

# 5949 SADLER ROAD



ZELLWOOD, FL 32798

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SADLER ROAD







# 1 PROPERTY INFORMATION

5949 Sadler Road  
Zellwood, FL 32798



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$11,950,000</b>
Building Size:	230,548 ± SF
Lot Size:	80 ± Acres
Price / SF:	\$51.83
Year Built:	1975
Renovated:	1980
FLU:	R - Rural / Agricultural
Utilities:	Well / Septic**
Taxes:	\$100,492.12 (2023)
Zoning:	FLU: R - Rural / Agricultural

## PROPERTY OVERVIEW

This former mushroom growing facility consists of more than 230,000 Square Feet on 80 acres, and is located in the Northwest Orlando market, only 40 minutes from Disney. The property is currently outside of Orange County's Urban Service Area, but is a candidate for long-term redevelopment, with utilities nearby and a school board owned property adjacent to the east.

The facility has a variety of features perfect for an agricultural or food related user. One of which is the generous amount of unused land which can be used for development or growing operations. The building has a temperature and humidity controlled growing area, as well as cold storage and maintenance building. The recently replaced membrane roof, ample electricity, and fire suppression makes the building a versatile asset for many users.

\* Nearest water and sewer lines run along N Orange Blossom Trail [US-441].

# Property Description



## PROPERTY HIGHLIGHTS

- Fire suppression throughout
- Recently replaced roof membrane
- 40 growing rooms
- 20,000 gallon fueling station onsite
- Electric conduits just replaced
- Large 40 acre staging yard
- 5,000 ± SF repair and maintenance building (2 ton cranes and air lines)
- 2 large propane tanks
- Deep Water Well consumptive use permit (75 million annual gallons)
- 5,000 gallon septic tank installed on west side of property
- Active Water Permit can be transferred





**HOLLY ESTATES**

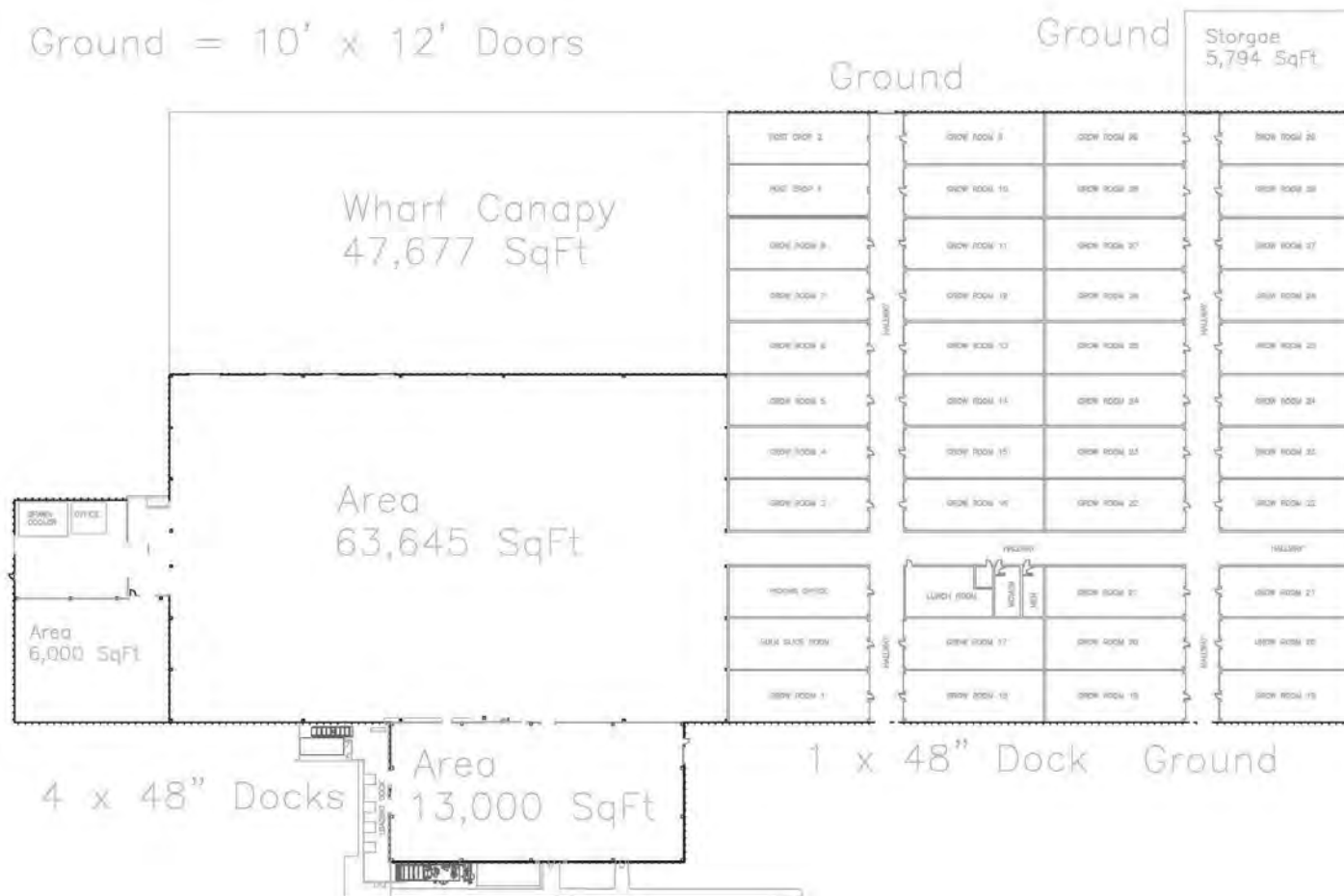
**SADLER ROAD**







# Potential Floor Plan



# Cooler Space Description



## COOLER SPACE DESCRIPTION

The approximate 16,500 SF cooler space is nearest to the offices. The clear height in this room is roughly 16' and the coolers are kept between 34 and 39 degrees Farenheit. There are also [5] 10'x8' loading docks attached to this room that are the same temperature. In this area, there is a loading elevator for ground level deliveries. There is also a freezer space measuring 27' X 20' in this space.

## COOLER SPACE HIGHLIGHTS

- Kept between 34-39 degrees Farenheit
- All AC units serviced and well maintained
- 16' Clear heights.
- [5] 10'x8' loading docks
- Loading elevator attached



# Warehouse Space Description



## WAREHOUSE SPACE DESCRIPTION

This warehouse area is adjacent to the cooler space, and currently houses industrial boilers pumping heat into [6] 85'X40' rooms with a clear height of 25'. The Large storage rooms can be removed, opening the warehouse with minimal column width.

## WAREHOUSE SPACE HIGHLIGHTS

- [6] large heating rooms
- 25' clear height
- Small cooler space in this area
- Can remove demising walls to open up the space



# Growing Room Description



## **GROWING AREA DESCRIPTION**

The growing area has over 40 rooms that are climate controlled and with a clear height between 12' to 14'. This area has one ground level door on the south side of the building. This area has the potential to serve as an amenity to hydroponic or growing operations.

## **GROWING ROOM HIGHLIGHTS**

- 40 growing rooms
- Climate controlled by steam and AC
- Each room is climate controlled and monitored by either Fancom, or a valve system



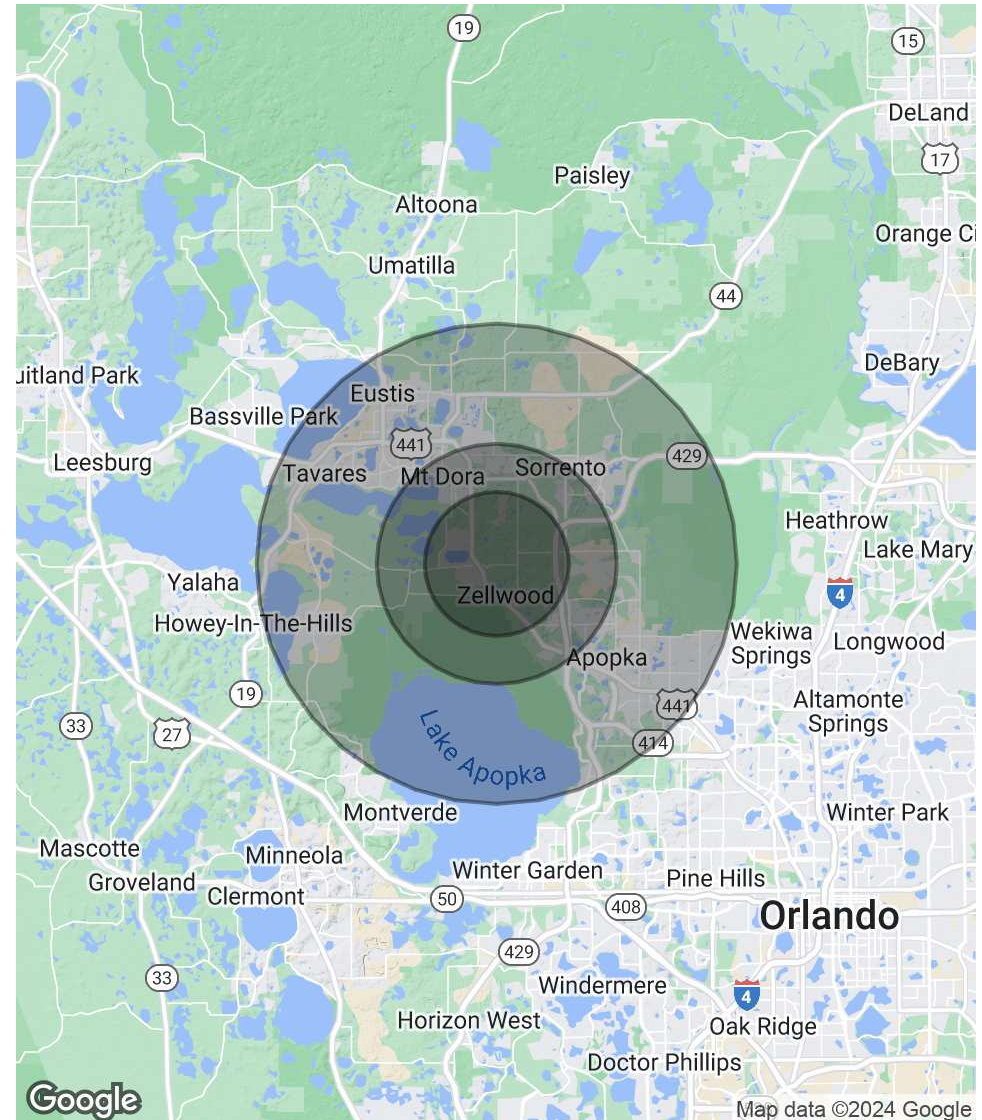
# Demographics Map & Report

<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	8,440	34,356	174,024
Average Age	48.0	44.8	42.8
Average Age (Male)	48.1	45.3	41.3
Average Age (Female)	49.9	45.8	44.6

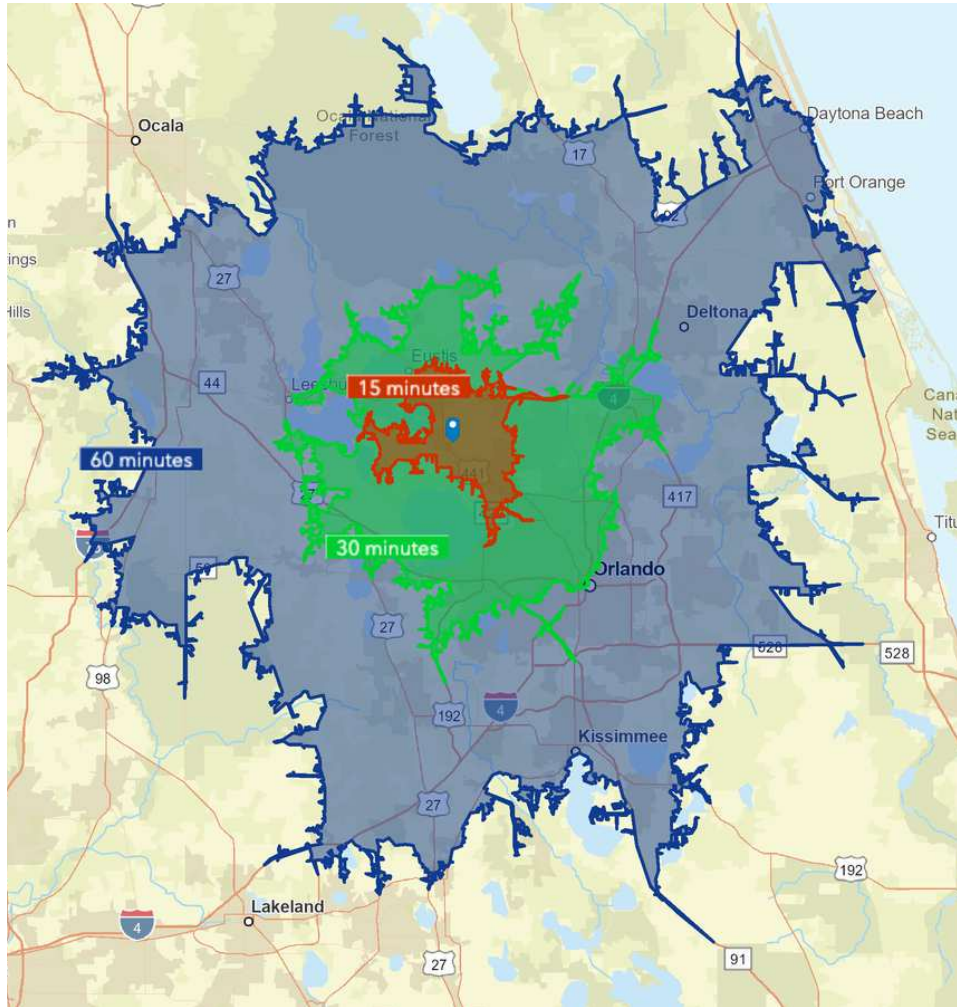
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,495	14,619	70,629
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$87,414	\$79,714	\$71,461
Average House Value	\$292,890	\$274,501	\$225,663

2020 American Community Survey (ACS)





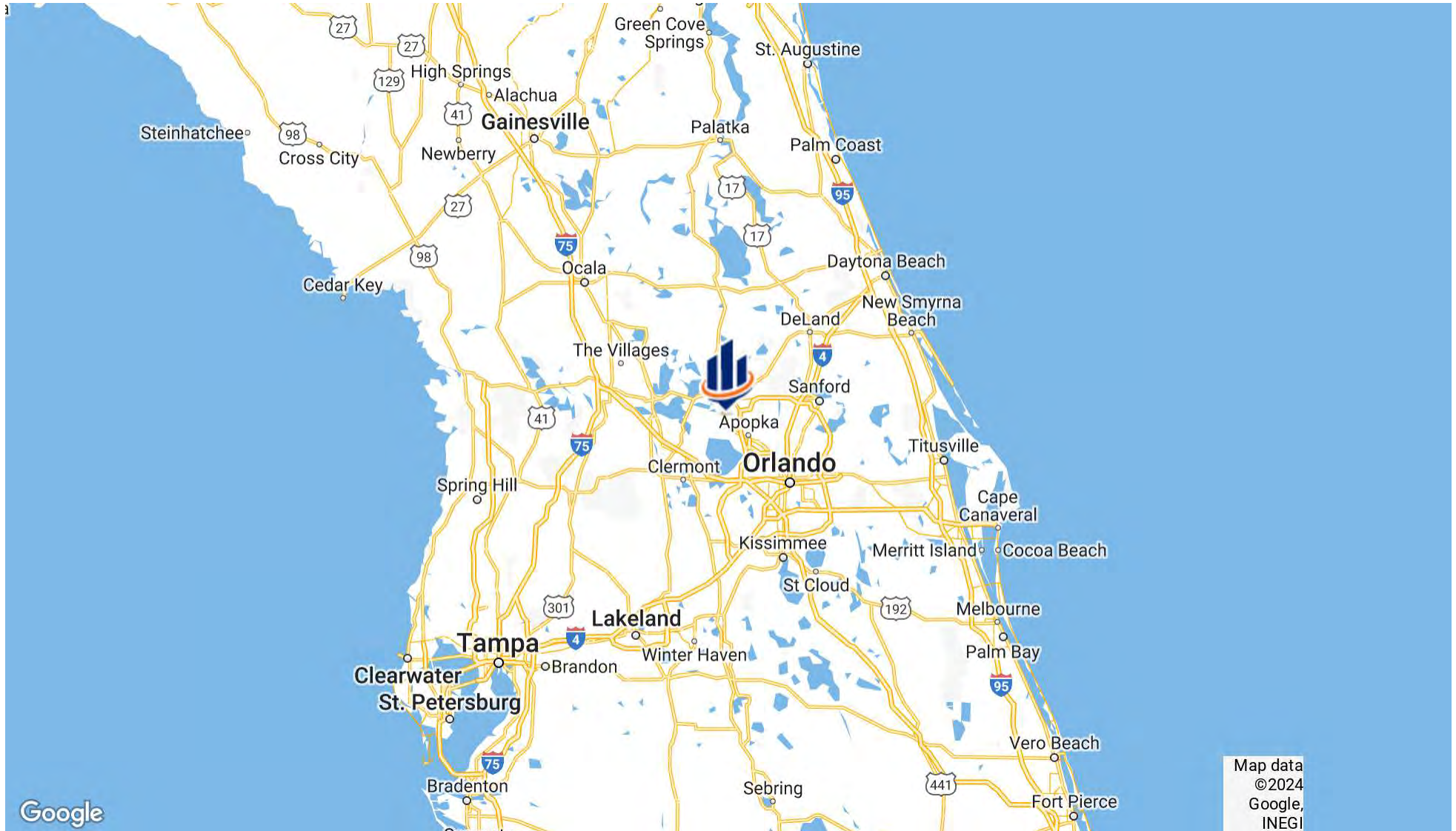
# Drive Time Demographics



## DEMOGRAPHIC DATA

	15 MINUTES	30 MINUTES	1 HOUR
Population	107,175	851,573	3,499,874
Households	40,173	327,780	1,342,413
Median Age	42.9	40.1	39.9
Median Household Income	\$75,211	\$68,586	\$65,736
Average Household Income	\$100,837	\$100,453	\$94,650
Average Home Value	\$342,224	\$342,010	\$324,453

# Regional Map

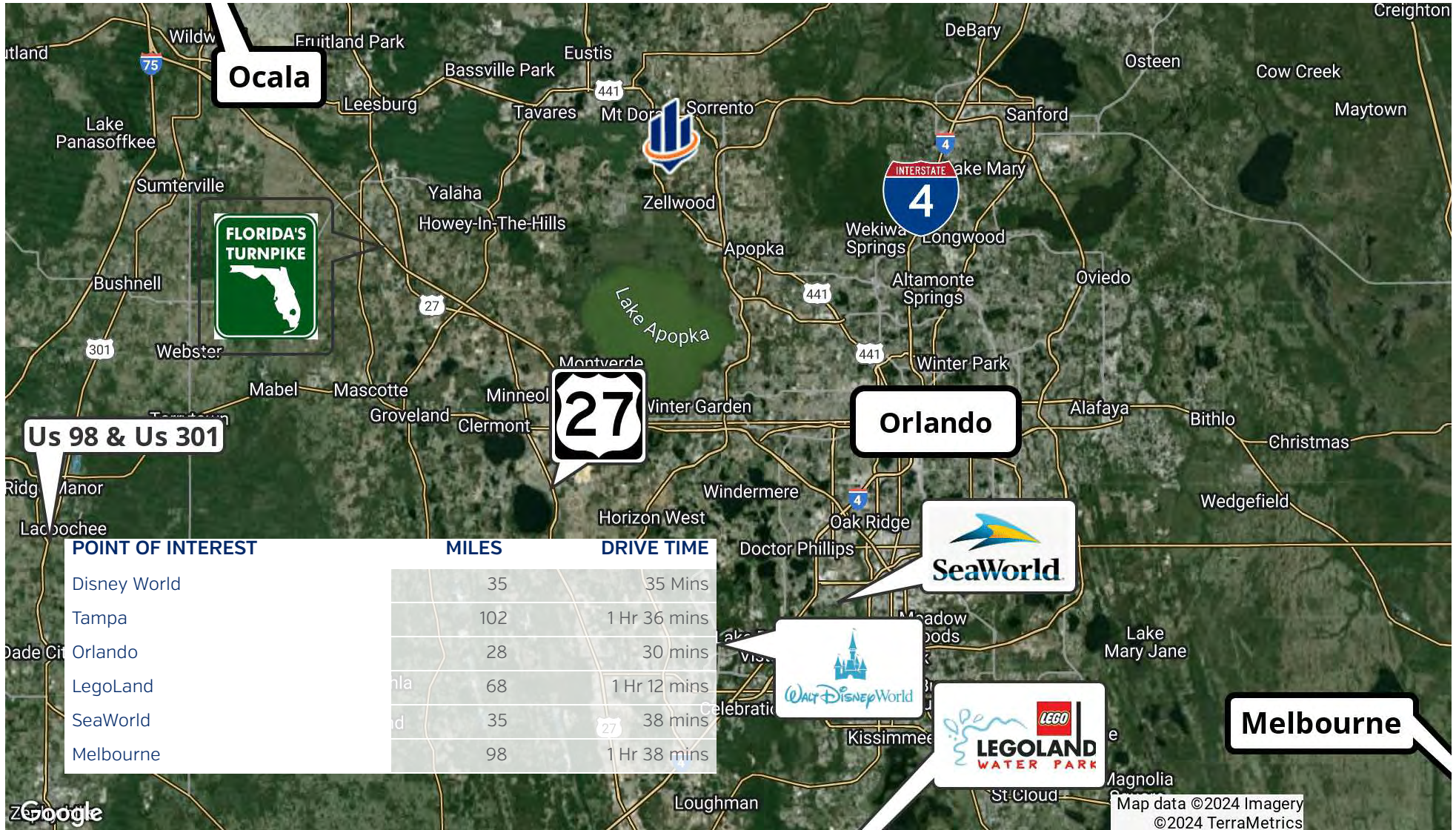








# Market Map



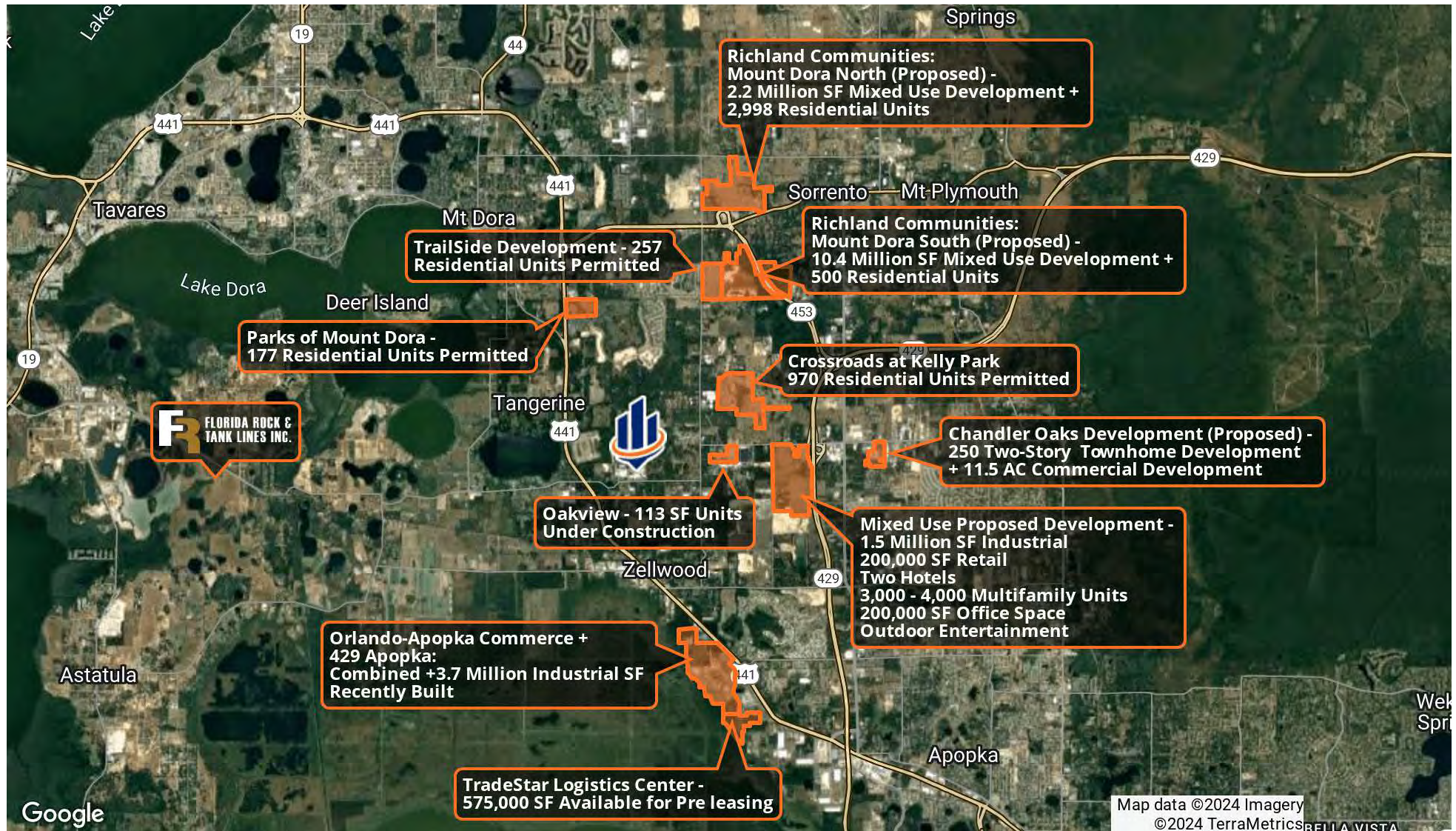


# Retailer Map





# Market Developments





# Additional Aerials





# Additional Land Aerials





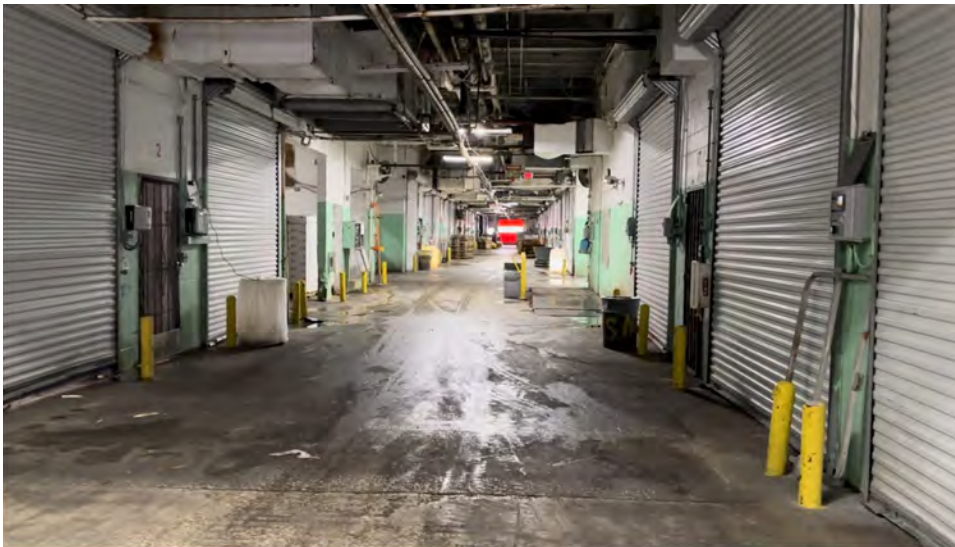






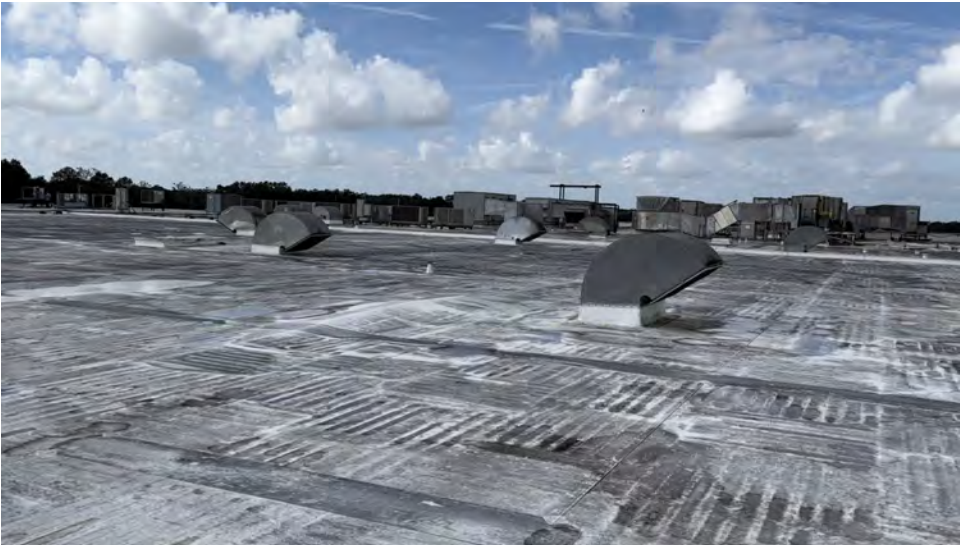


# Interior Photos





# Exterior Photos



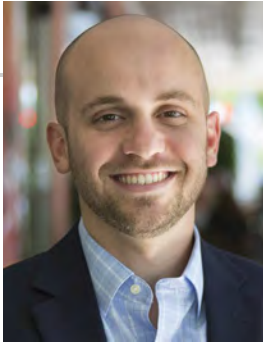


# Additional Aerials



5949 SADLER ROAD ZELLWOOD, FL 32798





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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$240 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR [Society of Industrial and Office Realtors] and a CCIM [Certified Commercial Investment Member] designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers [ICSC]. David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics





## AUGIE SCHMIDT

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## PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics





## CHAD JOHNSON

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### PROFESSIONAL BACKGROUND

Chad Johnson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Chad is also an Auctioneer at Saunders Auctions.

He is 5th Generation Floridian from North Central Florida and comes from a farming and ranching background. Chad enjoys Florida history, agriculture, and the great outdoors.

Chad is a licensed Auctioneer in several states and member of National Auctioneers Association where he carries the CAI and BAS designations and a former Chuck Cumberlin Award Winner. He has served as Florida Auctioneers Association President, Secretary/Treasurer, and Director. Chad was the 2009 & 2018 Florida Auction Champion. In 2021, he received the Lewis C Dell Award and inducted to the Florida Auction Hall of Fame.

Chad is active in the Florida Cattleman's Association, Levy Farm Bureau and a Former Levy County Commissioner.

Chad is a graduate of the University of Florida with a degree in Food and Resource Economics. He was President of Alpha Gamma Rho and member of Florida Blue Key.

Chad specializes in:

- Auctions
- Ranch Land
- Agricultural Land Management
- Farmland
- Waterfront Specialist
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Recreational Hunting Properties
- Timber Properties
- Orange Groves
- Agricultural Land Management
- Family Trust & Estate Lands
- Conservation Easements
- Mitigation Banks
- Land Entitlement Processes



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