

Lee & Associates

COMMERCIAL REAL ESTATE BROKERAGE



*The Best Kept Secret In The Shenandoah Valley With
70 Years Of Golf History Ready For You To Unlock
The Next Level Of Growth Potential*

\$12,000,000



252 acres of unlimited development opportunity of mixed use and high density potential awaits you. One of Virginia's profitable golf courses could be yours. 27 holes of the best play design in the state. Course designs by Raymond Loving, Fred Findlay, Lester George and Ault Clark and Associates.

Take a quick tour here: <https://vimeo.com/ryanberry/review/436881514/11c7ef68b6#>

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Lakeview Golf Course, situated in the center of the valley of Virginia, known by the Indians as the Shenandoah Valley or the Valley of the Stars. This 27 hole course is 100 miles southwest of Washington, D.C., 35 miles northwest of Charlottesville, Virginia, 95 miles northwest of Virginia's State Capitol, Richmond and 60 miles north of Roanoke, Virginia. Sitting just outside of Harrisonburg, Virginia and the base of the Massanutten Peak is the most productive agriculture area in Virginia, Rockingham County. Surrounded by rich farm lands and beautiful views of the Massanutten, Blue Ridge and Alleghany mountain ranges, it was there that Raymond F. Loving and Fred Findlay planned and laid out the Lake Nine in 1967 adjoining the 36 acre Lake Shenandoah. In 1988, the Peak Nine was redesigned by Ault Clark & Associates. In 2001, Lester George was hired to design the Mountain 9 that winds through one of the premier residential communities in the area, Cross Roads Farm.



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This pristine 27 hole course has everything you could want. 252 acres of incredible potential waiting to be unlocked with many underdeveloped areas well suited for a mixed use village / urban development. Connected to well-established and growing residential communities: Lakewood, Preston Lakes, Sentara Health Community, Sunnyside Retirement Community, Lake Pointe, Magnolia Ridge, Stone Spring, Taylor Springs and Highland Park to name a few. This property is nestled in the high growth area of Rockingham County; a county of common sense and pro-growth, open to great ideals and innovation!



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Tax Map Boundaries



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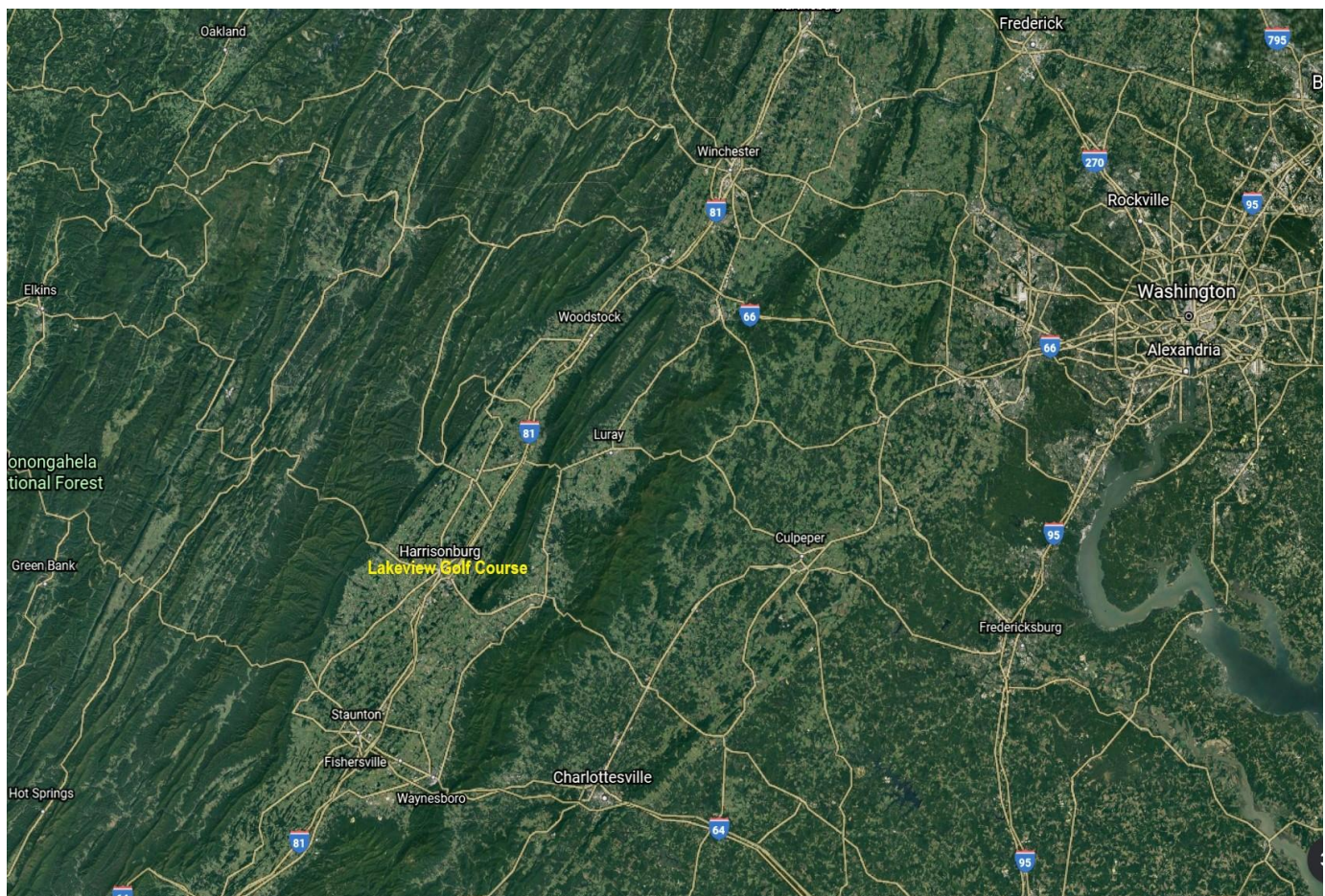


Contact David W. Lee to discuss the opportunities

waiting for you at Lakeview!

(540) 820-1422

DWLee@lee-and-assoc.com



All information herein including square footage and acreage is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing or purchasing.