

ALACHUA COUNTY PROPAGATION NURSERY

GAINESVILLE, FL | ALACHUA COUNTY

60 ± ACRES TOTAL



Alachua County Propagation Nursery is a large young plant production facility located in Gainesville, Florida and has been operating in the area for more than 30 years. Propagation of tropical plants, shrubs, and trees with a yearly peak production capacity of almost 10 million cuttings. This operation largely serves the commercial horticultural industry and is established as one of the most consistent providers of quality cuttings to large reputable vendors worldwide.

Located on sixty acres, the Nursery supports ten acres of outdoor and indoor growing and is a prime location for cannabis and hemp production. Gainesville is NOT in a hurricane zone.

The owner has constantly managed to utilize Best Management Practices (BMPs) as defined by the Florida Department of Agriculture and Consumer Services and has kept the operation in excellent standing with the Division of Plant Industries

throughout numerous inspections incurred by frequent exports. The Nursery also has permitted stormwater management systems registered with the St. Johns River Water Management District.

This nursery is in an ideal situation to capitalize fully by growing cannabis and hemp clones as licensing becomes available. Its facilities are isolated from the highway, behind full tree coverage, and the property is secured with fences. It is surrounded almost completely by government-owned, wooded acreage, so there are no intrusive neighbors. Additionally, odor and natural cross-pollination contamination should be no issue due to the seclusion. It also has a knowledgeable, hard-working, and stable propagation workforce in-house.





SPECIFICATIONS & FEATURES

Acreage: 60 ± acres

Sale Price: \$2,500,000

Site Address: 11713 NE State Road 26, Gainesville, FL 32641

County: Alachua

Inventory: Landscape Tropicals, Shrubs and Trees

Crop Yield/Income: Contact the agent for more info

Irrigation: Low volume of various types

Fencing: Perimeter fencing of the entire property

Soil Types: Mostly Wauchula, Surrency, Pelham and Floridana Sands

Wetlands/Uplands: 44.9 ± Acres Uplands & 15.2 ± Acres Wetlands

FLU/Zoning: Rural Agriculture / Agricultural District

Current Use: Containerized Propagation Nursery

Utilities: Electric

Wells Information: 3 - 4 Inch with 5hp Submersible pumps

Taxes: \$6,373.73

Income Features: Plant Sales Contact agent for Financial Info, NDA Required





LOCATION & DRIVING DIRECTIONS



Parcel IDs: 22-09-21-17695001000

GPS Location: 29.69221,-82.19555

Driving Directions:

From I-75

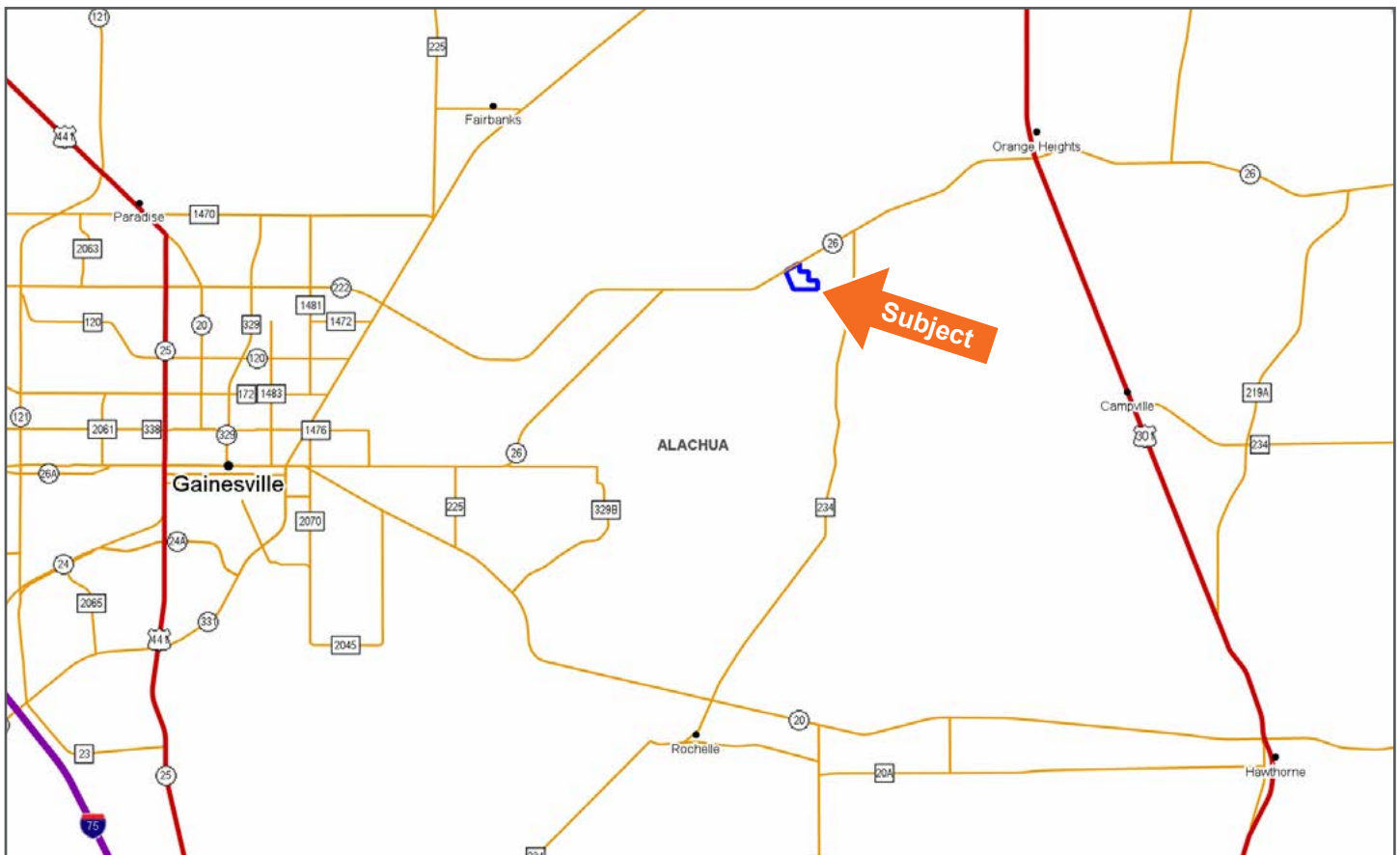
- Take Exit 390 in Gainesville and merge onto FL-222 E
- Go 14.1 miles and merge onto FL-26 E
- Go 2.2 miles and subject property is on the right.

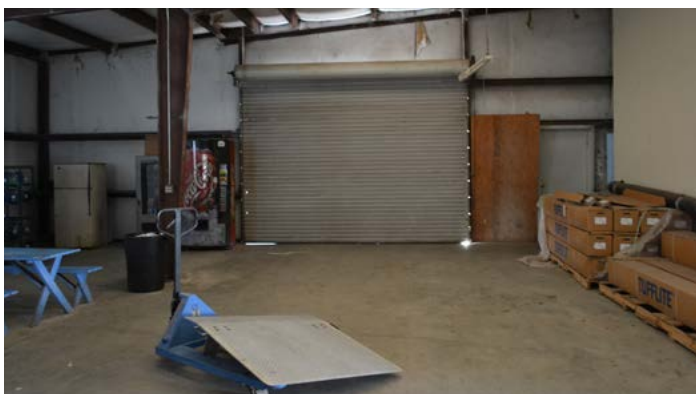
From US Hwy 301

- Go West on FL-26 W for 4.7 miles and the subject property is on the left
- From US Hwy 301 go West on FL-26 W for 4.7 miles and subject property is on the left

Showing Instructions: Contact the listing agent to schedule a showing appointment.

Located 15 Minutes From Gainesville!







STRUCTURES & YEAR BUILT

1. **Grow House**- Conley manufactured, 10 gutters connected, a saw-tooth greenhouse built in 1996. It is 96' x 300' (28,800 SF) with benches supported by an on the bench Bio-Therm heating system. The house has 10' eaves and a Lexan glazed roof supported further by a Cravo movable shade system. A crop being more sensitive to light would require new roof covering. An experimental line of LED grow lights have been installed.

2. **Mist House and Grow House** - Conley manufactured, 5 gutter connected, a saw-tooth greenhouse built in 2007. It is 150' x 168' (25,200 SF) with Dutch movable tables. The house has 12' eaves and a new double poly roof replaced in February 2020. Half the house is a mist facility utilizing 80 PSI Netafim misters. An experimental line of LED grow lights have been installed.

3. **Grow House** - Conley manufactured, 10 gutter connected, saw-tooth greenhouse built in 2004. It is 144' x 300' (43,200 SF) with benches supported by an under-bench Delta T heating system. The house has 12' eaves and has a double poly roof. A crop being more sensitive to light would require new roof covering.

4. **Mist House** - Conley manufactured, 4 gutter connected, a saw-tooth greenhouse built in 2004. It is 120' x 120' (14,400 SF) with benches supported by an under-bench Delta T heating system. The house has 10' eaves and a Lexan glazed roof and is equipped with a movable Cravo shade system. A crop being more sensitive to light would require new roof covering. Half the house is a mist facility utilizing 80 PSI Netafim misters.

5. **Grow House** - Agri-tech manufactured, 4 gutter connected built in 1994. It is 36' x 144' (20,736 SF) with a concrete floor. It has 10' eaves and has a double poly roof.

There are many more amenities including boilers, backup generator, heaters, fans, Dosatrons, Irrigation timers, temperature control for heaters, and many others. Also located on the site are several supporting smaller Quonset greenhouses that are not described here.

Supporting the growing areas is a 120' x 75' (9,000 SF) multi-use, metal industrial building with a loading dock, offices, and bathrooms.



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

60 ± Acres • Containerized propagation nursery with landscape tropicals, shrubs and trees
92,736 SF combined total Grow Houses and 39,600 SF combined total Mist Houses
Surrounded almost completely by government-owned, wooded acreage

Visit SVNsaunders.com and search for: **Alachua Propagation Nursery**

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



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
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