



# MANSFIELD LANDSCAPING

8440 COUNTY ROAD 48  
YALAHA, FL 34797

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$695,000</b>
Building Size:	396± SF
<b>Lot Size:</b>	<b>1.13 Acres</b>
Price / SF:	\$1,755.05
Year Built:	2011
Zoning:	AG
Traffic Count:	8,900

## PROPERTY OVERVIEW

Landscaping Company land and inventory for sale. (not the business). The seller is retiring and has been in the Nursery/Landscaping for over 40 years. This business has a substantial customer base; the owner is selling one of two highway road front parcels. [2nd parcel can be negotiated separately] the land, equipment, trees, nursery pots, plants, and pavers. He will leave the office furniture and a lot of the office equipment. 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
- Great Location, Land, 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

Landscaping Company–Mansfield Landscaping. [not selling the business and goodwill] The seller is retiring and has been in the Nursery/Landscaping business for more than 40 years. A large list of equipment, inventory, business, and goodwill. It has direct highway road frontage in the middle of the heavy growth in Lake County, not far from the Florida Turnpike and major interior corridors.

## 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



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

The owner has 40 years in the business and a huge client base. Selling the location, inventory, and a lot of the equipment.

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: **\*\*Photos show some equipment that is not for sale\*\***

The Chevy Dump truck runs great and has a new bed. It is a 2011-F-250 4wd, F150, 2014 Dodge Truck, and 2 Flatbed Trailers 16 and 20" long. It also has a Kubota Tractor-loader, tree boom, forks, and grapple. [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

\*\*The owner is not selling the business or goodwill but showing these numbers for information:

2021 - Gross 1.8 Million

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

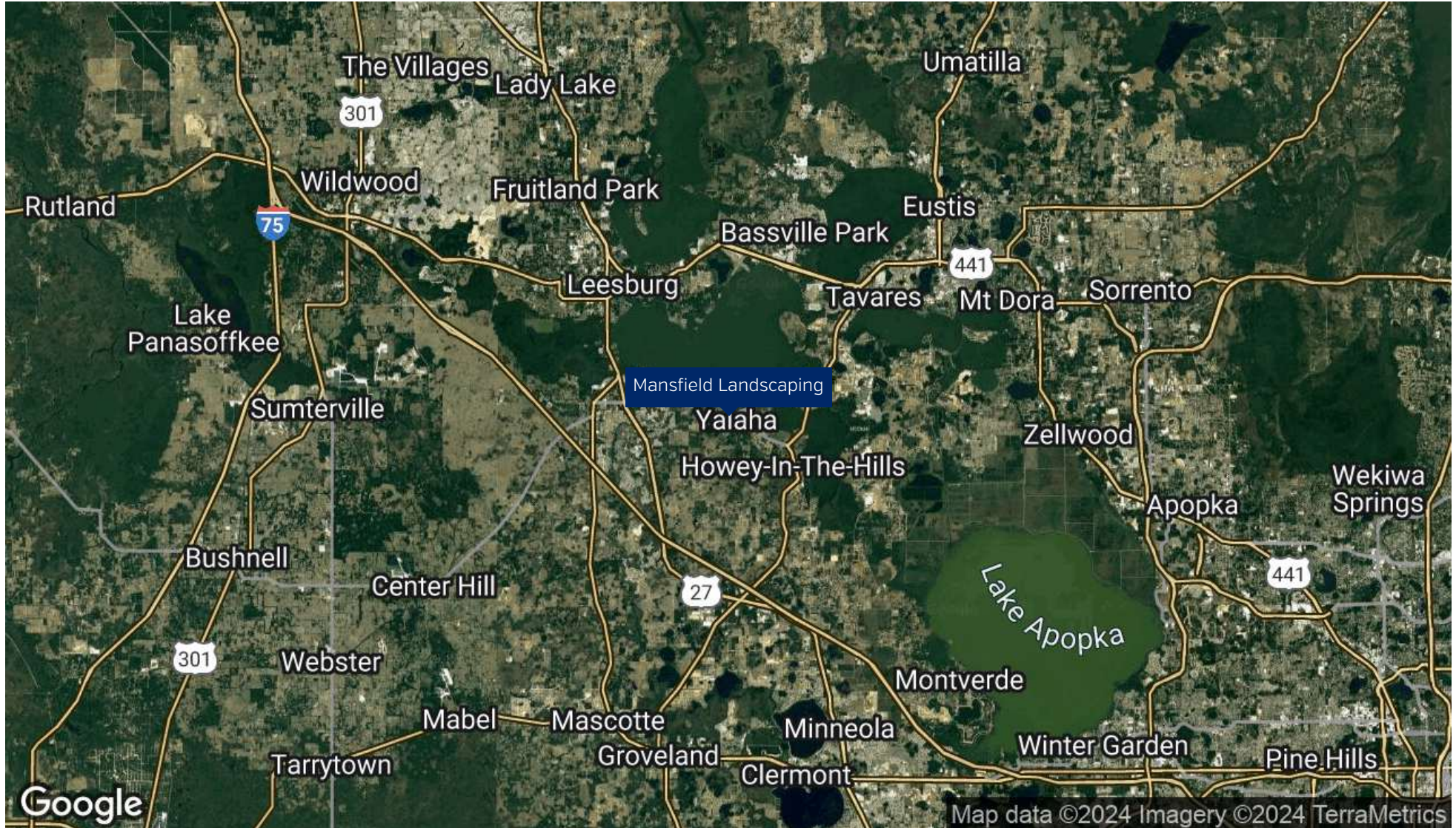
2023 - Gross 1.3 Million - Switched to subcontractors, increased inventory.

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

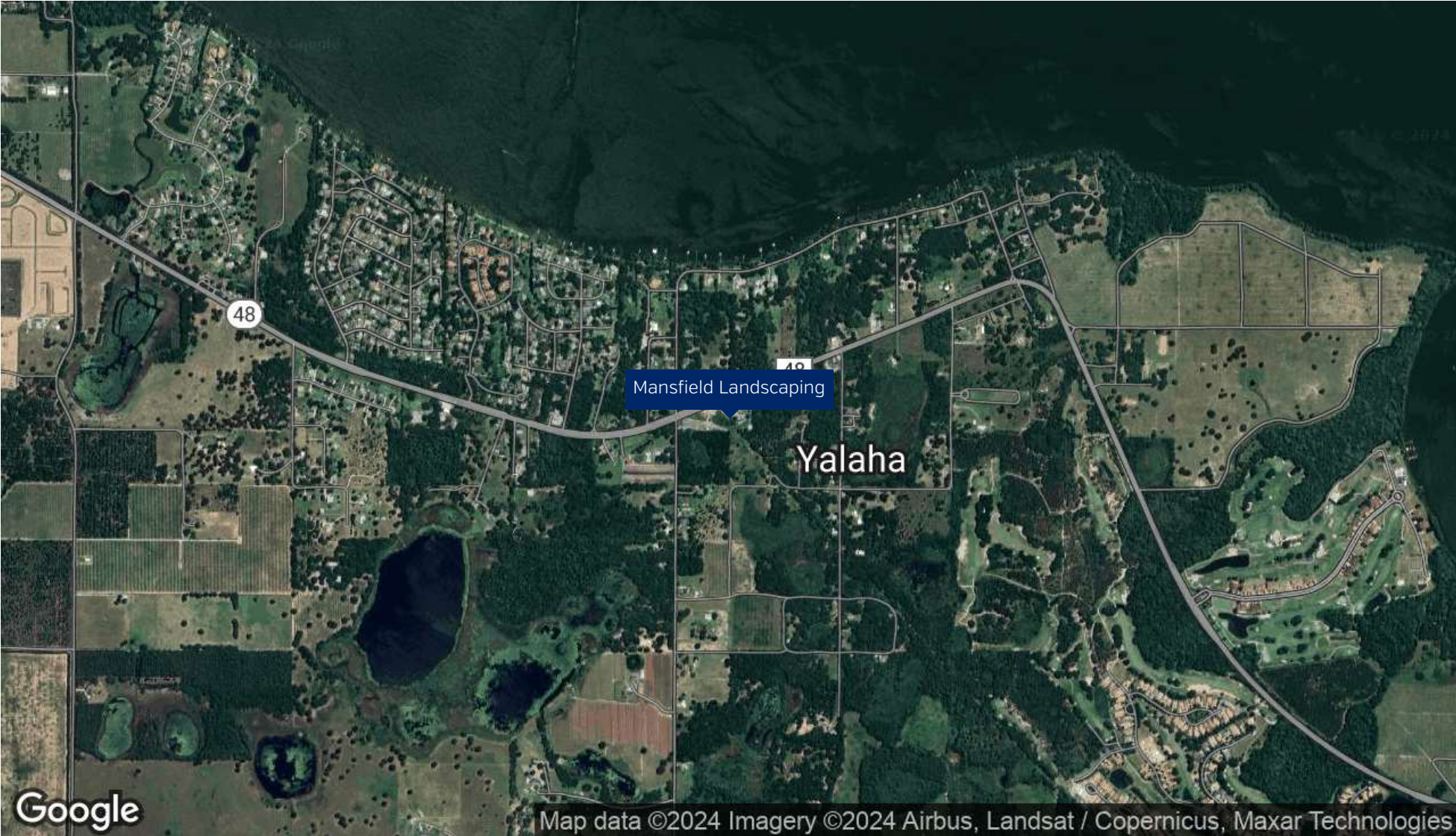
The seller believes the Gross could easily be increased exponentially.

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

# Regional Map



# Location Map

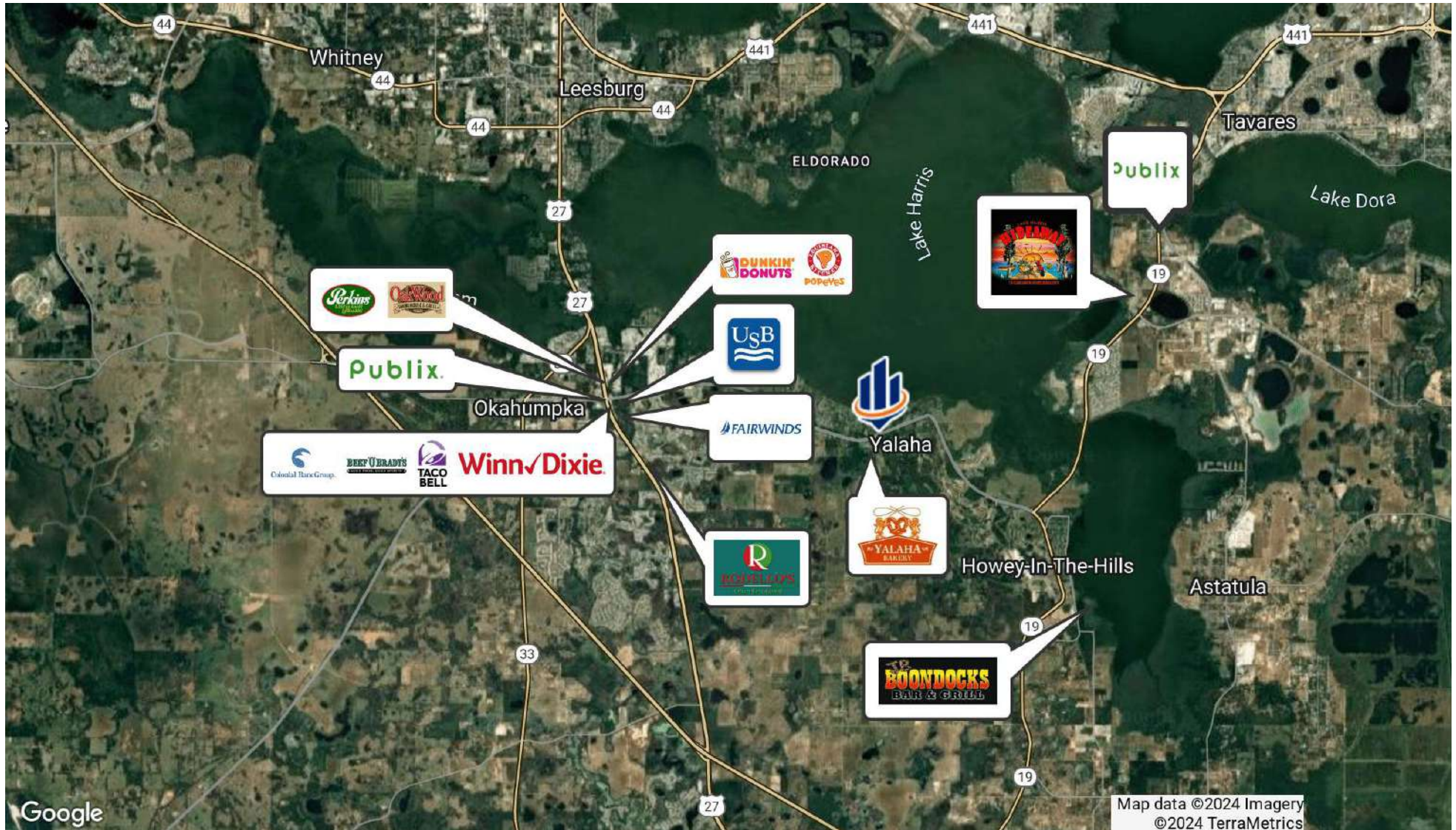


# Future Land Use Map





# 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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