

# Immediate Opportunity: Goose Creek Racquet and Health Club Multi-Purpose Club near “Ole Miss” – OPPORTUNITY ZONE

Equity Partners HG has been retained to find strategic investors, partners or a buyer for the Goose Creek Racquet and Health Club (“the Club”), located less than five miles from the University of Mississippi (“Ole Miss”), bordering a beautiful 550 home development, and within an Opportunity Zone with substantial potential tax benefits. Built in 2014, the Club enjoys a great reputation and local support with an active membership base. The Club has excellent staff and the current General Manager/Owner has agreed to stay on for a transitional period. Substantial revenue enhancement opportunities exist.

The Club’s 480+ members enjoy seven pristine clay courts that are some of the best in the country. Three new pickleball courts have been recently installed to compliment the other Club offerings. The Club has a full-size Olympic style swimming pool that includes zero depth entry access and a baby pool. The Club’s staff includes a seasoned tennis professional who oversees all the racket programs and a fitness trainer who oversees the state-of-the-art fitness center. Spin, piYo, yoga, pilates, bootcamp and other programs are available to members.

The Club site is approximately 9.82 acres in size. 2.93 acres of this are subject to a ground lease but can be purchased by the Club at any time during the lease period, which expires in 2021. Thus, the majority of the site is owned in fee simple, with a small portion involving a leasehold estate.

The charming clubhouse is located on the western side of the site. It contains approximately 8,721 square feet of gross building area, along with an additional 2,572 square feet of covered porches. The interior layout of the clubhouse includes a vaulted lobby area, leading into a large corridor running the length of the building. West of this corridor is a child care room, aerobics room, spin room, a vaulted gym area, and a fitness office. To the east of the corridor is a pro shop and pro shop office, massage room, men’s and women’s locker rooms, both with showers and lockers, along with a steam room in the men’s locker room and steam shower in the woman’s, a kitchen, and a restaurant/bar area.

The clubhouse has extensive porches along its east and north wall. This includes a large octagon shaped porch off the restaurant/bar area creating a covered terrace for dining overlooking the pool and tennis courts. There is also a porch running the length of the east wall and a portion of the north wall, as well as a porch over the front entrance. All the porches have wood ceilings and ceiling fans.

The Club is located along the north side of CR 162, aka Anderson Road, and slightly farther north of US Route 278 in Lafayette County, Mississippi. This location is less than 5 miles from the vibrant University of Mississippi campus.

This is an excellent opportunity to partner with, invest in, or acquire an established athletic/tennis club with a loyal membership base and a dedicated professional staff. For more information, please contact Fred Cross at 866-969-1115 ext 2, or send an executed Confidentiality Agreement (next page) to email: [DBeall@EquityPartnersHG.com](mailto:DBeall@EquityPartnersHG.com) or fax: 866-604-9434.

## Quick Look



Private Tennis Club: 480 members

Location: Oxford, MS

Founded: 2014

2018 Revenue: \$1.33mm

Real Estate Taxes: \$24,000

Professional Staff

8,721 sq. ft. Clubhouse

7 Clay Hydro-Court Tennis Courts

3 Pickleball Courts

Olympic Swimming Pool with  
Zero Entry Access

Baby Pool with Fountains

Numerous Lounging Decks and  
Outdoor Social Areas

Dining Area with Inside and  
Outside Seating

Pool Bathroom Building with  
Changing Areas, Lifeguard  
Office and Storage Building

<https://www.goosecreekclub.com/>

### Key Contact:

Fred Cross, Managing Director  
866-969-1115 Ext. 2

[FCross@EquityPartnersHG.com](mailto:FCross@EquityPartnersHG.com)

[www.EquityPartnersHG.com](http://www.EquityPartnersHG.com)



**Confidentiality Agreement**

EQUITY PARTNERS HG has agreed to make certain disclosures to you concerning Goose Creek Racquet and Health Club ("THE CLIENT"), which we currently represent, and requires the following nondisclosure agreement to be executed to protect the interest of THE CLIENT and its affiliates.

You have an interest in refinancing, investing in, or acquiring certain assets and business of THE CLIENT (the "Transaction"). In order to enable you to appraise the Transaction, EQUITY PARTNERS HG will provide you with an information package which contains the name and location of THE CLIENT and highly confidential financial and corporate historical details (the "Evaluation Material"). You agree to grant access to the Evaluation Material only to those of your directors, officers, employees, agents, accountants, attorneys, affiliates, advisors, funding sources, investors, and representatives (collectively, "Representatives") whose duties in connection with evaluating your interest in the Transaction require such information and who are instructed by you to maintain such information in complete confidence in accordance with the terms of this Agreement. "Evaluation Material" shall not include information that: (i) is or becomes generally available to the public other than as a result of a disclosure by you in violation of this Agreement, (ii) was within your possession prior to its being furnished to it pursuant hereto, provided that the source of such information was not known by you to be bound by a confidentiality agreement with or other contractual, legal, or fiduciary obligation of confidentiality to THE CLIENT or any other party with respect to such information, or (iii) is or becomes available to you on a non-confidential basis from a source other than THE CLIENT, provided that such source is not known by you to be bound by a confidentiality agreement with or other contractual, legal, or fiduciary obligation of confidentiality to THE CLIENT or any other party with respect to such information, or (iv) is independently developed by you or your Representatives without violating any of your obligations hereunder. You agree to take full responsibility for compliance by such Representatives with the confidentiality requirements contained herein.

You further agree that, if for any reason you do not complete the Transaction with THE CLIENT you: **1)** will not at any time hereafter disclose the Evaluation Material provided to anyone whomsoever for any reason (except for disclosures to your Representatives and as may be required by law, rule or regulation, any governmental agency or other regulatory authority or in connection with any legal proceedings) and that you will instruct any Representative to whom such Evaluation Material has been disclosed to maintain such information in complete confidence (except for disclosures permitted pursuant to clause 1 above), and **2)** you will promptly return or destroy (at your option) all written or printed Evaluation Material (and copies thereof) to EQUITY PARTNERS HG and delete any digital copies (except as and to the extent retention of such information is required by applicable law, regulation or order, or unless Recipient's internal policies and procedures require such retention, provided that any retained Evaluation Material shall remain subject to the terms set forth in this Agreement notwithstanding its termination). At no time is the Evaluation Material to be used for any reason other than your evaluation of THE CLIENT for the purpose of assessing a value to assist you in preparing an offer for the Transaction.

This Agreement and the obligations of the parties hereunder shall terminate eighteen (18) months from the date hereof.

Prior to the parties execution of a term sheet or other agreement in respect of the Transaction, all communications regarding the Transaction or request for additional information will be submitted or directed to Fred Cross of EQUITY PARTNERS HG and you agree not to make contact with THE CLIENT, its employees or customers, or its lender for any reason without prior permission from EQUITY PARTNERS HG.

**AGREED AND ACCEPTED:**

Company: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

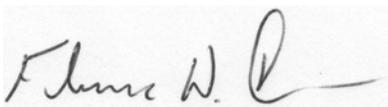
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

By 

Fred Cross  
Managing Director  
Equity Partners HG

Date: March 6, 2019