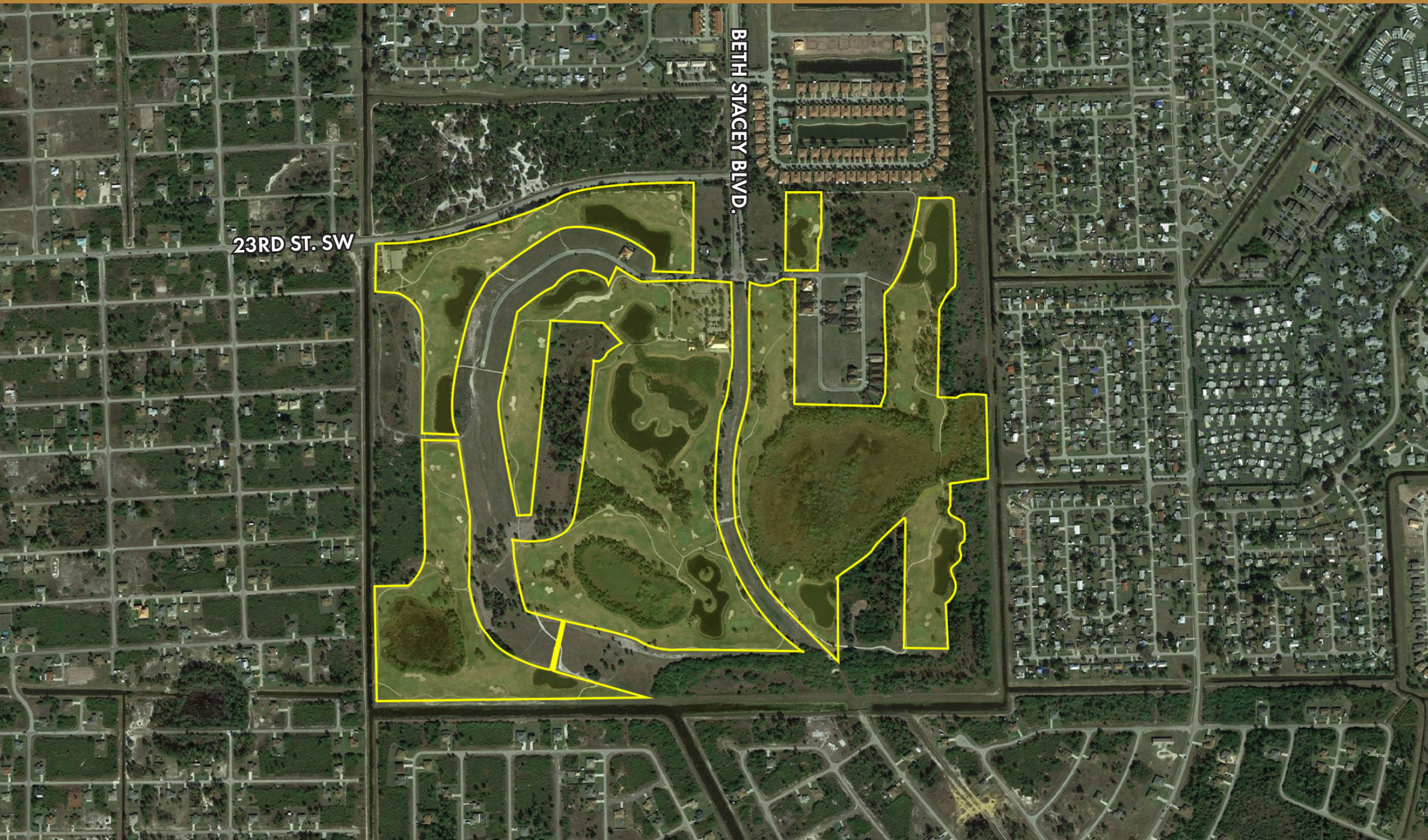


COPPERHEAD GOLF COURSE

LEHIGH ACRES, FL



OFFERING SUMMARY

Address: 20910 Copperhead Dr.
Lehigh Acres, FL 33936

County: Lee

Property Size: 176± Acres
2,100'± of frontage on 23rd St. SW

Zoning: MPD

Future Land Use: Central Urban

Utilities: Water, sewer, electric in close
proximity

Parcel ID: 06-45-27-00-01001.0050
06-45-27-10-000C1.00CE
06-45-27-10-000C2.00CE
06-45-27-10-000C3.00CE

2019 Taxes: \$42,607.98

Price: \$2,400,000 | \$13,600 per acre

MARKETED AND EXCLUSIVELY LISTED BY:

LSI
COMPANIES

WWW.LSICOMPANIES.COM

COPPERHEAD GOLF COURSE

EXECUTIVE TEAM



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM
Sales Associate

DIRECT ALL OFFERS TO:

HUNTER WARD

hward@lsicompanies.com

(239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

The Copperhead Golf Course is a premium investment property located in Lehigh Acres, FL. At 176± acres, this property is one of the largest undeveloped tracts in the Lehigh Acres sub-market. Copperhead Golf Course offers buyers a rare opportunity to purchase a large vacant property, completely surrounded by residential development, at a reasonable price.

The Copperhead Golf Course is part of a mixed use development project that began construction in the early 2000's. The original approvals allowed for a residential community totaling 990 homes to be built around the golf course. Unfortunately, shortly after construction began, the real estate market crashed and the original developer lost the property to his lender. In 2011 the lender sold the Golf Course and residential tracts. The golf course continued operations while the residential tracts remained idle. Then, in 2019 the golf course closed permanently.

The Copperhead Golf Course is a public, 18 hole, par 72 course that was originally designed by Gordon Lewis. Prior to closure, the golf course was averaging 38,000-40,000 rounds of golf played per year. Most irrigation and drainage infrastructure is functional and still in place. The property also includes an existing clubhouse, maintenance building, and cart house.

Although the Golf Course is no longer operational, purchasing this property affords buyers many opportunities to generate cash flow over the life of the investment. A skilled operator could restore and reopen the course, generating income until such time as the property is positioned for future development.

The Copperhead Golf Course is an opportunity that is very rare in today's market conditions. With the right buyer, this property has all the ingredients for successful investment.



SITE AERIAL



LEHIGH ACRES SUBMARKET: Due to rising land cost coupled with elevated labor and material costs, Southwest Florida continues to face challenges in providing affordable housing options for its residents. The median sale price for single family residential homes in Lee County was \$249,950 in 2019. Unfortunately, these prices have escalated to a level at which a large segment of the market can no longer afford. Lehigh Acres remains one of the only submarkets in SWFL where affordable housing can still be attained.

National builders have recently recognized this trend and have started building and selling homes in this submarket. These builders (DR Horton, Adams Homes, Wade Jurney Homes, LGI Homes) have experienced success in the Lehigh Acres community. In addition to these national builders, many private builders have also carved out successful niche markets providing value-oriented housing to the Lehigh Acres market. Lehigh Acres remains a strong long-term investment due to its affordability to build first-time/workforce housing.

SITE AERIAL



SITE AERIAL



LOCATION MAP



HISTORIC PHOTOS



COPPERHEAD FACILITIES



CLUBHOUSE: 2,857 SQ. FT.



CLUBHOUSE INTERIOR



SERVICE/REPAIR GARAGE: 8,330 SQ. FT.



CART GARAGE: 5,133 SQ. FT.

AREA AMENITIES



SPORTS & RECREATION

The Southwest Florida environment provides excellent weather for enjoying sports and recreation year-round. Golfers can enjoy the nearby Fort Myers Country Club Golf Course as it's just one of many golf courses from which to choose in the Fort Myers area. Baseball fans can enjoy two MLB teams during Spring Training season – The Boston Red Sox at JetBlue Park and The Minnesota Twins at CenturyLink Sports Complex (Hammond Stadium). The Fort Myers Miracle baseball team plays during the summer months and a variety of sporting events occur year round at these world-class facilities. Finally, Fort Myers' location on the Gulf of Mexico make it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

ATTRACTIONS & ENTERTAINMENT

Southwest Florida's greatest attractions and entertainment opportunities offer something for everyone, from festival-goers and theatre lovers to families and college students. Wild Turkey Strand Preserve and Buckingham Trails Preserve are two of the closest nature attractions. Each provide wonderful opportunities to explore the Southwest Florida environment and enjoy the beautiful weather. Sun Harvest Citrus is also a very popular outing with a Florida flair, where visitors can purchase grove-fresh oranges and orange juice. Of course, the beaches – including world renowned Sanibel and Captiva Islands and Fort Myers Beach – and other Fort Myers attractions are within a few miles of the property. Additional entertainment can be found throughout the area. From the festivals of The Fort Myers River District to world-class entertainment at Barbara B. Mann Performing Arts Hall and Germain Arena, there is an abundance of cultural and entertainment opportunities for residents to enjoy year-round.

EDUCATION

A highly respected private educational institution, Hodges University, is located just 14 miles from the property. Other higher education opportunities in Fort Myers include Florida Gulf Coast University and Florida Southwestern State College. These are easily accessible, making the site an excellent location for students. For families with children, the School District of Lee County provides excellent public schools within very close proximity to the property. The District provides busing for those who wish to attend a school outside of the immediate neighborhood.



SHOPPING & DINING

A plethora of shopping and dining attractions are situated conveniently throughout Fort Myers.

BELL TOWER SHOPS is a landmark shopping, dining and entertainment destination centrally located in Fort Myers, Florida. The open-air center offers fine retail shops including eclectic boutiques and shopping favorites Williams-Sonoma, Chico's, White House | Black Market, Victoria's Secret, Scout & Molly's Boutique, and Talbots. Exceptional shopping is complemented by distinctive restaurants such as DaRuMa Japanese Steak House, Grimaldi's Pizzeria, Blue Pointe Oyster Bar & Seafood Grill, Cantina Laredo, Mimi's Café, T.G.I. Friday's, and Society. A community partner and pet-friendly destination, Bell Tower Shops hosts special events throughout the year, including concerts, fundraisers, art fairs, and more.

GULF COAST TOWN CENTER is a sophisticated contemporary shopping experience with more than 100 stores and restaurants and over a million square feet of business space. The mall hosts special events throughout the year. Bass Pro Shops, Costco, Regal Cinemas, Super Target, and Best Buy anchor this center.

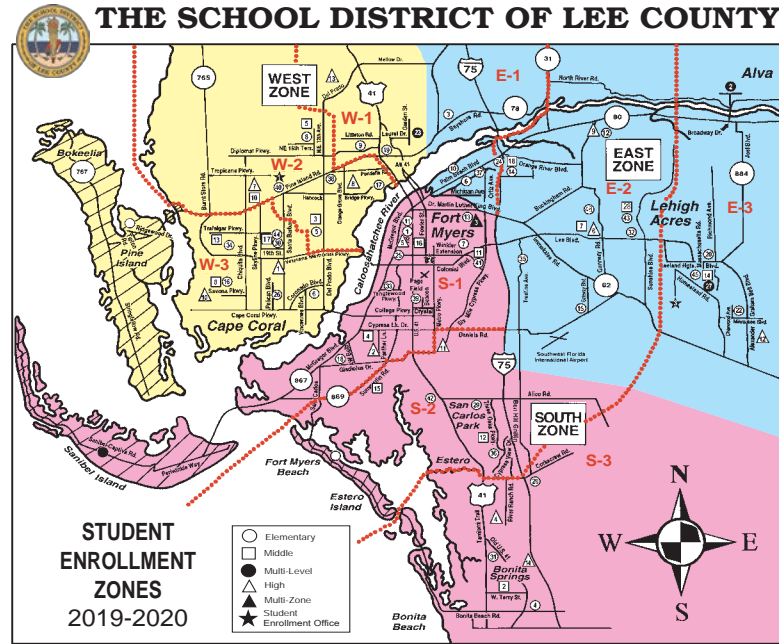
THE FORUM is a 458,000± square foot retail property and presents numerous shopping and dining opportunities to Fort Myers residents. Retail stores include Staples, The Home Depot, Bed Bath & Beyond, and Petco. Dining options include Buffalo Wild Wings, Five Guys Burgers and Fries, McAlister's Deli, and Starbucks.

COCONUT POINT is a picturesque outdoor mall featuring over 140 stores including Dillard's, Target, Apple Store, Michael Kors, and Barnes & Noble – all surrounding several acres of lakes with a boardwalk. Experience a wide range of dining options, from the elegant Ruth's Chris Steakhouse and South Fork Grille, to family favorites Ted's Montana Grill, Rodizio Grill, Bokamper's Sports Bar and Grill or California Pizza Kitchen. Additionally, the 16 screen Hollywood Theaters is within walking distance of many of the restaurants in this complex.

LOCATION HIGHLIGHTS

- 1.5± miles from Publix Shopping Center
- 2± miles from Walmart Supercenter
- 10± miles from I-75
- 14± miles from Gulf Coast Town Center
- 14± miles from Southwest Florida International Airport
- 15± miles from Bell Tower Shops
- 22± miles from Coconut Point Mall
- 28± miles from Fort Myers and Sanibel Beaches

SCHOOL DISTRICT MAP



Free school bus transportation is provided for students who live beyond two miles from their assigned school. Students residing in barrier island boundary areas of Fort Myers Beach, and Pine Island will attend their barrier island elementary school. Students residing in barrier island boundary area of Sanibel Island will attend their barrier island elementary and middle school.

WEST ZONE	SOUTH ZONE Student Enrollment Office	EAST ZONE
Elementary Schools		
Caloosa (U)5	Allen Park 1	Alva (K-8)2
Cape6	Bonita Springs (A) (U) 4	Bayside (U)3
Diplomat (U)8	Colonial (U) 7	Edgewood Academy (A) (U)10
Gulf16	Edison Park (A) 11	G. Weaver Hipps45
Hancock Creek17	Franklin Park (U)13	Gateway15
Hector A. Caferata, Jr. (U)40	Heights (IB)18	Harns Marsh43
J. Colin English (IB) (U)19	Orangewood25	James Stephens Academy (U)6
Littleton (U)9	Pinewoods28	Lehigh20
NFM Academy for the Arts (K-8) (A) (U)23	Ray V. Pottorf41	Manatee (U)14
Patriot44	Rayma C. Page (U)42	Mirror Lakes (U)22
Pelican26	San Carlos Park (A) (U)29	Orange River (U)24
Skyline30	Spring Creek (U)31	River Hall (U)12
Trafalgar (U)34	Tanglewood33	Sunshine32
Tropic Isles38	Three Oaks36	Tice (FL)37
	Villas39	Tortuga Preserve (U)46
		Treeline (U)35
		Veterans Park (K-8) (A) (U)27
Middle Schools		
Caloosa (CA)3	Bonita Springs (A) (CA)2	Alva (K-8)2
Challenger17	Cypress Lake (A)4	Harns Marsh (CA) (A) (U)28
Diplomat5	Fort Myers Middle Academy (U)16	Lehigh Acres (CA) (STEAM) (U)14
Gulf8	Lexington (IB)15	Oak Hammock (A) (U)18
Mariner (IB)10	Paul Laurence Dunbar11	Varsity Lakes (U)7
NFM Academy for the Arts (K-8) (A) (U)23	Three Oaks (U)12	Veterans Park (K-8) (A) (U)27
Trafalgar13		
High Schools		
Cape Coral (IB)1	Bonita Springs (9th, 10th, & 11th grades only)14	Dunbar (IB/S)3
Ida S. Baker (CAP)10	(FC) S2 & S3 Only14	East Lee County (C) (CA)12
Island Coast (CAP)13	Cypress Lake (A) (CAP)2	Lehigh Senior (A) (CA)6
Mariner (CAP)7	Dunbar Zone Magnet (IB/S)3	Riverdale (IB)9
North Fort Myers (A) (CA)8	Estero (CA)4	
	Fort Myers (IB)5	
	South Fort Myers (C) (CAP)11	

(A) Arts Program; (C) Comprehensive Program; (CA) Cambridge Program; (CAP) AP Capstone; (FC) FCCL Collegiate; (FL) Foreign Language; (IB) International Baccalaureate; (IB/S) IB/STEM; (STEAM) Science, Technology, Engineering, Arts, Math; (STEM) Science, Technology, Engineering, Math; (U) this school has a uniform clothing policy

COPPERHEAD GOLF COURSE

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

COPPERHEAD GOLF COURSE

LEHIGH ACRES, FL



LSI
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.

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