

INVESTMENT/ REDEVELOPMENT OPPORTUNITY
CHAPEL HILLS GOLF COURSE
3381 AUSTINBURG ROAD ASHTABULA, OHIO



FOR SALE
\$875,000

27.5 AC
Holes 13 - 18

91.9 AC
Holes 1 - 12

AUSTINBURG ROAD - 3,489 VPD

23.2 AC
Driving Range



**VIEW VIRTUAL
TOUR**

CONTACT EXCLUSIVE AGENTS:

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THE OPPORTUNITY

- + For Sale: \$875,000
- + Rare opportunity to own an existing open and operating 18 hole, 6,038 yard golf course in Ashtabula, OH
- + Total Acreage: 145.73 AC
- + Driving Range is on 23.22 AC with Route 90 visibility
- + Purchase includes FF&E, golf carts, D1 liquor license (beer), and rental home
- + Zoning:
 - 121.12 AC (Saybrook Twp) = S-R Special Recreation
 - .77 AC + .62 AC (Saybrook Twp) = R-2 Residential
 - 23.22 AC (Plymouth Twp) = R-1 Low Density Residential
- + Fully piped irrigation system: uses water from a spring on the property
- + Greens, tees and all approaches have sprinkler systems

DEMO SNAP SHOT – 5 MILE RADIUS



DAYTIME
POPULATION

27,317



2020
POPULATION

26,638



2020
HOUSEHOLDS

10,891



2020
POPULATION 25
& OVER

18,496



2020
AVG. HOUSEHOLD
INCOME

\$52,441

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Rental
Property

AUSTINBURG ROAD - 3,489 VPD

Club House &
Snack Bar

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PARCEL MAP

PARCEL 1:
48-024-00-023-00
91.9 ACRES
HOLES 1 - 12
CLUB HOUSE &
MAINTENANCE GARAGE

PARCEL 2:
42-012-00-001-00
23.2 ACRES
HOLES 13 - 18

PARCEL 3:
48-024-00-023-00
27.5 ACRES
DRIVING RANGE &
RENTAL HOUSE

PARCEL 4 & 5:
48-024-00-021-00 (.775 AC)
48-024-00-022-00 (.619 AC)
RESIDENTIAL LOTS SANBORN ROAD

DEMOGRAPHICS



POPULATION

	3 MILES	5 MILES	10 MILES	20 MILES
2020 Population	7,769	26,638	59,243	130,431
2025 Projected Population	7,659	26,251	58,459	129,523
2010 Census	7,929	27,204	60,199	131,138



DAYTIME POPULATION

	3 MILES	5 MILES	10 MILES	20 MILES
2020 Daytime Population	7,161	27,317	59,255	119,821
Daytime Workers	2,195	9,826	21,869	41,359
Daytime Residents	4,966	17,491	37,386	78,462



HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES	20 MILES
2020 Households	3,493	10,982	24,289	50,770
2020 Average Household Income	\$56,037	\$52,441	\$60,125	\$65,860
2025 Average Household Income	\$61,532	\$57,198	\$65,658	\$72,325
2020 Median Household Income	\$41,946	\$38,359	\$46,187	\$51,706
2025 Median Household Income	\$44,973	\$40,919	\$50,103	\$54,989



EDUCATION

	3 MILES	5 MILES	10 MILES	20 MILES
2020 Population 25 and Over	5,333	18,496	42,498	93,796

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