

FOR SALE > LAND

\$1,529,000

54± AC GREENHOUSE/NURSERY

19801 WIYGUL ROAD, UMATILLA, FL 32784



Rick Gonzalez, CCIM, ALC, MSC
rick@crosbydirt.com

225 West Main St
Tavares, FL 32778

crosbydirt.com



OFFERING SUMMARY

Listing Price	\$1,529,000
Acres	54 Acres
Price Per Acre	\$28,315
County	Lake
Zoning	Agriculture
Irrigation	Well
Utilities	Electric, Gas, Septic, Well
Soils	Candler Sand, Tavares Sand, and Immokalee Sand
Taxes	\$5,221
Parcel IDs	20-18-27-0001-00000101
Coordinates	28.914772, -81.630264

PROPERTY OVERVIEW

This high quality greenhouse operation for sale includes grow houses, soil machines, ventilation fans, natural gas heat, rolling beds, and the irrigation is supplied by a 4-inch well.

An 8 inch natural gas supply line runs along the south boundary of property. There is potential capacity for significant increase in gas supply if required by any new operation.

Offering includes the land, buildings, and miscellaneous equipment. The plant inventory is not included but is subject to negotiation.

PROPERTY HIGHLIGHTS

- Currently Operating as a Profitable Foliage Nursery
- Natural Gas Heat
- 4" Well
- 11 Greenhouses
- Includes: Office Trailer, Caretaker Trailer, Two Pole Barns, Utility Sheds & Warehouse
- Capable of Growing Many Varieties: Fruit Trees, Flowers, Landscape Plants, Herbs, Vegetables & More

ID#: 150334



Rick Gonzalez, CCIM, ALC, MSC
rick@crosbydirt.com

crosbydirt.com
225 West Main St
Tavares, FL 32778
863.293.5600



ID#: 150334

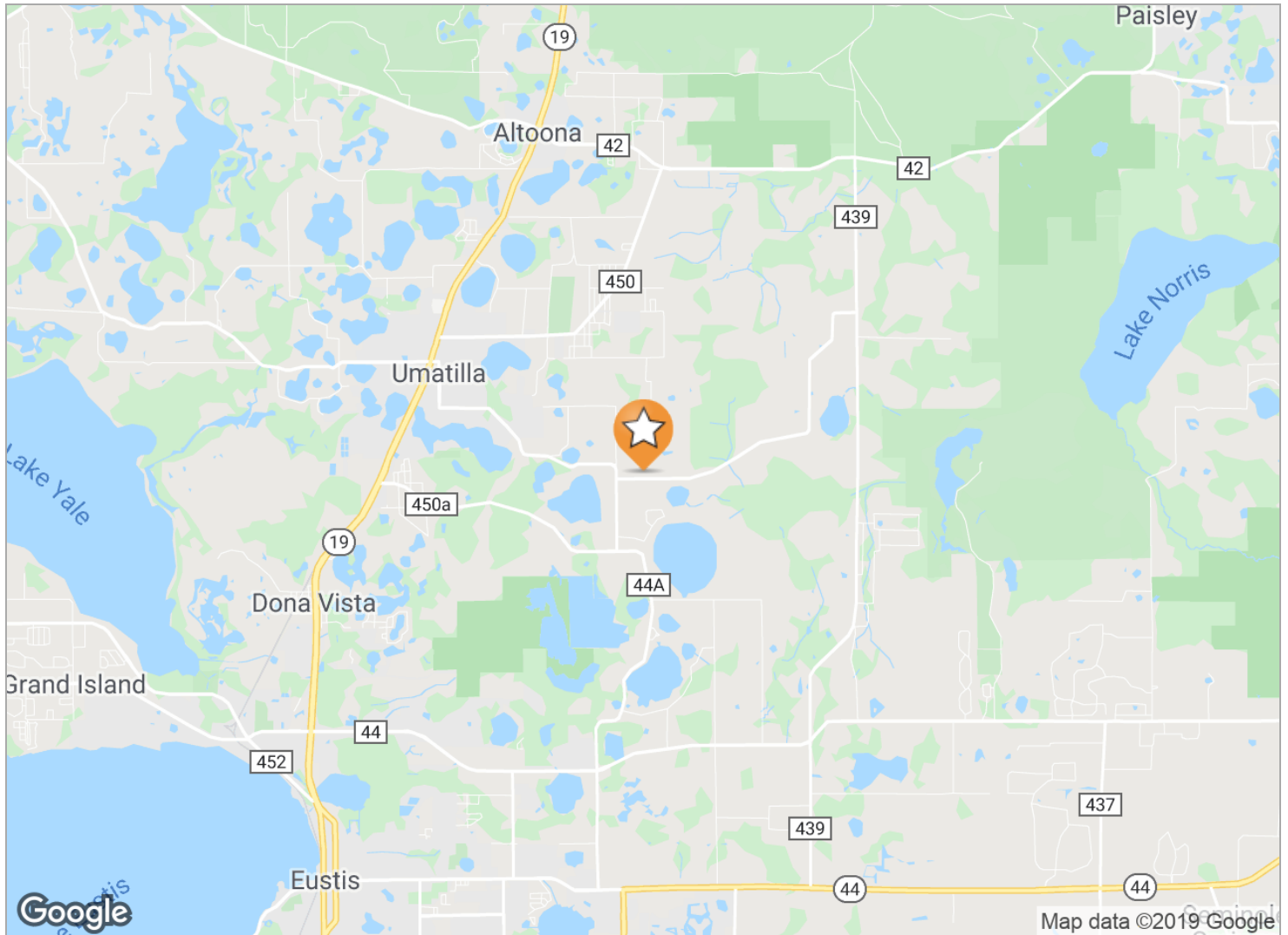


Rick Gonzalez, CCIM, ALC, MSC
rick@crosbydirt.com

crosbydirt.com
225 West Main St
Tavares, FL 32778
863.293.5600

54± AC GREENHOUSE/NURSERY

19801 Wiygul Road, Umatilla, FL 32784



LOCATION DESCRIPTION

Located on Wiygul road in NE Lake County. This is rural setting just 15 minutes N of the Weikva Parkway and Mount Dora.

DRIVE TIMES

90 minutes to Gainesville and Tampa; 45 minutes to Orlando

DRIVING DIRECTIONS

From Hwy. 19 N of Eustis, travel east on Hwy. 44 approximately 2.5 miles to Hwy. 44A/Estes Road, travel N on Hwy. 44A to Wiygul road; travel east on Wiygul approximately 1/4 mile to entrance on N side of road.

ID#: 150334

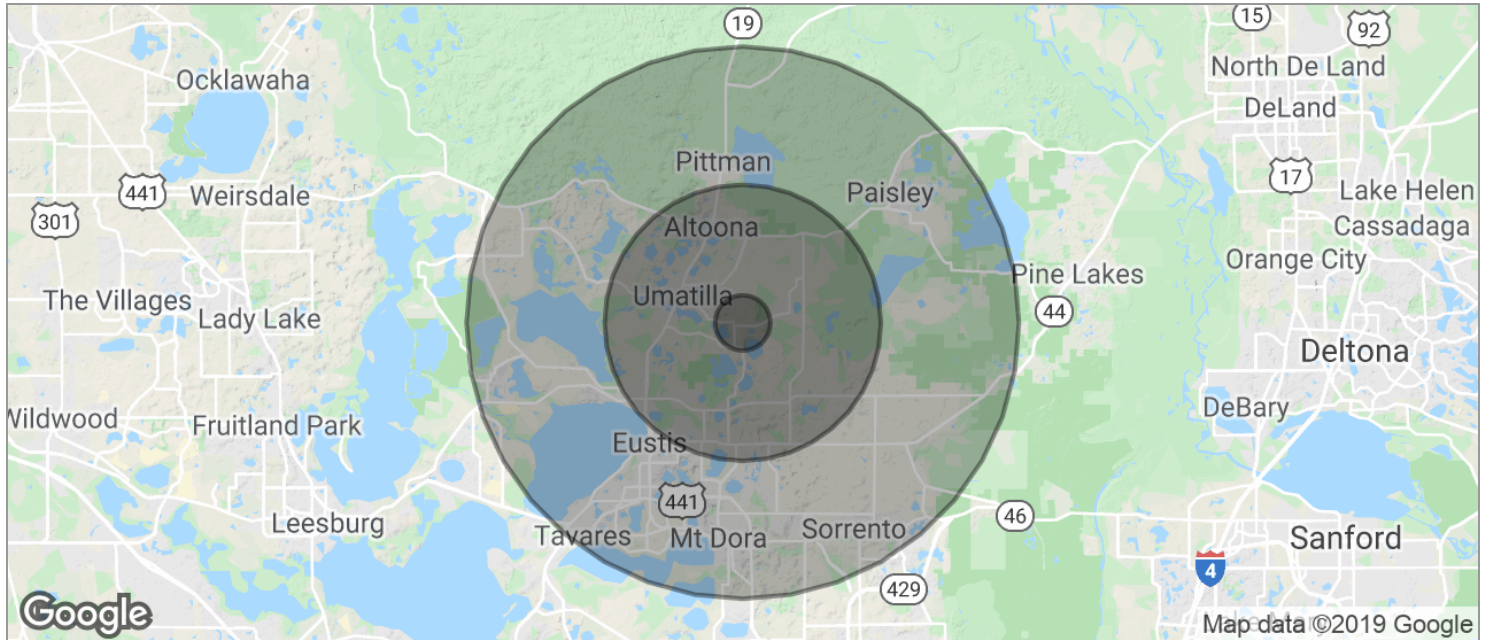


Rick Gonzalez, CCIM, ALC, MSC
rick@crosbydirt.com

crosbydirt.com
225 West Main St
Tavares, FL 32778
863.293.5600

54± AC GREENHOUSE/NURSERY

19801 Wiygul Road, Umatilla, FL 32784



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	557	18,984	83,066
MEDIAN AGE	45.2	44.7	45.2
MEDIAN AGE (MALE)	43.1	44.3	44.5
MEDIAN AGE (FEMALE)	46.9	45.4	46.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	212	7,521	34,203
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$59,629	\$69,198	\$61,277
AVERAGE HOUSE VALUE		\$233,152	\$214,820

* Demographic data derived from 2010 US Census

ID#: 150334



Rick Gonzalez, CCIM, ALC, MSC
rick@crosbydirt.com

crosbydirt.com
225 West Main St
Tavares, FL 32778
863.293.5600