



HISTORIC ORANGE SPRING & COMMERCIAL BOTTLING FACILITY

*25,000 SF INDUSTRIAL SPACE FOR BOTTLING
3RD MAG SPRING ON SITE*

67 ± Acres • Orange Springs, Florida • Marion County





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CONTACT THE LISTING ADVISORS



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SPECIFICATIONS & FEATURES

Acres: 67 ± Acres
Price: \$10,000,000
Structures:

- Bottling & Distribution Facility: 25,000 ± SF
- Historic Home

Uplands & Wetlands: 44 ± Upland Acres / 23 ± Wetland Acres
Soil Types: Candler; Placid; Sparr; Tavares
Lake Frontage/Water Features: Orange Spring - 3rd Magnitude Spring
2700 ± Feet on Orange Creek
Zoning FLU: Rural Activity Center, Rural Land, Agriculture 2
Water Source & Utilities: Well, Septic, and Electricity Available
Land Cover: Improved Pastures; Shrub and Brushland; Coniferous/Hardwood; Mixed Wetland Hardwoods
Nearest Point of Interest:

- Cross Florida Greenway - 1 ± Mile
- Ocala National Forest - 3 ± Miles
- Lake Ocklawaha - 5 ± Miles
- Ocala & The World Equestrian Center - 25 ± Miles
- Gainesville - 25 ± Miles

Address: 24627 CR 21, Orange Springs, FL 32182
County: Marion
Taxes: \$20,515.76 for 2021
Road Frontage: 1,150 ± FT on NE Hwy 315, 740 ± FT on CR 21
Fencing: Yes
Driving Directions: From Citra or US 301, head north on US-301 N toward NE 180th Ln. In 0.3, turn right onto E Hwy 318/Spring St and go 12.3 miles. Turn left onto NE Hwy 315/NE Co Rd 315 and in 0.4 miles, take a slight left onto State Hwy 21 and go 0.3 miles. Turn right onto NE 245th Place, and the property will be on the right on 0.1 miles.





HISTORIC ORANGE SPRING & COMMERCIAL BOTTLING FACILITY

The Historic Orange Spring and its Commercial Bottling Facility are situated on 67 ± acres in northern Marion County, Florida. The property features the Third Magnitude Spring - Orange Spring, a 25,000 square foot water bottling and distribution facility, 1,150 ± feet of frontage on NE Hwy 315, 740 ± feet of frontage on CR 21, and over 2,700 feet of frontage on the south bank of Orange Spring and Orange Creek.

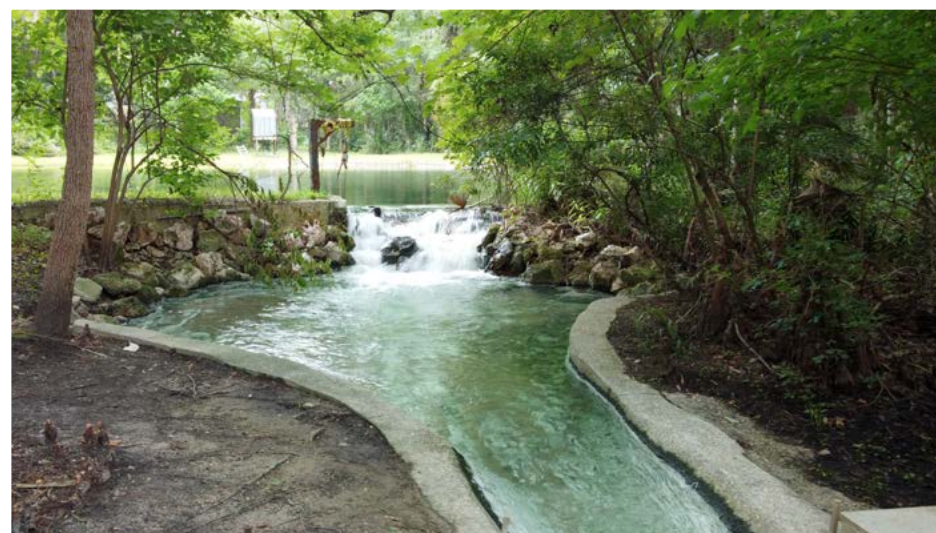
Orange Spring was one of Florida's first tourist attractions and is currently on the National Register of Historic Places. The property dates back to 1852 when it was known as a "health resort" and "watering-place."

Currently, the property has a Consumptive Use Permit which allows for the harvest of

up to nearly 200,000 ± gallons of water per day from the spring. This permit is active until 2031 and also has a renewal option.

The bottling and distribution facility allows for the processing, blowing, filling, packaging, & distribution of custom labeled bottled water on site. Additionally, there is a bulk water distribution system in place to further generate income.

All zoning and land use regulations are in place for bottling use and operations. Zoning is B2 and Agriculture with a Special Use Permit to allow business. Land Use is Commercial. A phase one report confirms there are no environmental issues on site.



PROPERTY HISTORY

The spring itself was the focus of one of Florida’s earliest tourist resorts. Visitors would arrive by stagecoach from the nearby town of Palatka, to “take in the waters” in the charming surroundings as a pre-civil war tourist attraction.

The town of Orange Springs became a health resort due to the purported restorative qualities of the spring water.

James Townsend constructed the existing two-story house on the grounds and it was used as a summer home for many years. Due to its historical significance described above, it was officially listed on the National Register of Historic Places on October 17, 1988.

During the early 1900s, the Ocala Northern Railroad linked the town of Orange Springs to Ocala to the south and Palatka to the north. During this time a development company purchased vast tracts of acreage and began to feature Orange Springs in its advertising as having “Waters of Wonderful Medicinal Qualities”. With Townsend’s permission, the company built a concrete rim around the springs, which had always served as the community swimming and gathering place, where political rallies, picnics, church outings, and camp meetings were held.

In the future the house may be renovated to use as a museum to host tours or utilized as an office space or bed and breakfast.





THE SPRING

Orange Spring emits roughly 2 million gallons of fresh water per day. It is verified by The Florida Department of Agriculture and Consumer Services (FDACS) and recognized by The St. Johns River Water Management District (SJRWMD) as a third-magnitude spring. The spring has been the source of premium drinking water for millions of gallons of bottled water over the years and is historically known to locals and visitors alike who came to take in the waters. It was one of Florida's earliest tourist attractions and the town of Orange Springs was once a health resort due to the purported restorative qualities of the spring water.

The spring water has a consistently high PH which makes the water naturally alkaline. Alkaline water has been in high demand lately and the spring offers a bounty of the restoring waters. The spring also has an excellent mineral composition with a Total Dissolved Solids level (TDS) between 138 to 155 parts per million (ppm).

The age of water discharging from Orange Spring was determined by measuring the concentration of tritium, delta carbon-13, and carbon-14 in the spring discharge in April 2001. Orange Spring had a tritium concentration of 0.09 tritium units, which suggests that the water is about 75 years old. Orange Spring had a delta carbon-13 value of -9.93 parts per thousand and a carbon-14 concentration of 22% modern carbon, which results from the reaction of rainfall with calcite, dolomite, and sediment organic matter. The Fontes and Garnier (1979) carbon-14 age is approximately 4,700 years old!





CONSUMPTIVE USE PERMIT AND BULK SALE AGREEMENT

Orange Spring currently has a Consumptive Use Permit from the St. Johns River Water Management District which allows for the harvesting of nearly 200,000 ± gallons of water per day from the spring. This equates to roughly 72 ± million gallons of freshwater per year. A licensed hemp food permit was issued by the Florida Department of Agriculture and Consumer Services to produce CBD bottled water. The equipment to produce CBD water is available on site and the permit may be renewed.

BOTTLING FACILITY & PROCESS

In the first stage, the water is drawn from deep within the Orange Spring cavern. Next, the water is processed via aeration filters to neutralize any natural odors that are sometimes present in Florida springs. The water is then pumped directly to the 25,000 square foot plant where it is ready for the next stages: Processing, Bottling, & Distribution.

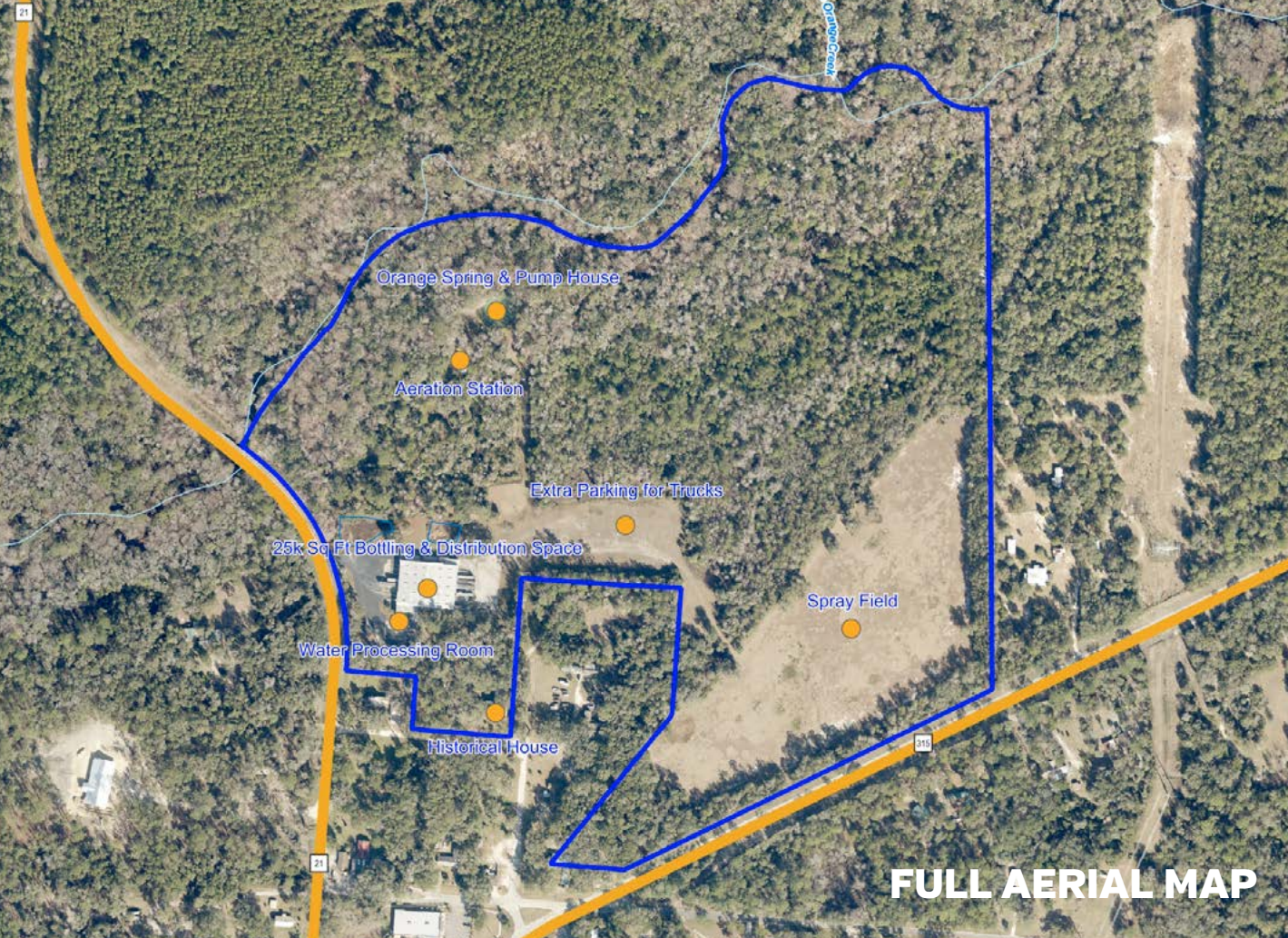
When the water enters the processing room it is cleaned to bottling standards. The water is first disinfected for any microbes that may be present, carbon filtered, and then micron filtered to reduce particles in the water. UV light is used for the final disinfection of the spring water. Lastly, ozone is injected to provide stabilization and shelf life. Additionally, a reverse osmosis process is offered to produce the highest quality purified drinking water.

After the water is processed it is then ready to be bottled. Two highly efficient, brand new Longsun LX-6E bottle blowing machines are available to create just about any size & shape bottles imaginable.

After the bottles are formed, they are then rinsed and ready to be filled in the filling room. Two filling machines are available with ample room and power to expand production if desired. Once the bottles are filled they move down the production line where they are custom labeled and packaged for distribution. The custom labeling offers a great source of revenue on site. A bulk distribution system is also available as another source of revenue.

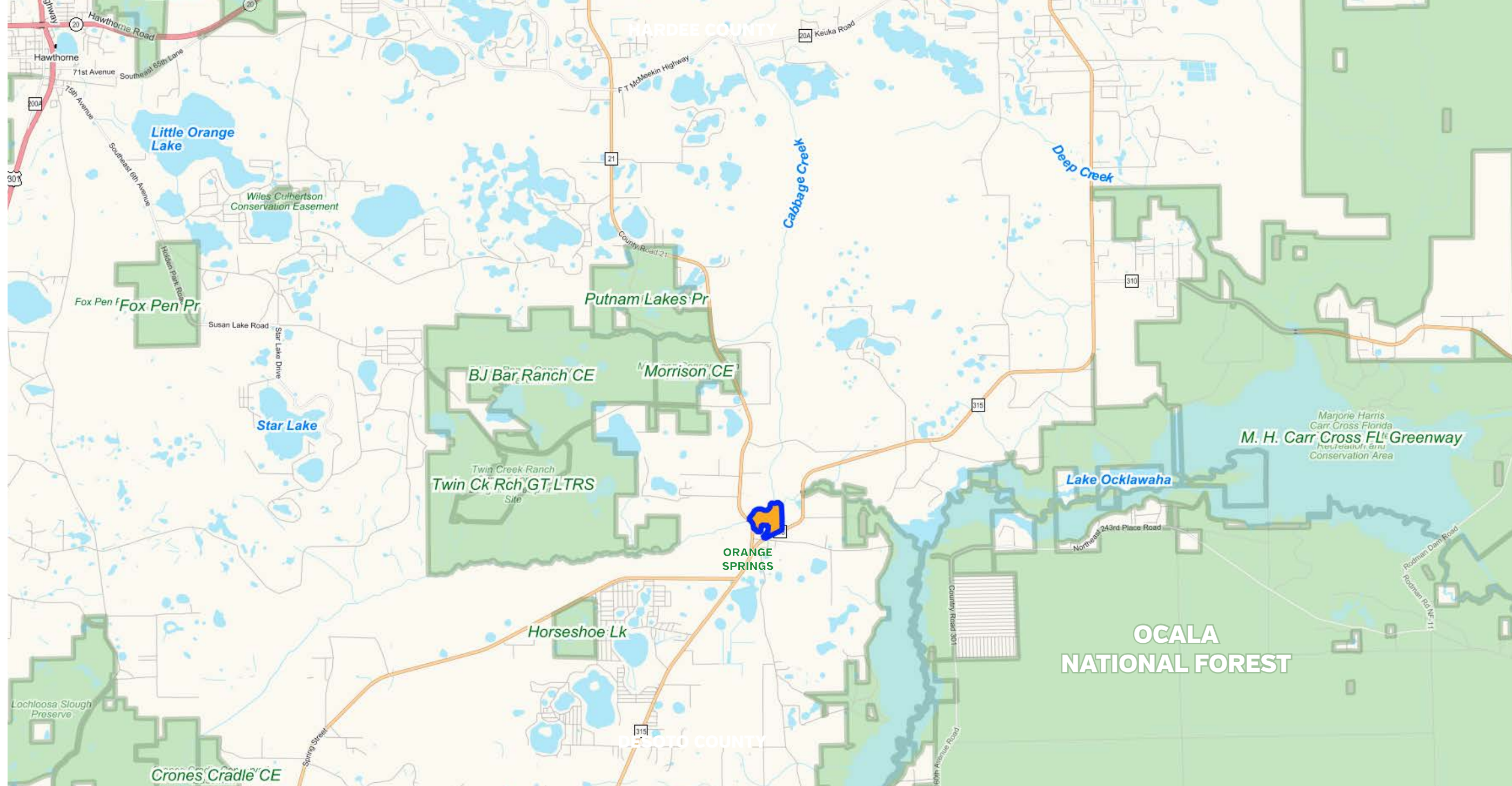
Twenty (20) bay doors are available to distribute this refreshing spring water to customers. The recently paved roads have ample capacity to meet the level of service for traffic and distribution. Nearby major interstates include, I-75 (25 ± miles) and I-95 (55 ± miles). Major Metropolitan Markets include Orlando (45 ± miles), Ocala (25 ± miles), Daytona Beach (45 ± miles), Tampa (105 ± miles), Jacksonville 55 ± miles, and South Florida (200 ± miles).





LOCATION INFORMATION

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CONTACT THE LISTING ADVISORS



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Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his clients' needs above all else and providing first-class customer service.

He comes from a fourth-generation Florida agricultural family and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and thousand plus acre conservation easements.



Tyler Davis

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Tyler Davis is the Chief Financial Officer (CFO) and an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Tyler joined the brokerage in May of 2019 and was promoted to CFO in November of 2020.

Tyler brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, he provided tax planning, tax provision, and tax consulting services to publicly traded and privately held insurance companies across the country.

Tyler is a licensed Florida real estate agent and a member of the American Institute of Certified Public Accountants. He is also a member of The Lakeland Rotary Club and sits on the Board of Directors for the Friends of Bonnet Springs Park.



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