



Caloosahatchee River

80

AADT 26,000±

LSI
COMPANIES

OFFERING MEMORANDUM

LIVE OAK FARMS

62.3± ACRES GREENHOUSE AND NURSERY - ALVA, FL

PROPERTY SUMMARY

Property Address: 22341 Palm Beach Blvd.
Alva, FL 33920

County: Lee

Property Type: Greenhouse/Nursery Industrial/
Agricultural

Property Size: 62.3± Acres
720,901± Sq. Ft. of Grow Space

Zoning: Agricultural 2 (AG-2)

Future Land Use: Rural

Utilities: Septic and Well

Tax Information: \$53,890.95 (2024)

STRAP Number: 26-43-27-00-00008.0000

LIST PRICE:

\$14,419,020

\$20/Foot of Grow House

LSI
COMPANIES
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SALES EXECUTIVES



Billy Rollins, CCIM, ALC
Senior Broker Associate



Hunter Ward, CCIM, ALC
Senior Broker Associate



Thomas Sear
Research Associate



DIRECT ALL OFFERS TO:

Billy Rollins, CCIM, ALC - wrollins@lsicompanies.com

Hunter Ward, CCIM, ALC - hward@lsicompanies.com

Thomas Sear - tsear@lsicompanies.com

(239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is proud to present an exceptional turnkey greenhouse operation located in Alva, Florida.

A thriving agricultural hub with significant potential for future residential and commercial development. Spanning 720,951± Sq. Ft. of state-of-the-art greenhouse space, 206,000± Sq. Ft. of Improved growing area, and 49,578± Sq. Ft. of supporting infrastructure, this property is designed for high-efficiency nursery and agricultural production. Originally constructed in 1976 and extensively remodeled in 2014, this freestanding facility is an ideal investment for agricultural businesses seeking scalability in one of Florida's fastest-growing regions.



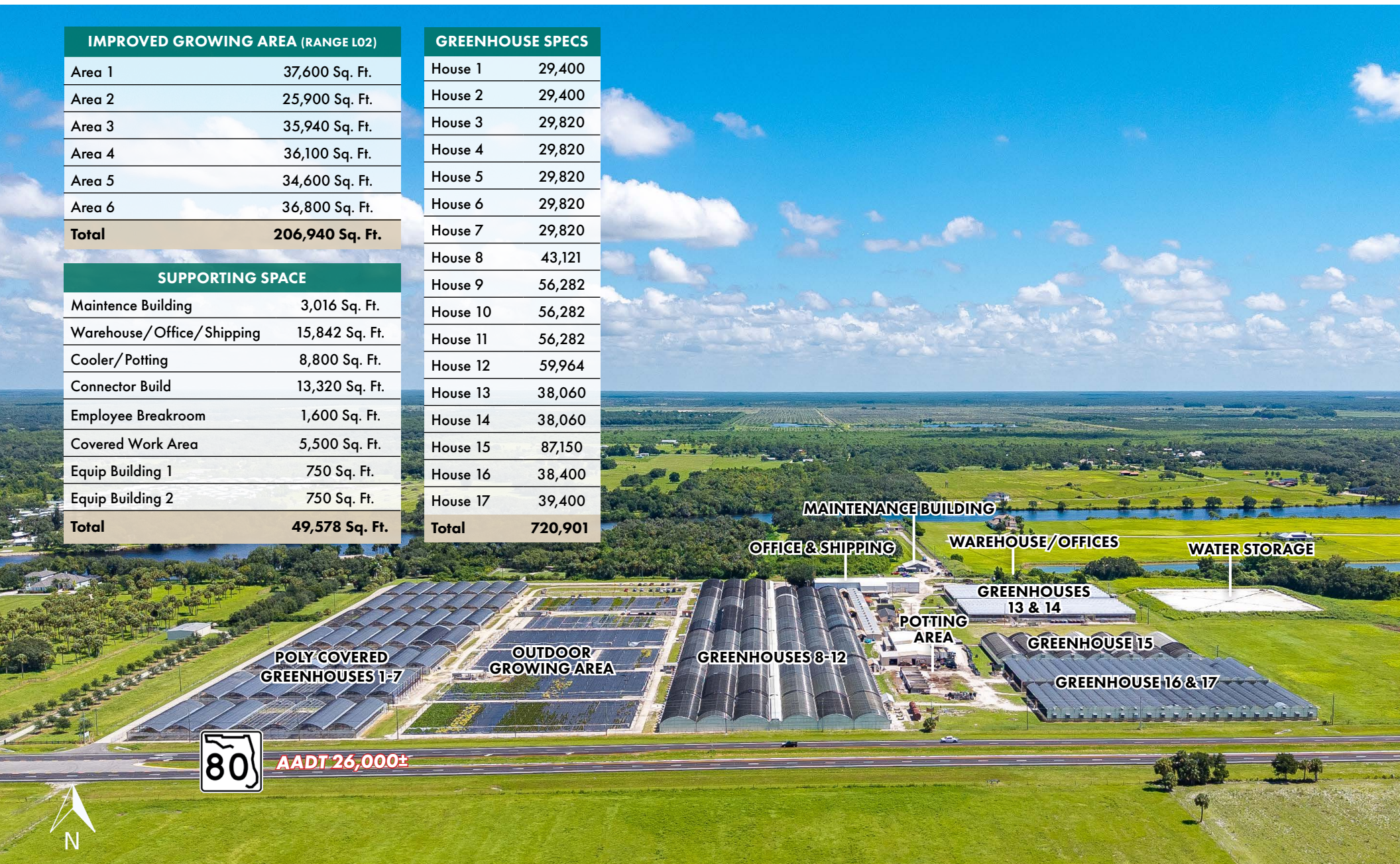
PROPERTY IMPROVEMENTS SUMMARY

927,000 SQ. FT. OF GROW SPACE

IMPROVED GROWING AREA (RANGE L02)	
Area 1	37,600 Sq. Ft.
Area 2	25,900 Sq. Ft.
Area 3	35,940 Sq. Ft.
Area 4	36,100 Sq. Ft.
Area 5	34,600 Sq. Ft.
Area 6	36,800 Sq. Ft.
Total	206,940 Sq. Ft.

SUPPORTING SPACE	
Maintenance Building	3,016 Sq. Ft.
Warehouse/Office/Shipping	15,842 Sq. Ft.
Cooler/Potting	8,800 Sq. Ft.
Connector Build	13,320 Sq. Ft.
Employee Breakroom	1,600 Sq. Ft.
Covered Work Area	5,500 Sq. Ft.
Equip Building 1	750 Sq. Ft.
Equip Building 2	750 Sq. Ft.
Total	49,578 Sq. Ft.

GREENHOUSE SPECS	
House 1	29,400
House 2	29,400
House 3	29,820
House 4	29,820
House 5	29,820
House 6	29,820
House 7	29,820
House 8	43,121
House 9	56,282
House 10	56,282
House 11	56,282
House 12	59,964
House 13	38,060
House 14	38,060
House 15	87,150
House 16	38,400
House 17	39,400
Total	720,901



The Live Oak Nursery is a flexible Space for both growing and finishing that has been in production for nearly 50 years.



5 ½' WIDE STEEL WIRE PLANTING FRAME ON GROUND WITH DRIP TAPE IRRIGATION, SPACED 2' APART



STEEL FRAME WITH ALUMINUM TRAYS 2' HIGH, 6' WIDE WITH STEEL WIRE MESH



ALUMINUM FRAME 26" HIGH, 4 ½" WIDE BENCHES



ADDITIONAL STEEL FRAME WITH ALUMINUM TRAY BENCHES

GROWING AREA

IRRIGATION & FERTIGATION SYSTEM

Cutting edge irrigation system for automated fertigation and moisture control.



175 GPM CENTERFUGAL PUMP COLLECTS SURFACE WATER FROM CALOOSAHATCHEE RIVER ALONG WITH (2) 40 GPM GROUND WATER WELLS. PERMITS IN PLACE



STATE OF THE ART ARGUS CONTROLS FOR AUTOMATED IRRIGATION AND FERTIGATION



OVERHEAD WATERING AND DRIP TAPE IRRIGATION AND FERTIGATION



ARGUS GREENHOUSE CONTROL SYSTEM

CLIMATE CONTROLS

Advanced climate systems maintain ideal conditions for plant growth.



FAN AND PAD COOLING CORRIDOR



48" VENT FANS LOCATED ALONG THE EAST AND WEST WALLS

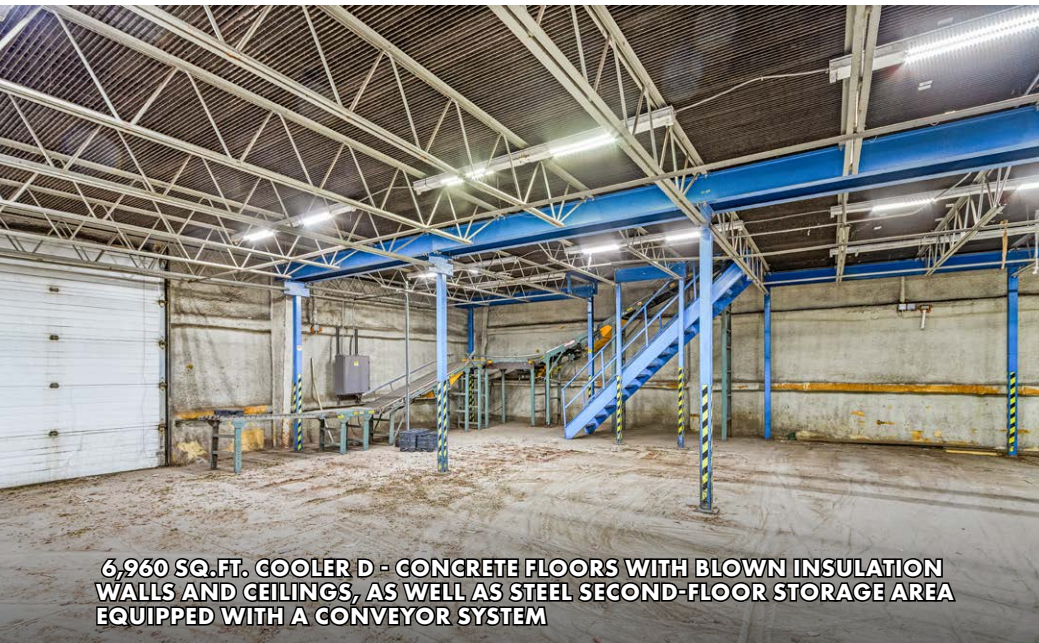


DROPDOWN SHADE COVERS



NATURAL GAS UNIT HEATERS IN ALL GREENHOUSES

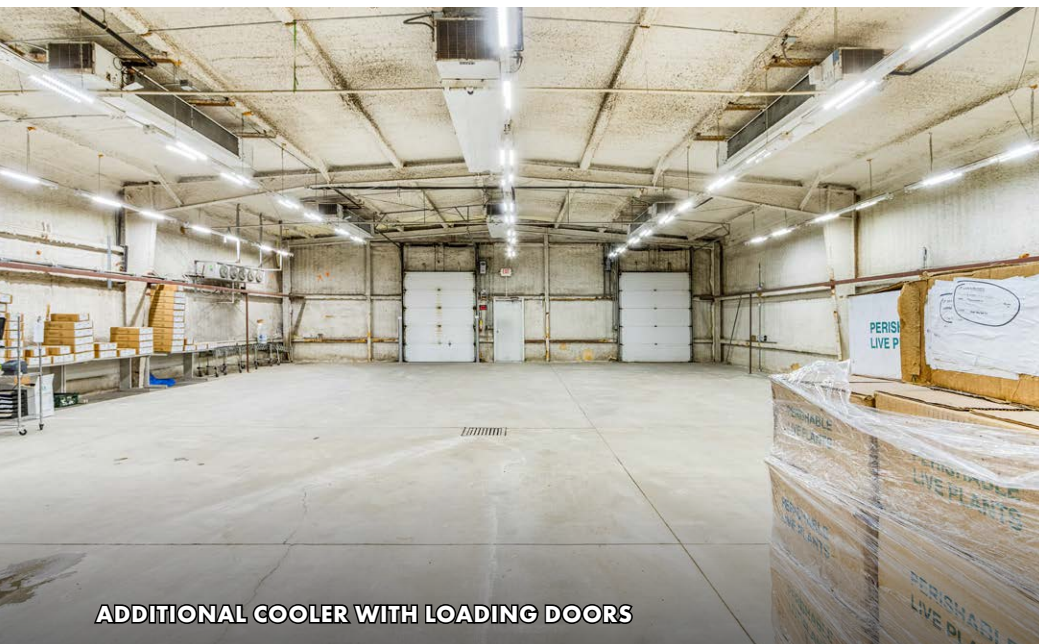
WAREHOUSE & COOLERS



6,960 SQ.FT. COOLER D - CONCRETE FLOORS WITH BLOWN INSULATION WALLS AND CEILINGS, AS WELL AS STEEL SECOND-FLOOR STORAGE AREA EQUIPPED WITH A CONVEYOR SYSTEM



4-8' WIDE, 10' HIGH STEEL ROLL-UP DOORS PROVIDE ACCESS TO OUTSIDE COVERED LOADING DOCK



ADDITIONAL COOLER WITH LOADING DOORS



LOADING DOCKS CAN ACCOMMODATE (4) SEMI-TRACTOR TRAILERS, AND ARE EQUIPPED WITH EDGE OF DOCK LEVELERS.

SOIL MIXING & POTTING STATIONS



AGRINOMIX POTTING MACHINE



ELLEPOT MACHINE



OUTDOOR GROWING AREA



COVERED GOLF CART CHARGING AREA

PROPERTY AERIAL



Caloosahatchee River



PROPERTY AERIAL



Caloosahatchee River

68% of the Florida population is accessible within a 3± hour drive from the property.

1 HOUR

POPULATION



1,268,845

HOUSEHOLDS



528,508

MEDIAN INCOME



\$74,018

2 HOUR

POPULATION



3,255,022

HOUSEHOLDS



1,357,059

MEDIAN INCOME



\$76,898

3 HOUR

POPULATION



14,649,869

HOUSEHOLDS

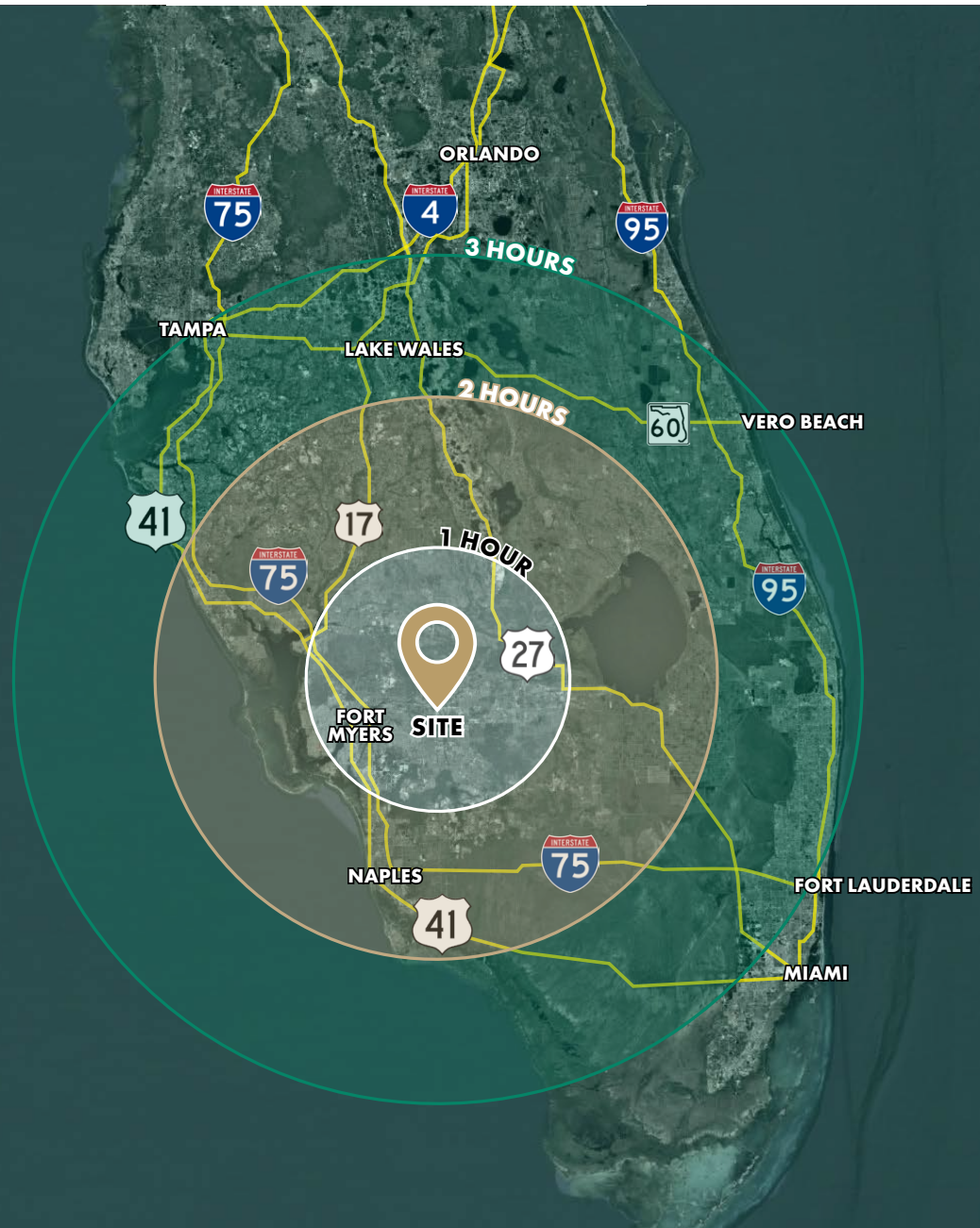


5,825,228

MEDIAN INCOME



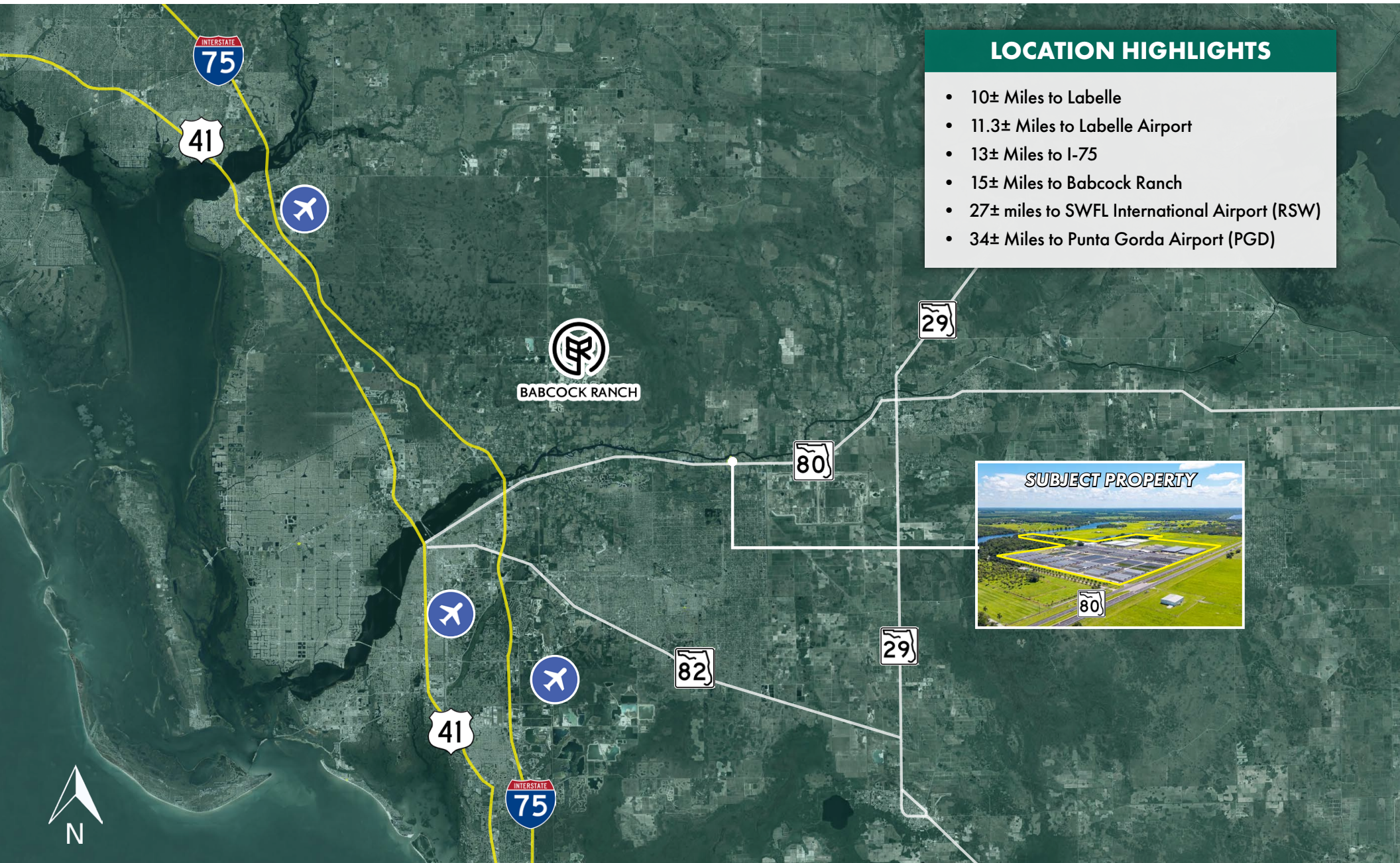
\$75,160



LOCATION

LOCATION HIGHLIGHTS

- 10± Miles to Labelle
- 11.3± Miles to Labelle Airport
- 13± Miles to I-75
- 15± Miles to Babcock Ranch
- 27± miles to SWFL International Airport (RSW)
- 34± Miles to Punta Gorda Airport (PGD)





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