

First Tee - Sandhills
135 W. Vermont Ave. | Southern Pines, NC 28387
910.255.3035 | firstteesandhills.org
EIN #56-2248641



**The
Community
Hub Project**
2025 - 2028

Dear Friends of First Tee - Sandhills,

Our community of supporters has been instrumental in the positive effect we’ve had on young people since 2003. We have expanded points of access for kids and teens by bringing experiences to their backyard – bridging the gap between what the world demands while building inner strength through relationship development with roles models.

The approach is working and thanks to strong partnerships across the Sandhills, these experiences will not only continue on but strengthen over time.

This said, today’s changing world is calling us to continue to evolve. To ensure we can effectively support the next era of Game Changers in the Sandhills we have taken the first steps in our Master Plan Project vision – The Community Hub.

In December 2024, we purchased 34 acres of land at the US 1 Corridor in Cameron, NC, debt free! This permanent space will increase access to our life skills curriculum while enabling more kids and teens to build the strength of character that empowers them through a lifetime of new challenges.

But first, we must bridge the gap from vision to reality and begin building out greenspaces, outdoor learning touch points, walking trails and hubs for engagement across the 34 acres where community will be able to come together.

The Hub will truly be a place where all feel included, enriched, and excited to return.

Whether through gifts of time, talent, or treasure – each of us has the unique opportunity to impact the next generation. We are committed to the success of the Community Hub and the game - changing opportunities it will provide right here in the Sandhills.

We invite you to join us in bringing the Hub to life. It’s a bright future for the Community, by the Community.

With sincere gratitude,

Todd Turner
Capital Campaign Chair

Bob Farren
The Community Hub Chair

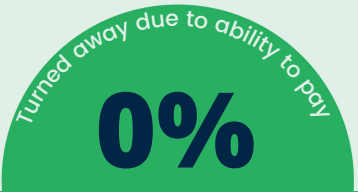
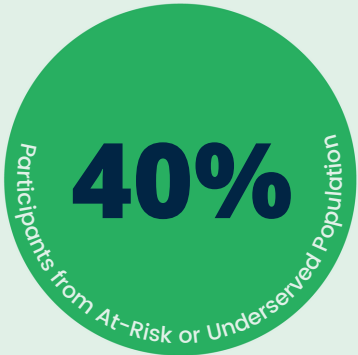
Courtney Stiles
Sandhills, Executive Director



Building Game Changers
since **2003**

Marking our Progress

2024 Chapter Highlights



Our Mission




To impact the lives of young people by providing educational programs that build character and instill life-enhancing values through the game of golf.

Providing Greater Access to Character Education Programs

As a rural nine-county chapter of the First Tee network, we've spent the last ten years investing in laying the foundation to 'go where the kids are' and have strived to establish programs where kids feel included, enriched, and entertained.

This targeted approach was designed to bolster access and to support kids and teens in underserved and underrepresented areas of the communities we serve, maximizing our chapter resources and participant retention.

Today's Progress

-  Partnership with 67 Title I Elementary School Programs
-  Engagement with 8 Community Partner Programs
-  Utilization of 12 Green Grass Host Facilities

Tomorrow's Opportunity

Today, we're not able to reach parts of our community that would benefit from First Tee programs. While we've taken full advantage of the community facilities currently available to us,

- Our reach is limited due to a lack of space and complete reliance on partner schedules.
- Kids from the most underserved communities live furthest from our Green Grass Host Facilities and are only able to participate in our School Programs.
- Demand for Saturday programming is high due to weekday conflicts from youth and their families.
- Enrichment activities are conducted outdoors and subject to weather.



A Targeted Expansion Approach for Tomorrow

The US 1 Corridor from Southern Pines to the Lee County border was identified as the most strategic footprint to invest in the Community Hub, allowing for ease of access to our current partners and new access for future partners.

When reviewing the Chapter Service Map you will notice the Green Stars as active program communities for golf courses, partner facilities and schools. The Navy Blue stars are targeted future growth communities for 2025 - 2030. And, the Red Heart identifies the land purchased on Read Road in Cameron.

The Hub location maximizes our chapter resources by being centrally located between our active footprint and within arms reach of our growth model.



The Community Hub

Building Fore the Future

Opening Doors, Opening Eyes

The Community Hub will allow for high inclusion and reach with a focus on outdoor learning, education and engagement while ensuring all spaces are multi purpose, allowing for flexibility in usage and creativity throughout the year.

Green Space Amenities

- Multi Surface Driving Range | 30 Hitting Bays
- 20,000 Square Foot Putting Green
- 2 – 3 Acre Short Game Area with bunkering
- Flat Recreational Green Space | .5 Acre PE Field
- Oversized Pavilion for 100 guest
- 5 Acre Natural area for STEM Learning Lab







Learning Lab Amenities

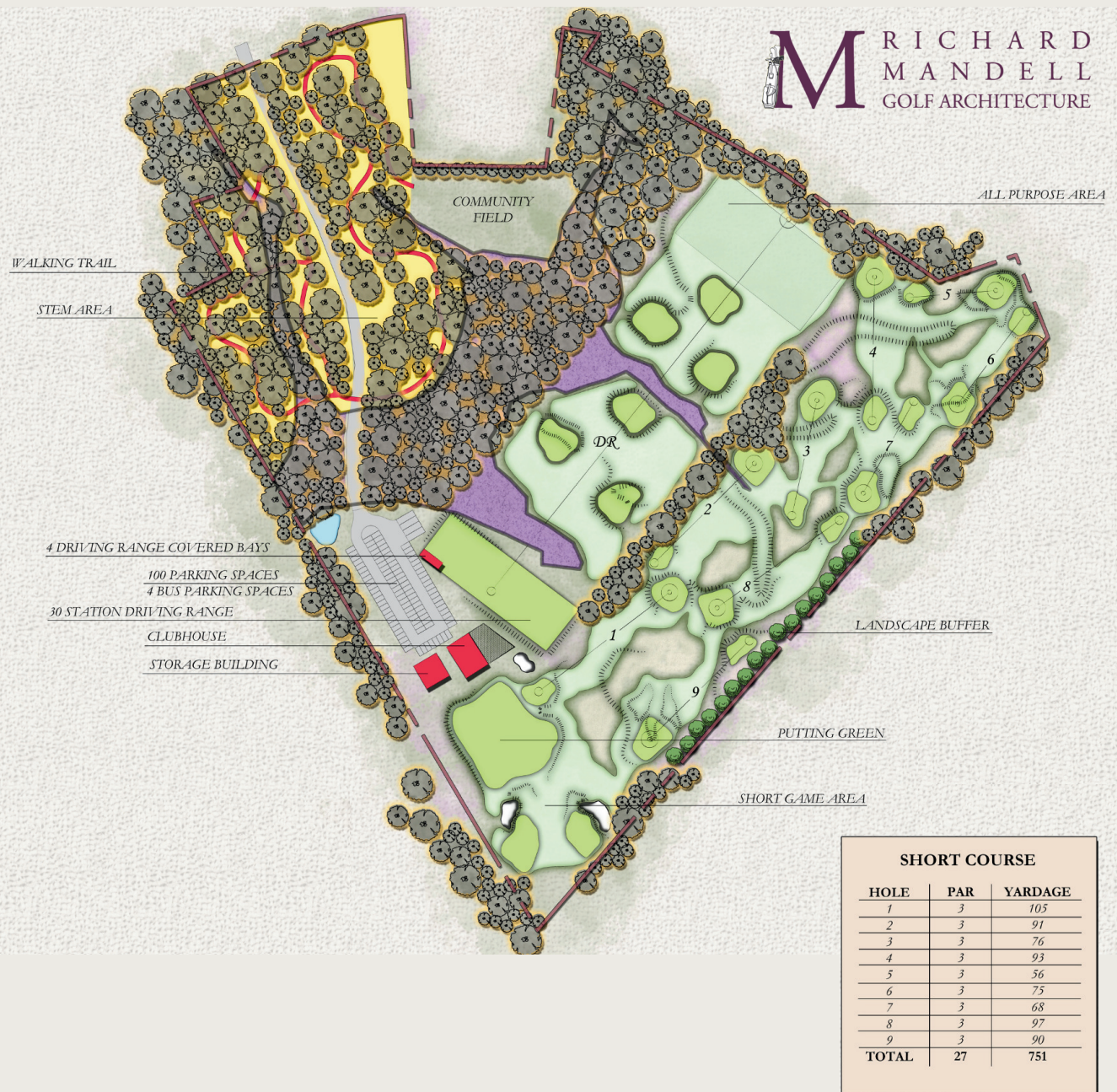
- First Tee – Sandhills Admin Offices
- Community Meeting Space
- Teen Tech Lab
- Indoor Putting + Full Swing Space
- Program Equipment Storage
- ReSale Donation and Store Front

Greater Access by 2028

Facility Usage Impact Review

Once all five phases of the Community Hub are complete, the facility will provide access to six core groups over a one-year time window, supporting up to 10,000 guests, annually.

-  **School Program Partner Field Trips** | 30 Trips for 100 Students per Trip
-  **Community Partner Programs** | 30 three wk programs for 24 youth per program
-  **First Tee Curriculum Programs + Camps** | 10 eight wk programs for 24 youth per program
-  **Adaptive + Veteran Groups** | 30 visits for 35 adults per visit
-  **Community College Programs** | Instructor led hands-on learning for up to 24 Students
-  **Public Usage** | 3 Days per week for mixed space usage



The Community Hub Project + Budget Timeline

To support the design and construction of this project, we have established a committee of community advocates and key stakeholders to ensure an outcome that will meet our qualitative and quantitative goals.

Phase 1 | \$470,000

- Land Survey & Wetland Mapping, Septic Testing, Well Review
- Land Use Renderings
- Purchase of Land
- Town of Cameron Review, Permitting & Infrastructure

Phase 2 | \$1,660,000

- Temporary On - Site Structures: Restrooms & Shelter
- Construction of Main Green Space Footprint
- Procurement of Facility Equipment
- Program Building Storage Construction

Phase 3 | \$175,000

- Permanent Outdoor Pavilion
- Natural Areas for STEM + Nature Programming

Phase 4 | \$2,200,000

- Main Building Construction
- Parking Lot Construction

Phase 5 | \$220,000

- Final Modifications to Practice Facility Footprint
- Covered Driving Range Bays + Portable Outdoor Lighting
- Two (2) 15 passenger vans



Resources Needed to Impact Tomorrow

Thanks to operational efficiencies and the generosity of our donors, we've built a modest surplus of operating reserves which allowed us to invest in the 34 acre property debt free while also beginning the permitting and infrastructure work to prepare us for Phase 2.

Additionally, our Capital Campaign goal includes five (5) years of operating funds to allow us to expand our fundraising program to meet increased expenses. We expect the Community Hub will provide innovative ways of generating revenue for future needs, too.

Project Budget | \$4,775,000
5 - Yr Operating Budget | \$1,750,000

Capital Campaign Goal Funds | \$6,475,000

In total, our phased approach for the Capital Campaign, facility construction and future spending and revenue streams will ensure sustainability for the next generation.

A Regional Chapter Snapshot.
With your help,
Sandhills will be next.



★ Open ★ In Process

*Open Facilities have had successful campaign goals for facilities ranging from \$6 - 20 million.

Create New Game – Changing Experiences for Youth

The joy of being outside on a beautiful day. The thrill of sinking a putt. The perseverance to keep going when things aren’t going your way.

You can help create these opportunities for Sandhills area kids and teens.

With your support, First Tee - Sandhills will build a campus that brings golf to life and creates generational impact by inspiring future community game - changers.

Are you ready to be a part of history?



Online at
firstteesandhills.org/donate



Corporate matches, stocks and in-kind gifts are also accepted.



By mailing checks made out to:
First Tee - Sandhills
135 W. Vermont Ave
Southern Pines, NC 28387

Please include 'Community Hub Campaign' on the memo line.

Please contact us for more information:

Courtney Stiles
Executive Director
cstiles@firstteesandhills.org
910.255.3035

Your legacy starts here. Giving Levels, Naming Opportunities

Together, we can create a space where young people are encouraged to build character and inspired to pursue dreams. Make our vision your legacy, help us build a home fore the future of the Sandhills - the Community Hub.

Legacy Giving Levels

Founders Club	\$ 500,000
Key Commitment Club	250,000
Game Changers	100,000
Ace Levelers	50,000
Community Patrons	25,000
Roof Raisers	10,000
Bridge Builders	5,000
Brick Layers	1,000

Naming Opportunities are available through Sponsorship of Indoor and Outdoor Spaces. Donation amounts for these sponsorships range from \$5,000 to \$500,000.

Giving levels of \$50,000 and up may be divided across five (5) years. Gifts of stock will be accepted. In kind donations that offset the cost to complete facility construction will be acknowledged at their market value as an appropriate sponsorship level.

Golf Pride®

