

Income-Producing Business for Sale

Stanley's Mangos Business & Farms for Sale

224 ± ACRES • PROPERTIES SPAN ACROSS LEE COUNTY, FLORIDA







Business & Farms For Sale

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Contact the Listing Advisors



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-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing



Business & Farms For Sale

History of Mangos on Pine Island

Stanley's Mangos Business & Farms is a retail mango farm on sunny Pine Island, Florida. This farm and nursery operation is a total of 224 acres spanning across the Southwest Gulf Coast of Florida's Lee County. The mango farms and book of business are included in the sale. Each of the parcels is operated by a family-owned company with a passion for fruit. Every mango is grown, hand-picked, and inspected by an experienced member.

Located on Pine Island, near Fort Myers Florida, the 10,000 mango trees enjoy 266 days of sunshine in the temperate climate of the southern Gulf coast of Florida, ripening our fruit to perfection from June through September each year. Today Stanley's Mangos is a family-run business dedicated to growing and selling the best-tasting varieties of mangos in the U.S.

A total of 11 varieties are available for shipment anywhere in the United States (except California, Alaska, and Hawaii). The shipments are guaranteed and the fruit is ready to ship between June and September. Pine Island's mango cultivation, flourishes due to its subtropical climate, frost-free zone, well-drained soil, coastal influence, and an established mango industry. This combination of factors makes Pine Island an ideal location to own a mango farm and nurseries in Florida.



History of Mangos on Pine Island

The first mango trees were introduced to Pine Island in the late 1800s. It is believed that some early settlers or explorers brought mango seeds from other parts of Florida or from their travels abroad and planted them on the island. One of the key figures in the early development of mango cultivation on Pine Island was Dr. David Fairchild, a renowned plant explorer and botanist. In the early 20th century, Dr. Fairchild visited Pine Island and recognized its potential for tropical fruit cultivation. He collected and introduced various mango varieties from around the world, helping to diversify the types of mangoes grown on the island.

Throughout the early to mid-1900s, more local farmers began to recognize the economic potential of growing mangoes. As a result, mango orchards started to spread across Pine Island. The favorable climate and suitable soil conditions contributed to the success of mango cultivation, leading to increased production. In the 1980s, the island started hosting mango festivals to celebrate its rich mango heritage. These festivals showcased various mango varieties and products, attracting tourists and fostering a sense of community around the fruit. Over the years, the mango industry on Pine Island grew, becoming an important part of the local economy. Commercial mango production expanded, and many growers established themselves as reputable suppliers of high-quality mangos. Like any agricultural industry, mango cultivation on Pine Island faced challenges such as disease outbreaks, weather events, and market fluctuations. However, the knowledge and experience of local growers, along with advancements in horticultural practices, helped overcome many obstacles and ensure the continued success of the mango industry on the island.

Today, Pine Island remains renowned for its mango production, with numerous mango orchards spread across the island. It continues to be a significant contributor to Florida's overall mango production and is celebrated for its delicious and diverse mango varieties. The island's rich mango heritage is a testament to the perseverance and passion of the local growers and enthusiasts who have nurtured this tropical fruit industry over the decades.



Pine Island Overview



What makes Pine island ideal for Mangos?

FROST-FREE ZONE: Pine Island is in USDA hardiness zone 10a, which means it rarely experiences frost or freezing temperatures. Mangos are very sensitive to cold, and frost can severely damage or kill mango trees. The lack of frost in the area ensures that mango trees can grow year-round without the risk of cold-related damage.

WELL-DRAINED SOIL: Mangos prefer well-drained soil, as they are susceptible to root rot in waterlogged conditions. Pine Island's sandy soil provides good drainage, allowing mango trees to grow and develop healthy root systems.

Coastal influence: Being located near the Gulf of Mexico, Pine Island benefits from the moderating influence of the ocean. The nearby water body helps

regulate temperatures, preventing extreme heat or cold and providing a more stable and favorable environment for mango cultivation.

RAINFALL: Mangos require a significant amount of water, especially during their flowering and fruiting stages. Pine Island typically receives adequate rainfall throughout the year, reducing the need for excessive irrigation.

ESTABLISHED MANGO INDUSTRY: Pine Island has a long history of mango cultivation and a well-established mango industry. This means that there is a wealth of knowledge and experience among local growers, as well as access to appropriate resources and infrastructure for mango production.

Property Package Overview

ACRES: 224 ± AC

PRICE: \$23,500,000

VARIETIES: Florigon, Brahm Kai Meu, Carrie, Coconut Cream, Glenn, Nam Doc Mai, Kia Savoie, Maha Chanok, Orange Sherbet, Valencia Pride, Gold Nugget, Himsagar, Sunrise, Kesar, Lemon Zest.

TREES: An additional 65,000 trees are being grown and grafted that will go with the sale.

BUILDINGS: Warehouse and office 9,600 SF, 4.42 Acre Nursery with shade cloth and a concrete block storage barn.

Tree Count

80 ACRES	47 ACRES	17 ACRES	32 ACRES	NURSERY FARM
3,403 Trees	2,584 Trees	1,520 Trees	1,146 Trees	1,580 Trees
				TOTAL TREES: 10,233

****Note: 5,000 trees are being grafted and will be planted in the spring.*



About Stanley's Mangos

Operation Details

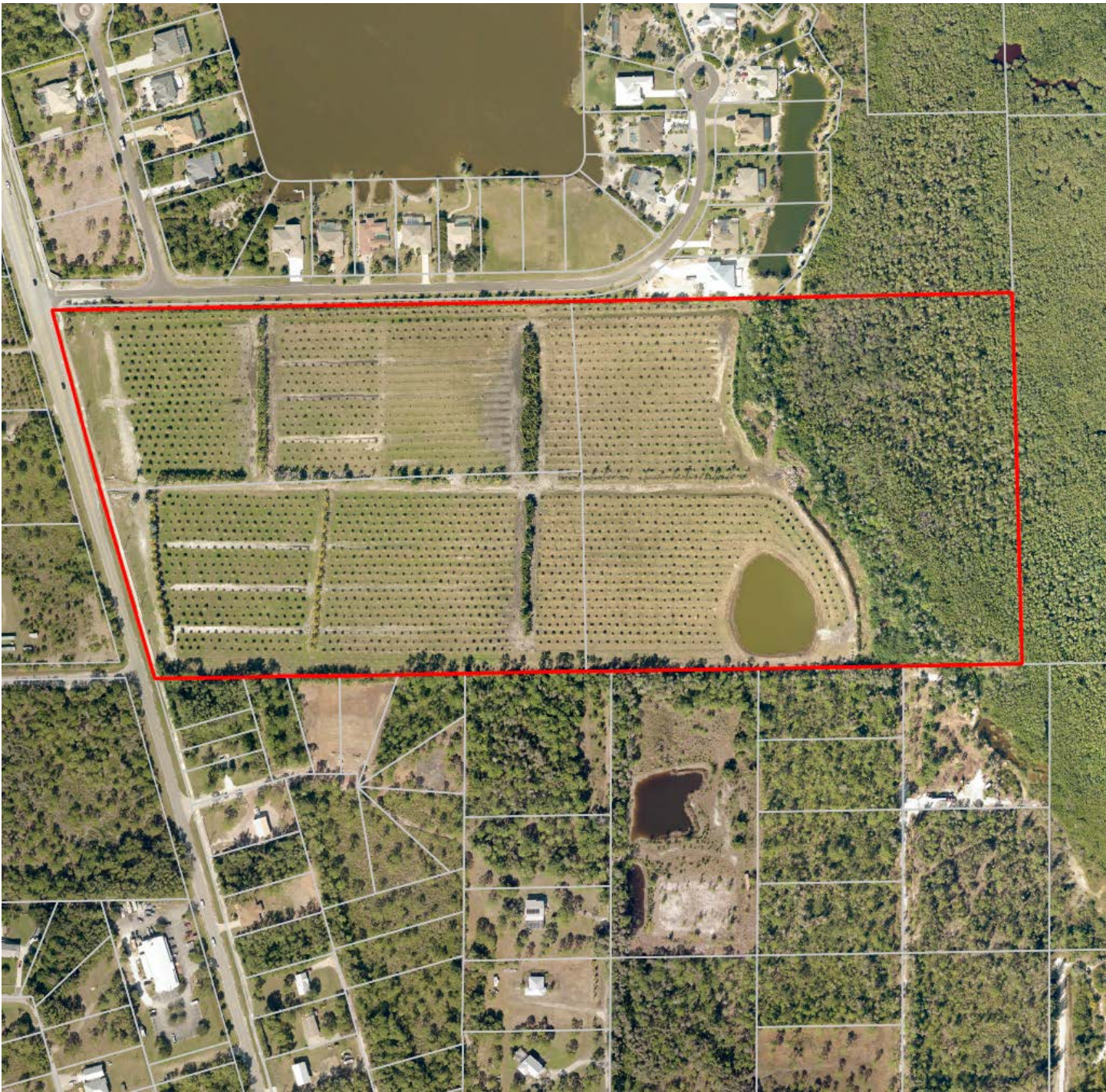
Stanley's Mangos is a retail mango farm located on sunny Pine Island, Florida. We are a family owned company with a passion for fruit. Each and every mango we grow is hand picked and inspected by an experienced member of our team.







Bill O'Malley founded Stanley's Mangos in 2012, realizing a long held dream of returning to his farming roots. Located on Pine Island, near Fort Myers Florida, our 10,000 mango trees enjoy 266 days of sunshine in the temperate climate of the southern Gulf coast of Florida, ripening our fruit to perfection from June through September each year. Today Stanley's Mangos is a family run business dedicated to growing and selling the best tasting varieties of mangos in the U.S.

Biting into a Stanley's mango gives you a burst of flavor sweet with delicate hints of valencia orange, coconut cream, lemon zest A total of 11 varieties are available for shipment to your door, anywhere in the United States (except California, Alaska and Hawaii). Our shipments are guaranteed. Fruit is ready to ship between June and September.

We can ship a single box of mangos (small or large), send along a gift of mangos to friends, family or businesses, or ship regularly (autoshipped) right to your door. Or you can pick up your mangos at our farm in Bokeelia on Pine Island.





-  County Boundaries
-  Polygons Drawing
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-  Parcel Outlines



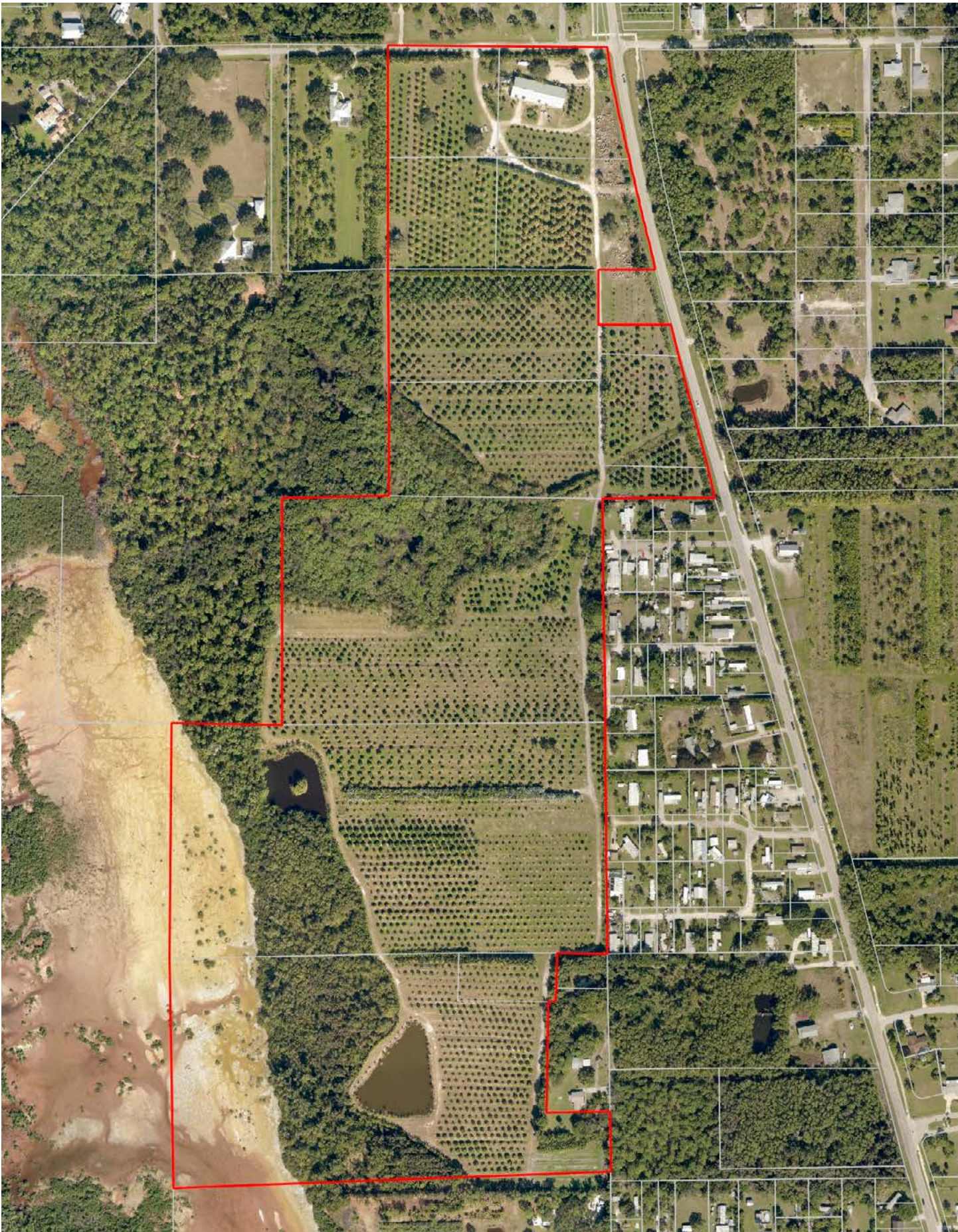
47 Acre Farm



STANLEY'S MANGOS	2022	2024	2024	2025	2025	2026	2026	2027	2027
			Mango Sales \$		Mango Sales \$		Mango Sales \$		Mango Sales \$
Maria Drive	3,000 trees	20@4.50	\$270,000	30@4.50	\$405,000	35	\$472,500	40	\$540,000
Alcorn Avenue	3,500 trees	20	\$315,000	30	\$472,500	35	\$551,250	40	\$630,000
Bokeelia North	1,500 trees	10	\$67,500	20	\$135,000	25	\$168,750	30	\$202,500
Harbor Drive - 32A	3,000 trees	0		0		0		0	
Harbor Drive - Nursery 32A	2,500 trees	0		0		0		0	
Harbor Drive - 20A	2,000 trees	0		0		0		0	
TOTALS			\$652,500		\$1,012,500		\$1,192,500		\$1,372,500
EXPENSES									
Labour Farm	2 men	5 men	\$260,000	5 men	\$260,000	6 men	\$310,000	6 men	\$310,000
Fertilizer			\$64,000		\$64,000		\$75,000		\$75,000
Fuel			\$35,000		\$35,000		\$40,000		\$40,000
Spray Chemicals			\$26,000		\$26,000		\$30,000		\$30,000
Repairs & Maintenance			\$40,000		\$40,000		\$40,000		\$40,000
Internet	\$204x12		\$2,448		\$2,448		\$2,500		\$2,500
LCEC	\$150x12		\$1,800		\$1,800		\$1,800		\$1,800
Property Taxes		More land planted	\$13,000		\$13,000		\$13,000		\$13,000
Accounting		Ag exempt	\$5,000		\$5,000		\$5,000		\$5,000
Pine Island Water	\$75x12		\$1,000		\$1,000		\$1,000		\$1,000
Truck insurance			\$2,000		\$2,000		\$2,000		\$2,000
WastePro	\$414x12		\$5,000		\$5,000		\$5,000		\$5,000
Verizon Wireless	\$189x12		\$2,500		\$2,500		\$2,500		\$2,500
TOTAL EXPENSES			\$457,748		\$457,748		\$527,800		\$527,800
PROFIT/LOSS			\$194,752		\$554,752		\$664,700		\$844,700
NURSERY									
SALES		55,000@\$24.50	\$1,347,500	80,000@\$24.50	\$1,960,000	100,000@\$24.50	\$2,450,000	100,000@\$24.50	\$2,450,000
EXPENSES									
Labour Nursery		8 men	\$400,000	8 men	\$400,000	10 men	\$625,000	10 men	\$625,000
Fertilizer			\$9,000		\$12,000		\$15,000		\$15,000
Fuel			\$3,000		\$5,000		\$7,000		\$7,000
Spray Chemicals			\$5,000		\$7,000		\$7,500		\$7,500
Repairs & Maintenance	\$1,000 per month		\$15,000		\$15,000		\$15,000		\$15,000
LCEC									
Property Taxes			\$4,500		\$5,000		\$5,000		\$5,000
Accounting			\$3,500		\$5,000		\$5,000		\$5,000
Seed	50,000@\$2.50/seed	110,000@0.40/seed	\$44,000		\$44,000	130,000@.40/seed	\$52,000	130,000@.40/seed	\$52,000
1-gallon pots	\$0.46/pot		\$50,000	1-gal pots reuse	\$50,000	130,000@\$0.55/pot	\$71,500	130,000@\$0.55/pot	\$71,500
3-gallon pots	\$1.00/pot		\$80,000		\$80,000	100,000@\$1.10/pot	\$110,000	100,000@\$1.10/pot	\$110,000
Potting soil	\$2,450/load		\$88,000		\$88,000	\$2,700/load	\$100,000	\$2,700/load	\$100,000
Miscellaneous	\$1,000 per month		\$18,000		\$18,000		\$18,000		\$18,000
EXPENSES (STANLEY'S NURSERY)			\$720,000		\$729,000		\$1,031,000		\$1,031,000
PROFIT/LOSS			\$627,500		\$1,231,000		\$1,419,000		\$1,419,000
TOTAL PROFIT:			\$822,252		\$1,785,752		\$2,083,700		\$2,293,700
ROI			3.5% ROI		7.6% ROI		8.87% ROI		9.84% ROI

Projected Financials

2027	2028	2028	2029	2029	2030	2030	2031	2031	2032	2032
Mango Sales \$		Mango Sales \$		Mango Sales \$		Mango Sales \$		Mango Sales \$		Mango Sales \$
40,000	45	\$607,500	50	\$675,000	50	\$675,000	50	\$675,000	50	\$675,000
30,000	45	\$708,750	50	\$787,500	50	\$787,500	50	\$787,500	50	\$787,500
202,500	35	\$236,250	40	\$270,000	50	\$337,500	50	\$337,500	50	\$337,500
	0	\$135,000	15	\$202,500	25	\$337,500	35	\$472,500	50	\$675,000
	0	\$112,500	15	\$168,750	25	\$281,250	35	\$393,750	50	\$562,500
	0	\$90,000	15	\$135,000	25	\$225,000	35	\$315,000	50	\$450,000
172,500		\$1,890,000		\$2,238,750		\$2,643,750		\$2,981,250		\$3,487,500
40,000	7 men	\$400,000	8 men	\$460,000		\$500,000		\$625,000		\$700,000
75,000		\$90,000		\$110,000		\$110,000		\$125,000		\$125,000
40,000		\$50,000		\$60,000		\$60,000		\$70,000		\$70,000
35,000		\$45,000		\$55,000		\$55,000		\$65,000		\$65,000
40,000		\$50,000		\$50,000		\$50,000		\$50,000		\$55,000
\$2,500		\$2,500		\$2,500		\$2,500		\$2,500		\$2,500
\$1,800		\$1,800		\$1,800		\$1,800		\$1,800		\$2,000
\$13,000		\$13,000		\$13,000		\$13,000		\$13,000		\$13,000
\$5,000		\$6,000		\$6,000		\$6,000		\$7,000		\$7,000
\$1,000		\$1,000		\$1,000		\$1,000		\$1,000		\$1,000
\$2,000		\$2,000		\$2,000		\$2,000		\$2,500		\$2,500
\$5,000		\$5,000		\$5,000		\$5,000		\$6,000		\$6,000
\$2,500		\$2,500		\$2,500		\$2,500		\$2,500		\$2,500
62,800		\$668,800		\$768,800		\$808,800		\$971,300		\$1,051,500
209,700		\$1,221,200		\$1,469,950		\$1,834,950		\$2,009,950		\$2,436,000
50,000	100,000@\$.24.50	\$2,450,000	100,000@\$.24.50	\$2,450,000	100,000@\$.24.50	\$2,450,000	100,000@\$.24.50	\$2,450,000	100,000@\$.24.50	\$2,450,000
25,000	10 men	\$625,000	10 men	\$625,000	10 men	\$625,000	10 men	\$625,000	10 men	\$625,000
15,000		\$15,000		\$15,000		\$15,000		\$15,000		\$15,000
\$7,000		\$7,000		\$7,000		\$7,000		\$7,000		\$7,000
\$7,500		\$7,500		\$7,500		\$7,500		\$7,500		\$7,500
15,000		\$15,000		\$15,000		\$15,000		\$15,000		\$15,000
\$5,000		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
\$5,000		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000
52,000	130,000@.40/seed	\$52,000	130,000@.40/seed	\$52,000	130,000@.40/seed	\$52,000	130,000@.40/seed	\$52,000	130,000@.40/seed	\$52,000
71,500	130,000@\$.55/pot	\$71,500	130,000@\$.55/pot	\$71,500	130,000@\$.55/pot	\$71,500	130,000@\$.55/pot	\$71,500	130,000@\$.55/pot	\$71,500
110,000	100,000@\$.10/pot	\$110,000	100,000@\$.10/pot	\$110,000	100,000@\$.10/pot	\$110,000	100,000@\$.10/pot	\$110,000	100,000@\$.10/pot	\$110,000
100,000	\$2,700/load	\$100,000	\$2,700/load	\$100,000	\$2,700/load	\$100,000	\$2,700/load	\$100,000	\$2,700/load	\$100,000
18,000		\$18,000		\$18,000		\$18,000		\$18,000		\$18,000
131,000		\$1,031,000		\$1,031,000		\$1,031,000		\$1,031,000		\$1,031,000
119,000		\$1,419,000		\$1,419,000		\$1,419,000		\$1,419,000		\$1,419,000
28,700		\$2,640,200		\$2,888,950		\$3,253,950		\$3,428,950		\$3,855,000
4% ROI		11.23 % ROI		12.29% ROI		13.85% ROI		14.59% ROI		16.4% ROI



80 Acre Farm





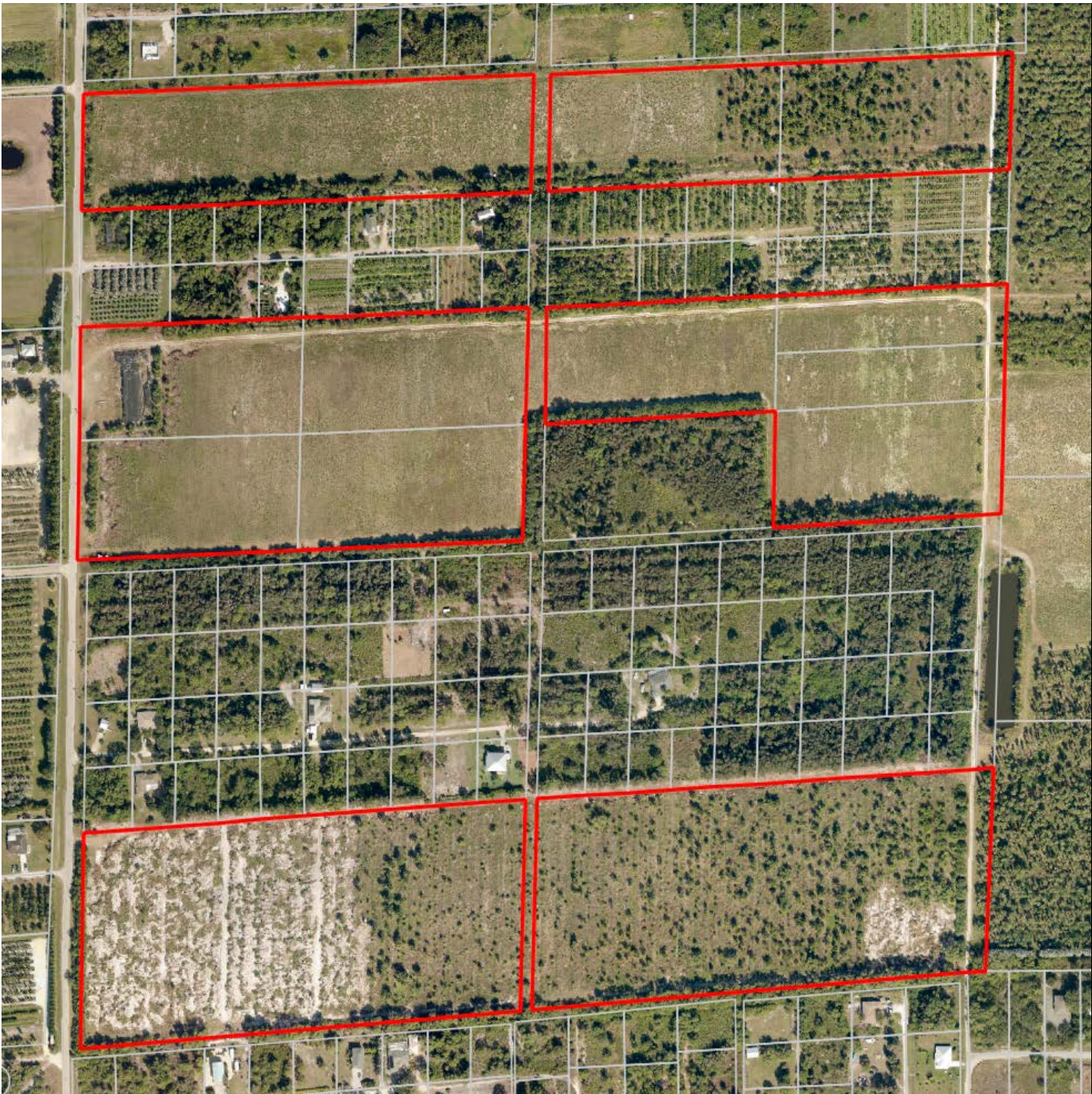
80 Acre Farm











80 Acre Farm





-  County Boundaries
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Nursery Farm and Acres








Nursery Farm And Acres





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17 Acre Farm





Contact the Listing Advisors



Trent Saunders, ALC

Senior Advisor
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trent.saunders@svn.com

Trent Saunders, ALC is a licensed real estate associate specializing in agricultural land, ranchland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

He obtained a Bachelor of Science degree in citrus with a minor in business from Florida Southern College in Lakeland, FL. Florida Southern College is the only college nationwide that offers a full degree in citrus. He is a member of the Lakeland Association of Realtors®.

In addition, Trent has a solid background in real estate activities including GIS mapping, property research providing statistical data on land sales, and property project coordination.

Previously, Trent managed two small service businesses, was a ranch hand, and assisted with jobs for Saunders Real Estate before obtaining his real estate license.



Mike Shevlin

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Michael Shevlin has lived in Lee County, Florida for over 57 years and has been a Realtor in Lee County for more than 43 years with a special focus in the Matlacha, Pine Island, Cape Coral areas. He owned Islands Realty, Inc. from 1985 to April 2000 when he sold his business to Century 21 Sunbelt. He was awarded the #1 Realtor in the State of Florida out of all Century 21 agents and # 21 in the entire nation in 2001 and has continued to be one of the top agents for Century 21 since. He achieved this through hard work and genuinely loving what he does. Mike has extensive knowledge in the agricultural market of the area and loves to “walk the land”. He has teamed up with fellow Realtors Carlyn Herring, and Tonya Player to create Team Shevlin. Together they make for a very powerful sales team. Team Shevlin consistently ranks in the top levels of sales for Century 21. They are full-time agents, know the market and really love SW Florida. Presently Mike is the manager of the Century 21 office on Pine Island.

He has made a tremendous impact on the Pine Island community over the years. He was instrumental in creating the Museum of the Islands and the Pine Island bike path. He’s a lifetime member of the Pine Island Kiwanis Club, coached Little League baseball, and is one of the founders of Pine Island’s Jr. Olympics, which is in its 45th year. Mike is also in the Roy Hobbs Baseball Hall of Fame. Mike puts his all in everything he does including real estate.



ABOUT SVN | SAUNDERS RALSTON DANTZLER REAL ESTATE

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4.5 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.