Club [President 1995]  
National Association of Realtors  
Washington State Commercial Association of Realtors  
Manito Golf and Country Club member.

# Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.