

Lake County Turnkey Nursery

18021 East Apshawa Road, Minneola, Florida 34715

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

Clayton Taylor
863-255-7406
clayton@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$2,950,000

Offering Summary

Acreage:	9± Acres
Price / Acre:	\$327,778
City:	Minneola
County:	Lake
Property Type:	Nurseries and Greenhouses, Farms and Cropland, Acreage and Estates
Video:	View Here

Property Overview

This incredible nursery property in Lake County is a rare find, featuring approximately 2 acres of 10ft, gutter-connected, double poly greenhouses equipped with mist and heating capabilities (250,000 BTUs). These greenhouses are benched, providing increased versatility and organization. Additionally, the property boasts nearly 1.25 acres of shade houses, each equipped with a 250,000 BTU Sterling heater. Known for producing some of the highest quality Spath, or Peace Lilies, this nursery supplies major retailers and wholesalers.

The business is being offered as a turnkey operation, with all structures, equipment, miscellaneous supplies, inventory, and the book of business included in the sale. The property also features two 4-inch wells, a break room, tool shed, chemical applicator, and office.

Additionally, there is a poured concrete pad near the edge of Apshawa Lake with a pool ready for restoration, and a dock with a small boathouse for storage and relaxing by the lake. This concrete pad could be a welcomed site for an owner-operator wishing to build a home on-site. This turnkey nursery operation is ripe for the picking and offers a unique opportunity for a new owner to step into a well-established, profitable business.

SPECIFICATIONS & FEATURES



Specifications & Features

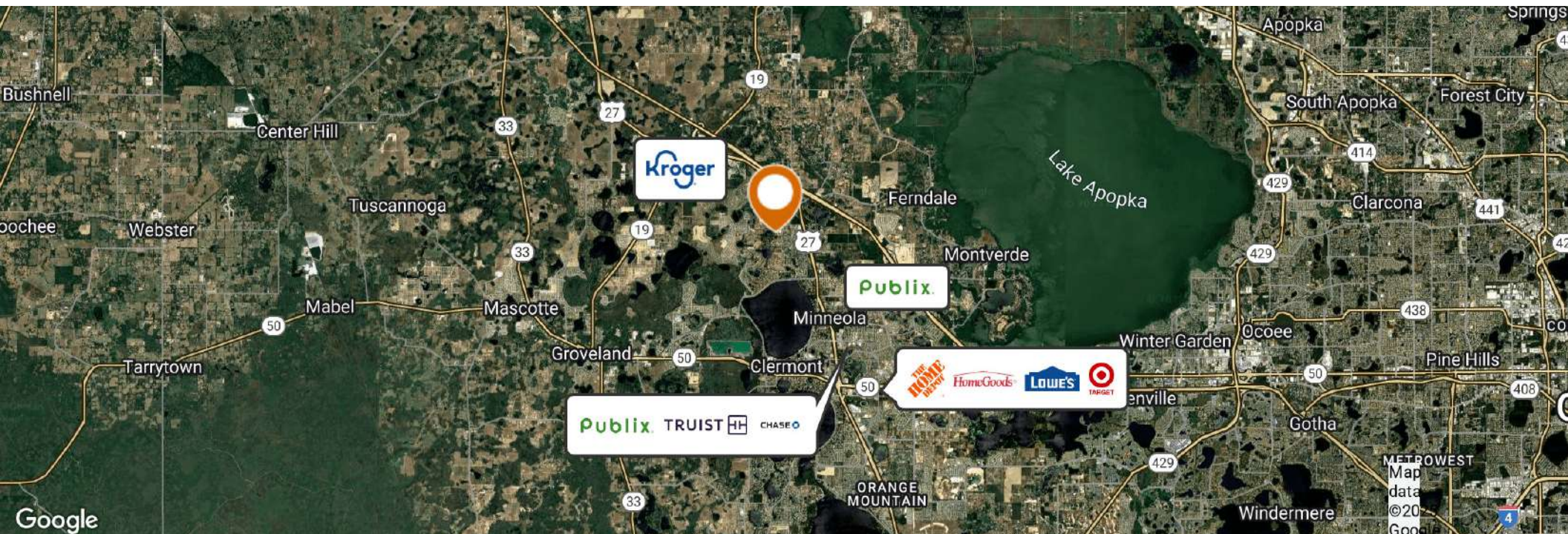
Uplands / Wetlands:	Upland: 9 Acres
Soil Types:	Candler Sand
Taxes & Tax Year:	Estimated: \$1,427.67
Zoning / FLU:	Ag
Lake Frontage / Water Features:	350' +/- on Apshawa Lake
Water Source & Utilities:	Two 4'inch wells
Road Frontage:	440' +/- on East Apshawa Road (478)
Nearest Point of Interest:	Clermont: 5.5 miles Orlando: 28 miles Lakeland: 50 miles
Current Use:	The currently is an efficiently run Spath (peace lily) nursery. The nursery sends spath all over the country to its growing list of clients.
Structures & Year Built:	Greenhouse 1: 1986 Greenhouse 2: 1988 Greenhouse 3: 1989 Greenhouse 4: 1989 Greenhouse 5: 1989 Shade Cloth House: 1991 Metal Office Building Office Multiple Sheds Breakroom

LOCATION



Location & Driving Directions

Parcel:	02-22-25-0100-004-00000 & 02-22-25-0100-004-00001
GPS:	28.6093206, -81.7709453
Driving Directions:	• From US 227, turn onto E Apshawa Road • Property is on right after the curve
Showing Instructions:	Please contact listing agents







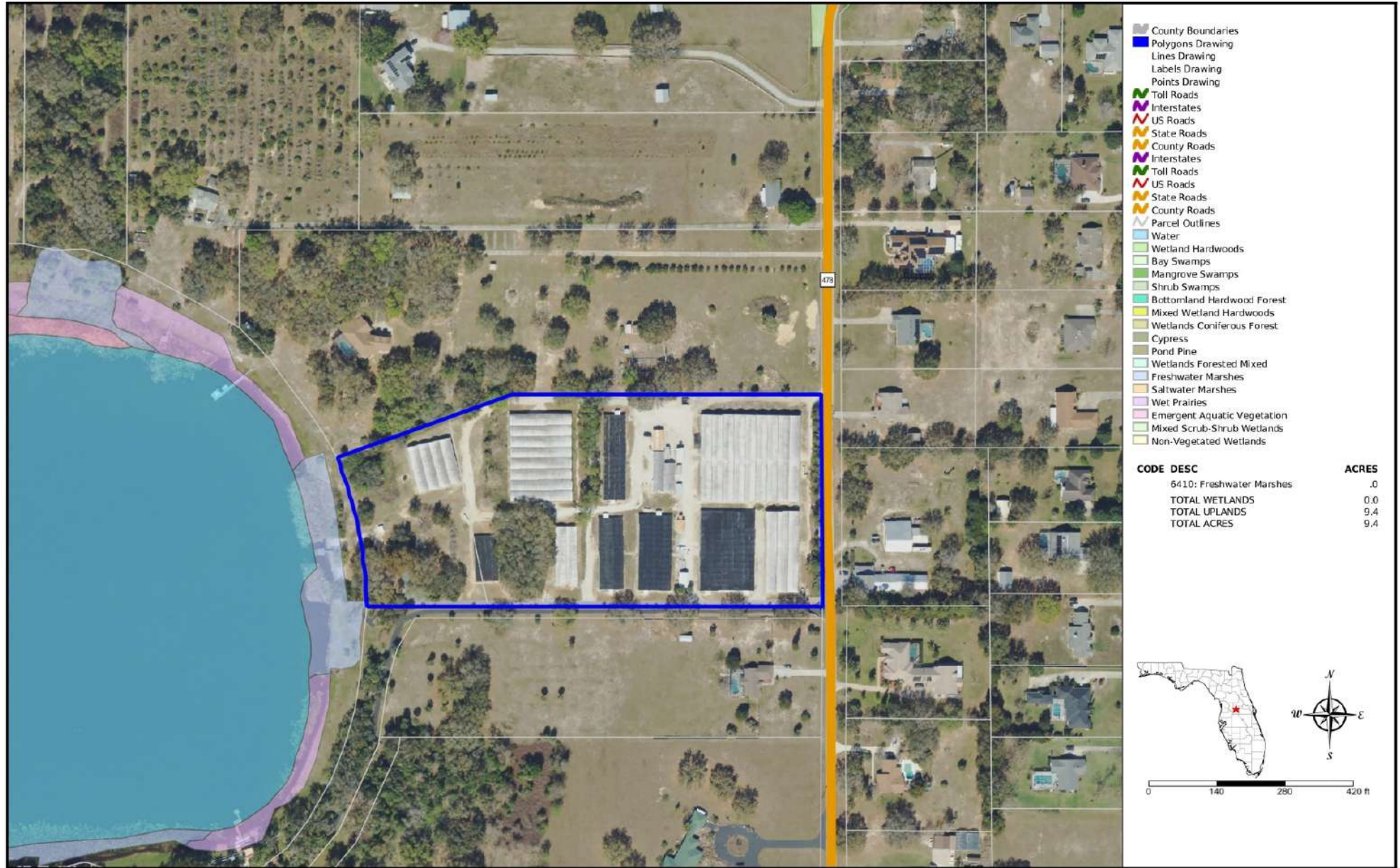
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



WETLANDS





Lake County

FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

ADVISOR BIOGRAPHY



Shea R. Booster

Advisor

shea@saundersrealestate.com

Direct: **877-518-5263 x393** | Cell: **541-771-1177**

Professional Background

Shea Booster is an Advisor at Saunders Real Estate.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at Saunders, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges

ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: **877-518-5263 x311** | Cell: **863-224-0835**

Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

ADVISOR BIOGRAPHY



Clayton Taylor

Associate Advisor

clayton@saundersrealestate.com

Direct: **877-518-5263 x356** | Cell: **863-255-7406**

Professional Background

Clayton Taylor is an Associate Advisor at Saunders Real Estate.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with Saunders Real Estate. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com