

Jill Jamieson-Nichols

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1630 Welton St., Suite 300

Denver, CO 80202

(303) 623-2365

(303) 623-2217 (fax)

[jjamieson@crej.com](mailto:jjamieson@crej.com)

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Heather Ridge Country Club, which was rezoned as a planned development that preserves the course and includes 5.11 acres for commercial and high-density residential development, is being offered for \$6.9 million.



## Heather Ridge Country Club seeks to link up with buyer

by Jill Jamieson-Nichols

A golf course owner hopes to link up with a buyer for the property, which comes with an opportunity for new development.

"I think it's a great opportunity. There really isn't anything down in that southeast area that even comes close to it," said Larry Cornell of Phill Foster and Co., which is marketing Heather Ridge Country Club.

The property at 13521 E. Iliff Ave. in Aurora is unique in that it includes the operating golf club, plus developable ground that could support an 18-story residential tower, 20,000 square feet of retail and a 5,000-sf clubhouse, Cornell said. It also has 815 acre-feet of water, some of which is excess and could be leased or sold, he said.

Neighbors fought previous development plans for the property, ultimately working with owner Dick Jorgenson and the city to get the property rezoned as a planned development. The zoning approved a year ago preserves the 18-hole, membership-only golf course, while allowing development on 5.11 acres that includes the existing clubhouse.

Jorgenson, who has owned Heather Ridge Country Club since 2002, hopes to sell the club and land for \$6.9 million.

"Basically, he loves to play golf. Now he's doing more business than he is golfing," said Cornell, adding the country club has potential to increase its membership, as well as its catering and banquet operations.

A block west of Interstate 225, the property is next door to a planned light-rail station, Cornell noted.

A residential tower would benefit golf course membership and offer its residents "spectacular" mountain views, Cornell added.

"If somebody does build an 18-story building out there, it will be iconic, and you'll be able to see it pretty much from all of Denver," he said, explaining the property sits on a high spot in the terrain.

Heather Ridge Country Club, with its 87-acre Dick Phelps-designed course, has been in operation since 1973. There are six lakes on the property, which includes a 29,482-sf clubhouse and swimming pool.

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