



THE BLUFFS

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FOR SALE:

PRICE:

CALL FOR DETAILS

The Bluffs

OFFERING MEMORANDUM

The Bluffs Golf Course
8037 US-17, Zolfo Springs, FL 33980



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A man in a blue shirt is seen from the back, gesturing with his right hand while speaking to a group of people in a meeting room. The room has large windows and a white pillar. A black rectangular box with orange and white text is overlaid on the right side of the image.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



SVN Commercial Partners is pleased to present this ownership opportunity in one of Florida’s growing regions—The Bluffs Golf Course. This 134-acre property is located directly on U.S. Highway 17, a major north-south corridor experiencing rapid development as Florida’s coastal expansion pushes inland. The Bluffs is a profitable 18-hole golf course, generating over \$1 million in gross revenue in 2023, with 33,000+ rounds played annually.

Beyond its established golf operations, the property offers significant future development potential. It holds entitlements, including a Land Use Plan Change, Rezoning, and Special Exception, allowing for a 412-site RV resort while preserving a 9-hole golf course. With minimal environmental restrictions—only 1 acre of wetlands and no protected species—the site is primed for a variety of investment strategies, whether as a turnkey golf course, an RV resort destination, or residential/mixed-use opportunities.

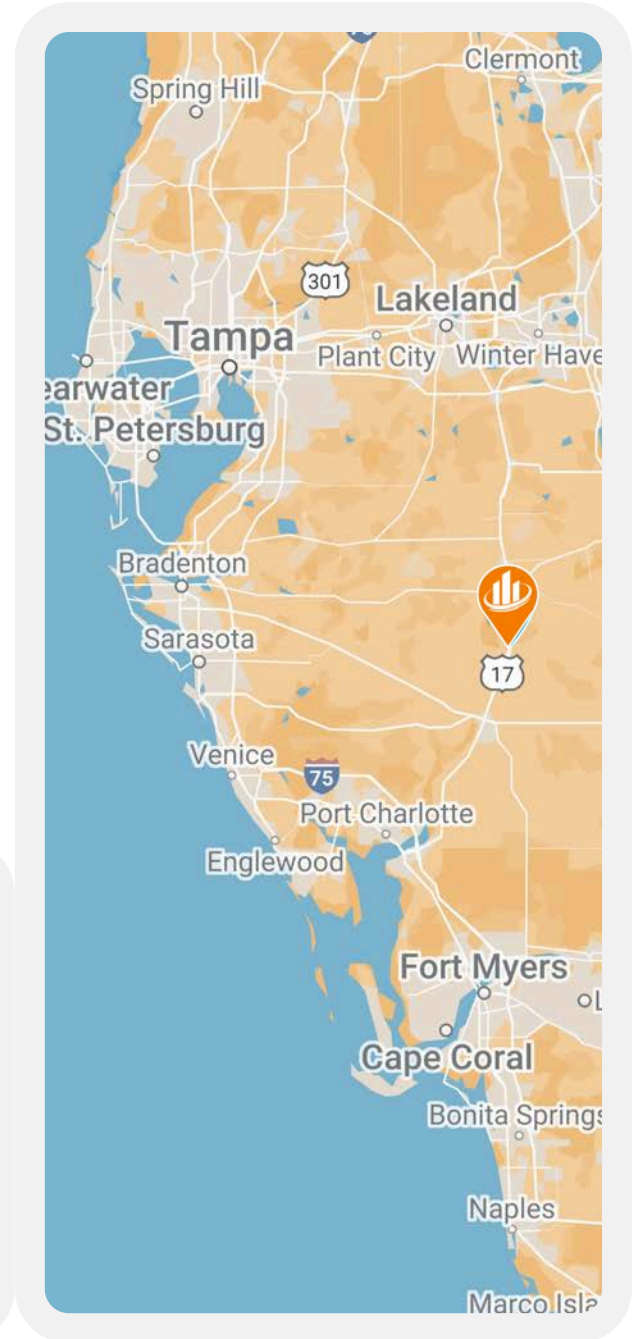
Located in an Opportunity Zone, The Bluffs also provides potential tax advantages, making it an attractive acquisition for investors looking to capitalize on Florida’s booming inland growth. With 1 mile of highway frontage, a pro-development local government, and multiple exit strategies, this property represents a compelling investment in a high-demand market. For more information contact SVN Commercial Partners today.

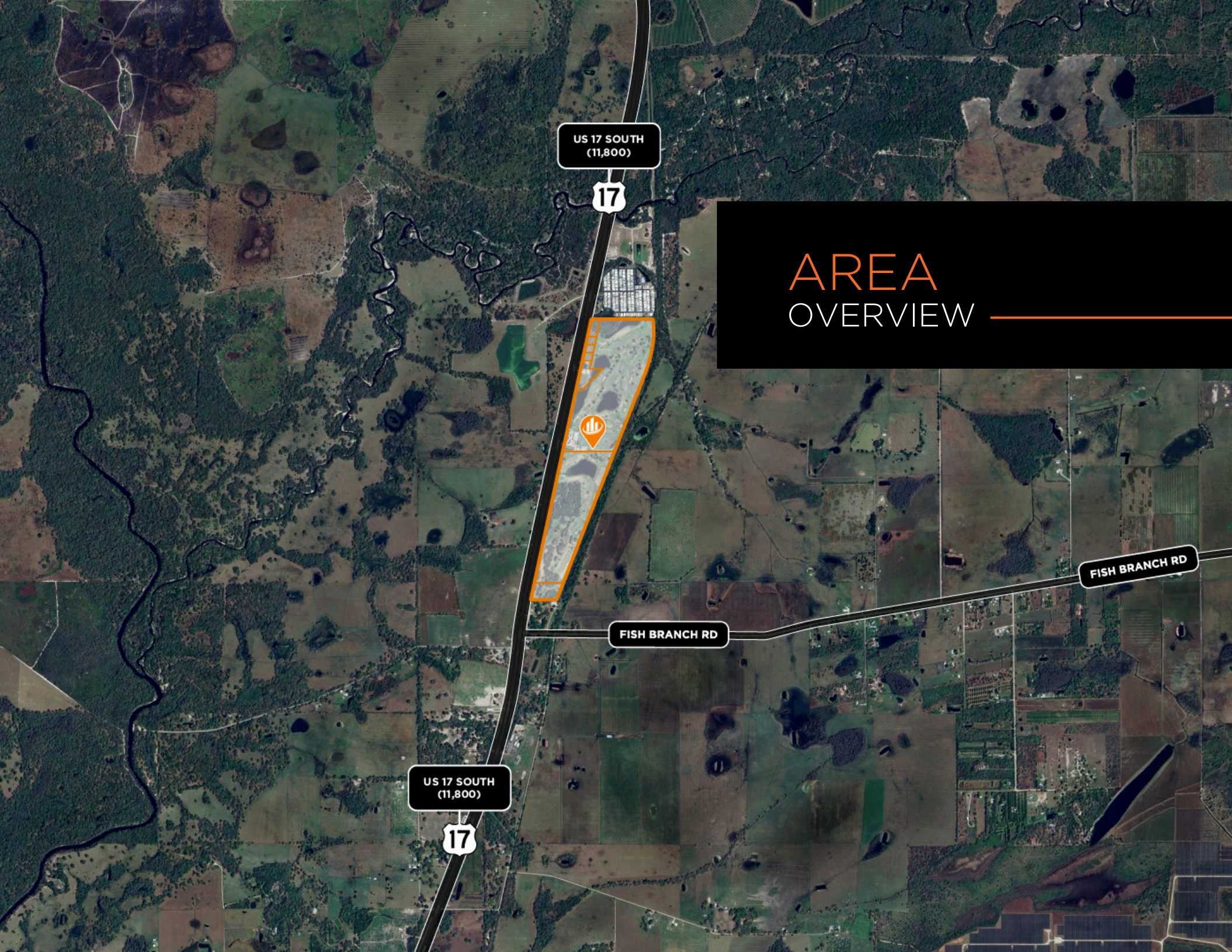
PROPERTY SUMMARY

ADDRESS:	8037 US-17, ZOLFO SPRINGS, FL 33890
PARCEL:	10362500000053500000 10362500000053200000
LOT ACRES:	134 AC
COUNTY:	HARDEE
MARKET:	ZOLFO SPRINGS
MUNICIPALITY:	COUNTY
ZONING:	FARM-RESIDENTIAL
PRICE:	CALL FOR DETAILS
TRAFFIC COUNT AADT:	US-17 11,800

COMPLETE HIGHLIGHTS

- Strategic Location – Centrally positioned along U.S. Highway 17, providing direct access to major Florida hubs, including Sarasota, Naples, Tampa, and Miami.
- Expansive Acreage – 134-acre property with minimal environmental restrictions (only 1 acre of wetlands, no protected species).
- Development Flexibility – Entitlements include a Land Use Plan Change, Rezoning, and Special Exception, allowing for potential RV resort development with 412 sites and a 9-hole golf course.
- Strong Investment Potential – Located in an Opportunity Zone, offering potential tax incentives and long-term appreciation.
- Proven Business Model – Profitable 18-hole golf course with over 33,000 rounds played annually and more than \$1 million in gross revenue (2023).
- Pro-Growth Market – Situated in a high-growth corridor where inland development is expanding, attracting both investors and large-scale developers.
- Multiple Exit Strategies – Operate as a turnkey golf course, develop as a destination RV resort, or pursue residential/mixed-use opportunities.

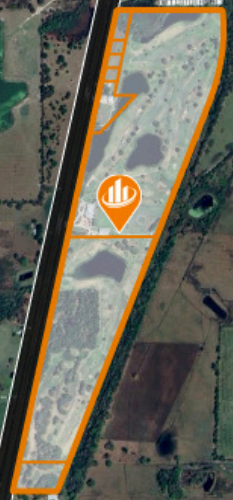




US 17 SOUTH
(11,800)

17

AREA OVERVIEW

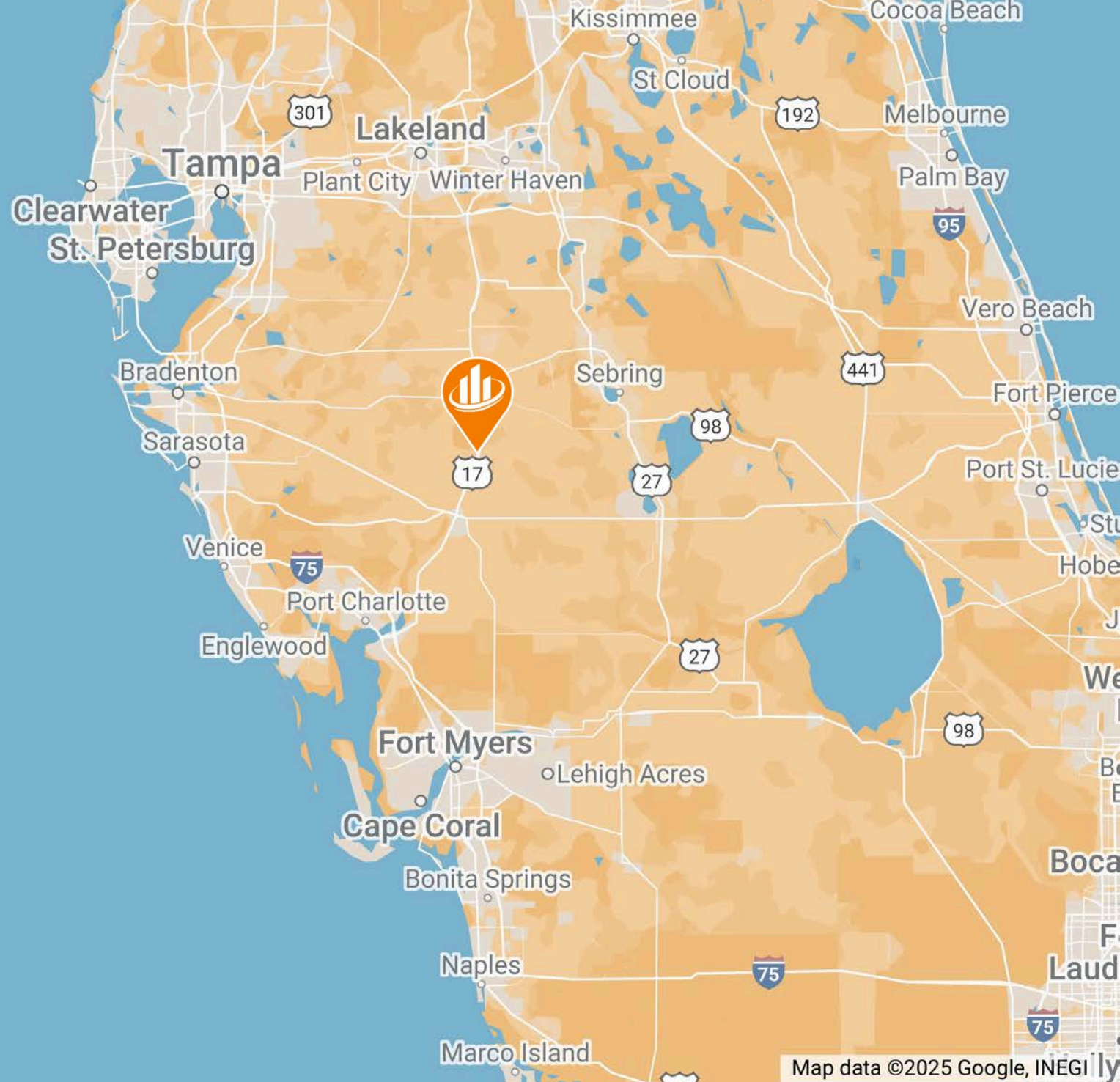


FISH BRANCH RD

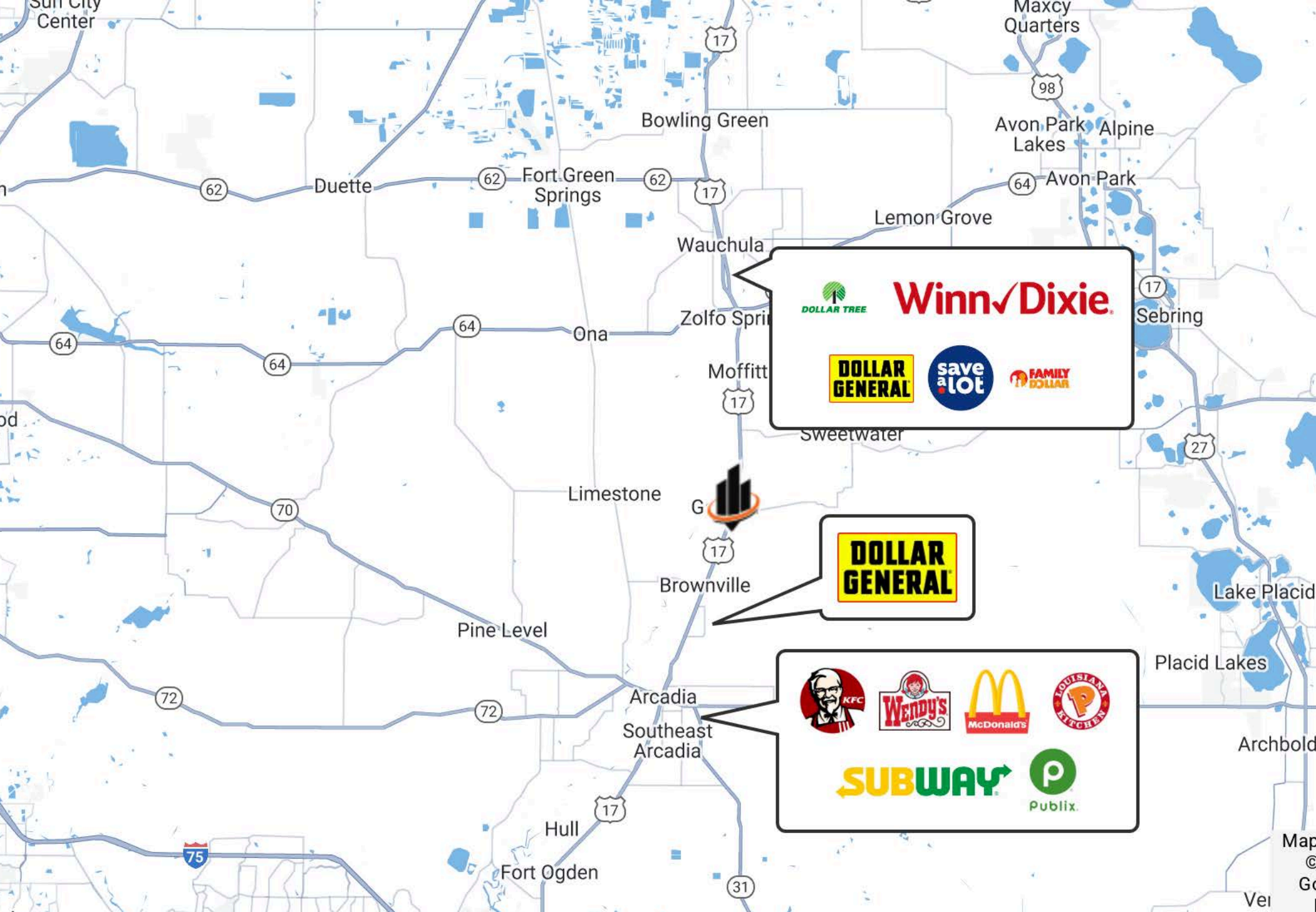
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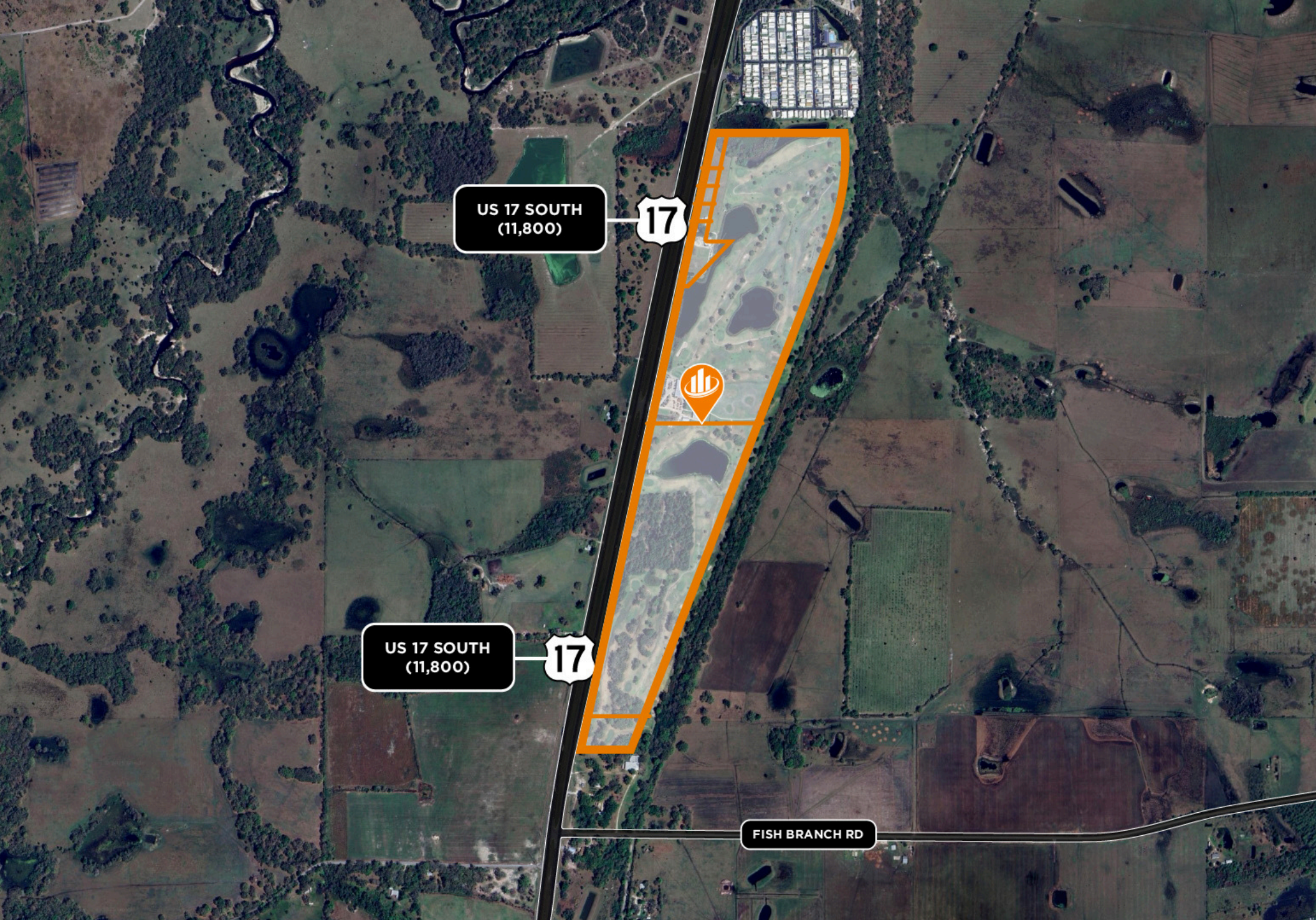


PROPERTY OVERVIEW

FISH BRANCH RD

US 17 SOUTH
(11,800)

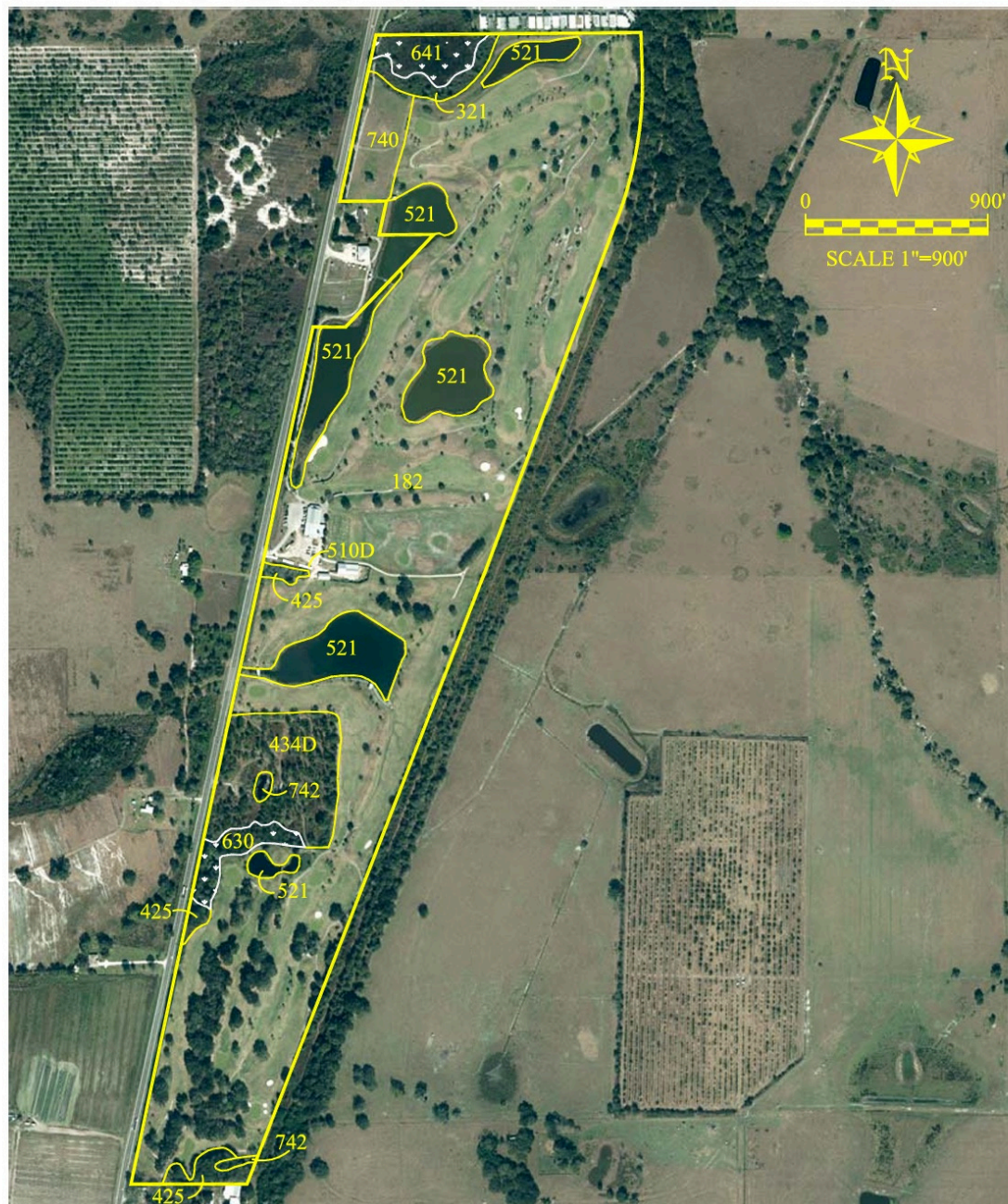








SECTION 10, TOWNSHIP 36S, RANGE 25E



LEGEND

FLUCCS	DESCRIPTIONS	ACREAGE
182	GOLF COURSE	102.69±
321	PALMETTO PRAIRIE	1.39±
425	TEMPERATE HARDWOODS	1.75±
434D	HARDWOOD/CONIFER, MIXED – DISTURBED	7.92±
510D	DITCH	N/A
521	POND	11.81±
630	WETLAND FORESTED, MIXED	1.72±
641	FRESHWATER MARSH	2.24±
740	DISTURBED LAND	3.33±
742	BORROW AREAS	0.42±
TOTAL		133.27±



WETLAND

3.96±

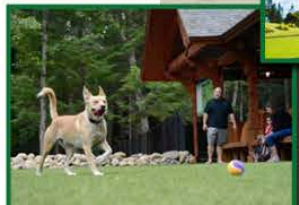
NOTES:

1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM HARDEE COUNTY GIS.
3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2014 AERIAL PHOTOGRAPHY AT 1"=900' SCALE.
4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

18-003 / JANUARY 11, 2018



SCALE : NTS





Site Plan

SCALE : 1" = 200'-0"

NORTH

TOTAL SPACE COUNT-

NORTH AREA- 346 SPACES

WOODED AREA- 66 SPACES

TOTAL- 412 SPACES

The Bluffs RV Resort and Golf Course

A group of business professionals are gathered around a dark wooden conference table, reviewing various data reports and charts. The scene is brightly lit, likely from a large window in the background. Several people's hands and arms are visible as they interact with the documents. On the table, there are two glasses of water, a laptop, and several sheets of paper featuring colorful charts, including donut charts and bar graphs. One prominent donut chart on the left shows a large blue segment labeled '185%'. Another chart shows a green donut chart with a '25%' label. A bar chart with blue bars is also visible. A yellow sticky note with handwritten text is placed on one of the documents. The overall atmosphere is professional and collaborative.

DEMOGRAPHICS

SUMMARY

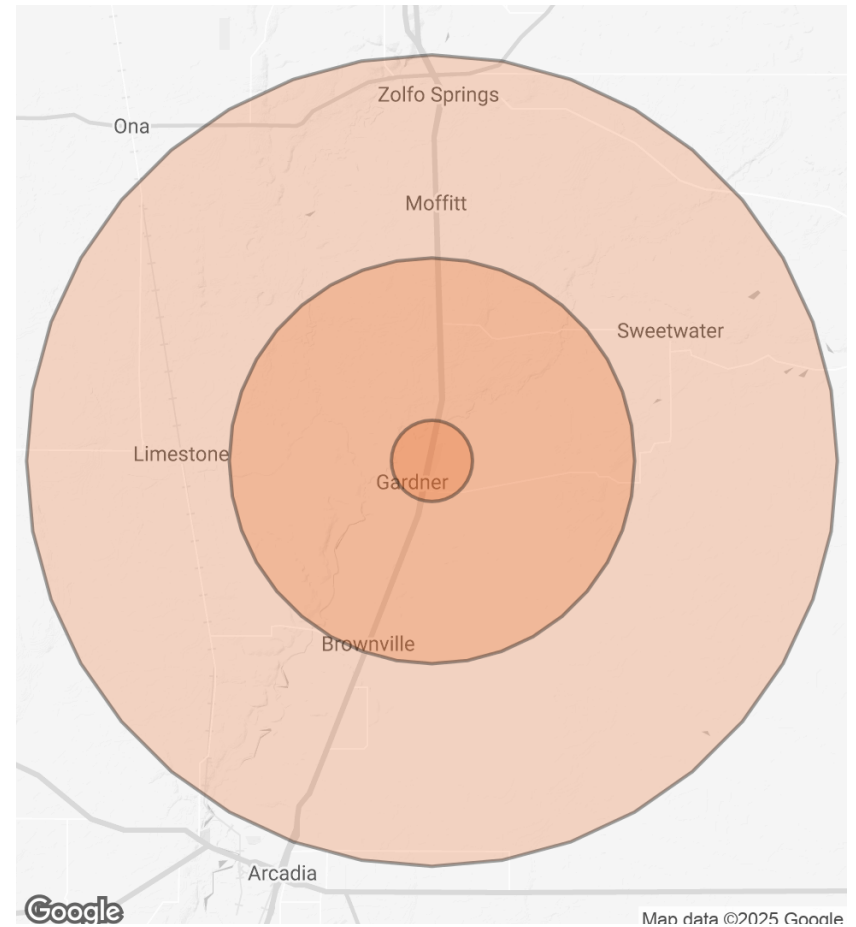
DEMOGRAPHIC SUMMARY

POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	224	1,142	14,309
AVERAGE AGE	50	48	44
AVERAGE AGE (MALE)	49	47	43
AVERAGE AGE (FEMALE)	51	49	45

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	87	450	5,458
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$65,214	\$65,197	\$61,278
AVERAGE HOUSE VALUE	\$276,401	\$288,147	\$221,343





MEET THE
TEAM

MEET THE TEAM | SVN COMMERCIAL PARTNERS



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