



## SANDPINES GOLF COURSE & DEVELOPMENT PARCELS

1201 35th Street | Florence OR 97439

### 18-Hole 4 1/2 Star Rees Jones-designed Golf Course

**Sale Price: \$2,000,000**

- 173.42 Acres - 7,190 Yard Golf Course & Driving Range
- ±8,900 SF Club House & Pro Shop
- ±7,200 SF Cart Storage Building

### Three Development Parcels (±37.5 Acres Total)

**Sale Price: \$2,000,000**

- ±13.65 AC Zoned Commercial / Residential
- ±9.25 AC Residential Site
- ±14.60 AC Residential Site

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**FOR SALE**



For More Information or a Property Tour, Please Contact:

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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*



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### Investment Highlights

#### Golf Course

The 18 hole golf course was designed by Rees Jones and opened in 1993 at a construction cost in excess of \$13 Million. Rees is a famous golf course designer as he redesigned several courses for the US Open tournament including Beth Page Black (2009), Torrey Pines (2008) and Pinehurst No. 2 (2005).

In 1993, Golf Digest rated Sand Pines "4-1/2 Star Rated" and awarded SandPines "Best New Public Golf Course in America" and "Number One Affordable Public Golf Course in America". Golf Magazine ranked SandPines as the "Top 100 Courses to Play".

#### Buildings

##### Club House

The beautiful  $\pm$  8,900 SF two story wood frame and stone clubhouse was built in 2006. The main level includes the pro shop, restaurant, 33 seat bar, and 55 seat dining room. The second level includes meeting rooms and the administration offices.

##### Cart Storage / Maintenance Building

The maintenance building is  $\pm$  7,200 SF one story metal building on slab and grade foundation.

#### Development Opportunities

SandPines was originally a master planned 744 unit community, permitted as a golf course resort development including single-family homes, townhomes, condominiums, and commercial development with hotel and timeshares. There are two parcels not included in the sale that have been partially completed with single-family home sites, and some single-family homes under construction. The Master Plan approval originally allowed for density transfer throughout the SandPines parcels.

#### Driving Range

The existing driving range included in the golf course is  $\pm$  8 acres and was originally approved for 165 units. The original Master Plan and density allowed housing on this site with the expectation of relocating the driving range.

#### Hotel

A hotel could be built adjacent to the clubhouse which will overlook the first and eighteenth fairways and have ocean views from the second floor.

#### Development Parcels

$\pm$  37.5 acres in three separate locations bordering SandPines Golf Course.

##### Commercial/Residential Site: $\pm$ 13.65 Acres

Located at the SWC of 35th Street and Kingwood Road immediately across the street from the entrance to SandPines. 67 tax lots. The site is zoned for commercial uses but also has an underlying plat for 67 residential lots. Possible Hotel site, relocation of the driving range and condominium / time share units.

##### Rhododendron Condo Site: $\pm$ 9.25 Acres

Located at the NEC of 35th St. and Rhododendron Drive consisting of seven tax lots. The site was originally planned for 140 condominium/timeshare units but also could be developed as single-family residential lots.

##### Phase III Residential Site: $\pm$ 14.6 Acres

Located on the Northwest side of the golf course and located between the 4th, 5th, 6th and 13th Fairways. The site is planned for 47 residential lots fronting the golf course. Access to this site is via an easement across Phase II which remains to be restarted and completed.

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### About Florence Oregon

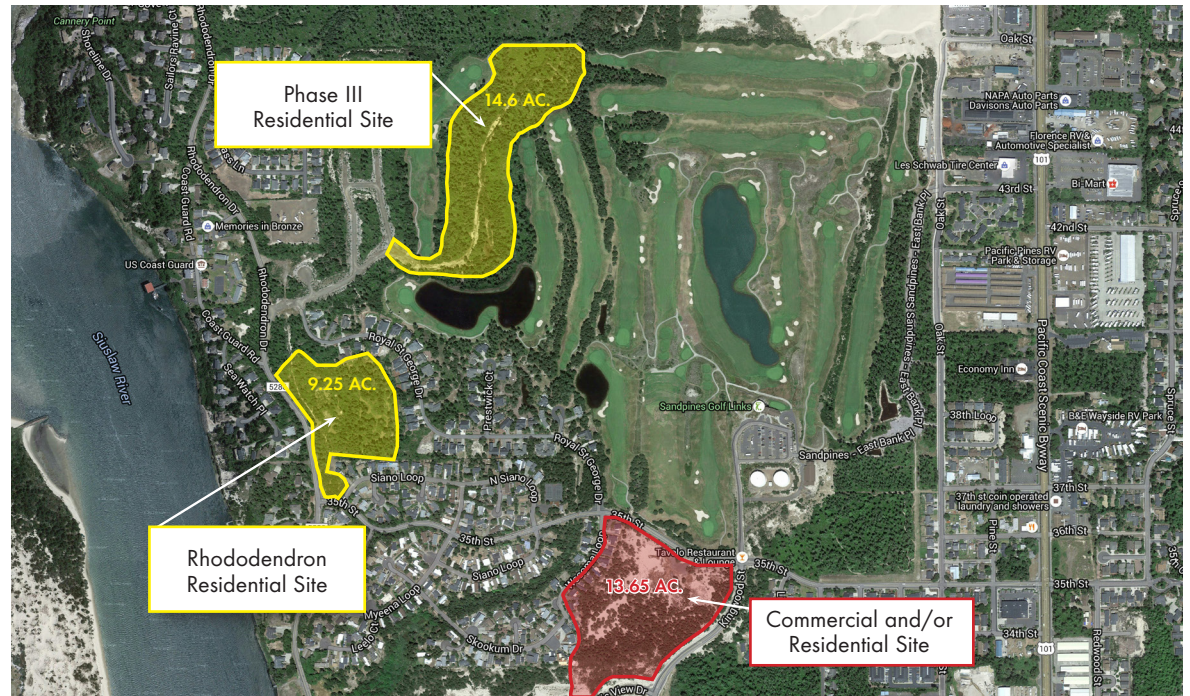
Florence Oregon is one of the premier resort communities on the Oregon Coast, attracting visitors and retirees from all across the country. Only 60 miles from Eugene, Sandpines benefits from not only the population base of Oregon's second largest city with its regional airport offering connecting flights to major US cities, but also the direct connection to I-5, the west coast's primary ground transportation corridor and daily west coast Amtrak service. Sandpines sits 170 miles from Portland, Oregon's largest city.

Few resort areas offer the diverse recreational opportunities of Florence including its charming revitalized Old Town area. A comparable and well known resort Bandon Dunes is located 70 miles south.

Florence (pop. 8,500), offers unique attractions and outdoor activities, plus several festivals and events that are rivaled only by the spectacular scenery. With the Pacific Ocean, the Siuslaw River and 17 Lakes and of course the towering sand dunes. Sand Dunes stretching over 20 miles and as high as 500 feet, with sandboarding and ATV riding. The beaches are a kite flyers' paradise, great for clamming and for horseback riding! Water lovers will kayak, paddle boat, scuba dive, skim board, snorkel, swim, surf, water-ski, wave-board, windsurf, and cast a line for fresh and saltwater fishing and go crabbing.

The serenity of the Oregon Coast is in full view with scenic tours by air, Heceta Head lighthouse, Sea Lion Caves and the miles of coastal dunes and trails. Popular activities include golf, hiking, fat tire bike riding on the beach, bird and whale watching, great theater, boutique shops and headliner entertainment at the Three Rivers Casino Resort.

The City is served by a general aviation airport and a regional hospital.



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### Site Plan and Property Photos



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Site Aerial

