



LANDPOINT-USA
REAL ESTATE SOLUTIONS

PREMIUM GEM LOTS 

Curated Land Acquisitions | Putnam County, FL

Turn \$7K Into \$30K In Just 4-5 Years

Bass Pro Shops Bought 5,200 Acres Here For Their Next Mega Premium Resort

Shouldn't YOU?

PREMIUM GEM LOTS

Curated Land Acquisitions | Putnam County, FL

Turn \$7K into \$30K in Just 4 Years

- GEM LOT = institutionally verified 15-point process certification
- Putnam County, FL = Bass Pro Shop \$200M development corridor
- 130+ lots closed in 2025 = Verifiable transactions track record
- Professionally selected — evaluated by experts, not speculative
- From Investors to Investors — no commissioned middlemen



PUTNAM COUNTY FL

- Strategic location:** near Jacksonville, Orlando, Gainesville, St. Augustine
- 100+ lakes,** protected lands & state parks
- Top-tier** freshwater fishing

PUTNAM FL, CHOSEN BY EXPERTS

Bass Pro Shops - Johnny Morris' Resorts



THE CATALYST: \$200 MILLION RESORT

5,200 Acres Purchased in Putnam, FL

PUTNAM FL, CHOSEN BY INVESTORS



- GEM LOTS Value in Motion
- Growth corridor, real-time repricing
- Tourism-Ecosystem Activation
- Secure Infrastructure Buildout
- High-Velocity Transformation

PUTNAM FL, CHOSEN BY YOU?



Investment window:
12 months
before construction phase
drives prices up.

LANDPOINT-USA



We don't sell land.
We design returns.
BUILD YOUR PORTFOLIO
+1(786) 546-7643
Take action. Start Now

Own Land with a Vision — Not a Guess

"We acquire Premium Florida land at 40-50% below market — so your first dollar works harder than anyone else's."

BUY FROM US

Direct Acquisition From our Portfolio



CASH PURCHASE

Market \$10-15K

ROI 25% → 623%

MONTHLY PAYMENTS

\$600/60 Mo. No Banks.

ROI 145%

WE BUY FOR YOU

Full Service Customized Acquisition



TAX DEED AUCTIONS

40-50% Below Market

ROI 100% → 1,700%

ROI 100%

DAY ONE

\$7K INVESTED → \$92K NET

Calculate **YOUR** return
in 30 seconds →

LEARN OUR MODEL

Resale | Asset flow |
Invest packages |
Turn-key business |
Exponential Growth |

VERIFY OUR RESULTS

3 Real Deals:

→ Tier A 53% OFF

→ Tier B 50% OFF

→ Tier C 51% OFF

→ 104%–1,500% ROI

PREMIUM GEM LOTS



Putnam County Acquisition – Full Analysis

INTRO: **OUR "GEM LOT" CONCEPT**

Know our GEM LOT Certification Criteria

PART 1: **DISCOVER PUTNAM**

Florida's hidden growth market, primed for investors.

PART 2: **BASS PRO \$200M CATALYST**

Mega-resort bigger than three Disney parks—demand explosion.

PART 3: **THE PROOF**

Verified land sales. Real comps. Real returns.

PART 4: **COMPARATIVE ANALYSIS**

Clay / Flagler / Putnam. Putnam wins: best value + highest upside.

PART 5: **GEM LOTS – CUSTOMIZE YOUR PORTFOLIO**

Standard, Corner, Double, and Grouped GEM LOTS to maximize your returns.

PART 6: **INVESTOR PROFILES**

Pick your lane: GEM LOTS Collector, Dealer, or Leader?

PART 7: **HOW TO BUY GEM LOTS**

Buy From Us (our Inventory: Cash / Financing), or We Buy For You. (our S.A.R.M Service)

PART 8: **3 INVESTMENT PACKAGES**

Decide your level: 1. Starter; 2. Customizable to Scale; 3. Turn-Key (with Business Setup)

PART 9: **WAYS TO RESELL**

Exit Strategies: sell now for cash or 5-year financing, or hold for 4 yrs, then resell with cash or financing.

PART 10: **ROI BREAKDOWN**

Analyze 200%–500% conservative returns, proven by comps.

PART 11: **COMPARE GEM LOTS vs HIGH-RISK OPTIONS**

Side-by-side look at Gem Lots' stability and upside versus volatile, high-risk alternatives.

PART 12: **WHY US**

We know how to select, own, finance, and control land. Discover why we are the only real choice.

PART 13: **FOREIGN BUYERS WELCOME**

No borders. Just profits

PART 14: **FAQs**

Answers to the questions investors ask most often.

PART 15: **TIMELINE TO MARKET REPRICING**

The market explained. Make informed choices

FINAL SECTION: **THE DECISION**

THIS WINDOW IS CLOSING – Start your journey in three simple moves.

 **BOOK A CALL +1(786) 546-7643**



GEM LOT CERTIFICATION



Our 15-point institutional inspection, grouped into five core categories, separates investment property from land gambling:

◆ SMART ACQUISITION

→ Strategic auction pricing—40-50% market discount locked in.

◆ STRATEGIC LOCATION

→ Bass Pro Shops \$200M development corridor

◆ LEGAL

→ Clear chain of title verified + access confirmed—zero encumbrances

◆ DILIGENCE

→ Utilities, zoning verification. Comprehensive vetting—wetlands, liens, landlocked all screened out

◆ EQUITY

→ Immediate closing capability with value position—not hope, math

Our portfolio: 130+ lots passed all 15 inspection points.

Every Putnam property we offer cleared institutional certification. Direct from our holdings—no brokers extracting fees, no commissioned sellers adding layers.

This isn't land speculation. This is market repricing with a \$200M catalyst.

BUY WHERE EXPERTS SELL

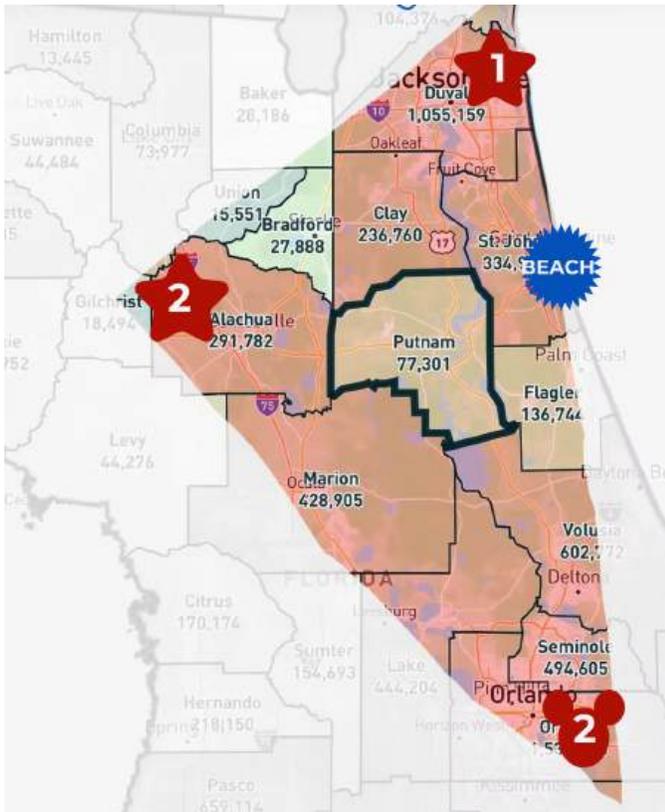
Buy from Investors. We provide a hand-selected investment GEM LOTS portfolio and our dedicated Auction Tax Deed S.A.R.M. Service, designed to help you build a strong, compliant, and profitable portfolio.

Choose an option below:

- [View the Curated GEM LOTS Portfolio to buy from us](#)
- [Access to our Customized Acquisition S.A.R.M. Service - Book your strategic call](#)

PART 1: THE SETUP

GEOGRAPHY IS DESTINY



Check population numbers.
Draw a triangle on a map:

POINT 1: Jacksonville (1 hour north)

- International airport
- Major seaport
- Fortune 500 headquarters
- Population: 950,000+

POINT 2: Orlando (1hr 15min south)

- 75+ MILLION tourists annually
- Theme park capital of the world
- Exploding tech sector
- Population: 2.6+ million metro

POINT 3: Gainesville (45 min west)

- University of Florida (56,000 students)
- Major medical research hub
- Stable employment base

BONUS: St. Augustine beaches (40 min east)

- Atlantic Coast access
- Historic tourism goldmine

Putnam is the HUB. Dead center of Florida's growth corridor.

Yet somehow, inexplicably, lots are still \$10K.
This is the anomaly. **This is your entry point.**



Strategic Location

Putnam Sits in the MIDDLE of a \$500 Billion Economic Engine

PART 2: THE CATALYST

BASS PRO SHOPS GOES ALL IN

200 MILLION MEGA RESORT: 5,000+ ACRES ACQUIRED



- World-class fishing resort
- 5 Championship golf courses
- Marina & water sports complex
- Hotels & luxury accommodations
- Restaurants, retail, entertainment
- 6x Larger than Universal Studios
- Bigger than 3 Disney Parks COMBINED
- The Largest Private Resorts in FL History

Top-tier properties in Johnny Morris-Bass Pro Shops' hospitality portfolio:

→ Big Cedar Lodge – Ridgedale, Missouri

#1 Best Hotel for the Holidays (2025)

#1 Midwest Hotel (2018)

#1 Resort in the Midwest (2016)

→ Big Cypress Lodge – Memphis, Tennessee

→ Angler's Lodge Springfield – Missouri

→ Angler's Lodge Hollister – Hollister, Missouri

→ PUTNAM, FL 5,200+ acres acquired

In this video, the mayor confirms Bass Pro Shops' land acquisition in Putnam County (2023). Note: Initial reports stated 4,300 acres; current verified total: 5,000+ acres.



Big Cedar Lodge Market Impact (Ridgedale, MO)

→ Pre-development (2005): \$3K-\$8K/acre

→ Post-opening (2015): \$40K-\$65K/acre

Timeline Pattern: 400-1,500% appreciation over 10-15 years

→ Putnam County Current Position: Pre-development phase

→ Investment Window: 12-24 months before construction acceleration



Pictures of Top-tier properties Johnny Morris-Bass Pro Shops' resorts in Missouri and Tennessee



They are Coming to Putnam, FL

Johnny Morris Nature Resorts and Bass Pro Shops didn't ask YOU if Putnam was a good investment. They bought 5,200 acres answering that question!

Their risk analysis: ✓ Complete

Their market research: ✓ Complete

Their commitment: ✓ LOCKED IN

Your decision: Buy before construction starts or watch from the sidelines.

PART 3: THE DATA PROOF

NUMBERS DON'T LIE, PEOPLE DO

Price history

Date	Event	Price
4/2/2025	Sold	\$25,495 +145.7%
8/15/2024	Sold	\$10,400 +73.3%
5/1/2021	Listing removed	---
12/15/2020	Price change	\$6,000 -20%
1/14/2020	Price change	\$8,000 -20%
4/1/2018	Listed for sale	\$10,000

Public tax history

Year	Price
2024	\$10,400
2023	\$6,000
2022	\$8,000
2021	\$10,000

✓ VERIFIED

**112 Paris St,
Interlachen, FL 32148**

April 2, 2025
\$25,495
+145% in 8 months

Aug 15, 2024
\$10,400
+373%

May 1, 1990
\$2,200

\$15,095 profit in 8 MONTHS

Services availability

Price history

Date	Event	Price
1/19/2024	Sold	\$24,500 +64%
1/10/2024	Pending sale	\$12,500
10/4/2023	Listed for sale	\$12,500 -11.1%
10/27/2021	Sold	\$14,900 +286.7%
5/6/2015	Sold	\$3,000 +200%
3/5/2015	Price change	\$100 -87.3%
2/7/2015	Listed for sale	\$2,000 -21.3%

✓ VERIFIED

**118 Smokey Ave,
Interlachen, FL 32148**

Jan 19, 2024
\$24,500
+717%

May 6, 2015
\$3,000

That's 8X return in 9 years

Services availability

Price history

Date	Event	Price
5/18/2023	Sold	\$23,500 +8%
5/14/2023	Pending sale	\$25,000
5/11/2023	Listed for sale	\$25,000
5/3/2023	Pending sale	\$25,000
4/25/2023	Listed for sale	\$25,000 +257.1%
10/15/2013	Sold	\$7,000 +17.6%
11/4/2009	Sold	\$8,500 +70%

✓ VERIFIED

**223 Violet Ave,
Interlachen, FL 32148**

May 18, 2023
\$23,500
+370%

May 6, 2015
\$3,000

Survived 2008 crash, QUADRUPLED

Source Verified Sales Data: Zillow.com

What This Means:

These sales happened BEFORE the Bass Pro announcement.
 Before construction permits.
 Before infrastructure upgrades.
 Before national media coverage.
 Imagine what happens AFTER.

PART 4: ZONE MARKET SCAN

NEIGHBORING COUNTIES MARKET COMPARATIVE

What's Happening in

CLAY COUNTY

(Spoiler: You're Too Late)

10 Years Ago:

- Lots: \$15K-\$25K
- "Too far from Jacksonville"
- "Nothing there"
- "Why would anyone..."

Today:

- Lots: \$80K-\$120K
- Completely built out
- Zero opportunity

Gain:

320%-480%

Who Won:

People who bought when everyone said they were crazy.

Who Lost:

People who "waited to see what happens."

What's Happening in

FLAGLER COUNTY

(Spoiler: You're Almost Too Late)

5 Years Ago:

- Lots: \$12K-\$18K
- Early development phase
- "Interesting but..."

Today:

- Lots: \$50K+
- Rapid development
- Window closing

Gain:

280%-420%

Time Left:

12 months at best

What's Happening in

PUTNAM COUNTY

(Spoiler: You're Not Too Late)

Today:

- Lots: \$10K-\$15K
- Pre-development phase
- Bass Pro construction pending
- EXACT SAME SETUP as Clay/Flagler 5-10 years ago

3-5 Years:

- Projected: \$30K-\$60K
- Active development
- Infrastructure complete

200%-500%

Projected Gain

**24 months
MAX**

Time Left to Enter



Opportunity Today

Average Range: \$10,000-\$27,000, depending on location and features

Market Velocity: Properties are moving. The smart money is already here.

PART 5: 4 GEM LOTS TYPE

DECIDE THE LOTS FOR YOUR PORTFOLIO



STANDARD GEM LOTS

What It Is:

Basic 0.22-acre parcel on a residential street

Pricing: (Baseline)

10K-15K

Why Buy It:

- Easiest to sell (highest demand)
- Most liquid (fastest transaction)
- Lowest entry price
- Perfect for first-time buyers

Who Buys From You:

- Families building a home
- Retirees looking for cheap land
- Other investors flipping

Best For:

Gem Collectors starting out, anyone wanting quick turnover



CORNER GEM LOTS

What It Is:

Lot positioned at street intersection (two-street access)

Pricing: (+20-30% premium)

15K-20K

Why Buy It:

- Better visibility
- Two points of access
- More valuable to builders
- Commands premium pricing

Who Buys From You:

- Small commercial developers
- Custom home builders
- Buyers wanting prominence

Best For:

Gem Collectors wanting maximum profit per lot, Gem Dealers targeting premium buyers



DOUBLE GEM LOTS

What It Is:

Two adjacent standard lots sold together (~0.44 acres)

Pricing: (1.8x standard)

18K-27K

Why Buy It:

- Larger building footprint
- More privacy
- Attracts serious builders
- Higher absolute profit

Who Buys From You:

- Custom home builders
- Luxury home buyers
- Developers wanting larger projects

Best For:

Gem Dealers with more capital, Gem Leaders building bulk positions



GROUPED GEM LOTS

What It Is:

Multiple adjacent lots sold as a package

Pricing: (+15% premium)

12K-15K each

Why Buy It:

- Higher absolute profit
- Attractive to developers looking for scale
- Can be resold at a premium

Who Buys From You:

- Custom home builders
- Luxury home buyers
- Residential developers
- Builders and contractors
- Large-scale investors

Best For:

Gem Dealers building inventory, Investors executing volume deals



Ready to Buy Now? Get your GEM LOTS

- 25+ GEM LOTS ready now
- Immediate transfer
- Monthly payments available
- "Love-It-or-Swap-It" 30-day Policy

PART 6: 3 INVESTOR LEAGUES

\$8K TO BEGIN YOUR PORTFOLIO STRATEGY

 **8K+**

GEM LOTS COLLECTOR

"I Want to Own Land and Watch It Appreciate"

WHO YOU ARE:

- You want direct ownership of physical assets
- You prefer simple, clean investments
- You're comfortable holding for 3-5 years
- You want to control when and how you sell
- You like the idea of owning US real estate

YOUR CAPITAL RANGE: 8K +

WHAT YOU BUY: lots positioned for future appreciation.

HOW YOU OWN IT can be through a CASH PURCHASE, by selecting lots from our portfolio, through SELLER FINANCE with affordable monthly payments that require no credit checks or banks, or by creating a portfolio with our services to acquire land at half price in TAX DEED AUCTIONS

YOUR STRUCTURE is direct ownership, held either in your personal name or through a corporation, giving you full control and flexibility.

YOUR STRATEGY: Buy land cheap → Hold during development → Sell high

TYPICAL PORTFOLIO: 1-50 lots spread across different areas

YOUR EXIT: Sell to individuals, families, or small builders when prices hit your target, or offer seller financing.

  **55K+**

GEM LOTS DEALER

"I Want a Complete Land Business, Not Just Lots"

WHO YOU ARE:

- You want a turnkey income-generating system
- You're interested in offering owner financing as a business model
- You want to create a passive monthly cash flow
- You prefer a structured, managed approach
- You're thinking bigger than just flipping lots

YOUR CAPITAL RANGE: \$55K+

WHAT YOU BUY: A complete land business package - properties + entity + systems + support. Full LLC structure set up for you, ready to operate with Land Trust structures as an option.

HOW YOU OWN IT: CASH PURCHASE, by selecting lots from our portfolio, or by creating a portfolio with our services to acquire land at half price in TAX DEED AUCTIONS

YOUR STRATEGY: Buy wholesale → Resell with owner financing → Collect monthly payments for years

TYPICAL PORTFOLIO: 5-50+ lots managed as a portfolio business

YOUR EXIT: Create ongoing passive income streams OR sell the entire portfolio business for a premium

   **500K+**

GEM LOTS LEADER

"I Want to Build a Major Land Position"

WHO YOU ARE:

- You're a serious investor with significant capital
- You understand wholesale/retail arbitrage
- You want developer-level position in
- You can move quickly on opportunities
- You're thinking 6-7 figures

YOUR CAPITAL RANGE: 500K +

WHAT YOU BUY: Bulk acquisitions, grouped parcels, strategic positions with a special service (S.A.R.M. Fee)

HOW YOU OWN IT: Advanced entity structuring for tax optimization and asset protection. CASH PURCHASE, by selecting lots from our portfolio, or by creating a portfolio with our services to acquire land at half price in TAX DEED AUCTIONS

TYPICAL PORTFOLIO: 50-100+ lots with strategic positioning

YOUR STRATEGY: Volume wholesale acquisition → Package sales to developers OR retail distribution at maximum margin

YOUR EXIT: Sell entire packages to developers/builders for premium OR systematic retail distribution



Putnam, FL

PART 7: WAYS TO BUY

BUY FROM US, OR WE'LL BUY FOR YOU

BUY FROM US



CASH PURCHASE

HOW IT WORKS (Step by Step):

1. You Choose: Pick your lot(s) from our available inventory.
WE OWN ALL THE LOTS WE SELL
2. You Wire: Send payment to escrow/title company (NOT to us)
3. Title Company: Independent third party verifies everything
4. You Own: Deed recorded in your name.

TIMELINE:

14-30 days from decision to deed in hand

WHY CHOOSE CASH

- ✓ Instant ownership - no waiting
- ✓ Zero debt - you own it outright
- ✓ Maximum flexibility - sell whenever you want
- ✓ Can resell with owner financing (YOU become the bank, collect monthly payments)
- ✓ Strongest negotiating position

EXIT STRATEGY:

- OPTION 1: Immediately Cash Resell
- OPTION 2: Immediately Seller Financing (5 yrs)
- OPTION 3: Future Cash Resale (4 yrs)
- OPTION 4: Future Seller Financing (4 yrs + 5 yrs)



BUY FROM US



SELLER FINANCE

HOW IT WORKS (Step by Step):

1. You Choose: Pick your lot(s) from our available inventory.
WE OWN ALL THE LOTS WE SELL
2. We Negotiate Terms: based on your possibilities
3. You Sign: Simple promissory note + land contract (NOT a bank mortgage)
4. You Pay Monthly: Example: \$600/month for 60 months
5. You Own: Deed transfers to you when paid off.

TIMELINE:

Immediately after the decision to start making payments

WHY CHOOSE FINANCING

- ✓ No credit check - sellers don't care about your credit score
- ✓ No bank approval - no underwriting, no hassle
- ✓ Low down payment - control more land with same capital
- ✓ Low monthly cost - often less than a car payment
- ✓ Scale faster - buy 5-10 lots instead of 1-2
- ✓ Keep your cash liquid for other opportunities

EXIT STRATEGY:

- OPTION 3: Future Cash Resale (4 yrs)
- OPTION 4: Future Seller Financing (4 yrs + 5 yrs)

WE BUY FOR YOU



TAX DEED AUCTION

HOW IT WORKS :

- Property taxes go unpaid → The county auctions the property to recover the debt.
- You define your strategy: Investment size · Lot types · Locations · Exit plan.
- You hire us to represent you through **S.A.R.M.S.** Our auction Success Acquisition & Risk Management Services handle research, risk screening, bidding, and acquisition control.
- Result: You secure GEM LOTS acquired 40-50% below market levels under our expert approach.

A repeatable system for building a strategic land portfolio.

TIMELINE:

Auctions happen monthly, and deeds are issued within 20 days

GEM LOTS AUCTION S.A.R.M.S

Success Acquisition & Risk Management Services
Premium Tax Deed Putnam County Opportunities

- Strategic Plan + Maximum Bid: YOU set your goals:

- **I. EXIT STRATEGY** → Hold (for appreciation) • Resell (quick flip) • Income (via seller financing)
- **II. INVESTMENT SCALE** → Starter (1-4 lots), Portfolio (5+ lots), or Turnkey Business (5+ lots + LLC)
- **III. LOT TYPE** → Standard, Corner, Double, or Grouped
- **IV. LOT TIER SELECTION** → Premium Tier A: \$5-6K | Quality Tier B \$4-5K | Growth Tier C \$3-4K

We design your acquisition plan and **Maximum Bid**

- **Due Diligence:** We analyze the area, checking title and liens, legal access, easements, utilities, zoning, flood/environmental risk, topography, and resale comps before bid.

- **Auction:** We organize the auction calendar plan, bidding strategy, and full representation.

- **Bidding Control:** We never exceed the Maximum Bid limit.

- **If We Win:** Payment is made from your deposited funds in your Putnam County bidder account, and title is issued to you or your pre-established LLC.

- **If We Do Not Win:** We bid on the next auctions until a qualifying lot is won.

- **You Own:** Property secured at 40-50% below market

GEM LOTS AUCTION S.A.R.M.S

Success Acquisition & Risk Management Services
Premium Tax Deed Putnam County Opportunities

WHY CHOOSE TAX AUCTIONS

- ✓ Buy properties 40-50% below market value
- ✓ Gain immediate equity — profit margin from day one
- ✓ Fast process — deed issued within ~20 days
- ✓ Monthly opportunities — consistent auction schedule
- ✓ Clean properties only — pre-screened for us.
- ✓ Flexible exit — hold, or resell with financing.
- ✓ Scalable model — acquire multiple lots at once.
- ✓ High ROI potential — CHECK **PROVEN RESULTS 104%-1,729%**

EXIT STRATEGY:

- **OPTION 1:** Immediately Cash Resell
- **OPTION 2:** Immediately Seller Financing (5 yrs)
- **OPTION 3:** Future Cash Resale (4 yrs)
- **OPTION 4:** Future Seller Financing (4 yrs + 5 yrs)

GEM LOTS AUCTION S.A.R.M.S

Success Acquisition & Risk Management Services
Premium Tax Deed Putnam County Opportunities

OUR WINNING LOT - SERVICE FEE

- \$3K per winning lot (1-4 lots)

- \$2K per winning lot (5+ lots)

100% RESULTS: NO WIN, NO FEE

2025 WINNING BIDS BY TIER

- **Tier A 🔥🔥🔥 \$5-6K:** Top quality, premium locations, clean title.
- **Tier B 🔥🔥 \$4-5K:** Good quality, strong locations/demand, may need Quiet Title.
- **Tier C 🔥 \$3-4K:** Standard quality, growth areas, Quiet Title.
- **Historical:** Tier A winning bids baseline rises from \$4-5K in May 2025 to \$5-6K in Nov 2025 — a \$1K six-month auction lift driven by strong demand and a tightening window.

📍 We set \$5K as example — your bid may be higher/ lower.

TOTAL COST PER GEM LOT = WINNING BID + OUR S.A.R.M.S FEE

(paid to the county)

(paid to us)



Check Our TAX DEED GUIDE

- Learn about our unique service
- Check the monthly auction calendar
- MORE INFO Visit <https://www.landpoint-usa.com/service>

GEM LOTS AUCTION S.A.R.M.S

Success Acquisition & Risk Management Services

Premium Tax Deed Putnam County Opportunities



TIER A PRIME GEM LOT SAMPLE

ALL-IN-COST \$7,100 53% OFF

MARKET PRICE \$15,000

235 Martindale Ave, Interlachen, FL 32148

- | | | |
|---------------------------------------|-----------------------------------|--|
| ★★★★★ 5
High buyer demand location | ★★★★★ 5
Corner / Grouped | ★★★★★ 5
Clean title |
| ★★★★★ 5
Light Wooded-Easy clean | ★★★★★ 5
Electricity in place | ★★★★★ 5
Immediate resale |
| ★★★★★ 5
Neighbors Quality | ★★★★★ 5
NO Flood /Wetland Risk | ★★★★★ 5
6 /15-point institutional acquisition framework |

[MORE INFO](#)



TIER B QUALITY GEM LOT SAMPLE

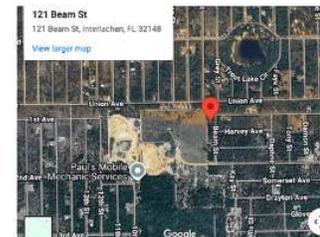
ALL-IN-COST \$6,000 50% OFF

MARKET PRICE \$12,000

603 Lake Lucy Cir, Interlachen, FL 32148

- | | | |
|---------------------------------------|------------------------------------|---|
| ★★★★★ 5
High buyer demand location | ★★★☆☆ 3
Standard | ★★★★★ 5
Clean title |
| ★★★★★ 5
Light Wooded-Easy clean | ★★★★★ 5
Electricity in place | ★★★★★ 5
Immediate resale |
| ★★★★★ 5
Neighbors Quality | ★★★★★ 10
NO Flood /Wetland Risk | ★★★★★ 10
6 /15-point institutional acquisition framework |

[MORE INFO](#)



TIER C GROWTH GEM LOT EXAMPLE

ALL-IN-COST \$4,900 51% OFF

MARKET PRICE \$10,000

123 Beam St, Interlachen, FL 32148

- | | | |
|---------------------------------------|------------------------------------|---|
| ★★★☆☆ 3
High buyer demand location | ★★★★☆ 4
Standard + (Open View) | ☆☆☆☆☆ 0
Quiet Title Needed |
| ★★★★★ 5
Light Wooded-Easy clean | ☆☆☆☆☆
Electricity in place | ★★★☆☆ 3
Immediate resale |
| ★★★★★ 5
Neighbors Quality | ★★★★★ 10
NO Flood /Wetland Risk | ★★★★★ 10
6 /15-point institutional acquisition framework |

[MORE INFO](#)



Check Our PROVEN RESULTS

- 3 case studies
- Tiers A/B/C → 50% OFF
- Visit: <https://www.landpoint-usa.com/proven-results>

PART 8: 3 LEVEL PACKAGES

PICK YOUR SCALABLE AUCTION S.A.R.M.S INVESTMENT

<p>LEVEL 1</p> <p>STARTER</p> <p>1-4 Lots = \$8K ea</p> <p>Auction Winning Bid (Average): \$5K + S.A.R.M.S. Fee: \$3K per lot</p> <p>Total Investment per lot: 8K</p>	<p>LEVEL 2</p> <p>PORTFOLIO</p> <p>5+ Lots = \$35 K (\$7K ea)</p> <p>Auction Winning Bid (Average): \$5K + S.A.R.M.S. Fee: \$2K per lot</p> <p>Total Investment per lot: 7K 5 Lots = \$35K Add More Lots \$7K ea</p>	<p>LEVEL 3</p> <p>TURN-KEY BUSINESS</p> <p>LLC + Lots (5+) = \$55K</p> <p>Minimum 5 lots: ~\$35K + Business Set Up: \$20K</p> <p>FULL BUSINESS SET UP</p> <ul style="list-style-type: none"> ✓ Legal Structure: LLC formation ✓ EIN: Federal tax ID ready ✓ Bank Account established ✓ Immediate Access: Lots ready to resell ✓ Streamlined Process: No setup delays. ✓ Built-in Equity: Market-ready properties. ✓ Premium Option: Seasoned LLCs ready to qualify for credit lines and financing
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	LOTS	TOTAL INVESTMENT	CURRENT MARKET VALUE	PROJECTED EXIT CASH (4 YRS)	NET PROFIT CASH (4 YRS)	ROI CASH (4 YRS)	PROJECTED EXIT SELLER FINANCE (9 YRS)	NET PROFIT SELLER FINANCE (9 YRS)	ROI SELLER FINANCE (9 YRS)
LEVEL 1	1 lot	8K	10K-15K	30K	22K	275%	90K	82K	1,025%
	2 lots	16K	20K-30K	60K	44K	275%	180K	164K	1,025%
	3 lots	24K	30K-45K	90K	66K	275% <small>BEST VALUE</small>	270K	246K	1,025%
	4 lots	32K	40K-60K	120K	88K	275%	360K	328K	1,025%
LEVEL 2	5 lots	35K	50K-65K	150K	115K	329% <small>SWEET SPOT</small>	450K	415K	1,186%
	10 lots	70K	100K-130K	300K	230K	329%	900K	830K	1,186%
	20 lots	140K	200K-260K	600K	460K	329%	1,800K	1,660K	1,186%
	30 lots	210K	300K-390K	900K	690K	329%	2,700K	2,490K	1,186%
<small>*Add any number of lots; totals scale automatically — based on 7K investment per lot</small>									
LEVEL 3	5 lots + LLC + EIN + BANK	55K	50K-65K	150K	95K	173% <small>RECOMMENDED</small>	450K	395K	718%
	10 lots + LLC + EIN + BANK	90K	100K-130K	300K	210K	233%	900K	810K	900%
	20 lots + LLC + EIN + BANK	160K	200K-260K	600K	440K	275%	1,800K	1,640K	1,025%
	30 lots + LLC + EIN + BANK	230K	300K-390K	900K	670K	291%	2,700K	2,470K	1,074%
<small>*Add any number of lots; totals scale automatically — based on 7K investment per lot</small>									

PART 9: 4 EXIT STRATEGIES

HOW TO RESELL THE GEM LOTS

OPTION 1

Immediate Cash Resale

Sell the property right after purchase for cash, receiving the full amount in one lump sum.

Applies if purchased with:

- Cash Purchase.
- Tax Deed Auction.

OPTION 2

Immediate Seller Financing

Resell immediately with the buyer paying monthly installments over 5 years. The investor acts as the bank, earning steady income through 60 payments.

Applies if purchased with:

- Cash Purchase.
- Auction S.A.R.M. Service

OPTION 3

Future Cash Resale (4-5 yrs)

Hold the property for about 4-5 years to benefit from appreciation, then sell for cash in a larger lump sum.

Applies if purchased with:

- Cash Purchase.
- Seller Finance
- Auction S.A.R.M. Service

OPTION 4

Future Seller Financing (9 yrs)

Hold the property 4-5 years, then resell with financing over 5 years. The buyer pays in 60 monthly installments, combining appreciation gains with steady income.

Applies if purchased with:

- Cash Purchase.
- Seller Finance
- Auction S.A.R.M. Service

OPTION	TIMING	METHOD	CASH FLOW
1. Immediate Cash Resale	Right after purchase	Sell for cash	One lump sum 💰
2. Immediate Seller Financing	Right after purchase	Resell with 5-year monthly payments	60 monthly payments (steady income) 📄
3. Future Cash Resale	Hold ~4 years, then sell	Sell for cash	Larger lump sum after appreciation ⌚
4. Future Seller Financing	Hold ~4 years, then sell	Resell with 5-year monthly payments	60 monthly payments (bigger income + appreciation) 🔄



Book your GEM LOTS strategy consultation

- 15-minute pathway assessment
- Text strategy call +1(786) 546-7643

PART 10: ROI BREAKDOWN

EXAMPLE: TURNING **60K** CAPITAL INTO PROFIT

	RESALE: Immediate Cash \$12-\$15K Annual taxes = \$0 (paid by buyer)	RESALE: Immediate Seller Financing \$36K (\$600 x 60 mo) Annual taxes = \$0 (paid by buyer)	RESALE: Future Cash \$30K (hold 4 yrs) Annual taxes = \$85/lot (= \$340 total)	RESALE: Future Seller Financing \$90K (hold 4 yrs - \$1.5K x 60 mo) Annual taxes = \$85/lot (= \$340 total) Financing taxes (5 yrs) paid by buyer
BUY: Cash Purchase \$12K	\$12K ROI = 0%	\$36K ROI = 200%	\$30K ROI = 147%	\$90K ROI = 647%
BUY: Seller Financing \$36K (\$600 x 60 mo)	N/A	N/A	\$30K ROI = -18%	\$90K ROI = 149%
BUY: Tax Deed Auction \$7K	\$14K ROI = 100%	\$36K ROI = 414%	\$30K ROI = 324%	\$90K ROI = 1,181%

* ROI calculations include annual property taxes of \$85 (estimated \$340 over 4 years for future scenarios).

SCENARIO 1:

\$60K = 5 GEM LOTS CASH BUYING

Total Investment: \$60K

Acquisition Method: Cash Purchase

Portfolio: 5 Standard Lots @\$12K ea

Exit: 1. Immediately Cash Resale

- Per lot resale: \$12-\$15K
- Portfolio: 5 lots = \$60-\$75K
- Taxes: 0 (immediate resale)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$60-\$75K
- Net profit: 0-15K

ROI: 0-25%

Exit: 2. Immediately Seller Finance

- Per lot resale: \$600 x 60 mo. = \$36K
- Portfolio Income (5 lots): 5 x \$36K = \$180K
- Taxes: 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$180K
- Net profit: \$120K (5 years)

ROI: 200% 5 YRS

Exit: 3. Future Cash Resale (in 4 yrs)

- Per lot resale: \$30K
- Portfolio resale (5 lots) = \$150K
- Holding period taxes (4 yrs): \$2K

Final Numbers for Investors

- Total invested: \$60K (+\$2K taxes)
- Total returned: \$150K (-\$2K taxes)
- Net profit: \$86K 4 yrs

ROI: 138% 4 YRS

Exit: 4. Future Seller Finance (in 4 yrs)

- Per lot resale (SF): \$600 x 60mo = \$90K
- Portfolio resale (5 lots) = \$450K
- Holding period taxes (4 yrs): \$2K
- SF 60-month payment-period taxes (5 yrs): 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$60K (+2K taxes)
- Total returned: \$450K (-2K taxes)
- Net profit: \$386K over 9 yrs total

ROI: 623% 9 YRS

SCENARIO 2:

\$60K = 2 GEM LOTS SELLER FINANCE

Total Investment: \$60K in 5 years

Acquisition Method: Seller Financing

Portfolio: 2 Standard Lots

Terms per lot: \$600/month x 60 months

Exit: 3. Future Cash Resale (in 5 yrs)

- Per lot resale: \$40K
- Portfolio resale (2 lots) = \$80K
- 60-mo payment-period taxes (5 yrs): \$1K

Final Numbers for Investors

- Total invested: 72K (+\$1K taxes)
- Total returned: 80K (-\$1K taxes)
- Net profit: \$6K (5 yrs)

ROI: 9.59%

Exit: 4. Future Seller Finance (in 5 yrs)

- Per lot (SF): \$1,5K x 60 mo = \$90K
- Portfolio resale (2 lots) = \$180K
- 60-mo payment-period taxes (5 yrs): \$1K
- SF 60-mo payment-period taxes (5 yrs): 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$72K (+\$1K taxes)
- Total returned: 180K (-\$1K taxes)
- Net profit: \$106K over 10 yrs

ROI: 145%

NOTE: Assumptions Used in All ROI Scenarios

- Immediate (0-year hold)
 - Taxes: \$0
 - Cash resale: 0-year hold + \$0 taxes
 - Seller finance: \$1,500 x 60 = \$90,000 per lot

- Future (after holding period)
 - Property taxes: \$100 per lot per year
 - Holding period:
 - 4 years → bought cash
 - 5 years → bought with seller finance (SF)
 - 9 years total (4 yrs holding + 5 yrs SF payments)
 - Future cash resale value: \$30K per lot
 - Future seller finance: \$1,5K x 60 = \$90K per lot

- How results are calculated
 - Total invested = principal + taxes
 - Total returned = gross returns - taxes
 - Net profit = total returned - total invested
 - ROI = net profit ÷ total invested

SCENARIO 3:

\$60K = 10 GEM LOTS TAX DEED AUCTION

Total Investment: \$60K

Acquisition Method: Tax Deed Auction

Portfolio: 10 Standard Lots "Tier A/B"

Total 10 lots with S.A.R.M.S. Fee = \$60K

Total Property Taxes x 4 years = \$4K

Exit: 1. Immediately Cash Resale

- Per lot resale: \$12K-\$15K
- Portfolio: 10 lots = \$120K
- Taxes: 0 (immediate resale)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$120-\$150K
- Net profit: \$60K-\$90K

ROI: 100%-150% DAY ONE

Exit: 2. Immediately Seller Finance

- Per lot : \$600/m x 60 months = \$36K
- Income (10 lots): \$6K x 60m = \$360K
- Taxes: 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$360K
- Net profit: \$300K (5 yrs)

ROI: 500% 5 YRS

Exit: 3. Future Cash Resale (in 4-5 yrs)

- Per lot resale: \$30K (4 yrs) \$40K (5 yrs)
- Portfolio resale (10 lots) = \$300 - \$400K
- Holding period taxes: \$4K - \$5K

Final Numbers for Investors

- Total invested: 60K (+4K -5K taxes)
- Total returned 4 yrs: \$300K (-4K taxes)
- Total returned 5 yrs: \$400K (-5K taxes)
- Net profit: \$232K (4 yrs) \$330K (5 yrs)

ROI: 362% 507% 4-5 YRS

Exit: 4. Future Seller Finance (in 4 yrs)

- Per lot resale (SF): \$1,5K x 60 mo = \$90K
- Portfolio resale (10 lots) = \$900K
- Holding period taxes (4 years): \$4K

Final Numbers for Investors

- Total invested: \$60K (+4K taxes)
- Total returned: \$900K (-4K taxes)
- Net profit: \$832K over 9 yrs

ROI: 1,387% 9 YRS

PART 11: COMPARE GEM LOTS vs HIGH-RISK OPTIONS

VISUAL COMPARISON: 5-YEAR RETURNS

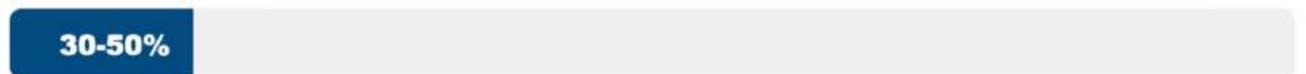
 Putnam County Land

275-400% ROI



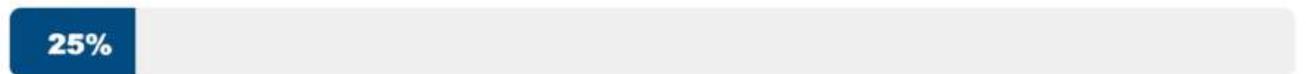
 Stock Market Average

30-50%



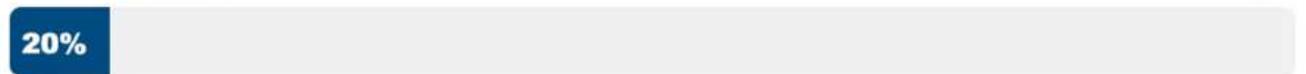
 Bond Yields

25%



 Savings Account

20%



WINNER



Putnam County
Land

**275-
400%**

5-YEAR ROI



Stock Market
Average

**30-
50%**

5-YEAR RETURN



Savings Account

20%

5-YEAR RETURN



Bond Yields

25%

5-YEAR RETURN



Putnam, FL

PART 12: WHY WIN WITH US?

WINNING IN LAND INVESTMENT REQUIRES MASTERY, NOT CHANCE



WHAT SETS US APART

ELITE SELECTION

We reject 80% of inventory, presenting only properties with clear title, appreciation potential, and exit ease.

NEGOTIATION POWER

Wholesale access, seller financing, and auction expertise deliver deals others can't touch.

PROVEN EXPERIENCE

In just 2025, we have successfully acquired 150+ lots, giving you the leverage of our scale and track record.

PORTFOLIO STRATEGY

Tailored investor profiles, diversification, tax-smart structures, and timed exits maximize returns.

TURNKEY BUSINESS

LLC formation, resale systems, financing templates, and payment collection — a complete business, not just land.

MARKET INTELLIGENCE

Real-time updates on development, comps, demand, and infrastructure keep you ahead of the curve.

EXIT DOMINANCE

Buyer networks, marketing support, and financing options ensure profitable, seamless sales.

LEADERSHIP & EXPANSION

In our next phase, we will not only lead seller financing but also enable our clients to sell their own lots through Seller Finance to retail buyers, closing the full investment cycle with control, security, and maximum efficiency.

INSTITUTIONAL CREDIBILITY

Our Track Record:

- ✓ 50+ tax deed auction executions (2025)
- ✓ 100% success rate on planned acquisitions
- ✓ Active portfolio of premium GEM LOTS inventory
- ✓ Verifiable results in public record systems

WE OWN THE PROCESS, YOU OWN THE PROFIT

LandPoint-USA operates as both principal and service provider.

This dual positioning provides strategic optionality:

- Direct purchase from [OUR AVAILABLE PORTFOLIO INVENTORY HERE](#)
- Auction-assisted acquisition through [OUR S.A.R.M SERVICE HERE](#)

🔥 WE DON'T SELL LAND. WE DESIGN RETURNS 🔥 BOOK YOUR FREE STRATEGY CALL +1(786) 546-7643

PART 13: GLOBAL ACCESS

THE INTERNATIONAL INVESTOR ADVANTAGE

"But I'm Not in the US..."

Good. That's actually an advantage.

US land ownership is:

- Open to foreign nationals
- Protected by US property law
- Tradeable in US dollars
- Appreciating in a stable market

How It Works:

OPTION 1: Personal Ownership

- Buy directly in your name
- Simple, clean, fast
- No entity needed

OPTION 2: Structured Ownership

- We help you set up an optimal structure
- Privacy protection
- Asset protection
- Tax efficiency
- Multi-property scaling



We help you to handle everything

You never need to visit Florida (though you're welcome to).

 **Book your GEM LOTS strategy consultation**

→ 15-minute pathway assessment

→ Text GEM LOTS +1(786) 546-7643

PART 14: FAQs

"Why hasn't everyone already bought these lots?"

Most investors don't know about Putnam yet. The Bass Pro Shops announcement was regional news, not national. By the time CNN covers it (when the resort opens), prices will be \$60K+. You're reading this because you're ahead of the curve.

"What if Bass Pro Shops cancels the project?"

They've already acquired the land (5,200+ acres). That's a \$50M+ investment before development even starts. Companies don't abandon \$200M projects after buying that much land. Plus, Putnam's growth is driven by multiple factors, not just Bass Pro.

"Can I visit my lot?"

Yes. We provide exact GPS coordinates. You can drive there anytime (or hire someone to inspect for you).

"What about hurricanes/flooding?"

Putnam is inland (not coastal). Hurricane risk is significantly lower than coastal counties. We screen out any lots in flood zones.

"How do I pay property taxes?"

County sends you a bill annually (Nov/Dec). You can pay online, by mail, or we can coordinate payment for you (around \$60-\$100 per lot annually)

"Can I build on these lots?"

Yes. All our lots are buildable (zoned residential). However, most buyers hold for appreciation rather than building immediately.

"What if I need my money back before 3-5 years?"

You can sell anytime. Land is liquid—you control when to exit. Some investors flip in 12-18 months for smaller gains.

"Do you buy lots back?"

We don't buy back, but we can help you sell through our buyer network and marketing support.

"Is this legal for foreigners?"

100% yes. No restrictions on foreign land ownership in Florida. Thousands of international investors own US land.

"What if prices don't go up?"

Based on verified comps and neighboring counties, we'd be shocked. But even if appreciation is slower than projected, you're buying at wholesale prices with built-in.

Want details? Let's talk — book a call 

PART 15 TIMELINE TO REPRICING

THIS ISN'T A SALES PITCH. IT'S A MARKET BRIEF

TODAY 2026

10K - 15K

✓ You're reading this at the PERFECT time.

2027

20K - 30K

Prices start climbing. Early buyers start seeing paper gains.

2029

30K - 40K

Roads improving, utilities expanding. Window to enter closes.

2031

45K - 60K

Media coverage brings national buyers. You're priced out.

2033

60K - 100K+

Market fully repriced. Opportunity gone forever.

MARKET BRIEF

- Every dollar you invest today could become \$3-\$5 in 4-5 yrs.
- Bass Pro Shops is betting \$200M+ on Putnam.
- Verified sales show gains of 200%-700% over 5-15 years.
- Clay & Flagler proved the pattern (same corridor, 10 years ago, same results).
- Current entry: 10K-15K
- Projected exit: 30K-60K in 4-5 yrs
- These are facts, not opinions.

AUCTION TREND & PROJECTION

- Putnam County auctions rose +1K every 6 months.
- Strong demand + narrowing investment window = sustained appreciation.

HERE ARE YOUR OPTIONS

- Enter Now: Ride the entire wave (10K → 60K)
- Enter in 2028: Catch partial gains (25K → 50K)
- Enter in 2031: Minimal upside (40K → 55K)
- Enter in 2033+: Retail pricing, no appreciation left

All ROI projections are estimates based on historical data, market analysis, development assumptions, and conditions across neighboring counties.



FINAL SECTION: THE DECISION

THIS WINDOW IS CLOSING

PUTNAM, FL – LOT PRICE FORECAST

2024–2030

*Projected Estimates Based on Historical Market Performance

MARKET PRICE
WINNER TAX DEED AUCTION PRICE

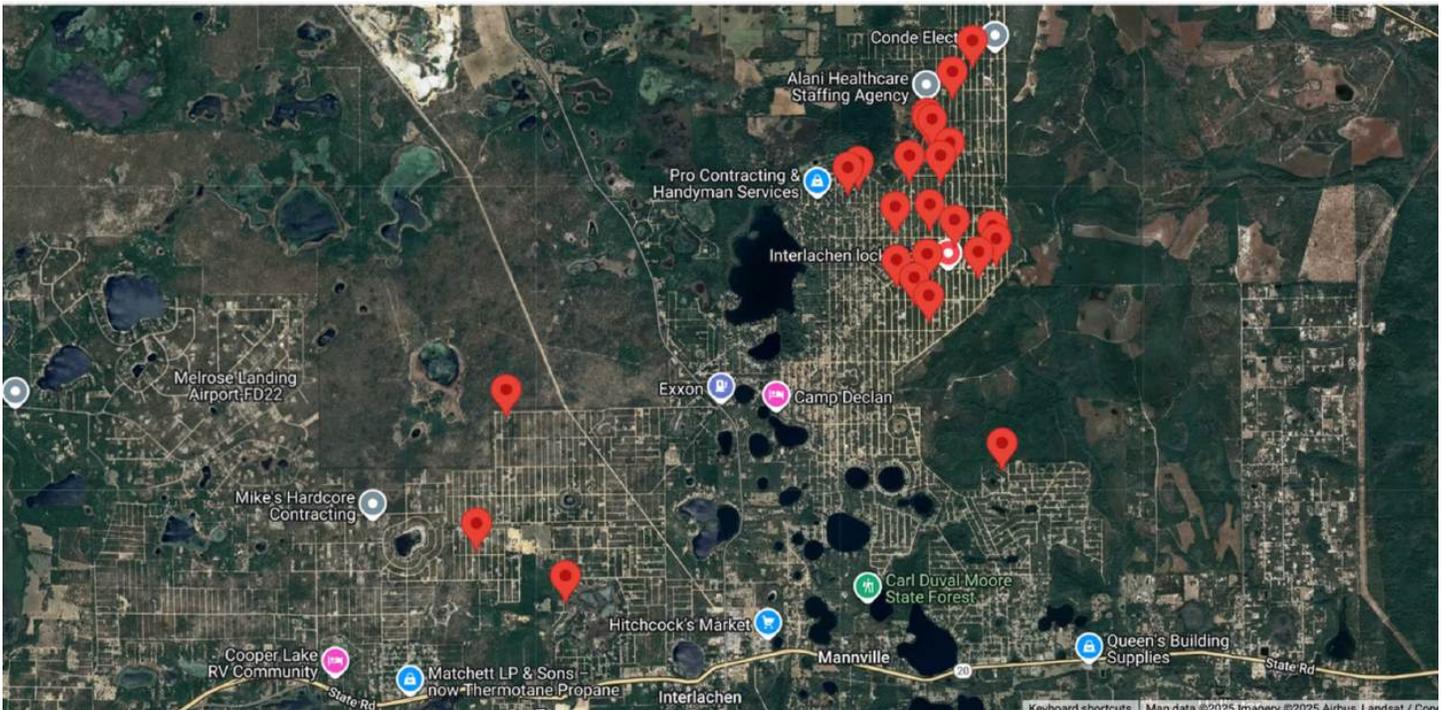


**YOU HAVE 12-24 MONTHS.
MAXIMUM.**

TO BUILD YOUR PORTFOLIO

After that, Putnam will start to look like Clay County—fully priced, opportunity dead.

**THE QUESTION ISN'T IF PUTNAM WILL APPRECIATE
IT'S WHETHER YOU'LL BE POSITIONED WHEN IT DOES**



THREE SIMPLE NEXT STEPS

STEP 1: ALIGN YOUR INVESTOR GOALS

Ask yourself:

- Gem Collector? (I want to own land and watch it grow)
- Gem Dealer? (I want a complete land business with a company set up?)
- Gem Leader? (I want a major strategic position)

STEP 2: DECIDE YOUR CAPITAL LEVEL

How much can you deploy?

- \$8–32K → Level 1 (1–4 lots)
- \$35K+ → Level 2 (5+ lots)
- \$55K+ → Level 3 (5+ lots with business structure)
- \$500K+ → Dealer Package or Leader Position

STEP 3: SCHEDULE YOUR CALL

We'll show you:

- Exact available lots RIGHT NOW
- Precise pricing for your budget
- Portfolio options for your capital
- Projected returns for your situation
- Acquisition method recommendations
- Auction dynamics to maximize opportunity and timing
- 30-minute call. Maximum clarity.

Turn Opportunity Into Action. Build your Portfolio

PREMIUM GEM LOTS

Curated Land Acquisitions | Putnam County, FL

Turn \$7K Into \$30K In Just 4-5 Years



👉 BOOK YOUR FREE STRATEGY CALL 👉

+1 (786) 546-7643

Text "GEM LOTS" to the WhatsApp

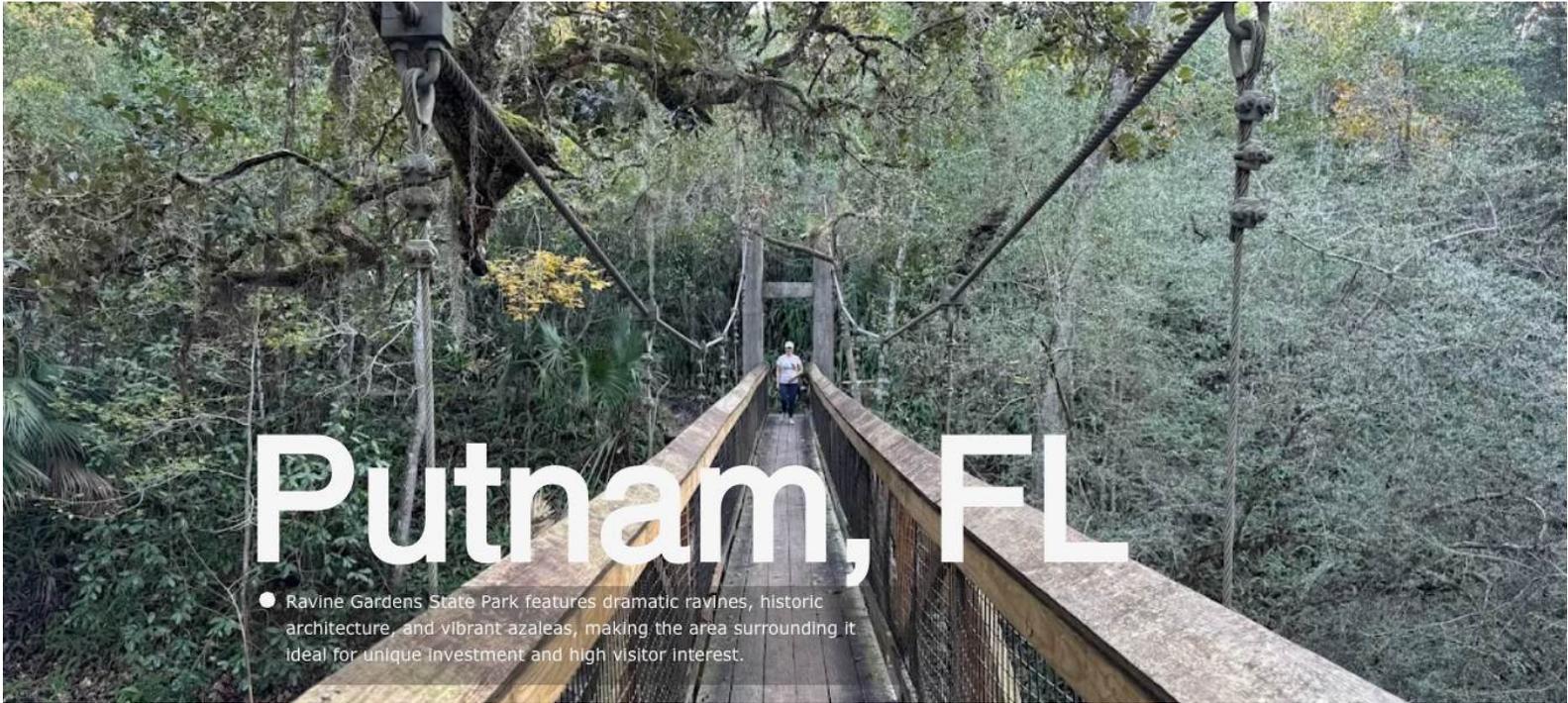
info@landpoint-usa.com

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www.landpoint-usa.com

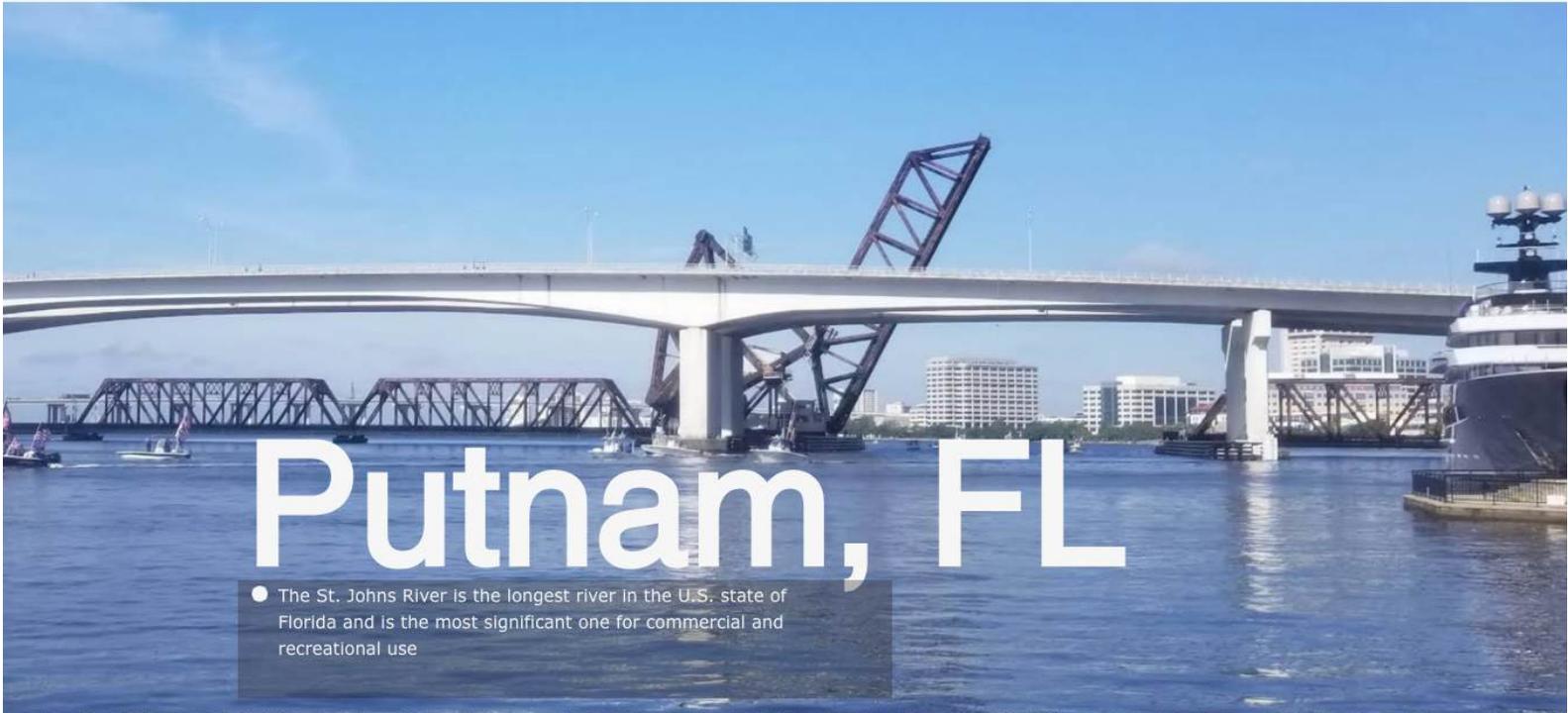


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A wooden suspension bridge with metal cables and a person walking across it, surrounded by dense green trees.

Putnam, FL

- Ravine Gardens State Park features dramatic ravines, historic architecture, and vibrant azaleas, making the area surrounding it ideal for unique investment and high visitor interest.

A large bridge with a raised section over a river, with a ship and buildings in the background.

Putnam, FL

- The St. Johns River is the longest river in the U.S. state of Florida and is the most significant one for commercial and recreational use.



Putnam, FL

- The Florida Trail is a 1,500-mile scenic route attracting hikers and nature lovers, boosting nearby land value for eco-tourism, recreation, and smart investment opportunities.



Putnam, FL

- Welaka State Forest is known for its scenic trails, equestrian routes, and river access—making nearby land ideal for outdoor retreats, eco-projects, and long-term value.



Putnam, FL

- Palatka Golf Course is a historic, Donald Ross-designed course that attracts golfers year-round, increasing nearby land appeal for vacation homes, rentals, and investment growth.



Putnam, FL

- The Ocklawaha River is a historic, winding waterway perfect for boating, fishing, and wildlife tours—enhancing the appeal of nearby land for recreation and investment.



Putnam, FL

- Dunns Creek State Park and Blue Pond offer rare natural beauty, wildlife, and water access—creating strong appeal for land investment focused on privacy, nature, and adventure.



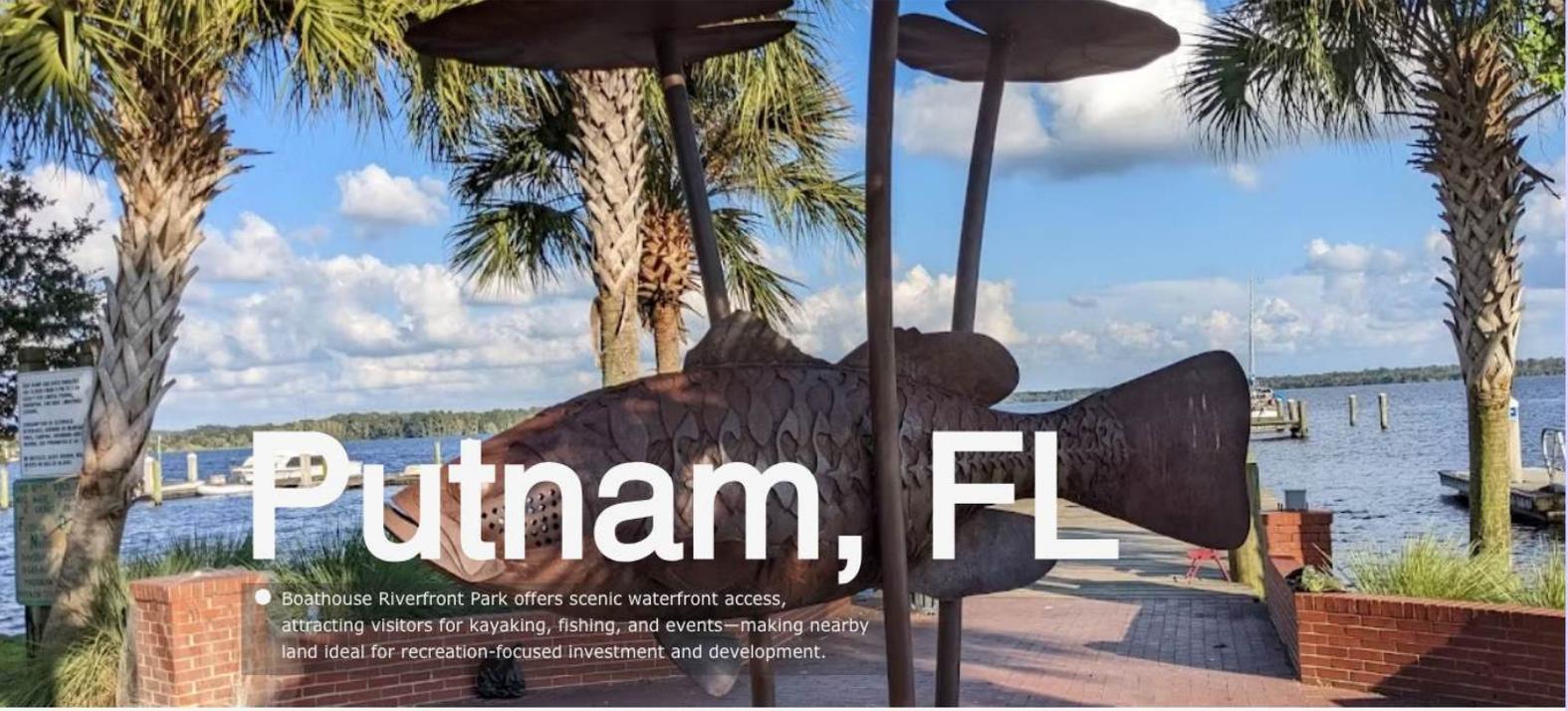
Putnam, FL

- Salt Springs near Palatka features crystal-clear springs, wildlife, and year-round recreation, making nearby land perfect for eco-resorts, vacation homes, and profitable nature-based investments.

A group of off-road vehicles, including ATVs and a larger utility vehicle, are driving through a shallow river. The vehicles are splashing water. The background is a dense line of green trees.

Putnam, FL

- NamHog Waller Campground & ATV Resort delivers a thrilling outdoor experience with off-road trails, camping amenities, family-friendly events, and strong investment potential in adventure tourism.

A large, dark metal sculpture of a fish is the central focus, set against a backdrop of palm trees and a waterfront. The sky is blue with scattered white clouds. In the background, a body of water with a dock and some boats is visible.

Putnam, FL

- Boathouse Riverfront Park offers scenic waterfront access, attracting visitors for kayaking, fishing, and events—making nearby land ideal for recreation-focused investment and development.