

MATT & CHELSEA
AT HANCOCK REAL ESTATE

400,000+ SQ FT OF GREENHOUSE SPACE ON 78 ACRES

Turn-key, operational Florida farm in
Immokalee, FL for sale.



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EXECUTIVE SUMMARY

TURN-KEY, OPERATIONAL, 100% FLORIDA-COMPLIANT FARM

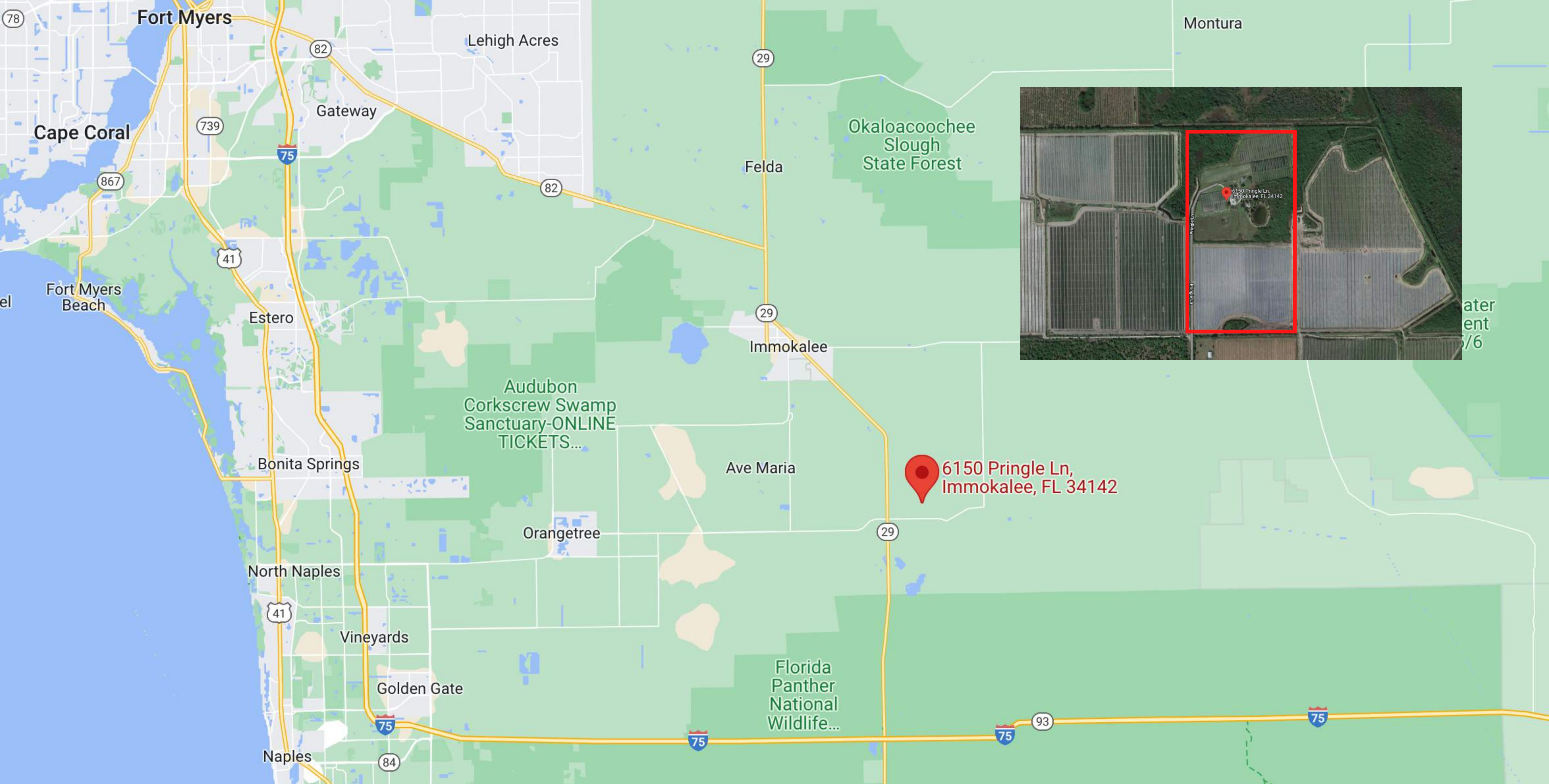
Property is secured, fully ditched out around the perimeter, with a single access road in and out. Irrigating with three permitted wells, this operation includes all working equipment. Licenses include Hemp Seed Dealer license, Hemp Cultivation license, and Nursery license. Easy access to major roads and business arteries.

- 78 acres of Immokalee/Sunniland black gold (the most fertile soil in Florida)
- 3 permitted wells feeding computerized irrigation
- 400,000+ sq. ft. of fully-computerized drip irrigation greenhouses
- Computerized water filtration
- 4,500 sq. ft. of air conditioned drying facility and warehousing
- 1,000 sq. ft. cooler and warehousing
- Three-phase electricity
- Loading dock
- 4 bed/2 bath primary home, Manager's apartment, and Office
- Price and Lab results available upon request



SALE SUMMARY

ADDRESS	6150 Pringle Lane Immokalee, FL 34142
COUNTY	Collier
YEAR BUILT	1977
LAND ACRES	78 ACRES
SALE TYPE	Investment or Owner User
SALE CONDITIONS	Business Value Included



01 EXECUTIVE SUMMARY: LOCATION

02

PROPERTY DESCRIPTION

PROPERTY FEATURES

LAND SF	3,397,680
LAND ACRES	78
TOPOGRAPHY	Flat
LAND USE	Agricultural

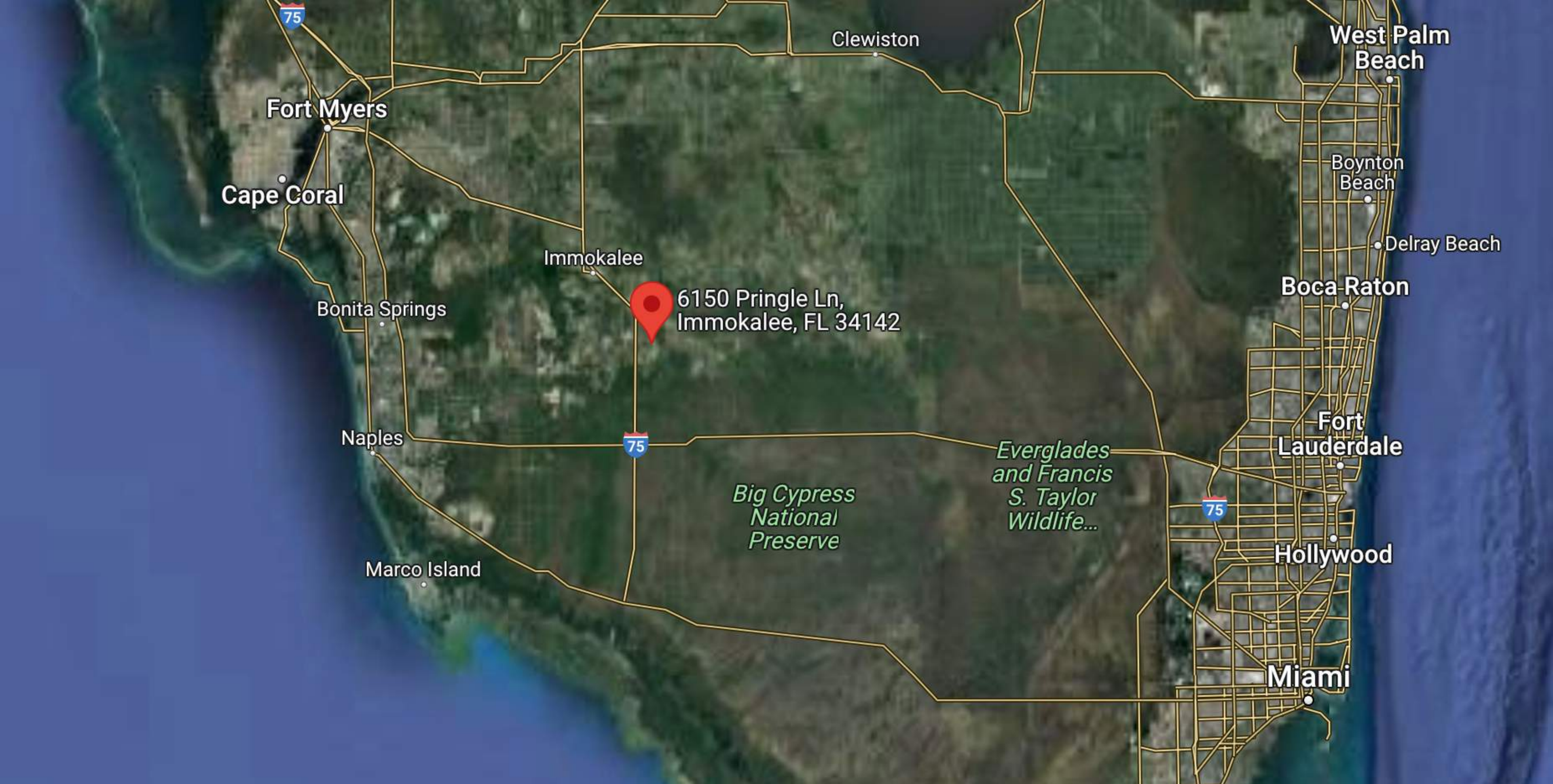
NEIGHBORING PROPERTIES

NORTH	Agricultural
SOUTH	Agricultural
EAST	Agricultural
WEST	Agricultural

UTILITIES

WATER	3 permitted wells
SEWER	Private Septic
ELECTRICITY	Three-phase electricity
GAS	None





02 PROPERTY DESCRIPTION: AERIAL MAP - LOCATION

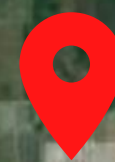


**CITY OF IMMOKALEE
SHOPPING, DINING, HOTELS**

**IMMOKALEE REGIONAL
AIRPORT**

SEMINOLE CASINO HOTEL

**THE NATIONAL GOLF &
COUNTRY CLUB AT AVE MARIA**



SUBJECT PROPERTY

02

PROPERTY DESCRIPTION: PHOTOS WITH DESCRIPTIONS



400,000+ SQ. FT. OF FULLY-COMPUTERIZED DRIP IRRIGATION GREENHOUSES



4,500 SQ. FT. OF AIR-CONDITIONED DRYING FACILITY AND WAREHOUSING
AND 1,000 SQ. FT. COOLER AND WAREHOUSING

03 AREA FACTS

Property is located 16 miles north from I-75 – a 20-minute drive.
Located 45 miles northeast of Naples, 40 miles northwest of the Everglades,
and 50 miles southwest of Lake Okeechobee. Largely rural area with many
agricultural properties.

FAST FACTS

POPULATION	28,331 (+35.6% since 2020)
MEDIAN INCOME	\$33,710 (Household)
MEDIAN AGE	30
UNEMPLOYMENT RATE	4.9% (U.S. avg. 3.5%)
MEDIAN HOME PRICE	4.9% (U.S. avg. 3.5%)
COST OF LIVING	-10.9% lower than U.S. avg.
ELEVATION	15 feet above sea level



ABOUT US

MATT & CHELSEA - HANCOCK REAL ESTATE

In 2015, we opened our own real estate brokerage, Hancock Real Estate, with a commitment to provide trustworthy real estate transactions.

Since then, we've helped hundreds of clients buy and/or sell 570+ properties while maintaining a 5-star review rating.

As a team of full-time real estate professionals and specialists, our team's experience gives us the ability to guide our clients smoothly through the processes of buying and selling.



TURN-KEY, OPERATIONAL FLORIDA FARM

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The information contained herein is not a substitute for a thorough due diligence investigation. Hancock Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hancock Real Estate has not verified, and will not verify, any of the information contained herein, nor has Hancock Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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