

Press Release

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Dauphin County General Authority Approves \$45.6 Million Sale of Dauphin Highlands Golf Course

HARRISBURG, PA – The Dauphin County General Authority (DCGA) has voted to execute a Purchase Sale Agreement (PSA) with Harrisburg I, LLC to sell the Dauphin Highlands Golf Course for \$45.6 million. Harrisburg I, LLC plans to develop a data center on the site.

The transaction is expected to deliver significant benefits to Dauphin County residents, especially those in Swatara Township and the Central Dauphin School District. As a property owned by a municipal entity, the golf course does not pay taxes and selling it to a private entity will mean substantial local, school district, county and state taxes.

Provident Realty in Dallas, Texas, was selected from the six proposals submitted through a request-for-proposals (RFP) process launched on February 19. Harrisburg I, LLC, the purchasing entity formed by Provident Realty, must now navigate a due diligence process before the deal can be finalized.

The sale includes land located in both Swatara Township and Steelton. Proceeds would allow DCGA to pay off the golf course's \$13 million debt. The authority has been divesting its nonperforming assets over the last 15 years.

Board Chairperson Barbara Zemlock noted that the golf course has consistently operated at a deficit. She also emphasized that the sale would bring substantial long-term benefits to county residents, citing similar projects in other communities.

"Over the past year, we received multiple unsolicited offers to develop data centers on this property," said Zemlock. "Issuing an RFP gave us the chance to fully evaluate the land's market value. Harrisburg I, LLC's proposal is approximately 10 times higher than the recorded value of the land."

Zemlock also stressed that while the authority has approved the sale, Harrisburg I, LLC will oversee all aspects of the proposed development. "This is only the first step. Many conditions still need to be met before either side can finalize the transaction," she said.

In the meantime, DCGA will continue operating Dauphin Highlands, which it has owned since 1993. The golf course will operate until the tentative date to close the sale, which is Dec. 31, 2027.

“Because of the timeline of the due diligence period and the process, DCGA is committed to maintaining and operating the golf course until it is clear that closing is imminent,” Zemlock said.

Beyond the golf course, the authority also owns 19.11 acres at 1101 S. Front Street in Harrisburg, home to the Riverfront Office Center and PennDOT services, as well as five magisterial district judge offices.