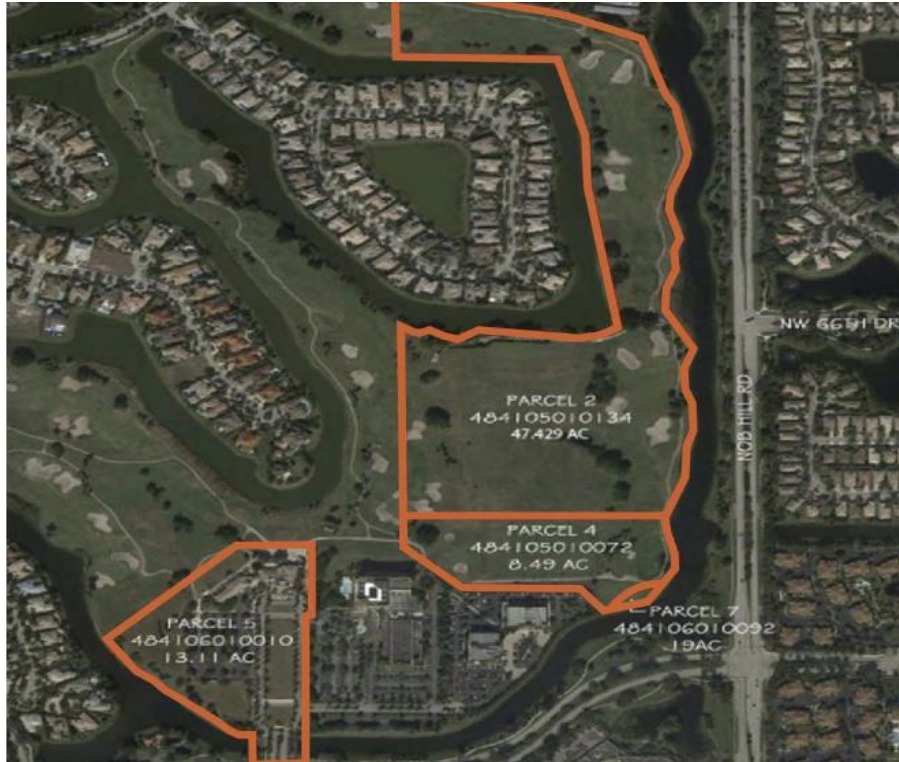


Government district seeks developers to buy 69 acres of former golf course



By [Brian Bandell](#) – Real Estate Editor, South Florida Business Journal

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The North Springs Improvement District is seeking developers to buy part of the Heron Bay Golf Club in Coral Springs.

The NSID, which provides water and drainage services for much of Parkland and Coral Springs, has the 220-acre shuttered golf course at 11801 Heron Bay Blvd. under contract for \$32 million. It will convert much of the site into a preserve with walking trails and stormwater retention ponds. However, it has decided to sell 69 acres of the property along Nob Hill Road.

Fort Lauderdale-based Katalyst Real Estate, led by President [Don Ginsburg](#), was hired by the NSID to market the property. The NSID issued a request for proposals to consider bids for the land.

Ginsburg said the NSID wants to sell commercial development on the site for a use that will draw residents from the surrounding community. The only restriction is that the land can't have homes. The RFP documents mentions about 20 retailers the community would like to see there, including bowling alleys, high-end retailers and sit-down restaurants.

Parkland and Coral Springs are among the wealthier parts of Broward County, so it could be a good place for more retail. Within a three-mile radius of the site, there are 75,004 people, 3,556 businesses, and 25,864 daytime employees, according to Katalyst.

“This is a tremendous opportunity for developers to create a compelling mixed-use project in one of South Florida’s most affluent and sought-after areas,” Ginsburg said. “Parkland has always been underserved by retailers so there is tremendous need for this project.”

The NSID formed a 9-person committee to evaluate the proposals. In addition to the purchase price, it will consider the developer’s level of experience, the timeframe, and the project’s impact on the community.

Proposals are due Aug. 13. The first committee evaluation committee will be Aug. 27 and the final scoring meeting will take place Sept. 15.

This will continue the trend of golf courses in South Florida being redeveloped as some of them struggle to find players.