



NATURE COAST

SPORTS/ENTERTAINMENT

VILLAGE

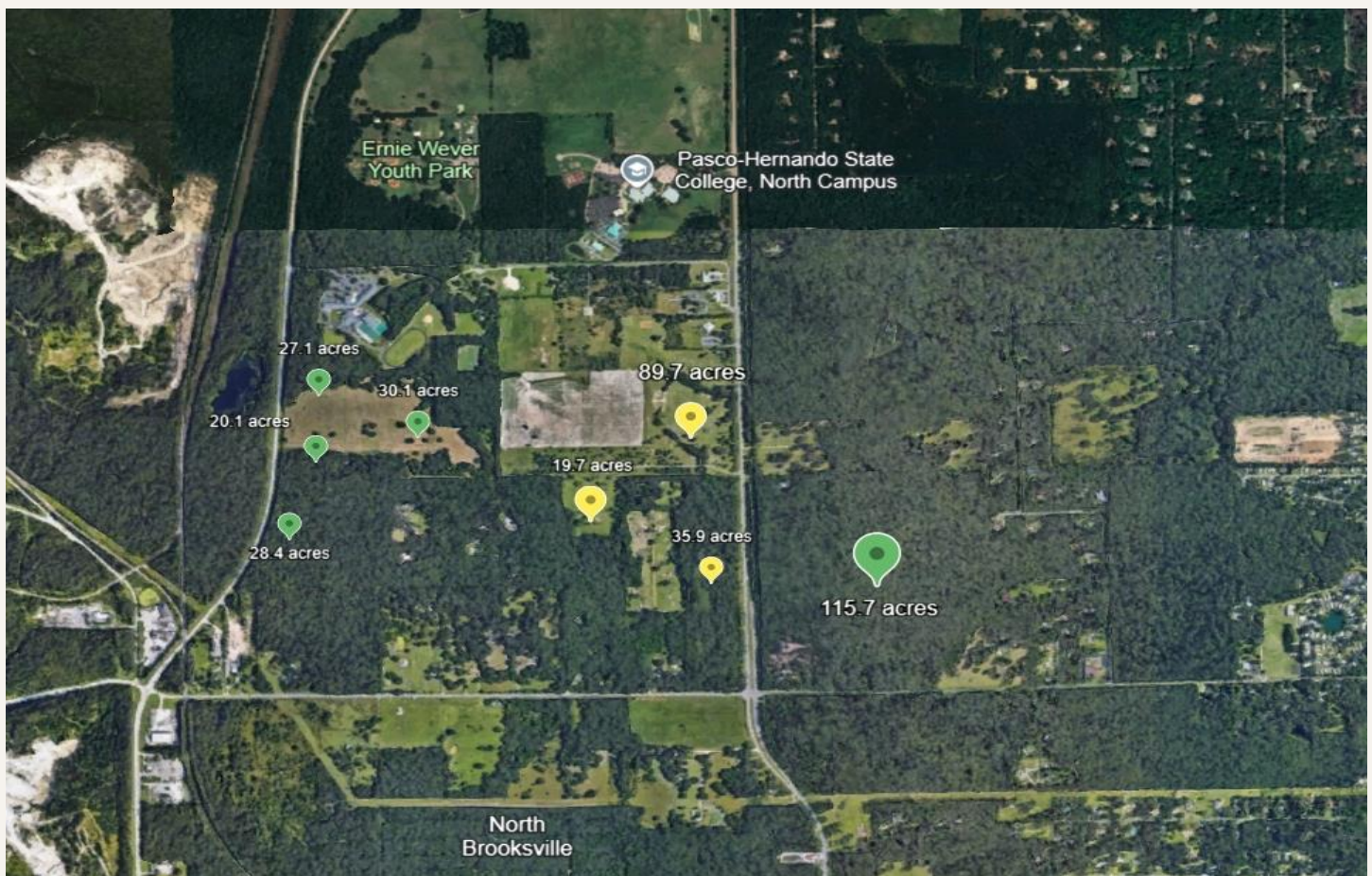
A multi-phase athletic and entertainment resort located in Central Florida, designed to create generational impact for families by generating jobs, enhancing sports facilities, and fueling small business growth.

Project Location

Located in Brooksville – Central Florida, this multi-phase athletic and entertainment resort sits within proximity to Tampa, Orlando, and Ocala—offering easy access to world-class theme parks, Gulf Coast beaches, and year-round tourist destinations.

Strategic Location and Financial Advantages

- Relationship with local development authorities
- Florida's GDP is consistently above the national average
- Florida's daily tourism revenue is over 360M per day
- Centrally located between major roads such as I-75, Hwy 41, Suncoast Parkway, and Hwy 19
- Less than 1 mile from a junior college that offers 4 yr degrees
- Land purchase costs are affordable compared to the major cities, which shows probability of long-term success and high ROI
- With our all-inclusive approach, the development thrives off multiple revenue streams.
- With our proprietary investment/funding model, we can create our own capital to keep the project debt to a minimum.



Development Vision

- Enhance existing adjacent athletic facility
- Construct a large multi-sport indoor competitive arena
- Small town square that provides entertainment, retail, incubator hub for new small businesses, and residential facilities on upper floors.
- Family style hotel with water park
- Upscale hotel for business travelers with micro-offices
- Multiple Restaurants
- Dog park with potential pet resort
- Micro-brewery
- RV Park
- Tiny Home Village

Community Impact

- Job Creation
- Sponsor small business growth through the incubator hub
- Possibility of partnering with the local college to enhance their degree programs
- Provide hospitality to satisfy the tourism demand
- Provide a venue for local entertainment and nightlife



Credit – The Ripken Experience, shown for illustrative purposes.

Estimate of Project Costs – 200+M

*This is a preliminary rough estimate of project costs. More detailed estimates will be provided as the project moves forward from due diligence, zoning, planning, and conceptual drawings.

Land acquisition of over 360+ acres – 15M

Initial Soft Costs (zoning, planning, master plan, due diligence) – 2M

Enhance Infrastructure – 5M

Dog Park with Café – 2M

RV Park – 2M

Tiny Home Village – 2M

Competitive Indoor Athletic Facility and Expo Center – 50M

Family-style Waterpark Hotel – 75M

4-Star Hotel – 30M

Town Square with apartments on upper floor levels – 30M

Our team brings over five decades of professional and competitive sports expertise, trusted partnerships with commercial developers and brand ambassadors, and a funding strategy designed to deliver debt-free capital for projects development.

THE RIGHT TEAM – THE RIGHT VISION – THE RIGHT TIME

For more information, please contact:

Amy Dowd
+1 813-477-9994