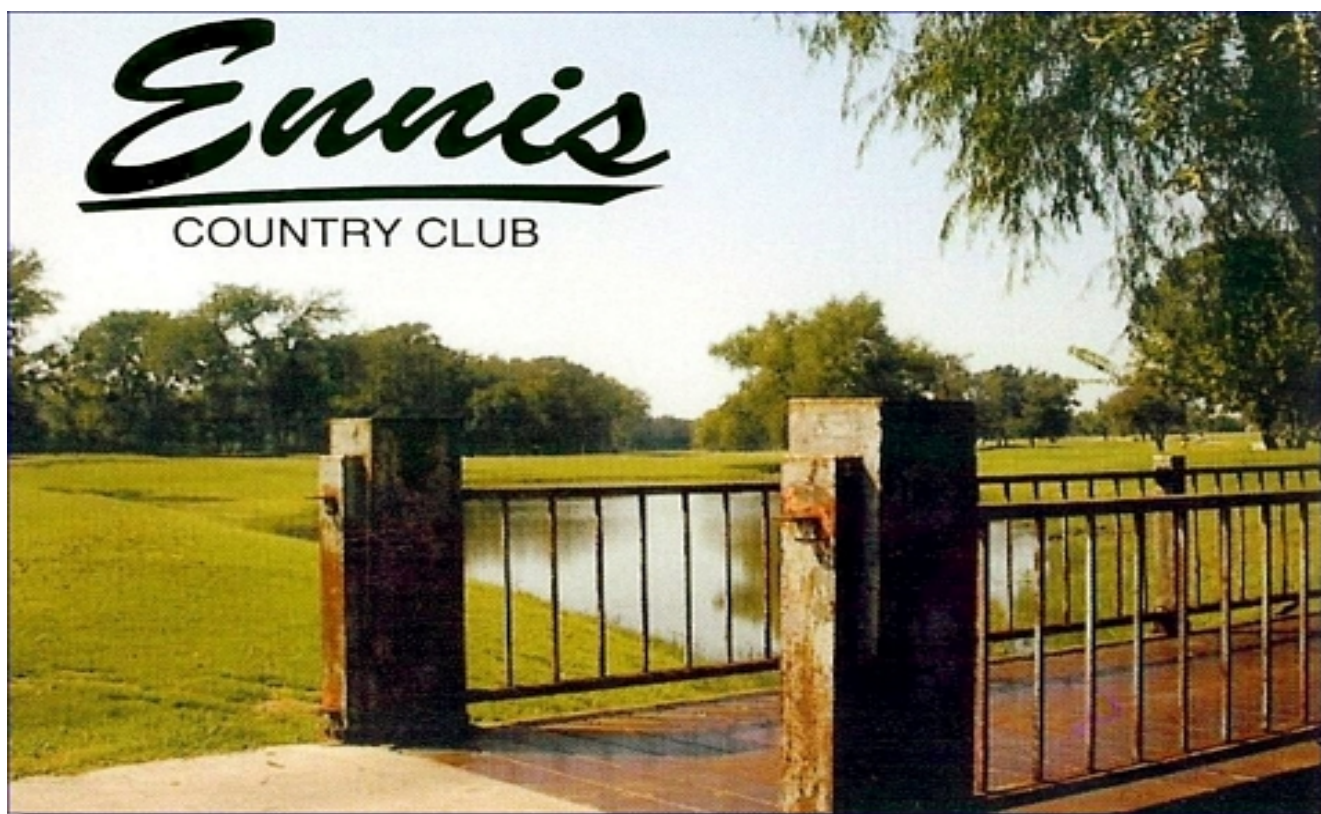


TGCC

Realty Counselors

5625 FM 1960 West, Suite 509
Houston, TX 77069
www.tgcr.com

Contact: Russ A. Gressett
281.444.2044



Property Offering – PRINCIPLES ONLY PLEASE

Lake Front, 18-Hole Golf Course, Ennis, TX - \$1,650,000

TGC Realty Counselors
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TGC Realty Counselors does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required.

EXECUTIVE SUMMARY

This is an 18-hole, lake front golf course with country club, maintenance facilities, pool, restaurant, bar, pro shop, pavilion, driving range, and concrete cart paths. The course was closed in September 2009; however, the back nine holes have been maintained. Front 9 holes will need re-working. The pricing is at or less than land value for unimproved lake front property, much less an established golf course. The area demand for golf in the Ennis has been strong for years as the course has operated well until previous owner mismanagement (last several years). Pricing is a deep discount from previous offering of \$2.4M for quick sale. Financial statements are not meaningful.

Location:	2709 Country Club Rd, Ennis, TX 75119
Offering Price:	\$1,650,000 (\$11,786 / AC)
Site Size:	139.8 Acres



Ennis Golf Club



The Ennis Country Club offers a quality public course at affordable prices. Beautiful lake front and numerous water features and lake with open landing areas that offer a challenge to test golfers at high levels. Rolling fairways and lush greens, Ennis CC Golf Course is the perfect golf getaway for any skilled golfer. Amateur golfers will also find the course to be a great place to practice multiple approaches and to enjoy a country club atmosphere at affordable prices.

Site

Site Size:	140 acres
Frontage:	Over 4,000 linear feet of frontage along the lake
Utilities:	All available via City of Ennis

Buildings

Building Area:	8,500 SF Clubhouse & Pro Shop Maintenance facilities Pavilion
Foundation:	Reinforced concrete
Exterior Walls:	Brick and metal
Roof:	Pitched, asphalt shingles and metal roof
Amenities:	Pool, golf cart storage buildings, driving range, restaurant and bar, concrete cart paths





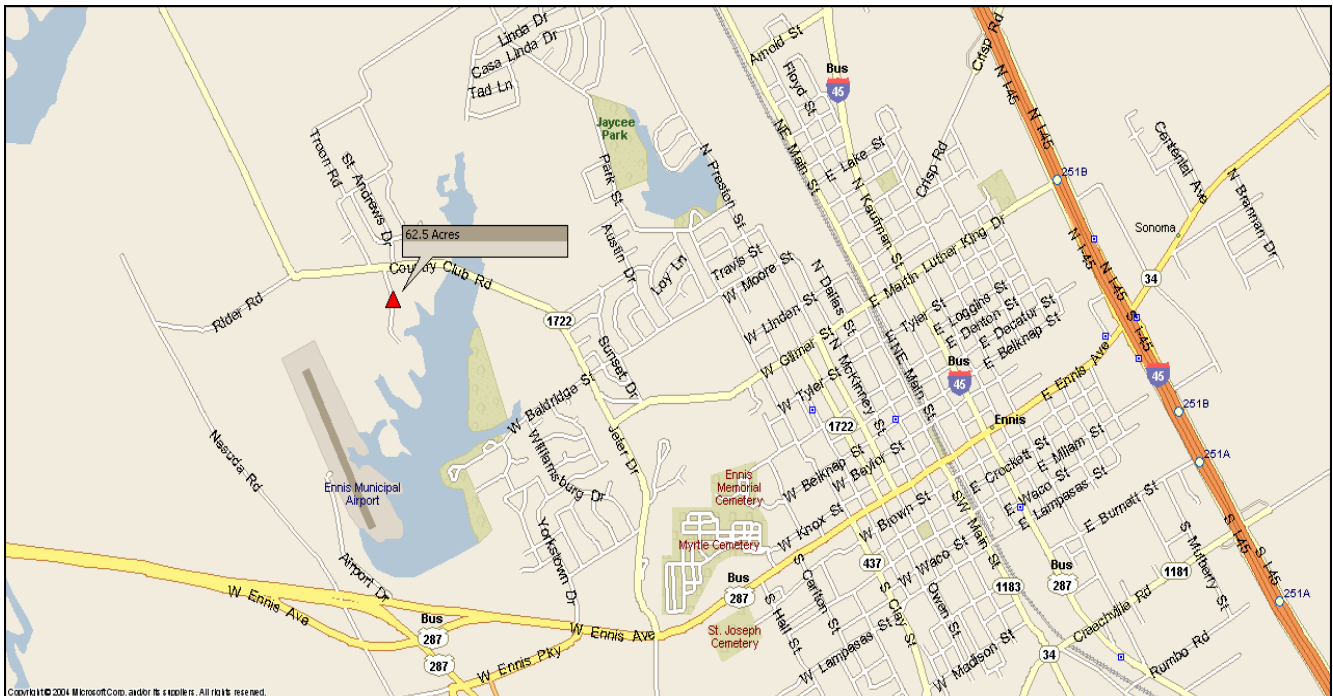


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N

Streaming ||||| 100%

Location Maps





Course Details

Course Name	Ennis Country Club (par 71)
Yardage	6278 yds
Designer	John Ponko
Front Tees	Rating: 69.70 Slope: 115
Back Tees	Rating: 69.90 Slope: 128

Surrounding Gated Community



Pinehurst is a planned community that is a fine expression of elegant country living and a tranquil retreat from big city life.

An incomparable lifestyle awaits you at this premier residential golf community located just minutes South of Dallas in "**Ennis**", one of the fastest growing cities in East Texas.

Prestigious Gated Community

- Minutes to DFW and shopping
- Lushly landscaped open areas
- Golf course, greenbelt views
- Estate and Custom homes







19th Hole Bar









Information About Brokerage Services

Texas law requires that all real estate licensees present this information about brokerage services to prospective sellers, landlords, buyers or tenants.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A Broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the

Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Buyer

Date