

APOPKA FOLIAGE NURSERY

APOPKA, FL | ORANGE COUNTY

7.23 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 7.23 ± acres

Total Sale Price: \$849,000

Includes land, home, all green and shade house structures, equipment, plant inventory & customer list. The owner is willing to help in the transition.

Sale Price: \$749,000 without the plant inventory and customer list

Site Address: 4605 Ondich Rd., Apopka, FL 32712

County: Orange

Uplands/Wetlands: N/A

FLU/Zoning: R / A-1

Soil Types: Tavares-millhopper & candler fine sand

Irrigation/Wells: Microjet, misters and drip irrigation. Bio-Therm tubing for heated benches.

Water Use Permits: SJWMD

Current Use: Container nursery green house/shade house

Utilities: Electric

Wells Information:

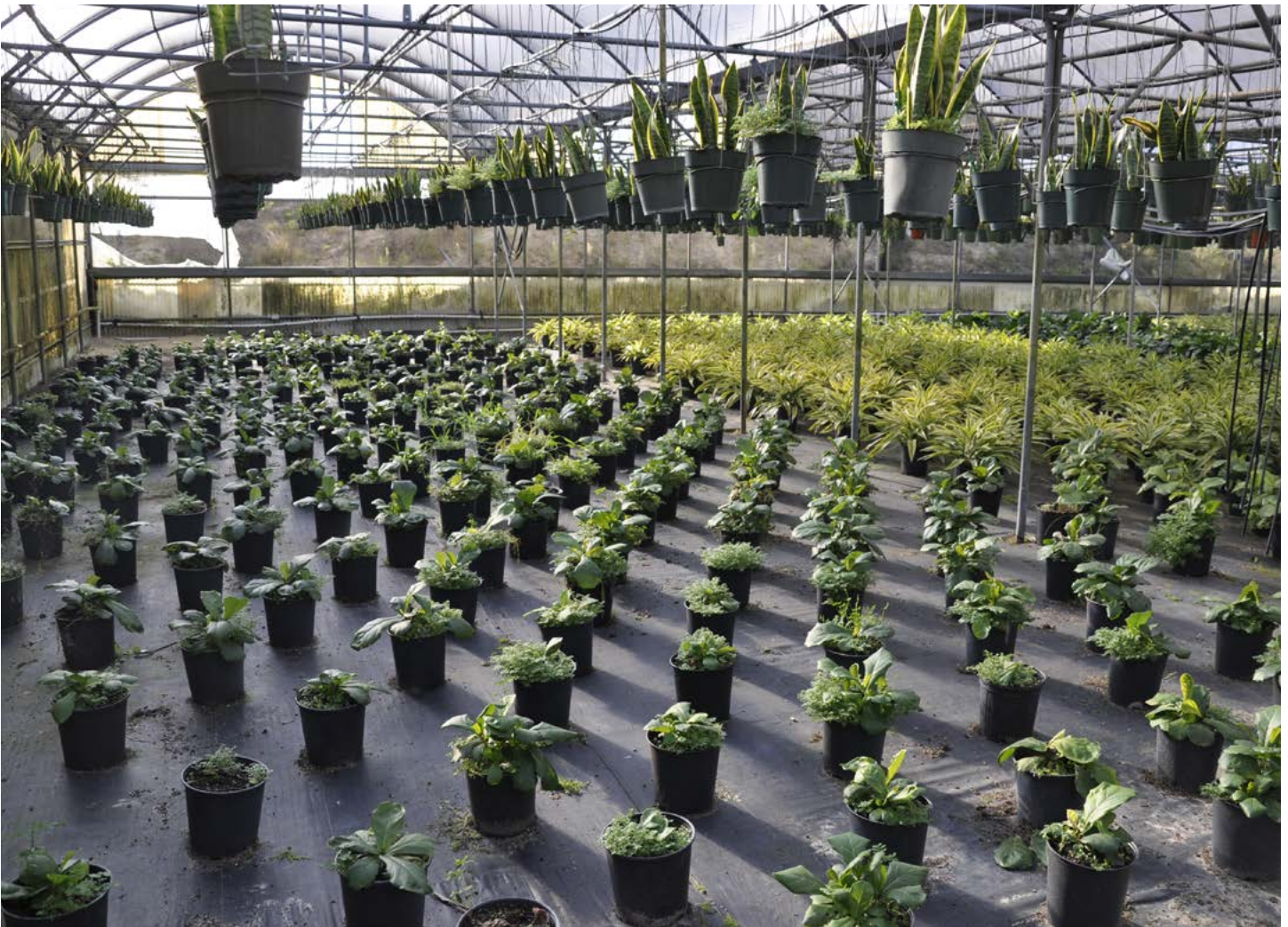
- 2 - 4 inch with 5 HP submersible pumps
- 1 - 2 inch with 1.5 HP submersible pump

Structures & Year Built:

- Shade House - Metal Post with Hoops - 25,000 ± SF (Built 1995)
- Shade House - Wood Post - 61,000 ± SF (Built 2003)
- Greenhouse - Metal / Double Poly with Hoops - 20,000 ± SF (Built 1990)
- Greenhouse - Metal / Double Poly with Hoops - 25,000 ± SF (Built 2015)
- Office 190 ± SF (Built 1995)
- Warehouse - 3,600 ± SF
- Home - 3 bed/2 bath with a pool - 1,986 ± SF living (Built - 1981)

Taxes: 2019 - \$969.35 & \$2628.01

Income Features: Established foliage nursery with long term customer base for growing and brokering business, some of which is pre-contracted. Specializing in growing several varieties of Sansevierias, Crotons, Dracaenas, Marantas and Scheffleras available in various pot sizes. This nursery sells to wholesalers, florists, garden centers and brokers nationwide and north to Canada. It is located in the "greenhouse area" of Internationally famous Apopka, Florida known as the Foliage Capital of the World. Contact broker for detailed financials.



Apopka Foliage Nursery is in the heart of the foliage industry in Central Florida close to the new 429 Toll road making it convenient to access major roadways. The nursery is situated north of Orlando, just 30 minutes away.

Currently, in operation, this nursery is turn-key and has a well-established customer base with proven income. The Plant inventory is about \$200,000 ± wholesale value and includes all necessary equipment to run the operation. The property has a three-bedroom, two-bathroom home with a pool for the owner or manager adding to the convenience and value to the business.

The free-standing warehouse is a total of 3,600 SF, with a 2,400 SF concrete floor area for plant racks and box shipping, and a loading dock for semi-trucks. The warehouse also has two additional large doors for loading box trucks and vans.

The nursery's infrastructure includes an irrigation system with auto timers, fertigation, dosertions, 2 - 1 million BTU heaters for bio-thermal tubing for heated benches, and LP gas tanks for heaters. The huge circular crushed concrete driveway allows easy and safe access for semi-trucks. There is also a concrete block soil storage area for dump truck delivery of soil. An additional 624 SF concrete loading area and loading dock attached to steel greenhouses are for plant pickup and delivery. This Nursery is Turn-Key and can support a healthy wholesale business to continue with a nursery or could be used to grow Hemp.

LOCATION & DRIVING DIRECTIONS

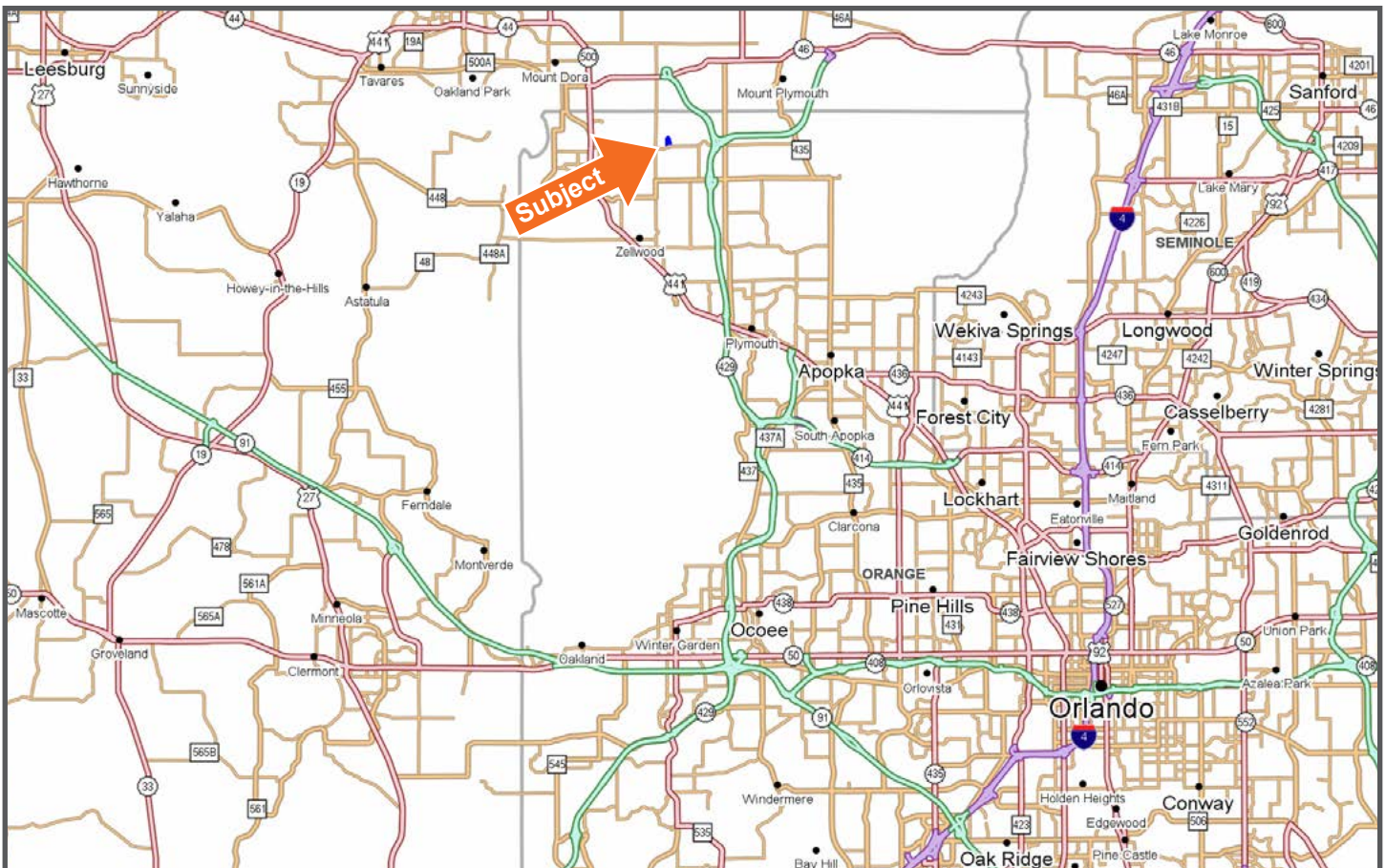
Parcel IDs: 02-20-27-7752-00-110; 02-20-27-7752-00-131

GPS Location: 28.7709023,-81.587279

Driving Directions:

- From Apopka take US 441 West to Junction Rd go North to W. Ponkan Rd
- Turn left then go 1/10 mile
- Turn right on Round Lake Rd
- Go North for 3.1 miles to Ondich Rd
- Turn right and go East for 4/10 mile and property will be on the left (North)

Showing Instructions: Please contact listing agent to schedule an appointment. Carson Futch 863-559-0800





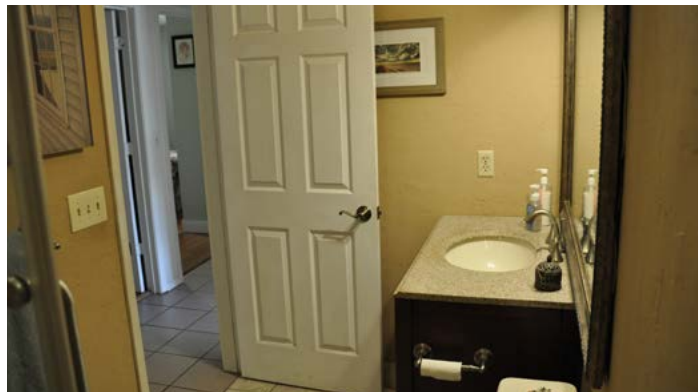
EQUIPMENT IN THE SALE

All equipment is in working order and varies in age.

- 1 million BTU Boiler
- 1 Teledyne Hydronic HH325 Version B Boiler
- 6 – 150,000 BTU Propane Universal Heaters
- All heaters and boilers equipped with thermostats
- All benches in 20,000 sq ft steel and double poly houses are equipped with PVC piped in-bed hot water heating.
- 1 – 25KW Winco Generator, PTO driven.
- 1 – Massey Ferguson Tractor M65 with front loader
- 1 – Kubota Tractor L2600 DT-R with front loader 2003
- 1 – Steel Trailers -2 levels for transporting plants 5' x 10'
- 1 – Steel trailers – 3 levels for transporting plants, 5' x 9'
- 1 – Steel trailer – 3 levels for transporting plants, 4' x 4'
- 1 – Golf Cart with racks that hold 14 trays of plants for transporting
- 2 - John Deere Gator vehicles for pulling trailers
- 1 - Troy built lawn tractor
- 3 – Dosatron Fertilizer Injectors
- 7 – Irrigation clocks for time watering of the entire nursery.
- 1 – 200 gallon sprayer with 5.5 gas engine
- 1 – Foot stapler for stapling trays \$400 bought in 2019
- 2 - Locking storage sheds, 144 SF, 190 SF
- 1 - Steel cabinet for storing chemicals















114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

7.23 ± Acres • Three-bedroom, two-bathroom home with a pool for the owner or manager
Located in the heart of the foliage industry in Central Florida
Turn-key and has a well-established customer base

Visit SVNsaunders.com and search for: Apopka Nursery

Carson Futch, 863.559.0800 | carson.futch@svn.com



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114 N. Tennessee Ave. 3rd Floor
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