

Carroll Meadows Golf Course

Carrollton, Ohio · 141 acres · Asking \$2,500,000

ASKING PRICE

\$2.5M

Carroll Meadows is located within a federally designated **Qualified Opportunity Zone**, established by the Tax Cuts and Jobs Act of 2017 to spur long-term private investment in select communities. For investors with eligible capital gains, this designation transforms an already attractive turn-key acquisition into one of the most tax-efficient real estate vehicles available under U.S. federal law.

INVESTOR BENEFITS

01

Defer capital gains

Reinvest eligible capital gains into Carroll Meadows within 180 days and defer federal tax on those gains until December 31, 2026.

02

Tax-free appreciation

Hold the investment for 10+ years and pay zero federal capital gains tax on the appreciation of your Opportunity Zone investment upon exit.

03

Qualified business property

An operating golf course with substantial improvements qualifies as a Qualified Opportunity Zone Business — making the entire enterprise eligible.

04

Designated census tract

Carroll Meadows sits within a federally designated Qualified Opportunity Zone, certified under the 2017 Tax Cuts and Jobs Act.

PROPERTY SNAPSHOT

HOLES	YARDAGE	ACREAGE	DESIGNER	ESTABLISHED
18	6,366	141.46	J. Robinson	1989

LISTING AGENT

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Information provided for general purposes only and does not constitute tax or legal advice. Prospective investors should consult their qualified tax advisor regarding their specific situation and the formation of a Qualified Opportunity Fund.