

# SALE INFORMATION



102.95 ACRE GOLF COURSE & CLUB HOUSE

**OFFERED AT: \$3,300,000**

## 7738 PORTAL WAY, CUSTER

- GENERAL INFORMATION
- AREA OVERVIEW

PRESENTED BY:

**ROBERT SANDOZ - CCIM, ALC**

Managing Broker, CBA, MBA  
rsandoz@windermere.com  
425.466.6705  
www.wrecommercial.com

# GENERAL INFORMATION

Grandview Golf Course offers a unique investment opportunity with its thriving financial performance and recent surge in golf's popularity. This 102.95-acre turn-key property includes an 18-hole public course, open seven days a week, featuring a 5900-yard layout strategically situated near I-5 and the Canadian border. Notably, the last green lands at the Club House for a 12-hole golf experience, inspired by Jack Nicklaus. The course's engaging design, accessibility and low green fees ensure exceptional value. Additionally, the property includes ample space for cluster development. For those who have always dreamt of operating a golf course, Grandview's excellent staff and seamless operations make it a premier investment opportunity.



# GRANDVIEW GOLF COURSE

7738 Portal Way, Custer



## Demographics

### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7738 Portal Way, Custer, WA 98240



CITY, STATE

**Custer, WA**

POPULATION

**16,054**

AVG. HHSIZE

**2.56**

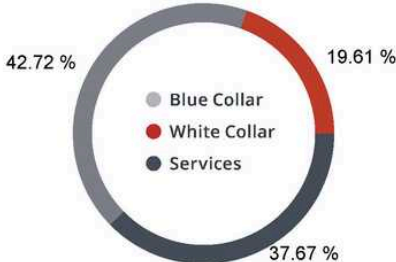
MEDIAN HH INCOME

**\$55,423**

HOME OWNERSHIP



EMPLOYMENT



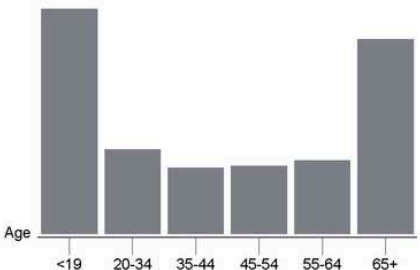
**46.35 %** Employed  
**2.76 %** Unemployed

EDUCATION

High School Grad:	<b>33.84 %</b>
Some College:	<b>26.81 %</b>
Associates:	<b>5.99 %</b>
Bachelors:	<b>20.02 %</b>

GENDER & AGE

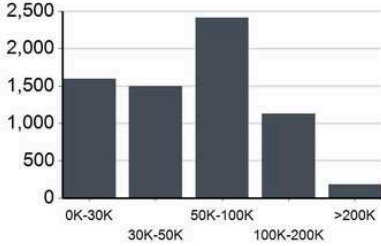
**50.12 %** **49.88 %**



RACE & ETHNICITY

White:	<b>85.40 %</b>
Asian:	<b>1.23 %</b>
Native American:	<b>0.26 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>0.00 %</b>
Hispanic:	<b>7.64 %</b>
Two or More Races:	<b>5.47 %</b>

INCOME BY HOUSEHOLD



HH SPENDING



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## Centrally Located

This property is located between the major cities of Vancouver B.C. and Seattle, WA. With the proximity to both of these cities, the potential for tourism to come to this location is unmatched.

### Vancouver B.C.

With its scenic views, mild climate, and friendly people, Vancouver is known around the world as both a popular tourist attraction and one of the best places to live.

Vancouver is also one of the most ethnically and linguistically diverse cities in Canada with 52 percent of the population speaking a first language other than English.

### Seattle

Seattle's laid-back attitude and diverse neighborhoods more than make up for its consistently cloudy weather. Plus, it's home to some of the country's best coffee and a thriving arts scene, plenty of history, culture and – when the weather permits – some exciting outdoor activities.

Surrounded by water (and resting between Puget Sound and Lake Washington), the city's favorite outdoor pursuits include kayaking, hiking, camping and whale watching.