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Sable Oaks Golf Course property hits the open market for the first time since 1989

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South Portland, ME For over 30 years, Sable Oaks Golf Course has been a landmark for Greater Portland residents and visitors alike. Since opening in July 1989, its challenging, narrow fairways and elevated, slick greens have tested golfers amidst the rolling hills of South Portland. Ownership transitioned in 1999, bringing renovations to both the course and clubhouse.

The realities of operating a seasonal golf course in New England's unpredictable climate led to the course's closure in January 2019, as confirmed by Randy Hodsdon, tournament director of the Maine State Golf Association. Since then, the course's owners, Sablegolf LLC and Sablots LLC, have collaborated with the City of South Portland to reimagine the future of the 165-acre +/- property. In 2017, with approval from the City Council and local residents, the land was rezoned for a significant residential development, transforming this once-underutilized expanse of Maine's landscape—marked by divots, cart paths, and maintenance structures—into a canvas for new possibilities.

The current owner of the land is now seeking a new steward for Sable Oaks, and has engaged

Engel & Völkers Commercial and broker Christopher McInnis of Delray Beach, Florida, to oversee the marketing and sale of the property. Peter Connell, with Sablots, LLC, emphasized the land's potential for mixed-use development, shaped by over a decade of discussions. "We've developed several conceptual master plans with a local Maine engineering firm," Connell said. "The property will be marketed regionally, nationally, and globally, reflecting Portland's growing appeal as a destination for exceptional work-life balance, amenities, and quality of life."

Connell noted that the rezoning process, finalized with the City of South Portland, clearly pointed to a future of mixed-use development rather than golf as the right choice. Engel & Völkers Commercial is managing the process. For inquiries, contact their office at (754) 444-6585 or visit evrealestate.com/en.

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