



SLIPPERY ROCK GOLF CLUB & EVENTS CENTER

A Historic 18-Hole Western Pennsylvania Golf and Event Center Experience

Slippery Rock, PA

EXECUTIVE SUMMARY

PROPERTY TOURS

- ❖ All Tours are by Appointment Only and Must be Arranged by JDS Real Estate Services, Inc. (JDS)
- ❖ Prospective Purchasers are Encouraged to Visit the Property Prior to Submitting an Offer

PLEASE DO NOT CONTACT ON-SITE MANAGEMENT OR STAFF WITHOUT PRIOR APPROVAL

TERMS OF SALE

THE PROSPECTIVE INVESTOR WILL BE SELECTED BY OWNER IN ITS SOLE AND ABSOLUTE DISCRETION BASED ON A VARIETY OF FACTORS INCLUDING, BUT NOT LIMITED TO:

- ❖ Offer Price
- ❖ Financial Strength
- ❖ Ability to Close in a Timely Fashion
- ❖ Absence of Contingencies
- ❖ Level of Property Due Diligence Completed
- ❖ Intent of Long-Term Ownership / Vision

ALL OFFERS MUST BE PRESENTED IN WRITING AND INCLUDE:

- ❖ Purchase Price
- ❖ Source of Purchaser's Capital (Equity and Debt)
- ❖ Amount of Earnest Money Deposit
- ❖ Outline of the Proposed Schedule for Due Diligence and Closing (JDS Will Provide Standardized LOI Template)
- ❖ Description of Any Physical or Environmental Assumptions Which Affect the Price Being Offered
- ❖ A List of Contingencies Required to Close the Transaction
- ❖ The Purchasing Entity Should Identify Principals
- ❖ Investor Summary
 - Resume Outlining Real Estate Owned and/or Management Experience of Comparable Properties
 - Proof of Funds (JDS Will Provide a Template Letter)

JDS WILL BE AVAILABLE TO COORDINATE ON-SITE INSPECTIONS FOR PROSPECTIVE INVESTORS AND TO ANSWER ANY QUESTIONS RELATED TO INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM.

DISCLAIMER AND AGREEMENT TO KEEP THE SUBSEQUENT INFORMATION CONTAINED HEREIN CONFIDENTIAL

OFFERING MEMORANDUM AND DUE DILIGENCE: COLLECTED INFORMATION FROM SOURCES

This Offering Memorandum has been prepared to provide summary, unverified information to prospective investors/buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JDS Real Estate Services, Inc. (JDS) cannot and has not made any investigation, and makes no warranty or representation, with respect to the financial health, P&Ls for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of hazardous materials, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, JDS has not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must undertake appropriate due diligence to satisfy for themselves the factual nature of all such information that they rely on for their acquisition.

CONFIDENTIAL INFORMATION

The information contained in the following Offering Memorandum is strictly confidential and the way it is presented is proprietary to JDS. It is intended to be reviewed only by the party receiving it from JDS and should not be made available to any other person or entity without the written consent of JDS.

OFFERING SUMMARY



We are pleased to exclusively offer the opportunity to acquire Slippery Rock Golf Club & Events Center (also referred to as “the Club” herein) in Slippery Rock, Pennsylvania.

Slippery Rock Golf Club & Events Center is a semi-private, 18-hole course located 50 miles north of Pittsburgh, PA. It is home to Slippery Rock University of Pennsylvania, which has an enrollment of 10,000 students. Established in 1925, the Club has been a part of the community for nearly 100 years, offering a scenic layout, smooth greens, and well-maintained fairways that attract golfers of all skill levels.

The property includes a green grass driving range, pro shop, full-service bar, restaurant, and event space for up to 425 guests. With its combination of golf and hospitality, the club has become a year-round destination for both recreational play and community gatherings, including weddings, banquets, and special events. Over time, the course has transitioned through several owners before being acquired in 2019 by the Prebula family, who continue to enhance the experience while honoring its legacy. This is a unique opportunity to acquire a proven golf and event asset with a loyal membership base, established reputation, and significant growth potential in a thriving Pennsylvania community.



INVESTMENT HIGHLIGHTS

- ❖ **Newly Priced at \$2,000,000**
- ❖ Significant Developable Land Opportunity
 - ❖ Approximately 30+ Acres of Prime Real Estate.
- ❖ Value Add Upside Potential:
 - ❖ Projected EOY 1 EBITDA: **\$286,435**
- ❖ The Club has become a staple in the small town, a place where the community gathers, and where players come to play rain, shine, sleet, or snow.
- ❖ Most maintenance equipment is owned and included in the sale, except for five pieces that are under operating and capital leases ending in 2026 through 2029.

PROPERTY HIGHLIGHTS



Total Events 2025: 106
Banquet 2025 - 68
Golf Outings 2025 - 38



11,000 sq-ft Clubhouse with
Full-Service Bar and Dining
Private Rooms, and Stay & Play
Accommodations



18-Hole Regulation Style Golf
Course Designed with
the Natural Landscape



Historic Architects:
F. T. Stafford – Front 9: 1928
Wynn Tredway – Back 9: 1948



Oversized 8-Acre
Driving Range with
Value-Add Potential



2025 Rounds
Full 18: 21,947
9-Hole : 7,900

REGIONAL MAP



SLIPPERY ROCK COMMUNITY OVERVIEW



Slippery Rock, PA

General Statistics

Approx. Total Year-Round Population:
4,000
Approx. Total Butler County Population:
200,503
Annual Growth Rate: 3.69%

Top Three Largest Employers:

Butler Healthcare Providers
Westinghouse Electric Co
Slippery Rock University (SRU)

Median Household Income:

\$55,272

Average Household Income:

\$69,116



Slippery Rock, Pennsylvania, is a small borough in Butler County best known as the home of Slippery Rock University of Pennsylvania (SRU), the community’s cultural and economic anchor. Founded in the early 19th century, the town grew around agriculture, small mills, and local trade. Its unusual name is believed to have originated from the region’s slippery, moss-covered rocks along the creek that runs nearby. The establishment of SRU in 1889 as a teacher’s college transformed Slippery Rock into an educational hub. Today, the university remains the borough’s largest institution, employing hundreds of faculty and staff while drawing thousands of students each year. This steady influx of students fuels the local economy, supporting housing, retail, dining, and service industries.

Beyond higher education, Slippery Rock’s economy benefits from healthcare providers, small manufacturing firms, and retail establishments that serve both residents and university populations. Its proximity to larger employment centers like Butler and Pittsburgh also makes it a commuter community for professionals seeking a quieter lifestyle. Despite its modest population of just around 3,900 residents, Slippery Rock punches above its weight as a college town with a vibrant mix of academics, small-town charm, and regional connectivity. The borough’s history and its university remain the foundation for its resilience and growth.



Slippery Rock, PA

General Statistics

Total Enrollment: 8,394 Students

Majors Offered: 150+ Majors

Graduate Programs: 40 Programs

College Raptor 2026 Rankings:

#468 Nationally

#112 Among Public Institutions

#30 in Pennsylvania

Reputation & Rankings:

Recognized by U.S. News & World Report as a *Best Regional University – North*, and by the Princeton Review in its *Best in the Mid-Atlantic list*.



Slippery Rock University is a premier four-year public university offering more than 150 profession-focused and industry-aligned undergraduate, master's, and doctoral programs. Founded on March 26, 1889, as Slippery Rock State Normal School, the institution began with a focused mission to train teachers. Under the leadership of its first president, James Morrow—grandfather of aviator and author Anne Morrow Lindbergh—168 students enrolled in that inaugural session. From those roots in teacher education, SRU has grown into a comprehensive university that continues to produce leaders across countless fields.

With more than 9,000 students and a broad array of accredited programs, SRU is consistently recognized for its academic excellence, innovation, and value. The Princeton Review names it a “Best Mid-Atlantic College,” and U.S. News & World Report ranks it among the top “Best Regional Universities.” Set on a vibrant 660-acre campus, the university boasts modern residential villages, cutting-edge academic facilities, athletic venues for 17 NCAA Division II teams, and a new intramural field.

More than just a university, SRU is the heart of Slippery Rock—a small town where the institution isn't just located but integrated into daily life. The campus drives the local economy, shapes community identity, and brings a youthful energy that defines the town's character. Accredited by the Middle States Commission on Higher Education and a proud member of Pennsylvania's State System of Higher Education, SRU is recognized for its inclusive community, immersive learning experiences, and strong commitment to preparing students for meaningful careers and active citizenship— with physical education being its most popular major.

Parcels			
<u>Parcels</u>	<u>APN</u>	<u>Taxes 2024</u>	<u>Acreage</u>
1	280S4C51A0000	\$ 20,638.71	181.3



History

The story of Slippery Rock Golf Club began on May 17, 1925, when Mr. Nicholas purchased three local farms—land that would soon become the heart of the course. Shortly after, F.T. Stafford of Cleveland, Ohio designed and built the original front 9 holes, laying the foundation for a course that would grow with the community.

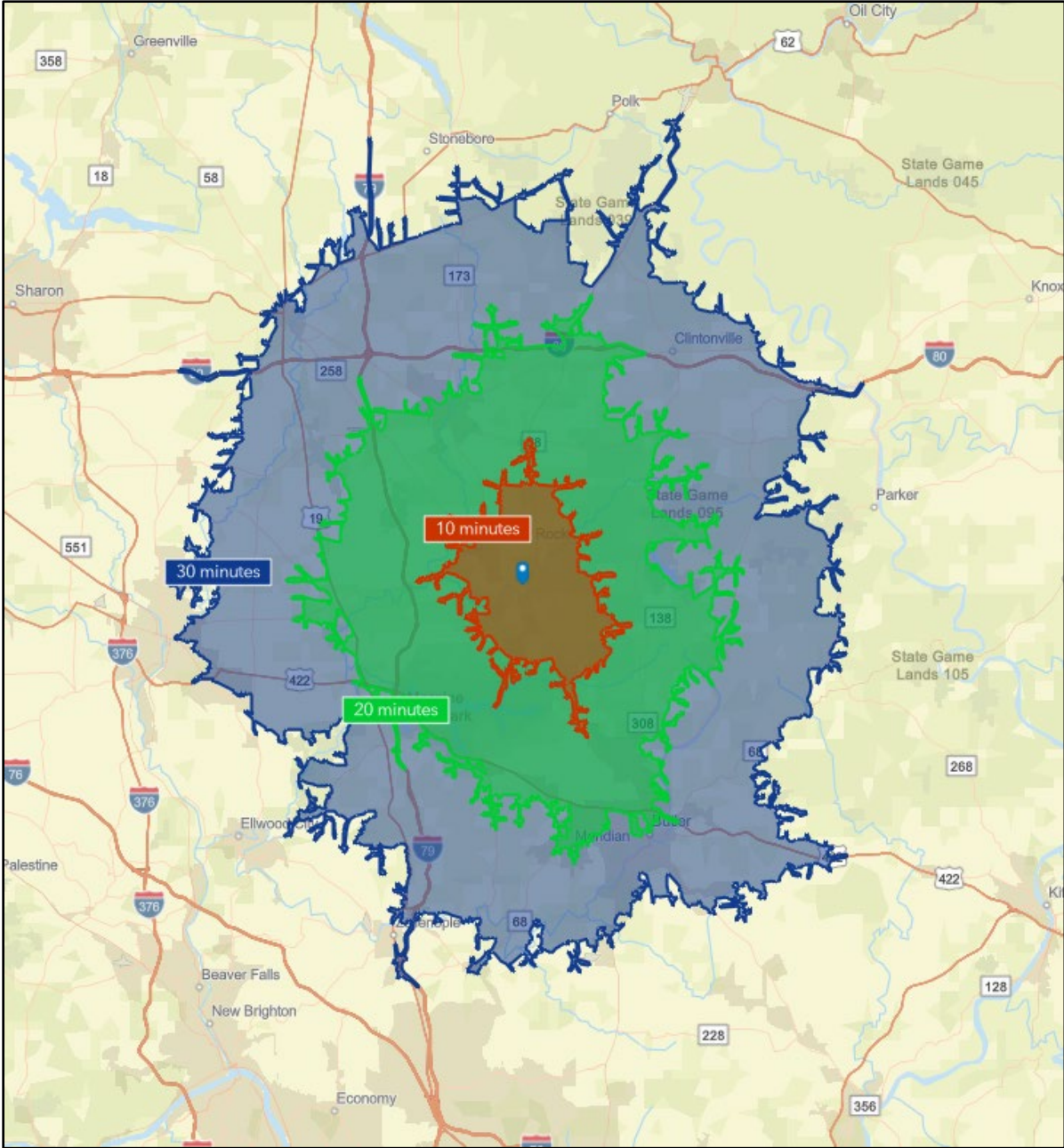
Even during the challenges of the Great Depression, the spirit of golf endured. In 1938, the local community came together to form The Slippery Rock Country Club, selling 125 memberships—then called “shares”—at \$125 each. These early members and their families earned the privilege of playing a course they helped bring to life.

As World War II came to a close, the course was purchased by Wynn Tredway, a man known for his integrity and work ethic. Tredway restored the original 9 holes and, recognizing golf’s rising popularity, bought additional land from Mr. Nicholas to design and construct the back 9. His vision gave the course its full 18-hole layout still enjoyed today.

Eventually, Tredway sold the course to Armco Steel, which renamed it Armco Park Golf Club. For nearly five decades, Armco maintained the property as a recreational facility for its employees and their families. In 2004, the club changed hands again—this time to ACC Holdings, LP—and was renamed Oakview Golf Club.

Today, the Slippery Rock Golf Club & Events Center is proudly owned and operated by the Prebula family, who acquired the property in December 2019. They continue to honor the club’s rich legacy while elevating the experience for a new generation. Nestled in Slippery Rock, PA, the semi-private club features a premier 18-hole course, green grass driving range, pro shop, full bar, restaurant, and event space for up to 300 guests. For nearly 100 years, its well-groomed fairways and smooth greens have welcomed golfers of all levels—and the best is still yet to come.





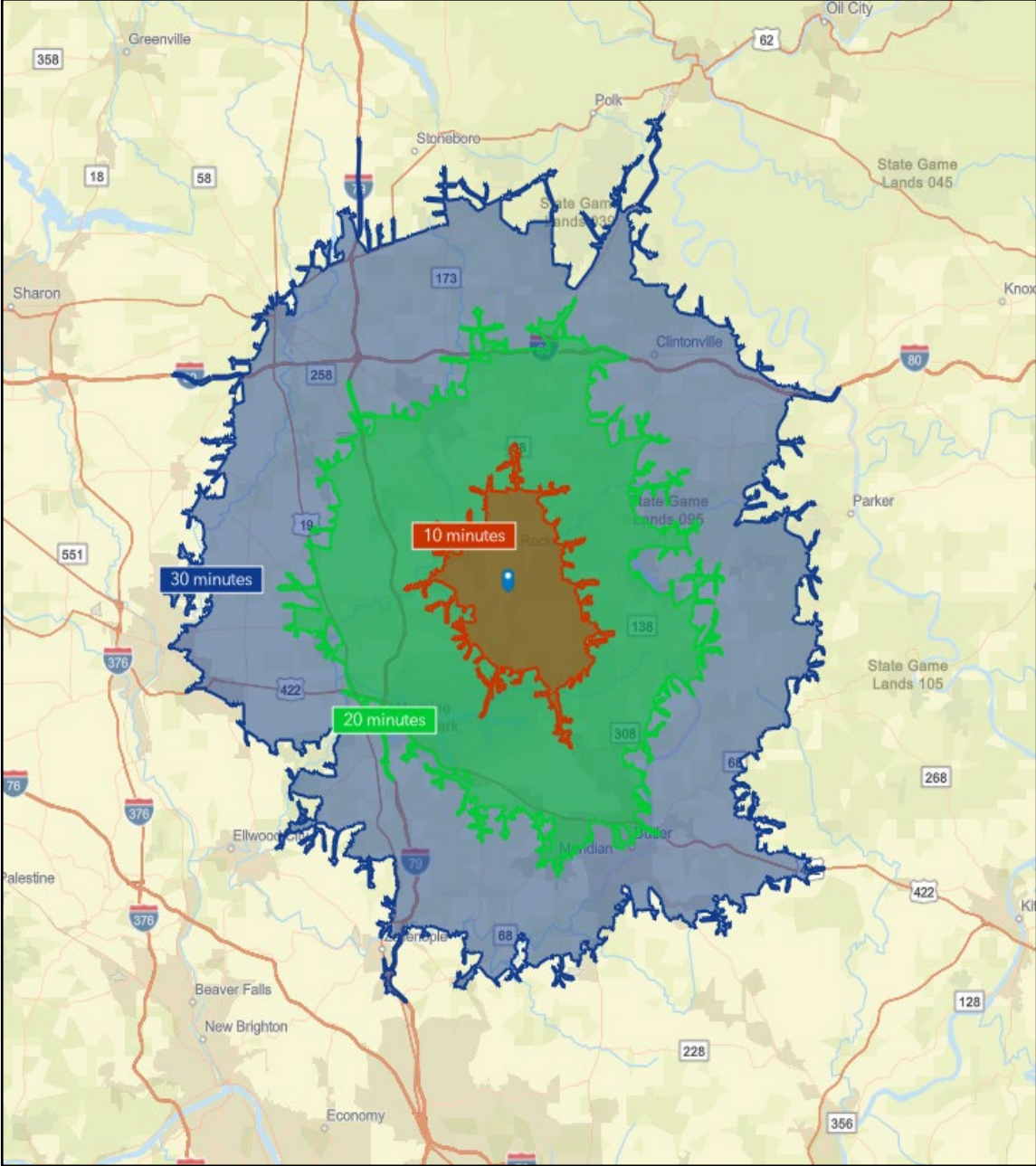
Demographics	10-Minute Drive	20-Minute Drive	30-Minute Drive
Income			
2025 Median HH Income	\$56,726	\$71,235	\$69,398
2030 Median HH Income	\$61,803	\$79,477	\$78,123
2025-2030 Annual Rate	1.73%	2.21%	2.40%
2025 Average HH Income	\$77,985	\$92,360	\$91,294
2030 Average HH Income	\$85,674	\$101,951	\$101,714
2025-2030 Annual Rate	1.90%	2.00%	2.19%
2025 Per Capita Income	\$30,636	\$32,772	\$33,602
2030 Per Capita Income	\$33,822	\$36,003	\$37,047
2025-2030 Annual Rate	2.00%	1.90%	1.97%
Housing			
2025 Housing Affordability Index	66	89	94
2025 Total Housing Units	5,023	23,543	59,581
2025 Owner Occupied	2,312	15,371	39,646
2025 Renter Occupied	1,785	5,623	13,783
2025 Vacant Units	926	2,549	6,152
2030 Total Housing Units	5,121	23,807	60,200
2030 Owner Occupied	2,399	15,746	40,520
2030 Renter Occupied	1,774	5,449	13,320
2030 Vacant Units	947	2,612	6,360

Demographic Statistics Produced by Esri

DEMOGRAPHIC ANALYSIS



Demographics	10-Minute Drive	20-Minute Drive	30-Minute Drive
Population			
2010 Population	11,471	54,405	133,963
2020 Population	11,773	53,632	131,114
2025 Population	13,013	54,802	132,682
2030 Population	13,107	54,945	133,002
2025 – 2030 Annual Rate	0.14%	0.05%	0.05%
2025 Male Population	48.9%	49.6%	50.8%
2025 Female Population	51.1%	50.4%	49.2%
2025 Median Age	24.4	40.1	43.2
Race and Ethnicity			
2025 White Alone	88.2%	91.9%	91.6%
2025 Black Alone	3.0%	1.4%	1.9%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2025 Asian Alone	2.7%	1.2%	0.8%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.1%	0.8%	0.8%
2025 Two or More Races	4.9%	4.6%	4.7%
2025 Hispanic Origin (Any Race)	2.2%	1.9%	2.0%
Households			
2010 Households	3,615	20,189	52,069
2020 Households	4,052	20,876	53,101
2025 Households	4,097	20,994	53,429
2030 Households	4,174	21,195	53,840
2025 – 2030 Annual Rate	0.37%	0.19%	0.15%



Demographic Statistics Produced by Esri

ADVISORY TEAM

LISTING BROKER

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