



OFFERING MEMORANDUM

BALD EAGLE GOLF CLUB

1350 PELICAN PLACE | POINT ROBERTS, WA



**MAINTENANCE
BUILDING**
140 MARINE DR

DRIVING RANGE

CLUBHOUSE

**PUTTING
GREEN**

GOLF CARTS

ABOUT THE COURSE

FROM BALD EAGLE GOLF CLUB WEBSITE

Bald Eagle is a parkland course layout with a very private feel, where the land has dictated the design. Bordered by forest preserve, ponds, and wetlands, Bald Eagle is home to black-tailed deer, soaring eagles, hawks, ducks and blue herons. Just a short walk to the Pacific Ocean, Bald Eagle is considered by many to be the finest year round course in the Pacific Northwest.

Also recognized as one of the top ten best new courses in the US by Golf Digest in 2003, Bald Eagle has just undergone a major two year long restoration and is in top condition. Designed by award-winning golf course architect, Wayne Carleton, the course offers golfers a scenic and rewarding experience for players of all levels.

BALD EAGLE GOLF CLUB | POINT ROBERTS, WA

OFFERING SUMMARY

Please reach out to the listing team for the entire Offering Memorandum.

OVERVIEW

offered at:
\$12,500,000

18-hole golf course
designed by Wayne Carleton

3400 SF clubhouse
1350 Pelican Place

33 fully serviced build lots
(condominiumized)
Pelican Lane

27 platted build lots
(undeveloped)
Cardinal Lane

9650 SF maintenance building
140 Marine Drive

Maintenance equipment & golf carts

Public record documents available by request. Financials & additional information available with a signed NDA.

~191.02 ACRES*

GOLF COURSE LOT | 1350 PELICAN PLACE

ACREAGE

Total acreage: 7,546,335 SF (173.24 acres)

BUILDINGS

Clubhouse: 1350 Pelican Place
Maintenance building: 140 Marine Dr

33 CONDOMINIUM LOTS | PELICAN LANE

ACREAGE

Total acreage: 433,807 SF (9.959 acres)

- Condo lots total: 362,831 SF (8.329 acres)
- Additional tracts (park & landscaping): 70,976 SF (1.629 acres)

PARCELS: 35

33 condo lot parcels
2 common element parcels

- Park Tract
- Landscaping Tract

27 UNDEVELOPED LOTS | CARDINAL LANE

ACREAGE

Total acreage: 340,638 SF (7.1899 acres)

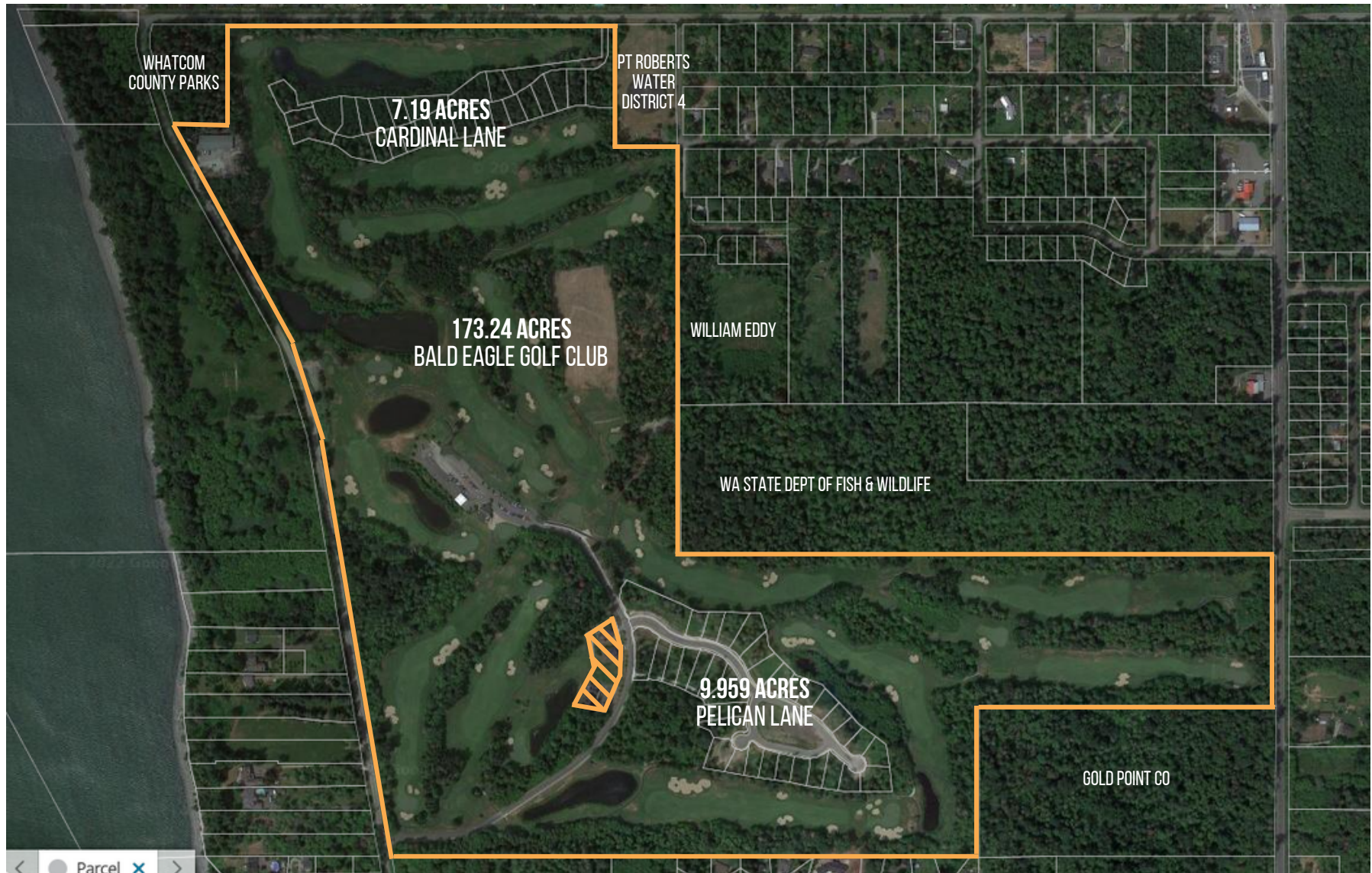
- Additional tracts: none

PARCELS: 27

**Per varied sources including Whatcom County Assessor, survey maps, and Realist. Buyer to review entire offering memorandum and verify with primary sources.*

PROPERTY MAP

Screengrab from Realist. Property lines from Realist. For illustrative purposes only; buyer to verify.



PARCEL NOT INCLUDED IN SALE. OWNED BY POINT ROBERTS GOLF & CC MGMT I

PROUDLY OFFERED BY



TRACY EVANS

Keller Williams Western Realty

206.658.5762

tracy.evans@kw.com



JOHN ANGIER

Muljat Group Realtors

360.527.6606

john@cohengroupnw.com

NWMLS 1999461

Also listed on:

CBA | Loopnet | CoStar | Crexi | BizBuySell



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The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Seller and Listing Team each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or Muljat Group Realtors and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or Muljat Group Realtors. If you have no interest in the Property, please return the Offering Memorandum forthwith.