

FOR SALE | WHITE HERON GOLF CLUB

200 Eagle Ridge Way, Davenport, FL 33837



White Heron
— GOLF CLUB —

PROPERTY DESCRIPTION

SIZE:	±202 Acres
TYPE:	Golf Course
PRICE:	\$8,721,500
CAP RATE:	11%

PROPERTY HIGHLIGHTS

- Turnkey profitable golf course
- Significant revenue growth potential
- Future development opportunity
- Significant course improvements by current owner

AFFINITY REALTY

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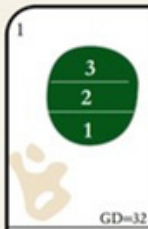
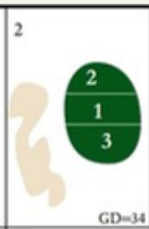
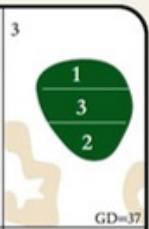
PROPERTY OVERVIEW

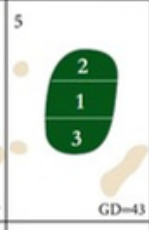
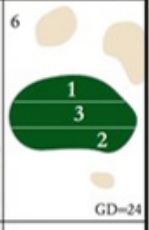
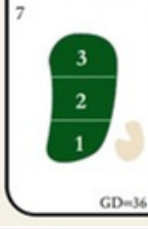
Affinity Realty is pleased to present White Heron Golf Club, an exceptional investment opportunity in one of Central Florida's fastest-growing areas, Davenport, Florida. This 202-acre golf course includes an 18-hole championship course, a well-appointed clubhouse with dining facilities, and a well equipped practice area. With current management's commitment for continued improvement leading to year to year revenue gains, this fully operational club is ideally situated to capitalize on Davenport's rapid growth. White Heron Golf Club was rated most improved by GolfPass in 2021.

Davenport has experienced a population increase of over 35% in the last decade and continues to see a surge in both residential and commercial development. Thousands of new homes are planned in the area, and its proximity to major Central Florida attractions, including Walt Disney World and Universal Studios, drives consistent tourism and demand for recreational activities like golf.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



White Heron — GOLF CLUB —



U.S.G.A. RULES GOVERN ALL PLAY WITH THE ADDITION OF THESE LOCAL RULES:

- All conservation lands are no hunt; please do not enter these areas.
- Red stakes: Penalty Area.
- White stakes: Out of Bounds.
- Ball hitting power lines is an automatic replay, with no penalty.
- 90° rule is always in effect unless otherwise indicated by pro shop or starter.
- Pace of play policy is straightforward: please stay up with the group in front of you at all times.
- Please keep carts on paths around tees and greens.
- All yardage markers are to the center of the greens.

200 Eagle Ridge Dr., Davenport, FL 33837
Pro Shop: (863) 547-8800 | Email: info@whgolfclub.com
www.whgolfclub.com



White Heron

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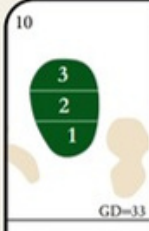
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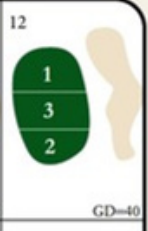
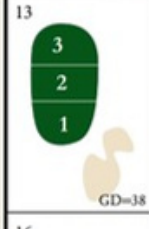
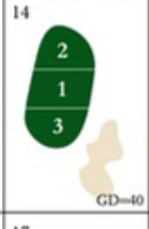
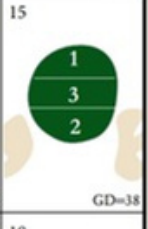
HOLE	1	2	3	4	5	6	7	8	9	OUT	INT	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
Black	76.5/143	392	442	395	560	392	210	607	190	425	3613	397	620	230	545	442	206	434	423	380	3677	7290		
Blue	74.2/139	378	420	377	520	342	190	555	165	392	3339	361	560	225	510	422	196	404	387	326	3391	6730		
White	71.8/131	336	397	330	495	333	160	505	155	382	3093	334	527	210	460	392	173	379	360	297	3132	6225		
Yellow	69.5/125	283	374	294	447	305	145	475	135	314	2772	271	450	170	410	301	139	353	315	240	2649	5421		
Men's Handicap	13	1	17	3	9	11	5	15	7			6	4	12	8	18	14	2	10	16				
PAR	4	4	4	5	4	3	5	3	4	36		4	5	3	5	4	3	4	4	4	36	72		
Green	66.8/120	278	334	287	358	290	124	390	107	285	2453	211	350	150	350	293	129	310	310	232	2335	4788		
Red (Family Tees)	271	325	222	352	270	95	288	97	250	2170		207	340	130	340	261	106	223	305	193	2105	4275		
Women's Handicap	13	1	17	3	9	11	5	15	7			6	2	12	8	14	18	4	10	16				

Maintain required pace of play | Keep carts on paths | Fix ball marks and sand divots

Scorer: _____ Attest: _____ Date: _____

© Golf ScoreCards, Inc. 1/2024 1-800-238-7267



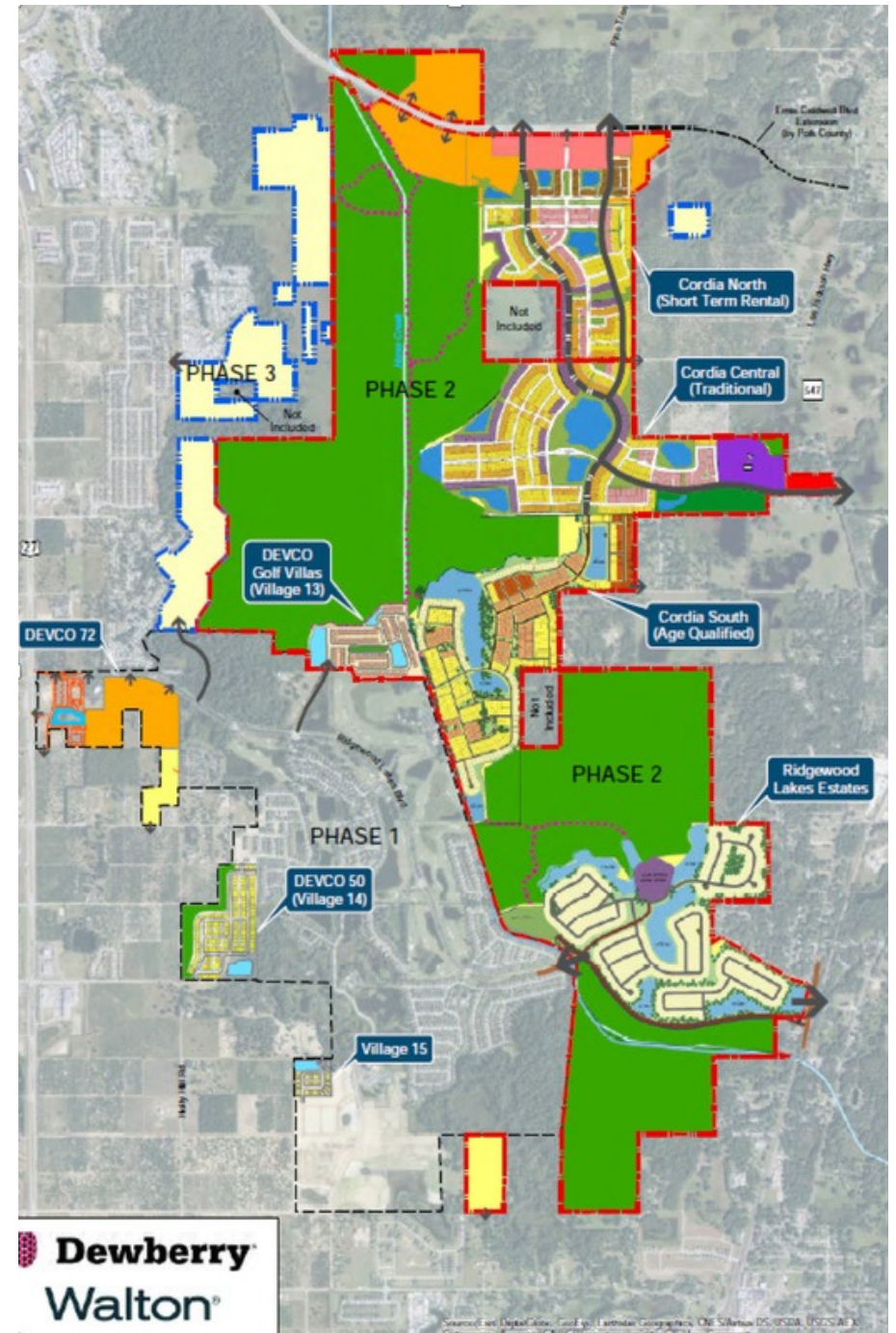



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AREA GROWTH

Growth is coming right next door! White Heron Golf Club is situated in Phase I of Walton Global's Ridgewood Lakes Master Plan, strategically located along the I-4 corridor between Tampa and Orlando. The project includes a mix of residential, commercial, and recreational uses.

With Phase 2 currently under development in partnership with D.R. Horton—America's largest homebuilder—through the "Greystone" communities, which feature a range of home types including an age-restricted active adult section. Thoughtfully designed with ample green space, water features, and modern amenities, the community also includes plans for two major retail centers that will enhance both livability and long-term economic value. This well-positioned development is primed for growth and long-term returns.



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COURSE INFO

Current ownership shut down the course to make improvements in 2019 has completely turned around the course from zero to almost \$3.2 million in revenues in 6 years, with more growth to come. The restaurant, which has been closed since 2019, reopened in 2026 and presents another opportunity for revenue growth.

	2023	2024	2025
Total Revenues	\$1,892,530	\$ 2,443,818	\$3,172,630
Net Income	\$ (251,905)	\$ 139,757	\$ 540,598
Additions			
Depreciation	\$ 259,316	\$ 344,287	\$ 375,525
Interest		\$ 36,650	\$ 43,246
EBITDA	\$ 7,411	\$ 520,694	\$ 959,369

DEVELOPMENT POTENTIAL

This property offers a compelling future development opportunity, with preliminary studies and a conceptual site plan already completed for 303 townhome units on 31.15 acres. A 2023 appraisal estimates the value of the site at \$10.6 million, contingent upon full approvals and entitlements—highlighting strong potential for significant investment returns.



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For more information, please contact one of the following individuals:

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