

4543 E Windmill Dr


Inverness, FL, 34453


178 Combined Acres AVAILABLE


Golf Course Redevelopment with Clubhouse and Golf Cart Repair Shop

 FranklinStreet



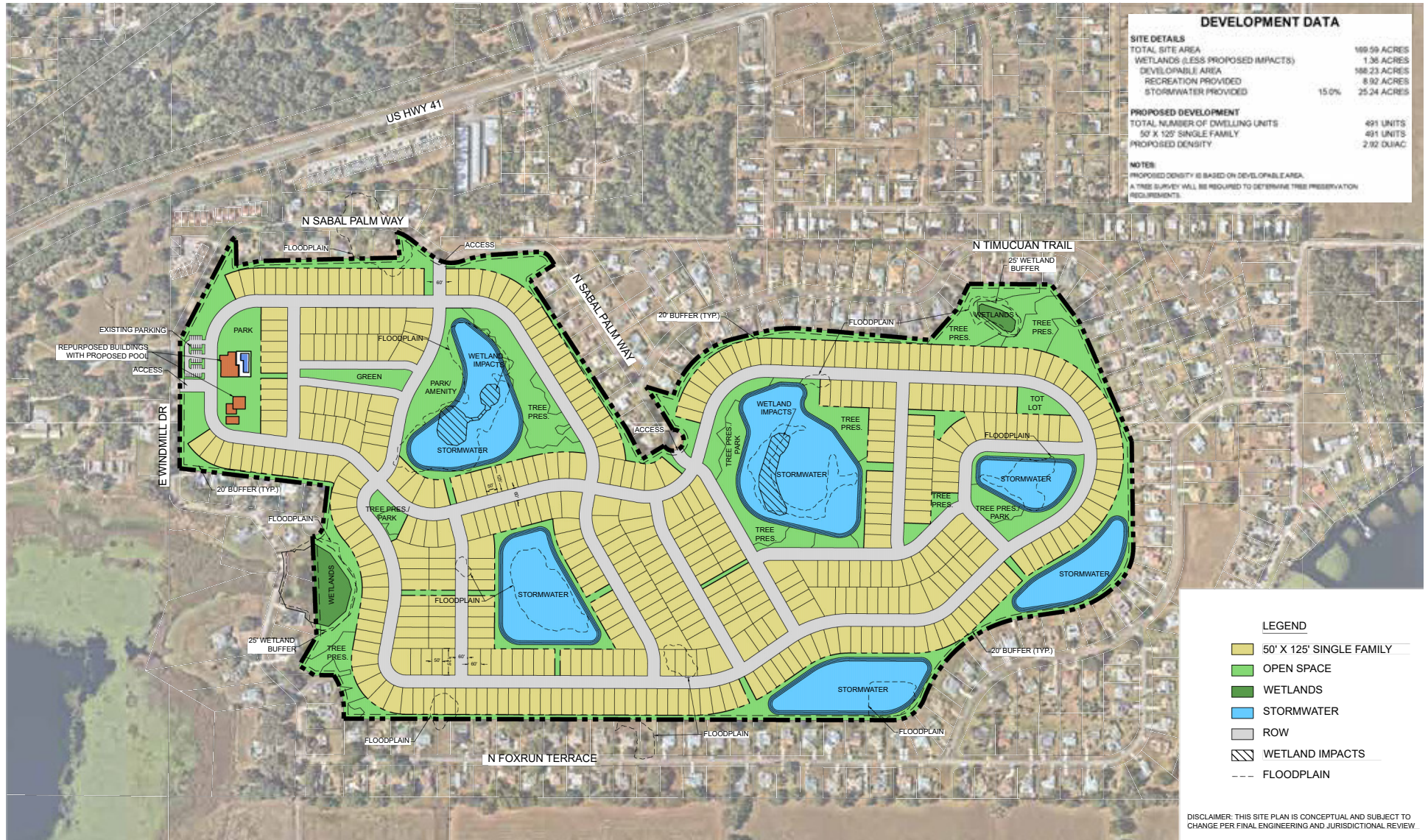
 18 HOLE GOLF COURSE

 RESTAURANT
7,824 SF

 GOLF SHOP
6,682 SF

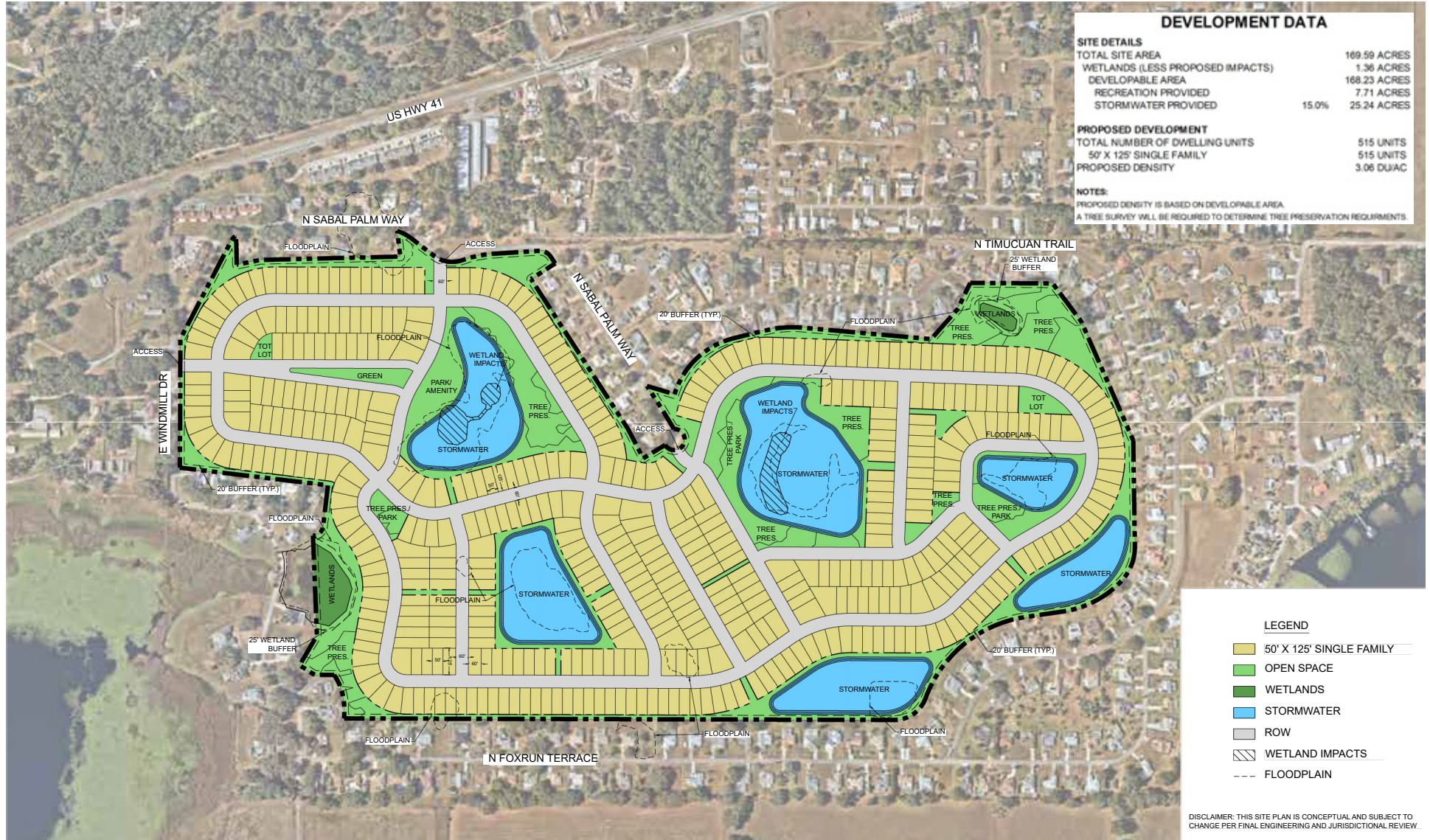
SITE PLAN

CONCEPTUAL SITE PLAN UTILIZING CURRENT CLUB HOUSE AND MAINTENANCE SHOP TO BE REPURPOSED TO AMENITY AREA




SITE PLAN


CONCEPTUAL SITE PLAN WITHOUT CLUB HOUSE AND MAINTENANCE SHOP




INVESTMENT SUMMARY



 18 HOLE GOLF COURSE

 RESTAURANT
7,824 SF

 GOLF SHOP
6,682 SF

INVESTMENT HIGHLIGHTS



ASKING PRICE:
\$11,000,000



178.13 Gross Acres (+/- 159 Usable Acres After Wetlands & Floodplain)



18 Hole Golf Course 7,824 SF Restaurant 6,682 SF Golf Shop



Zoning: CL (Land Use) CLR (Land/Residential)



Expected Future Zoning: Townhomes (Front) Single Family (Rear)

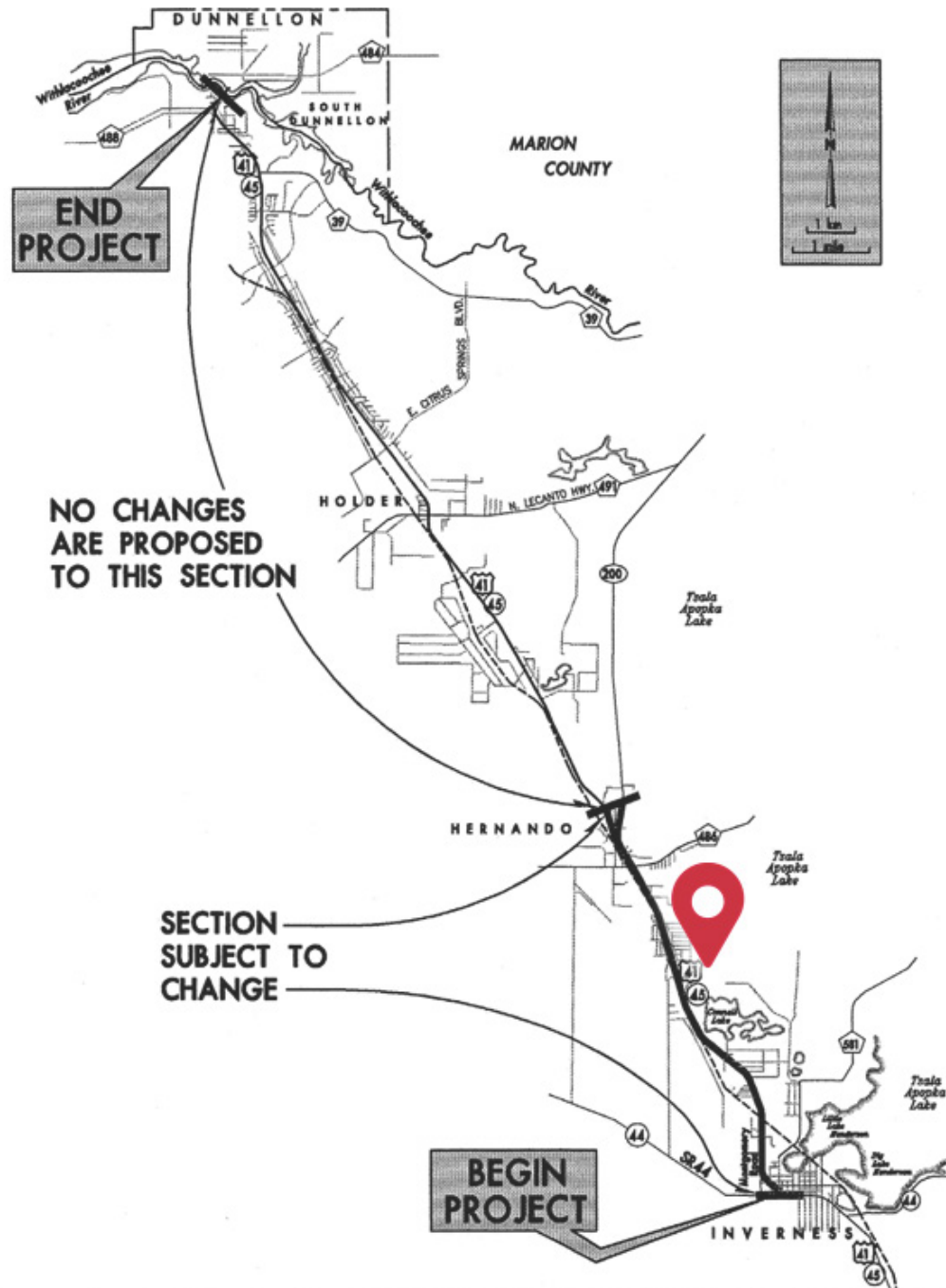
CLUB HOUSE & REPAIR SHOP



RETAIL AERIAL



ROAD EXPANSION



PROPERTY AERIAL



2x Monument Pylon Signs Along Main Road Included

PROPERTY AERIAL



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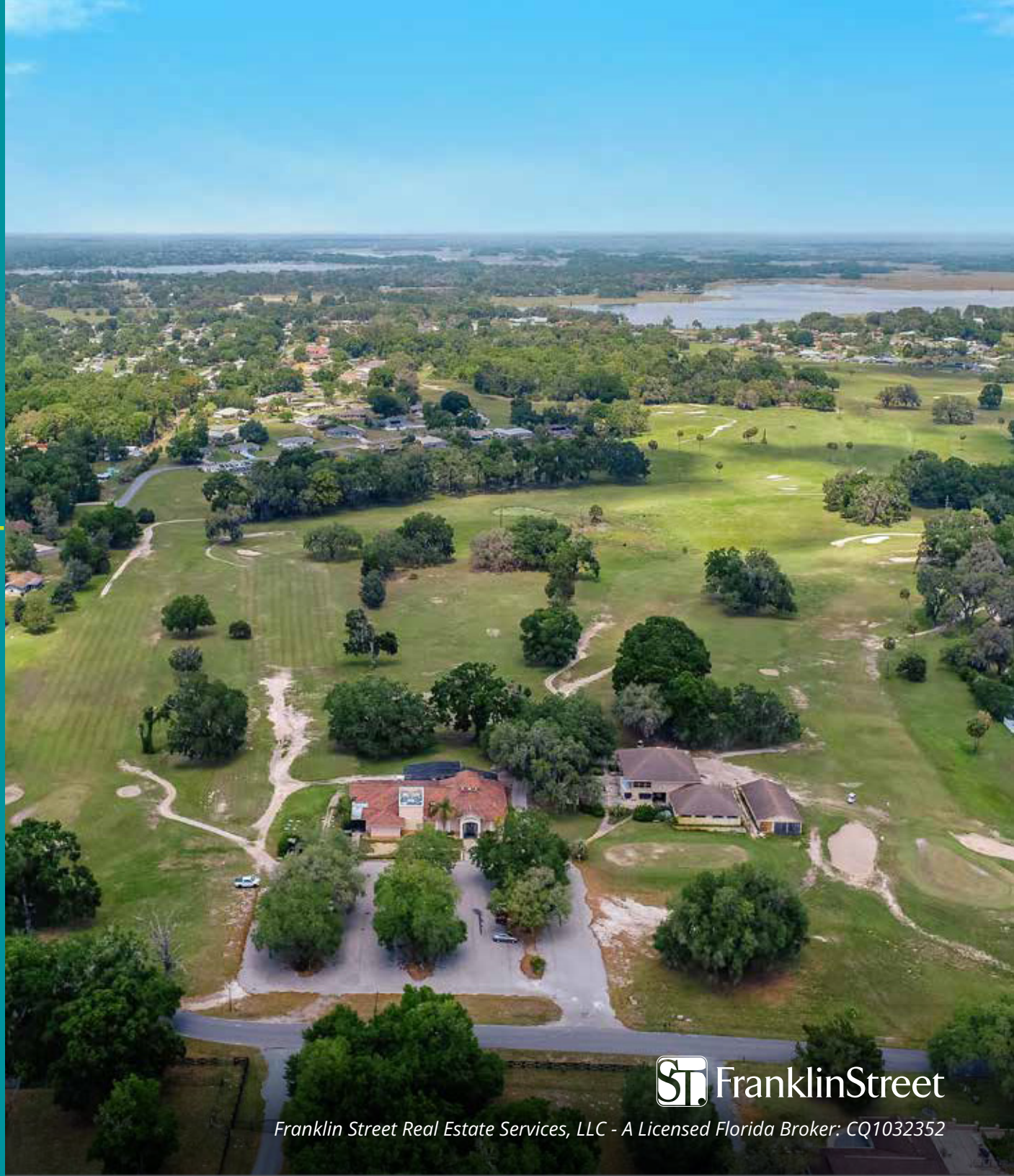
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