

Alachua County Propagation Nursery

11711 NE 26, Gainesville, Florida 32641

Zeb Griffin, ALC
352-630-7547
zeb@saundersrealestate.com

Carson Futch
863-559-0800
carson@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$1,999,950

Offering Summary

Acreage:	60 Acres
State:	Florida
City:	Gainesville
County:	Alachua
Property Type:	Nurseries and Greenhouses

Property Overview

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.

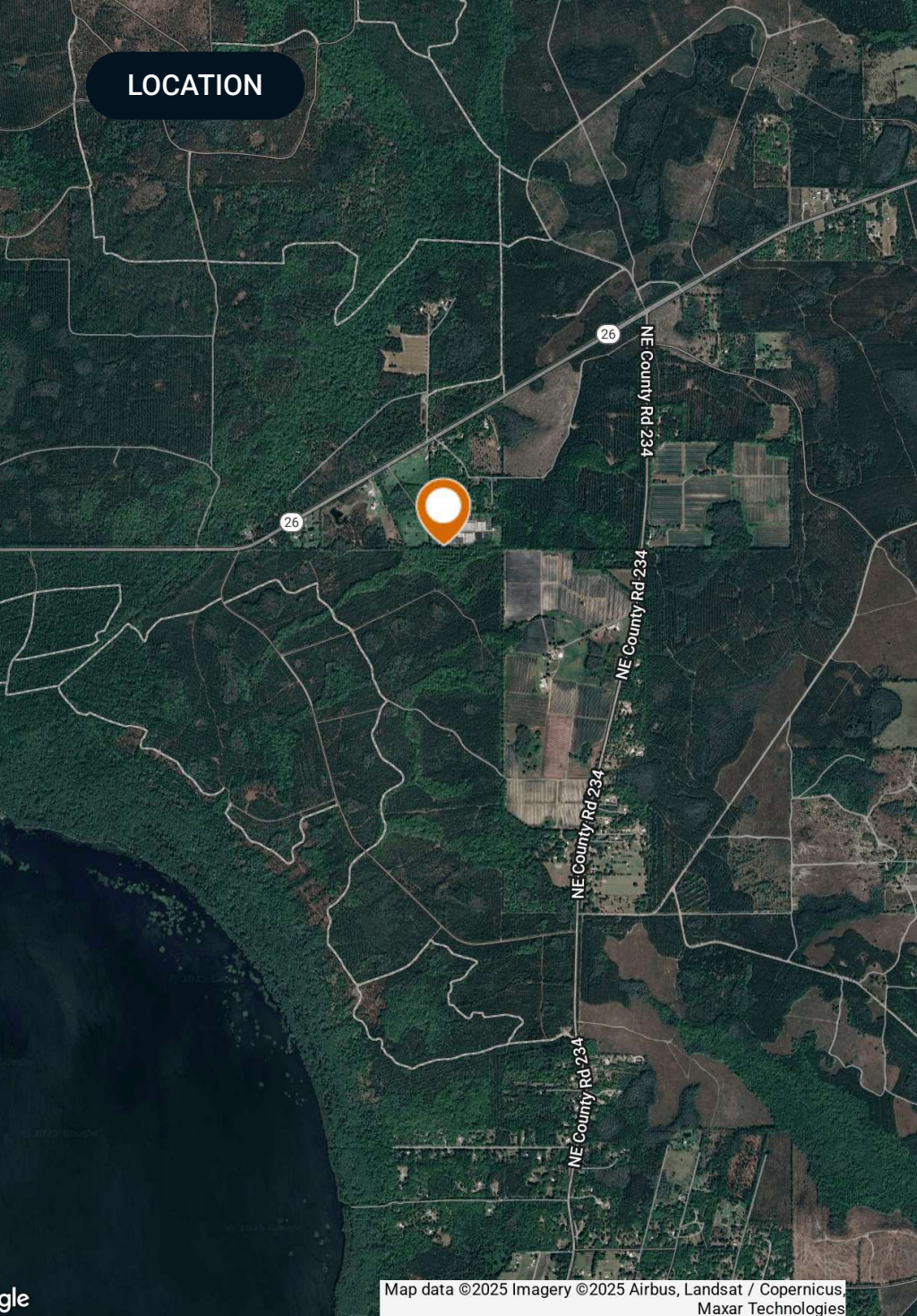
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	44.9 ± Acres Uplands & 15.2 ± Acres Wetlands <ul style="list-style-type: none">• Mostly Wauchula
Soil Types:	<ul style="list-style-type: none">• Surrency• Pelham and Floridana Sands
Taxes & Tax Year:	2025
Zoning / FLU:	Rural Agriculture / Agricultural District
Water Source & Utilities:	(4) 4 Inch wells with 5hp Submersible pumps & Electric
Current Use:	Containerized Propagation Nursery

LOCATION



Location & Driving Directions

Parcel: 22-09-21-17695001000

GPS: 29.689837374, -82.1925959362

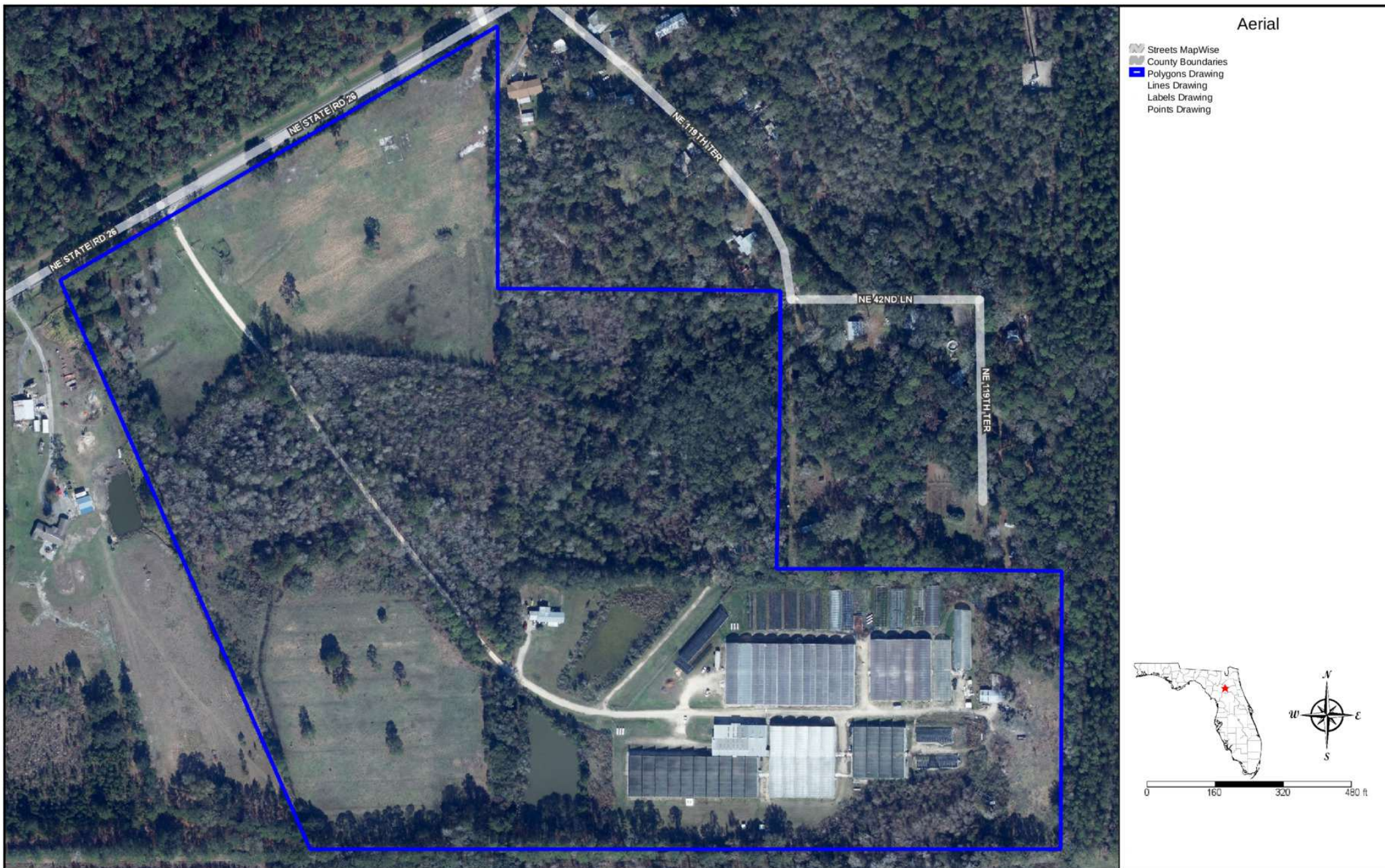
Driving Directions:

- From I-75 take Exit 390 in Gainesville and merge onto FL-222 E, go 14.1 miles and merge onto FL-26 E, continue 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

Showing Instructions:

Contact the listing agent to schedule a showing appointment.

AERIAL MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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