



MANSFIELD LANDSCAPING

8440 COUNTY ROAD 48
YALAHA, FL 34797

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Property Summary



OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	396± SF
Lot Size:	1.13 Acres
Price / SF:	\$2,398.99
Year Built:	2011
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 FI 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 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.

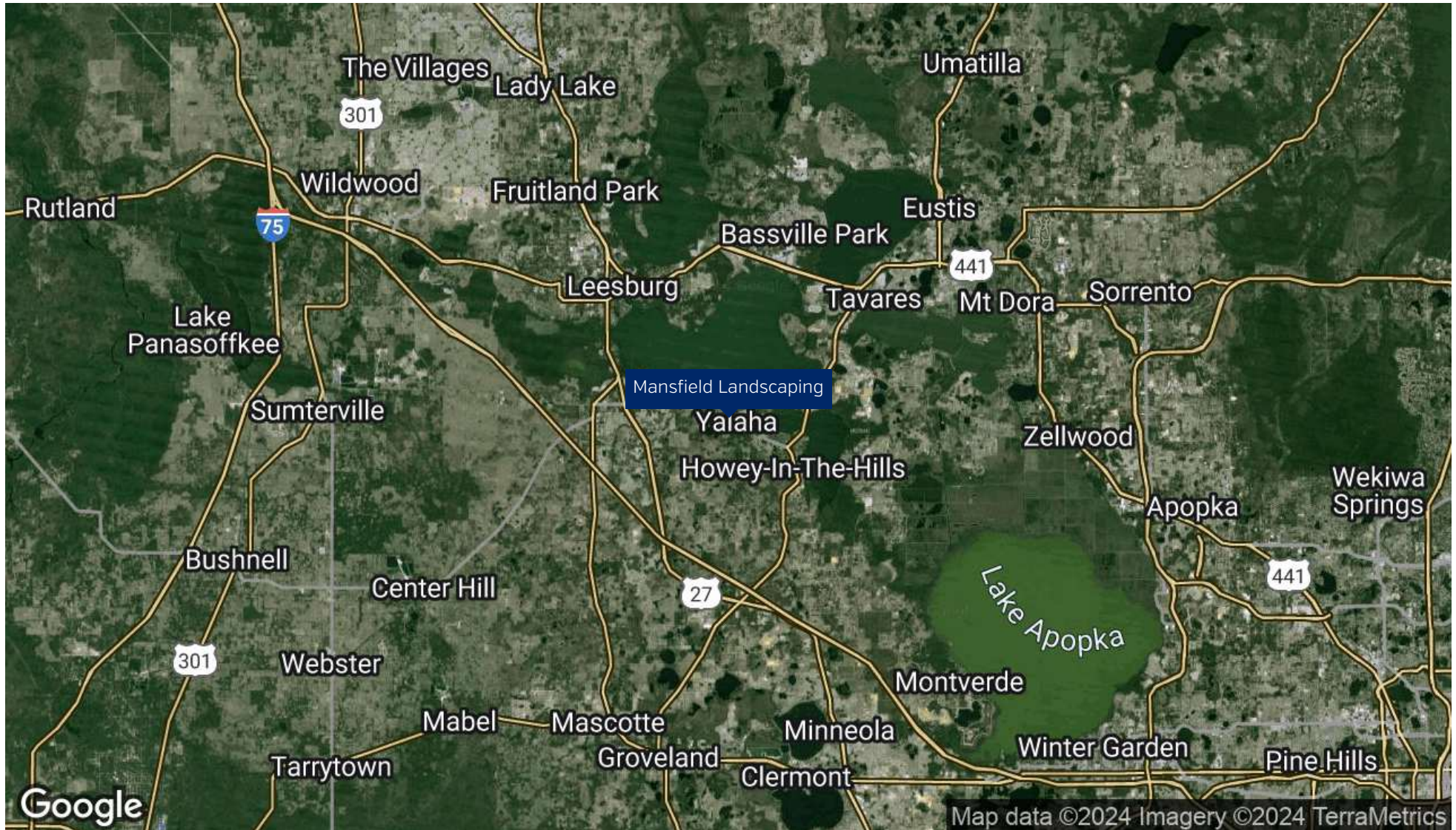
2023 - Gross 1.3 Million - Switched to subcontractors, increased inventory.

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

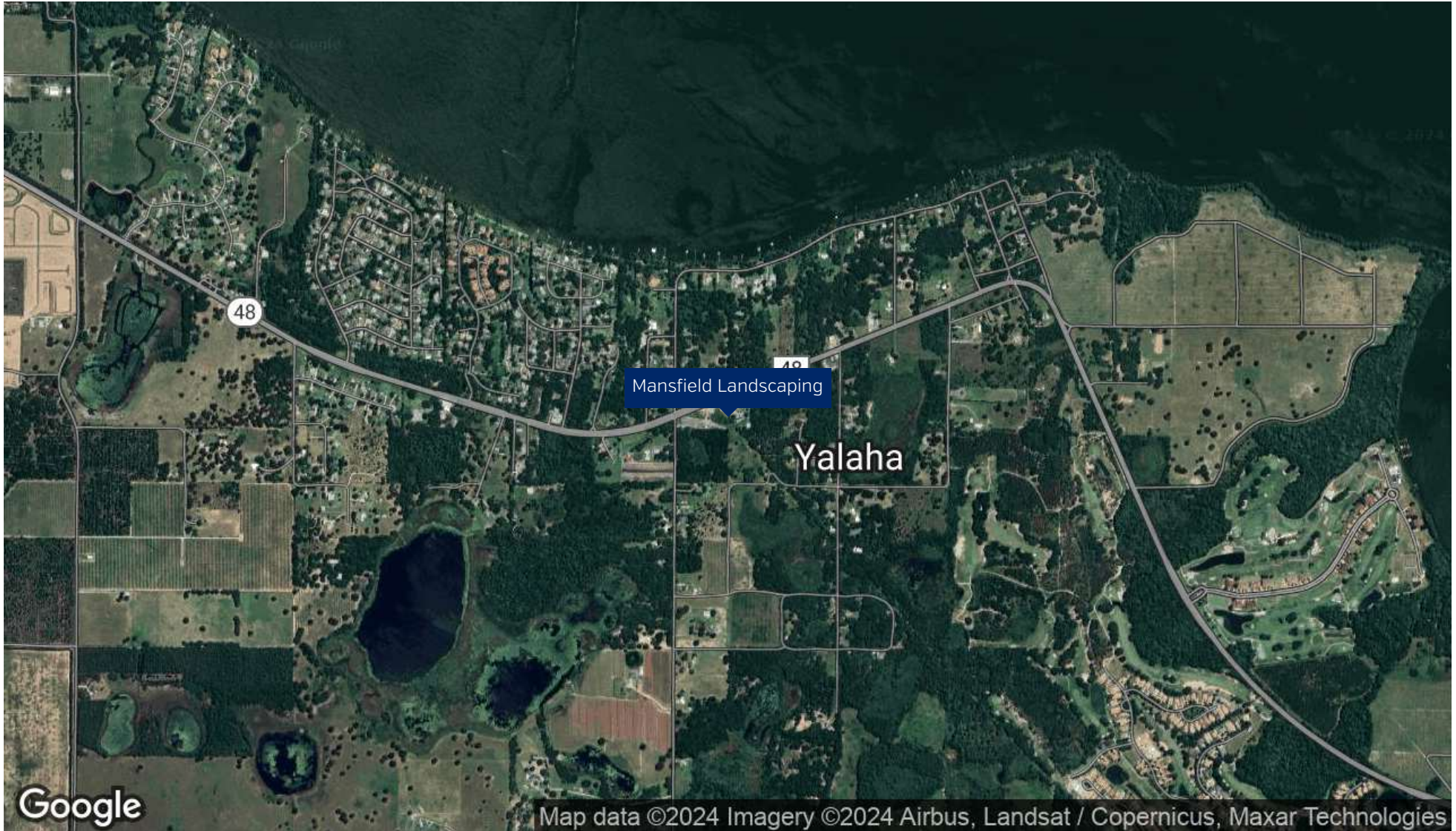
The seller believes the Gross could easily be increased exponentially.

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

Regional Map



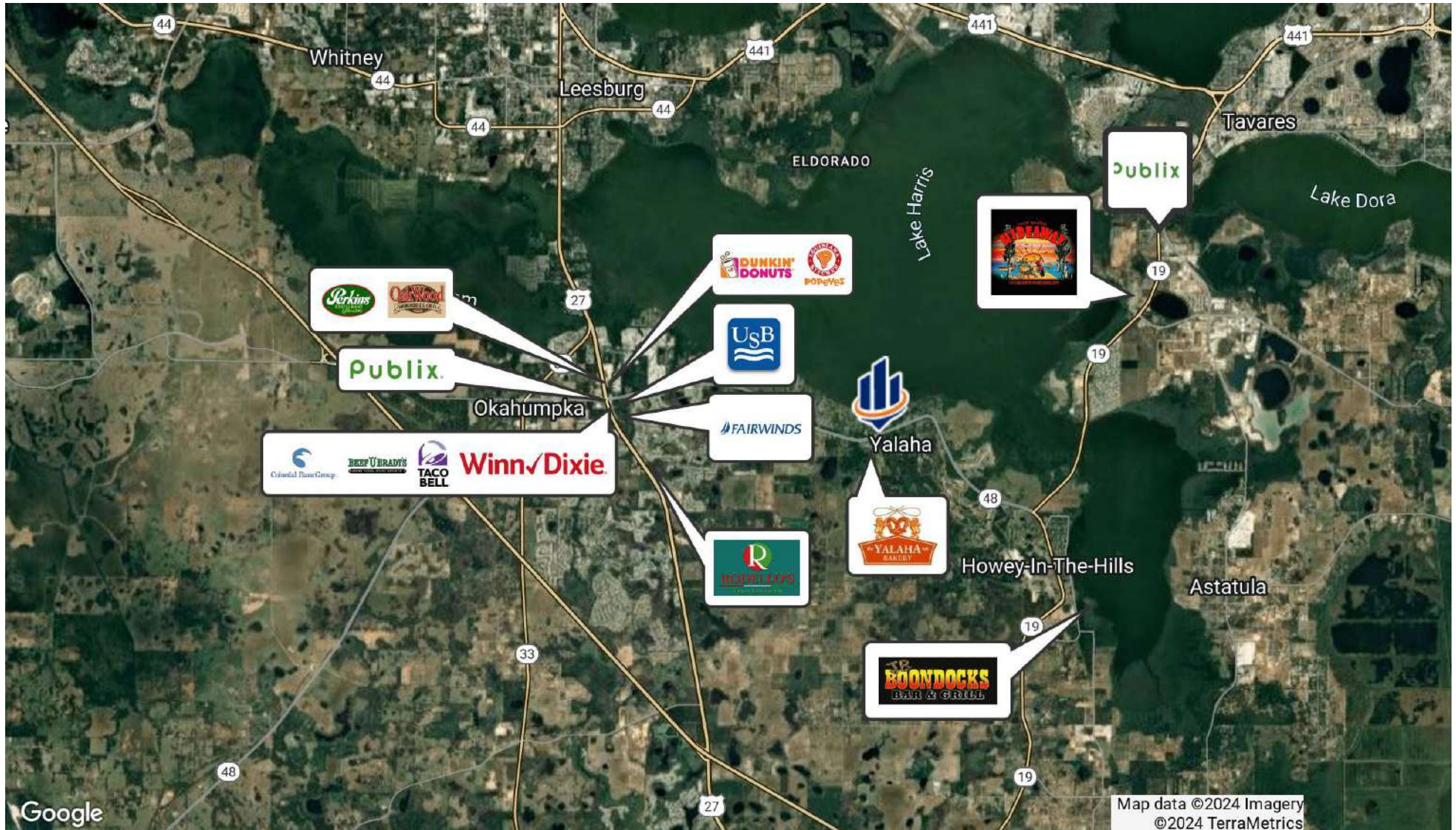
Location Map



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.



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