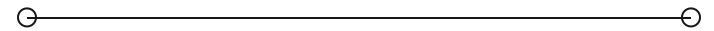


SALE BROCHURE

Highlands Ridge Golf Course

4100 CARTER CREEK DR

Avon Park, FL 33825



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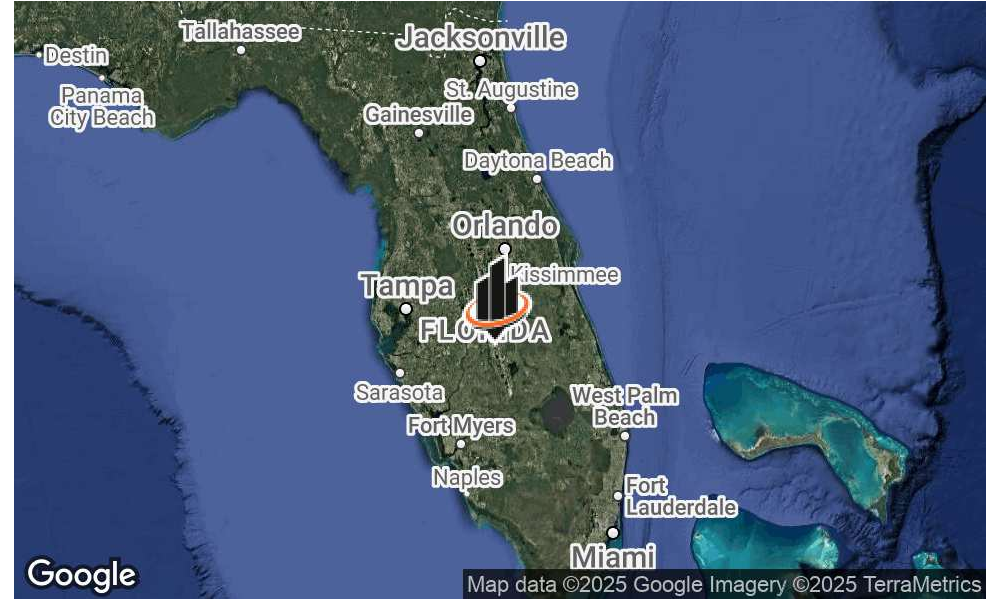
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,995,000
CAP RATE:	14.35%
CLUBHOUSE SIZE:	5,843 SF
TOTAL ACREAGE:	243 Acres
GOLF COURSE:	18 holes
PROPERTY WEBSITE:	highlandsridgegolf.com
LISTING WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of Highlands Ridge Golf Course ("Property"), an exquisite 18-hole golf course nestled in the scenic beauty of Avon Park, Florida. Spread across 243 acres of lush landscape, this premier golfing destination offers a picturesque setting for golf enthusiasts of all levels. The Property is a turn-key operation with a clubhouse including pro shop and Irish pub, practice facilities and maintenance buildings & equipment. Known as "One of the Best-Designed Courses" in Central Florida, the course plays over 7,100 yards and has 5 tee boxes with wide open fairways, offering challenges to golfers of all abilities. The sellers have made many recent capital improvements making this a great opportunity for the next owner to step into.

PROPERTY HIGHLIGHTS

- 14.35% cap rate - Award-winning 18-hole golf course located in Central FL, designed by world renowned architect, Dave Harmon
- Turn-key operation on 243 acres and plays over 7,100 yards with wide open fairways offering challenges to golfers of all abilities, extensive practice facilities as well
- Upscale clubhouse including pro shop and the recently remodeled Highlands Irish Pub - the one and only Irish Pub of Highlands County
- Additionally available at a separate sale price is the Preserve at Highlands Ridge, the south course, that could continue on as an 18-hole golf course or redeveloped. More information can be found at: www.northco.com/properties/FLdevelopmentland

SALE HIGHLIGHTS



PROPERTY AND BUSINESS HIGHLIGHTS

- Highlands Ridge Golf Course, an award-winning gem nestled in Central Florida, stands as a premier destination for golf enthusiasts. Spanning over 243 acres, it seamlessly blends the beauty of nature with the thrill of the game.
- Built in 2002, designed by world renowned architect, Dave Harmon, who patterned it after Kauri Cliffs in New Zealand, one of the Top 200 Golf Courses in the world. Highlands Ridge is a past recipient of the best golf course in Central Florida.
- When designing Highlands Ridge, Dave Harmon spared no expense to move millions of tons of sand and dirt creating hills and elevated areas through out his masterpiece of a course.
- Part of the popular Sebring Citrus Golf Trail and offers Stay and Play packages in partnership with the Inn on the Lakes, Sebring's #1 hotel
- ~5,843 SF upscale clubhouse with fully stocked pro shop and bar & dining area
- Newly renovated restaurant and bar, where every corner has been redesigned for your enjoyment. With modern aesthetics and a welcoming ambiance, Highlands Ridge offers a fresh take on dining and socializing.
- Upgraded practice facilities including driving range with target greens, chipping green, practice bunker and 7,000 SF putting green - now offering enhanced facilities and amenities for an improved golfing experience.
- The Property also includes ~8,701 SF maintenance facilities and equipment, ~6,562 SF cart barn and ~1,320 SF chemical storage building
- Highlands Ridge offers both a Ladies Golf Association (LGA) and a Men's Golf Association (MGA) leagues. PGA Professional instruction available, also.
- The owners have made many capital improvements in the last two years.
- Surrounding HOA with a beautiful landscape and existing amenities that is home to 635 families makes for a strong membership base
- Additional growth and development opportunities are available including areas on the North Course that are not currently part of operations and the purchase of the South Course (also available, not included in the sale price of the North Course). More information can be found at: www.northco.com/properties/FLdevelopmentland

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



SCORECARD

1	2	3	4	5	10	11	12	13	14	15	16	17	18											
$\frac{1}{2}$ $\frac{2}{3}$	$\frac{2}{3}$ $\frac{3}{1}$	$\frac{3}{1}$ $\frac{1}{2}$	$\frac{3}{2}$ $\frac{1}{1}$	$\frac{2}{1}$ $\frac{1}{3}$	$\frac{3}{2}$ $\frac{2}{1}$	$\frac{1}{3}$ $\frac{3}{2}$	$\frac{2}{1}$ $\frac{1}{3}$	$\frac{1}{2}$ $\frac{2}{3}$	$\frac{2}{3}$ $\frac{1}{1}$	$\frac{1}{3}$ $\frac{2}{2}$	$\frac{2}{1}$ $\frac{1}{3}$	$\frac{3}{2}$ $\frac{1}{1}$	$\frac{1}{3}$ $\frac{2}{2}$											
6	7	8	9																					
$\frac{1}{3}$ $\frac{3}{2}$	$\frac{3}{1}$ $\frac{1}{2}$	$\frac{1}{2}$ $\frac{2}{3}$	$\frac{2}{3}$ $\frac{1}{1}$																					
Black Tees	392	411	419	558	408	190	528	214	436	3556	423	422	418	213	444	569	187	413	496	3585	7141	74.7/138		
Blue Tees	379	391	376	539	376	176	500	201	408	3346	378	392	399	185	411	553	169	389	481	3357	6703	72.6/135		
White Tees	344	364	326	493	364	157	460	170	385	3063	330	378	361	172	356	504	158	335	465	3059	6122	M: 70.2/126 W: 76.0/135		
Gold Tees	305	299	298	442	330	129	389	156	352	2700	284	346	307	137	324	447	118	271	440	2674	5374	M: 66.3/117 W: 71.4/125		
Hcp	11	5	15	7	3	13	9	17	1		12	2	6	14	10	4	18	16	8			Rating/Slope		
Pace of Play	13	27	41	51	1.05	1.19	1.30	1.46	2.00		13	27	43	53	1.05	1.19	1.32	1.46	2.02					
Men's Par	4	4	4	5	4	3	5	3	4	36	4	4	4	3	4	5	3	4	5	36	72			
Hole	1	2	3	4	5	6	7	8	9	Out	10	11	12	13	14	15	16	17	18	In	Tot	Hcp	Net	
Red Tees	258	290	289	432	287	113	362	109	301	2441	275	291	300	103	315	436	93	266	367	2446	4887	M: 65.6/116 W: 69.7/117		
Ladies' Par	4	4	4	5	4	3	5	3	4	36	4	4	4	3	4	5	3	4	5	36	72			
Ladies' HCP	9	15	5	1	11	13	3	17	7		8	10	6	16	12	2	18	14	4					
Date:																								
Scorer:																								
Attest:																								

LOCATION OVERVIEW



THE FLORIDA HEARTLAND - AVON PARK, FL

Florida Heartland is a serene and picturesque region located in the central part of the state. Encompassing areas like Highlands, Polk, Hardee, DeSoto, Glades, Okeechobee, and Hendry counties, this region is celebrated for its rolling hills, sparkling lakes, and rich agricultural heritage. Known for its citrus groves, ranch lands, and unique ecosystems, such as the Lake Wales Ridge, Florida Heartland offers a glimpse into the state's natural beauty and rural charm. Outdoor enthusiasts can explore pristine lakes for fishing and boating, hike nature trails, and enjoy birdwatching. With its small-town appeal, friendly communities, and relaxed pace of life, Florida Heartland captures the essence of the Sunshine State's quieter side. The location also offers the convenience and support of many nearby metropolitan cities.

Avon Park, Florida, is a charming city nestled in the heart of the Sunshine State. Located in Highlands County, Avon Park offers a unique blend of natural beauty, small-town charm, and rich history. Situated amidst the rolling hills and pristine lakes of Central Florida, Avon Park boasts a picturesque landscape that is perfect for outdoor enthusiasts. The city is surrounded by numerous lakes, including Lake Adelaide, Lake Verona, and Lake Glenada, providing ample opportunities for fishing, boating, and water sports.

The Avon Park-Sebring area is also known for its lush green spaces and parks, such as Donaldson Park and Durrah Martin Complex, which offer recreational amenities like playgrounds, picnic areas, and walking trails. The city's subtropical climate ensures pleasant weather year-round, making it an ideal destination for outdoor activities. In addition to its natural attractions, Avon Park-Sebring has a rich cultural heritage reflected in its historic downtown areas. Visitors can explore charming boutiques, art galleries, and local eateries housed in beautifully preserved historic buildings. Avon Park is also home to the South Florida State College, contributing to its vibrant arts and educational scene.

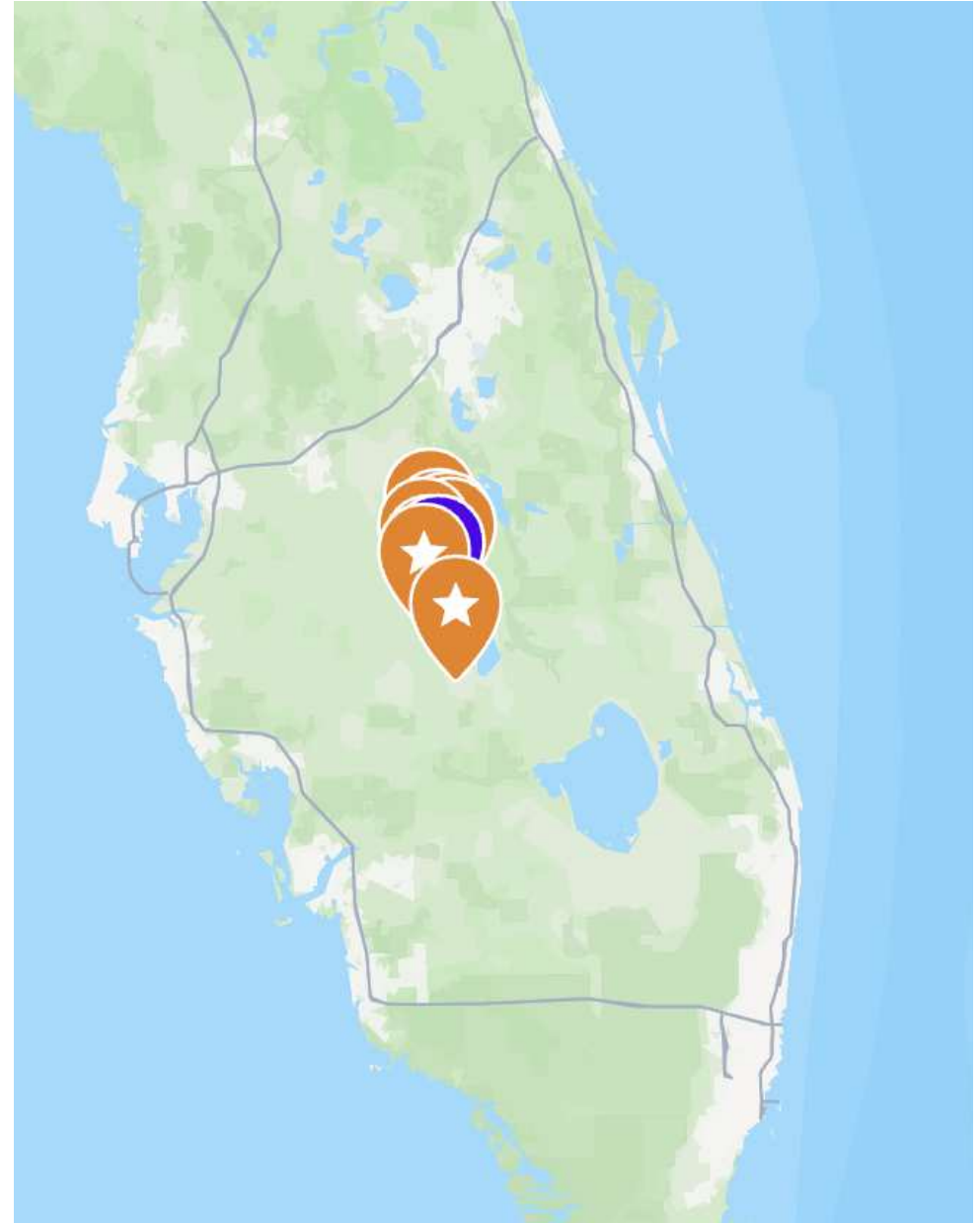
Distances from larger cities include:

Tampa, FL - 80 miles southeast of Tampa
Orlando, FL - 80 miles south of Orlando
Fort Myers, FL - 90 miles northeast of Fort Myers
West Palm Beach, FL - 115 miles northwest of West Palm Beach

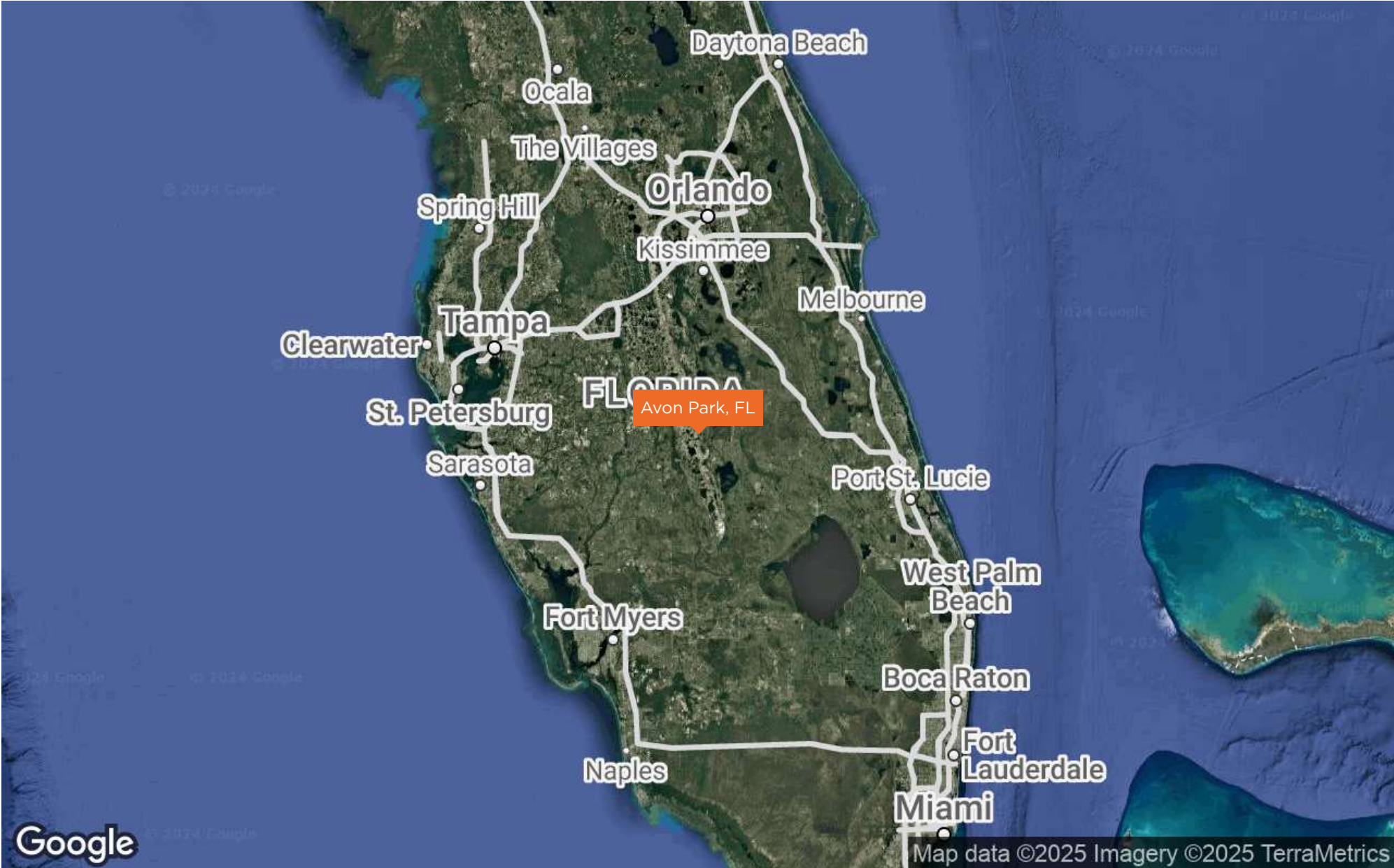
Local airports include Punta Gorda Airport (64 miles). Local International Airport, Sarasota-Bradenton International Airport (74 miles), Orlando International Airport (77 miles), and Tampa International Airport (92 miles).

SEBRING'S CITRUS GOLF TRAIL

- Sebring, Florida is a city situated near Avon Park, in the heart of Highlands County. Known for its lush landscapes and charming atmosphere, Sebring is often referred to as the "City on the Circle" due to its historic downtown area centered around Circle Park.
- The Sebring Citrus Golf Trail is a renowned collection of golf courses located in and around Sebring, Florida. Known for its scenic beauty and challenging layouts, the trail features a variety of courses that cater to all skill levels, making it a popular destination for golf enthusiasts. With its lush, well-maintained greens and fairways set against the backdrop of Central Florida's picturesque landscapes, the Citrus Golf Trail offers a premier golfing experience in a tranquil setting.
- Sebring's Citrus Golf Trail is the Golf Value Destination of America and Highlands Ridge Golf Course is apart of this renowned collection
- Courses feature the natural beauty of authentic Florida, including moss-covered oaks and preserves
- The scenic backdrop may make it difficult to keep your eye on the ball
- The courses offer a mix of wet and dry, sandy and woody conditions, creating challenges for all skill levels
- Home to one of the world's largest greens
- Courses designed by international names in course architecture
- Guaranteed challenging games for even the most practiced golf enthusiasts
- Sebring offers a variety of activities and attractions that cater to different interests. Some of the top things to do in Sebring besides golfing on the Citrus Golf Trail, include visiting Sebring International Raceway, Highlands Hammock State Park, Lake Jackson, Historic Downtown Sebring, Military Sea Services Museum, Children's Museum of the Highlands, and much more.
- For more information: <https://visitsebring.com/activities/golf/>



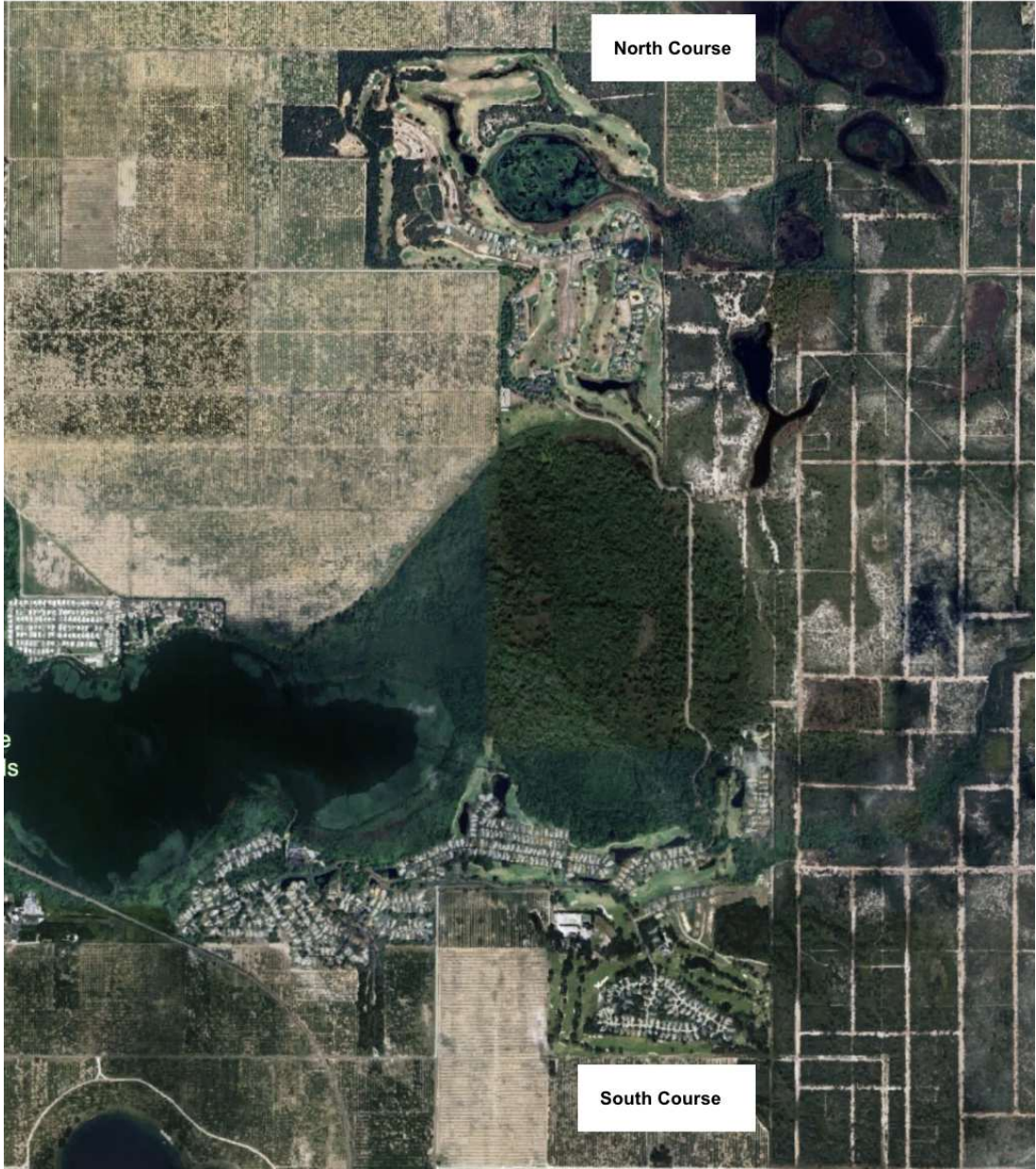
REGIONAL MAP



LOCATION MAP



GOLF COURSE AERIAL MAP



PARCEL MAP #1 (NORTH COURSE)
C-33-33-29-A00-0010-0000



PARCEL MAP #2 (NORTH COURSE)
C-04-34-29-A00-0030-0000



DEMOGRAPHICS MAP & REPORT

POPULATION

30 MILES 60 MILES 120 MILES

	30 MILES	60 MILES	120 MILES
TOTAL POPULATION	187,336	2,828,407	14,817,908
AVERAGE AGE	47	43	45
AVERAGE AGE (MALE)	46	42	44
AVERAGE AGE (FEMALE)	48	44	46

HOUSEHOLDS & INCOME

30 MILES 60 MILES 120 MILES

	30 MILES	60 MILES	120 MILES
TOTAL HOUSEHOLDS	76,419	1,080,374	5,999,378
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$68,316	\$89,892	\$99,874
AVERAGE HOUSE VALUE	\$223,188	\$324,425	\$403,836

Demographics data derived from AlphaMap

