



# MANSFIELD LANDSCAPING

8440 COUNTY ROAD 48  
YALAHA, FL 34797

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$950,000</b>
Building Size:	396± SF
<b>Lot Size:</b>	<b>1.13 Acres</b>
Price / SF:	\$2,398.99
Zoning:	AG
Traffic Count:	8,900

## PROPERTY OVERVIEW

Turn Key Landscaping Company - Mansfield Landscaping. The seller is retiring and has been in the Nursery/Landscaping for more than 40 years. This business has a substantial customer base, a very powerful lead-generating website, and all equipment, inventory, business, business assets, and goodwill. Direct highway road frontage location in the middle of the heavy growth in Lake County, not far from the FL Turnpike and major interior corridors.

## PROPERTY HIGHLIGHTS

- Established Lake County Landscaping and Nursery Business
- Turn-Key - Business, Equipment and Inventory
- Direct Highway Road frontage
- 1.13 acres for retail and landscaping site
- Another parcel of land is available to be negotiated separately.

# Property Description



## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Discover the endless opportunities in the thriving Central Florida market, Close to the densely populated 'The Villages®', market and right in the middle of the ever-exciting Lake County growth. Nestled in the scenic town of Yalaha, FL, this area offers a quaint yet convenient location for the continuation of this established landscaping business. You'll find the renowned Mission Inn Resort and Club just a short drive away. Additionally, the nearby Harris Chain of Lakes offers a picturesque backdrop, ideal for future sales to more of the high-end residential properties. With its proximity to major highways and Orlando's bustling business scene, this location presents an exceptional opportunity for your commercial real estate investment endeavors.

## SITE DESCRIPTION

Directly located on CR 48. Great road visibility and frontage. Two different Florida Turnpike entrances are very close: 8 miles west on CR 48 & 470, which passes by the most recent "The Villages®" development. The Second Turnpike entrance is only 9 miles away, heading south onto Hwy 27. The closest "The Villages®" community is 10 minutes away, all three counties of the Villages locations are on average 10 - 30 minute drive. Not forgetting the Chain of Lakes, high-end properties, and the many new subdivisions, including the more recent under-construction communities.

## UTILITIES DESCRIPTION

Duke Energy, Well and Septic

# Property Description



## **BUSINESS, LAND & EQUIPMENT INCLUDED IN THE SALE (OR ANY OF THE THREE ABOVE, AS NEGOTIATED)**

The owner has 40 years in the business, a huge client base, a powerful lead-generating website, and extensive knowledge.

Prime Location is located directly on CR 48, close to Lake County's huge residential push/growth.

\$150,000 +/- in Inventory:  
Plants, Palm trees, Pavers, Stacked Walls, Pottery

\$100,000 +/- in equipment:  
Chevy Dump Truck, GMC 650 Truck, F-250 4wd, F150, Wrapped Hummer, Dodge Truck, Flatbed Trailers, Sod Cutters. possibly the Kubota Tractor. [All equipment is as mutually agreed upon and commensurate with the negotiated written contract.]

Office Building: 2 offices, Bathroom, Wifi, Computers, Desks., A/C

Fully functioning irrigation system, well, septic, and drain field.

## **OWNER NOTES**

Thoughts for the next user:  
Any company that needs indoor/outdoor and construction laydown site related to the AG Zoning of this site. Could do retail, hire employees, sell pavers, rock, mulch, and plants.

Spray Company

Sod Company

Landscape Nursery - Wholesale or Retail - Rock, mulch, pavers, hardscape, etc.

# Property Description



## FINANCIALS

Tax Returns, P/Ls, and Balance Sheets are available once under contract [due diligence]

2021 - Gross 1.8 Million

2022 - Gross 1.6 Million -- Added \$100,000 in inventory, and \$70,000 in equipment.

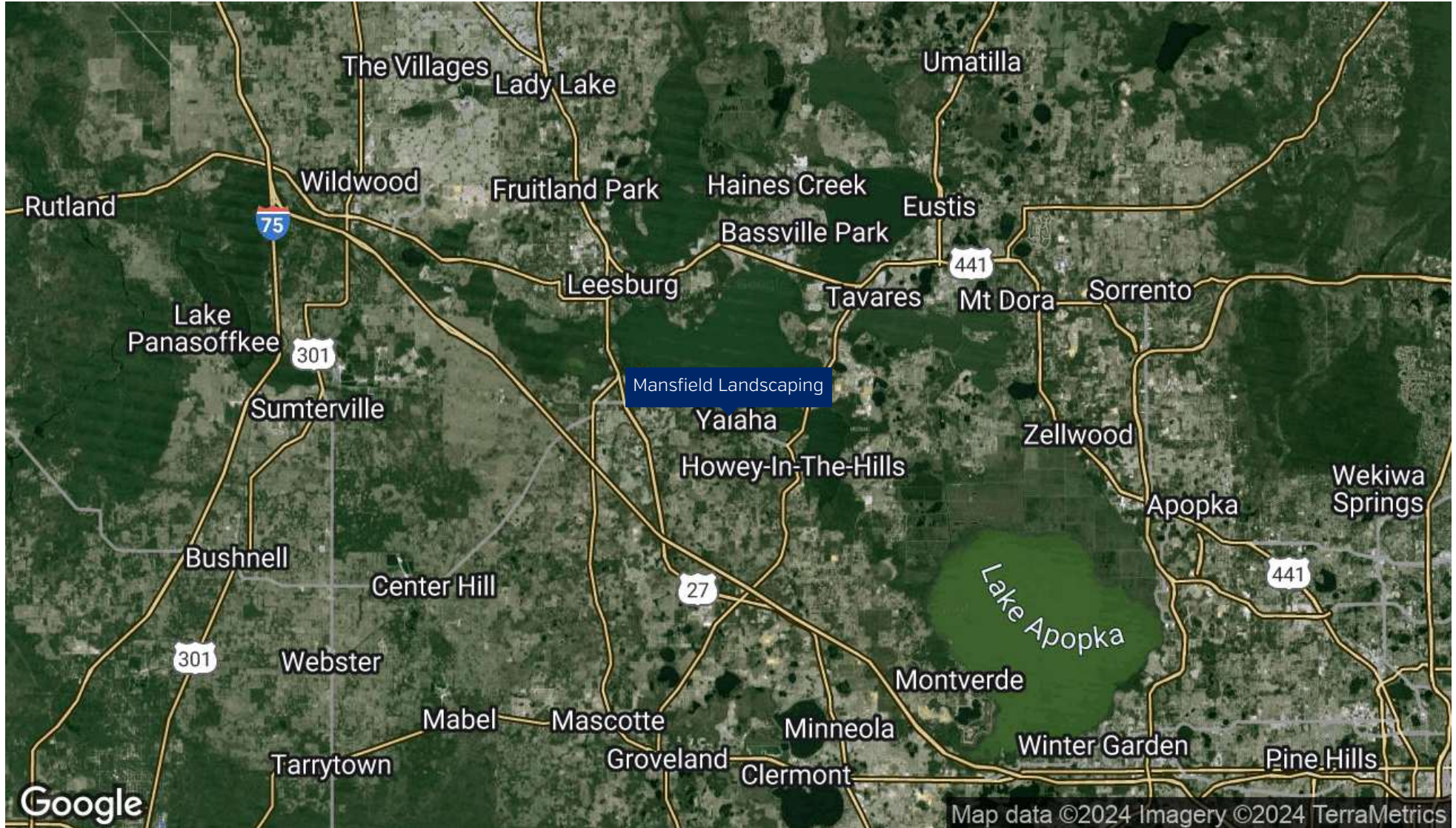
2023 - Gross 1.3 Million - Switched to subcontractors, increased inventory.

Net Between \$150,000 - \$200,000

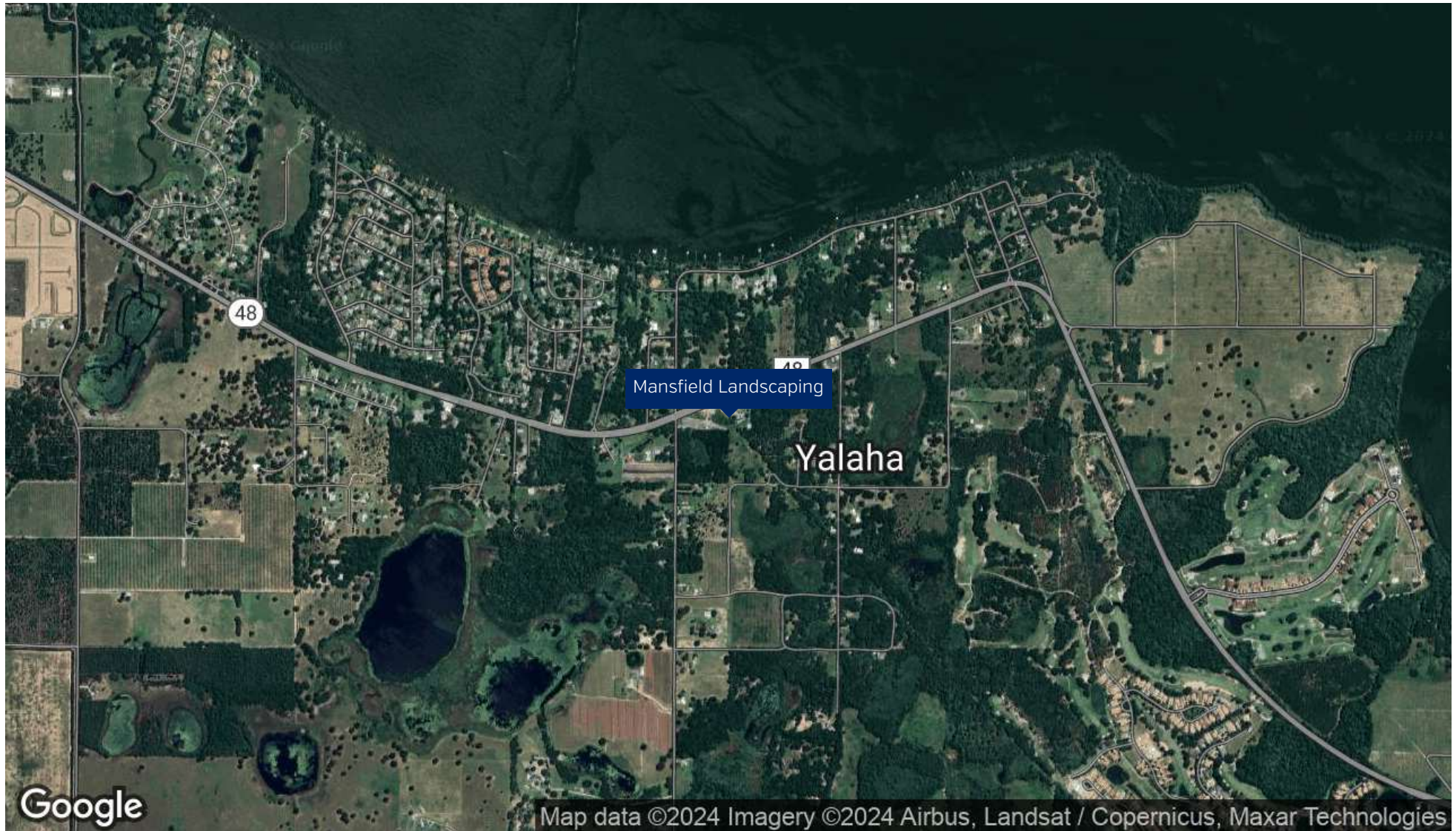
The seller believes the Gross could easily be increased exponentially.

\*Figures are estimated, not guaranteed. Financials are available upon request\*

# Regional Map



# Location Map

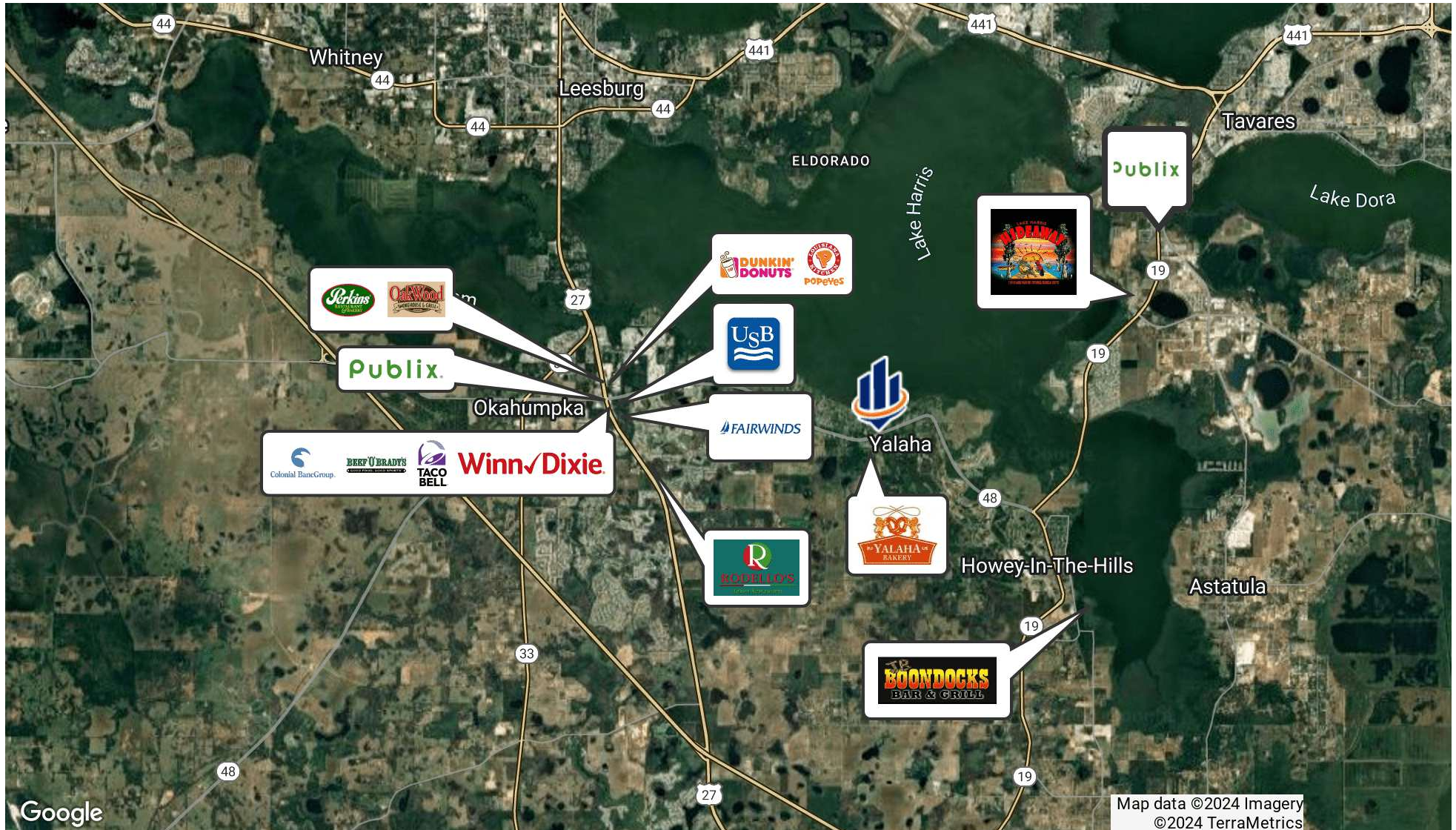


# Future Land Use Map





# Retailer Map



# Additional Photos



# Additional Photos



# Additional Photos



# Additional Photos





## LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	416,179 [2023]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

## TRISH LEISNER, CCIM

Senior Advisor

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## PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

### SVN | Saunders Ralston Dantzler

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