

LAKE COUNTY TURNKEY NURSERY

18021 EAST APSHAWA ROAD
MINNEOLA, FL 34715

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Property Overview



Sale Price **\$3,450,000**

OFFERING SUMMARY

Acreage: **9± Acres**
Price / Acre: \$383,333
City: Minneola
County: Lake
Property Type: Greenhouse Nursery

PROPERTY OVERVIEW

This incredible nursery property in Lake County is a rare find, featuring approximately 2 acres of 10ft, gutter-connected, double poly greenhouses equipped with mist and heating capabilities (250,000 BTUs). These greenhouses are benched, providing increased versatility and organization. Additionally, the property boasts nearly 1.25 acres of shade houses, each equipped with a 250,000 BTU Sterling heater. Known for producing some of the highest quality Spath, or Peace Lilies, this nursery supplies major retailers and wholesalers.

The business is being offered as a turnkey operation, with all structures, equipment, miscellaneous supplies, inventory, and the book of business included in the sale. The property also features two 4-inch wells, a break room, tool shed, chemical applicator, and office.

Additionally, there is a poured concrete pad near the edge of Apshawa Lake with a pool ready for restoration, and a dock with a small boathouse for storage and relaxing by the lake. This concrete pad could be a welcomed site for an owner-operator wishing to build a home on-site. This turnkey nursery operation is ripe for the picking and offers a unique opportunity for a new owner to step into a well-established, profitable business.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Nursery• Vegetables
Uplands / Wetlands:	Upland: 9 Acres
Soil Types:	Candler Sand
Taxes & Tax Year:	Estimated: \$1,427.67
Zoning / FLU:	Ag
Lake Frontage / Water Features:	350' +/- on Apshawa Lake
Water Source & Utilities:	Two 4"inch wells
Road Frontage:	440' +/- on East Apshawa Road [478]
Nearest Point of Interest:	Clermont: 5.5 miles Orlando: 28 miles Lakeland: 50 miles
Current Use:	The currently is an efficiently run Spath (peace lily) nursery. The nursery sends spath all over the country to its growing list of clients.
Structures & Year Built:	Greenhouse 1: 1986 Greenhouse 2: 1988 Greenhouse 3: 1989 Greenhouse 4:1989 Greenhouse 5: 1989 Shade Cloth House: 1991 Metal Office Building Office Multiple Sheds Breakroom
Turn Key Describe:	The property is being sold as a turnkey operation. All equipment, benches, inventory, additional materials will all be part of the transaction.

Location



LOCATION & DRIVING DIRECTIONS

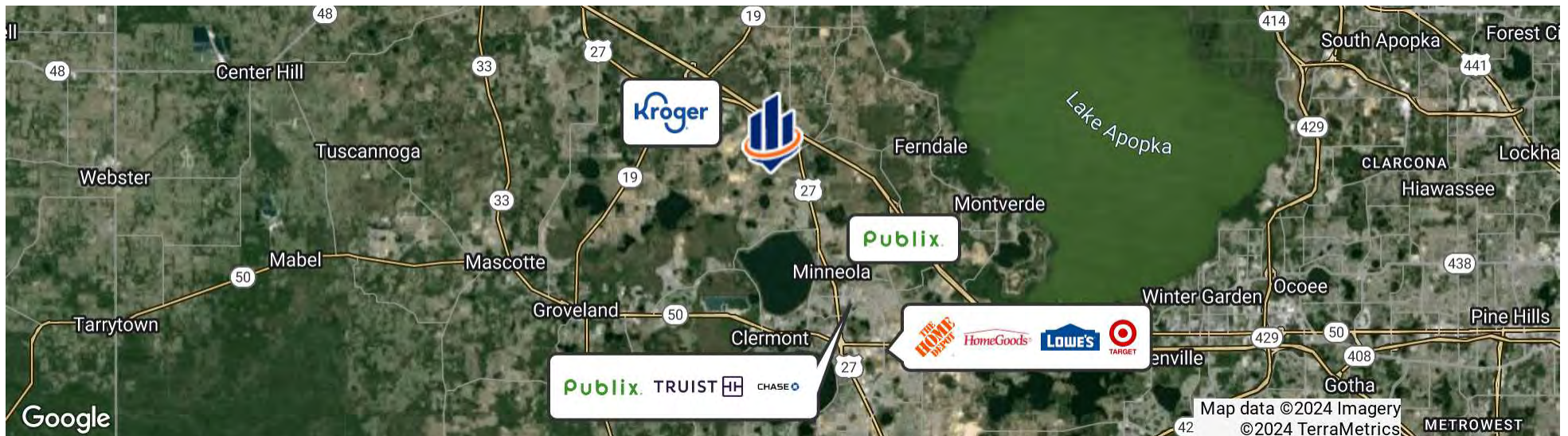
Parcel: 02-22-25-0100-004-00000 & 02-22-25-0100-004-00001

GPS: 28.6093206, -81.7709453

Driving Directions:

- From US 227, turn onto E Apshawa Road
- Property is on right after the curve

Showing Instructions: Please contact listing agents





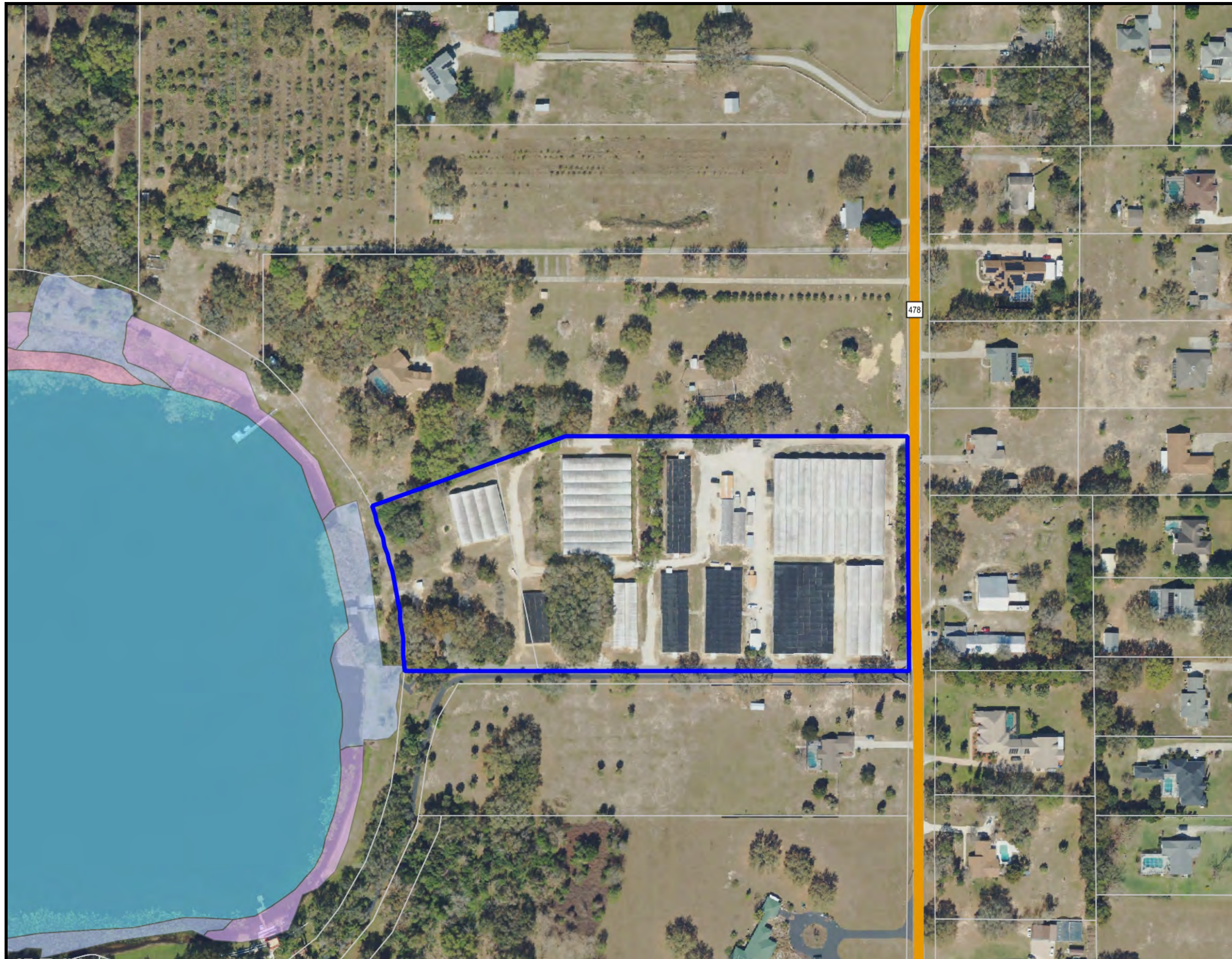


Additional Photos



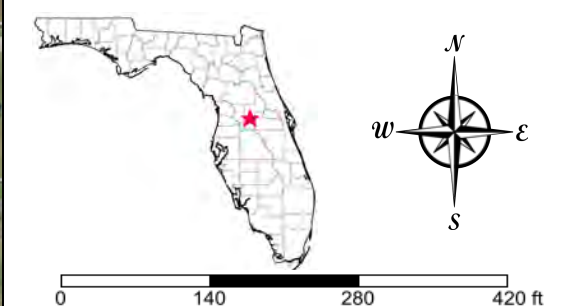
Additional Photos





- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6410	Freshwater Marshes	.0
TOTAL WETLANDS		0.0
TOTAL UPLANDS		9.4
TOTAL ACRES		9.4



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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.



SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

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CLAY TAYLOR, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors ®], the NAR [National Association of Realtors ®], the LAR [Lakeland Association of Realtors ®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

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