

Hardeman's Secret Garden Estate, Venue & Nursery

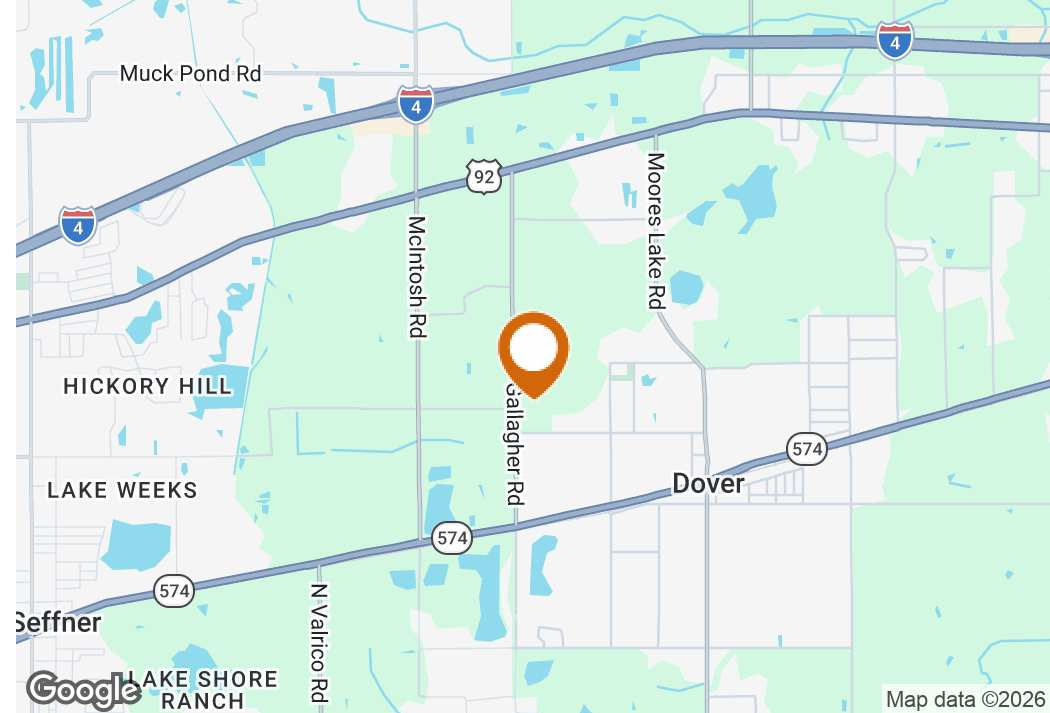
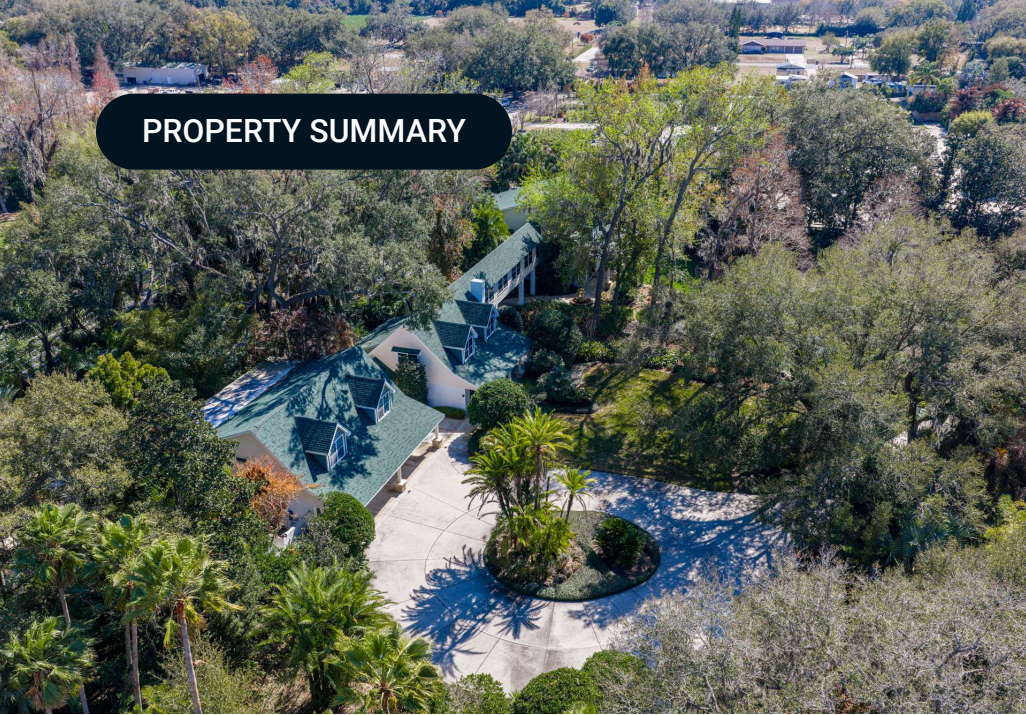
3515 & 3505 Gallagher Rd, Dover, Florida 33527

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$5,350,000
Lot Size:	10.98 Acres
Price / Acre:	\$487,250
Year Built:	1988
Zoning:	ASC-1
City:	Dover
County:	Hillsborough
State:	Florida

Property Overview

Hardeman's Secret Garden is a premier luxury estate set on 10-acres in Dover, Florida. The property is designed for luxury, resort-style living, high-capacity hosting and commercial utility. Architecturally anchored by a 13,000 sq. ft. main residence, the property functions as both a private sanctuary and a high-yield enterprise. The grounds feature a resort-caliber pool, a professional-grade putting green, and an expansive commercial outdoor kitchen.

In addition to the luxury residence, this property features a proven, cash-flowing business with a robust book of revenue through 2026. The sale includes a secondary home (3505 Gallagher Rd) for staff office facilities, a wholesale plant nursery, a fleet of golf carts, a charming chapel, and a botanical greenhouse. This is a rare, low-tax agricultural sanctuary designed for the owner who demands a sophisticated lifestyle supported by a high-performing, established business.

Highlights

- 2025 Appraisal valued at \$6.6 Million
- Available as Private Residence and / or Commercial Event Venue
- 13,000 SF main residence
- Turnkey event business

MAIN ESTATE HIGHLIGHTS



Main Estate Details

- **The Residence:** 13,000 SF under-roof, 6-bedroom luxury estate. Features high-end finishes, resort-style pool/spa, outdoor commercial kitchen, and a private apartment for staff or secondary rental.
- **Amenities:** Technical features include luxury finishes of Brazilian granite countertops, custom made doors and doorways, a new roof in 2024, separately metered buildings (electrical), 2x6 construction, 6" concrete driveway, creek frontage, and meticulously manicured landscaping. The luxurious features of the custom-designed home are complimented by pristine landscaping, creek flowing through the property, golf-course quality putting green in the front yard, gardens, butterfly enclosure, amphitheater, full scale event venue, and wholesale plant nursery.
- **Discounted Price Point:** Priced \$1,250,000 below the appraised value of \$6,600,000

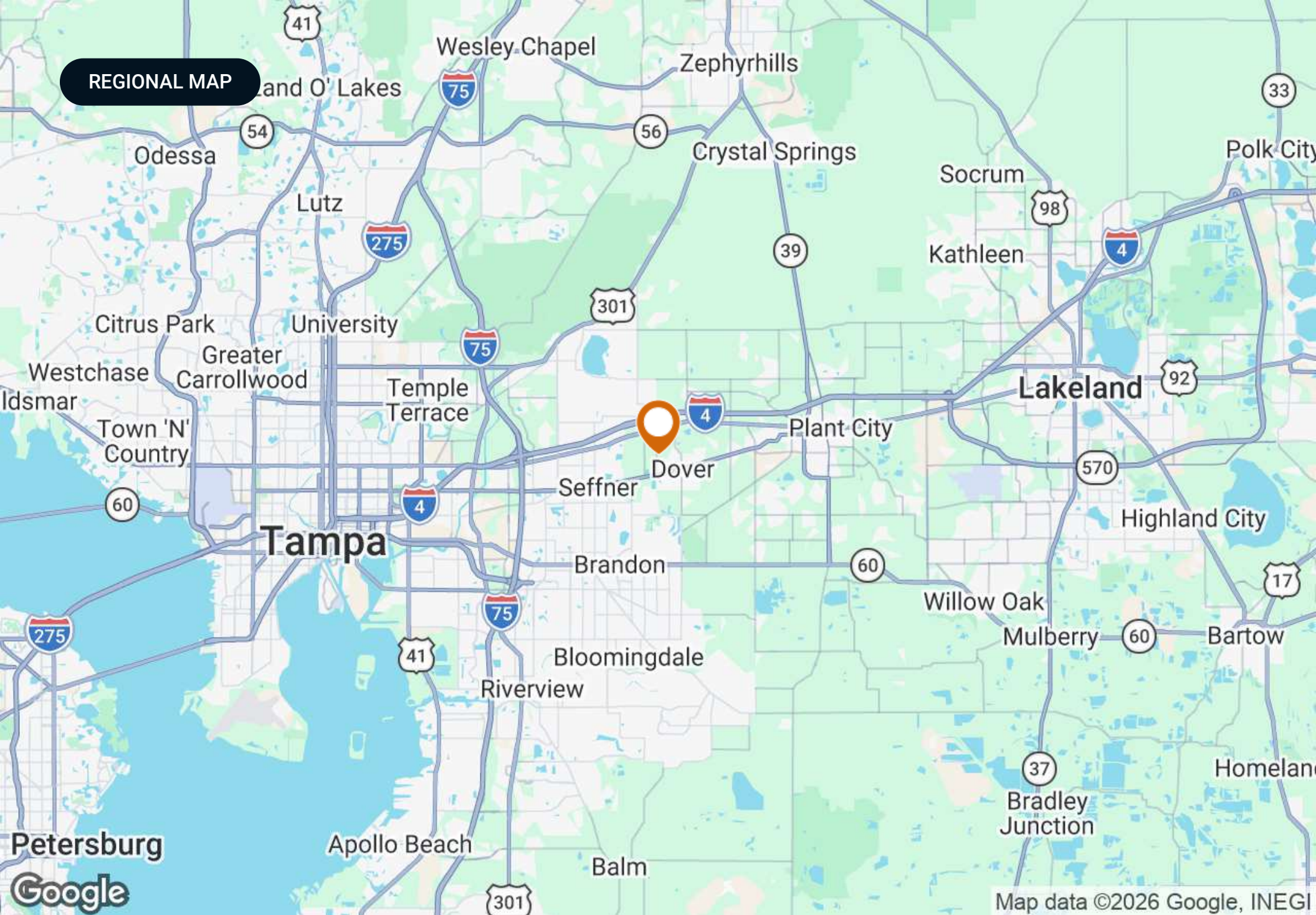


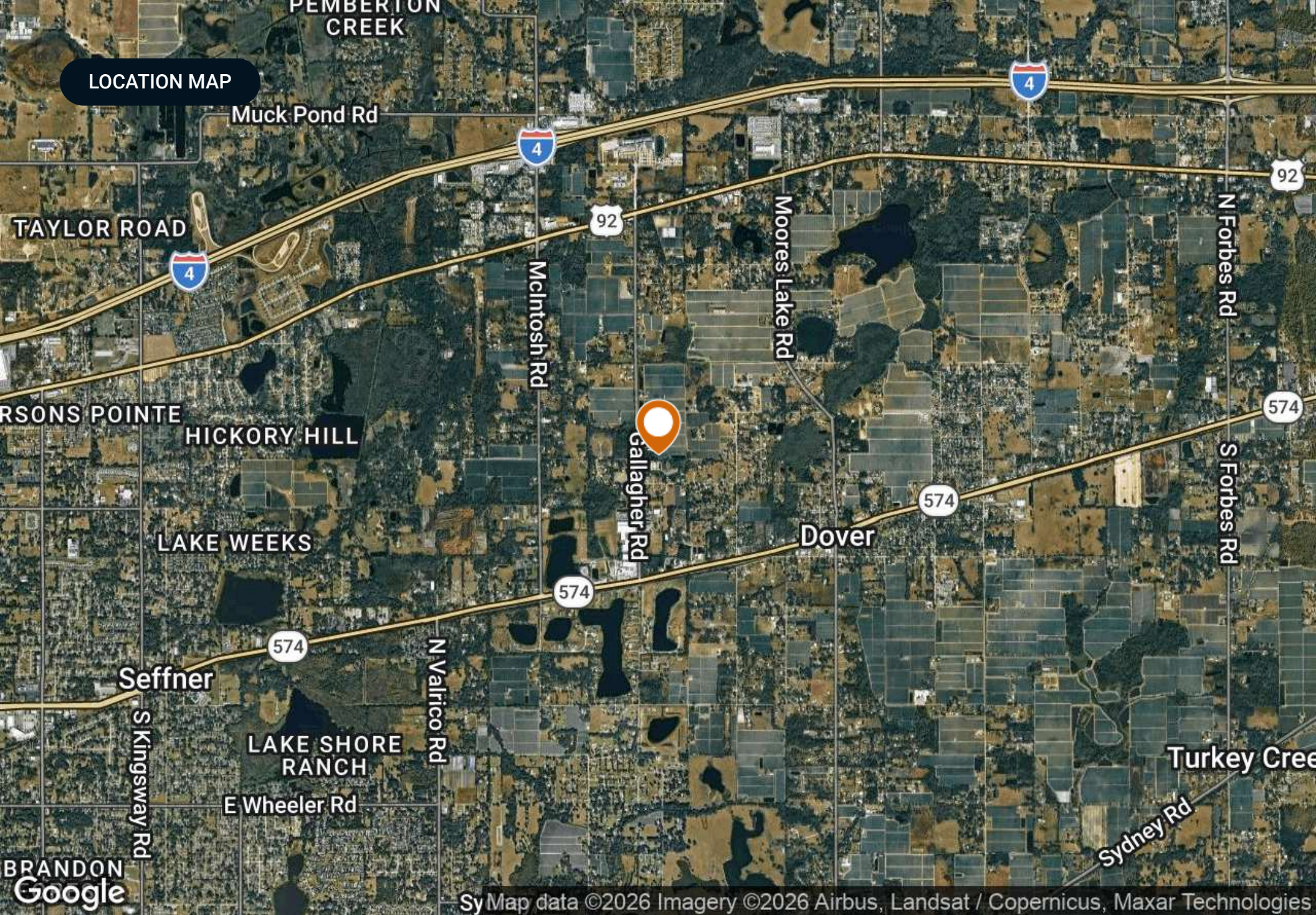
Property Highlights

- **The Venue:** 300-capacity botanical masterpiece featuring a 6,000 sf Orchid House with retractable ceilings and walls, equipped with 3-80 ton air conditioning units, amphitheatre, an Asian Garden pavilion, 40-person chapel complete with custom stained glass, general store, and tropical waterfall and Koi pond.
- **Nursery:** Full scale plant nursery on property offers options for income streams and tax benefits.
- **Turnkey Revenue Stream:** Acquisition includes a fully operational business with a robust calendar of confirmed bookings extending through 2026.
- **Asset-Rich Sale:** Backed by over 10 acres of prime Florida real estate, a 13,000 sq. ft. furnished mansion, a secondary residence converted to office, and high-value fleet assets.
- **Favorable Tax Structure:** The property is zoned agricultural offering significantly lower property taxes while allowing for high-impact commercial event use.
- **Operational Excellence:** The sale includes all proprietary systems: existing bookings, vendor lists, and high-end event equipment including multiple golf carts for guest transport.
- **Expansion Potential:** With acres of nursery land and multiple themed garden zones, there is immediate opportunity to expand into high-margin plant sales or additional boutique event structures.
- **Discounted Price Point:** Priced \$1,250,000 below the appraised value of \$6,600,000



REGIONAL MAP





LOCATION MAP

PEMBERTON CREEK

Muck Pond Rd



Moore's Lake Rd

N Forbes Rd

TAYLOR ROAD



McIntosh Rd

PERSONS POINTE

HICKORY HILL



Gallagher Rd

S Forbes Rd

LAKE WEEKS

Dover



Seffner

LAKE SHORE RANCH

N Valrico Rd

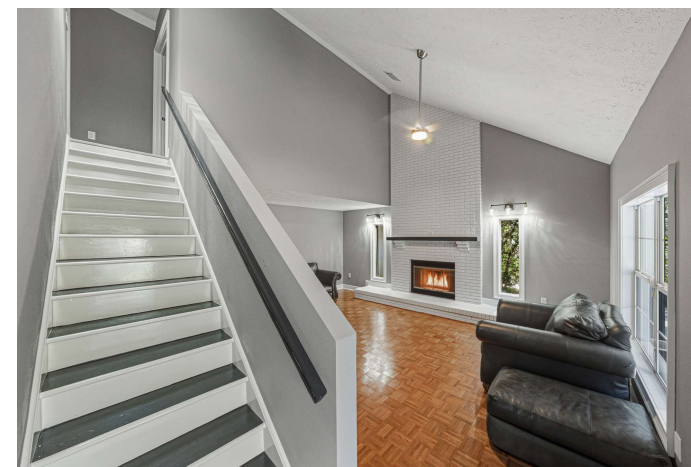
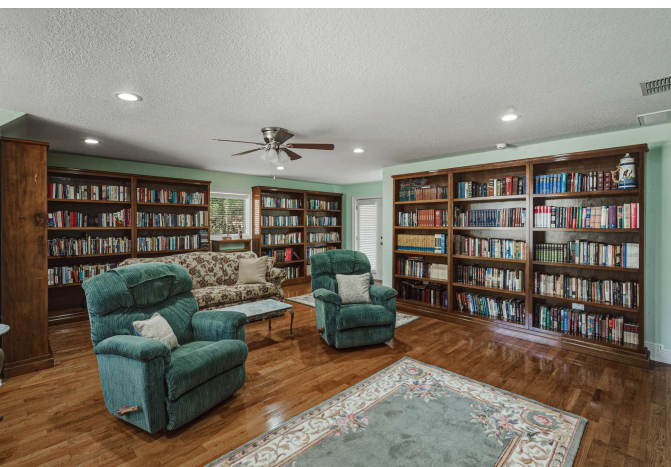
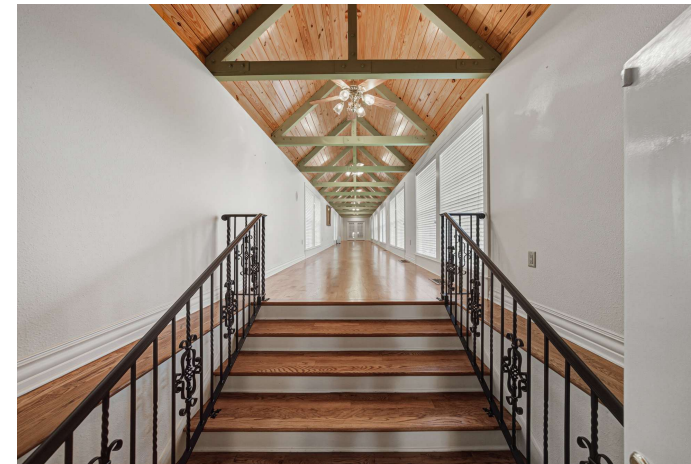
Turkey Cree

E Wheeler Rd

Sydney Rd

BRANDON Google

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ADDITIONAL PHOTOS





Hillsborough County

FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.

ADVISOR BIOGRAPHY



Trace Linder

Advisor

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Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

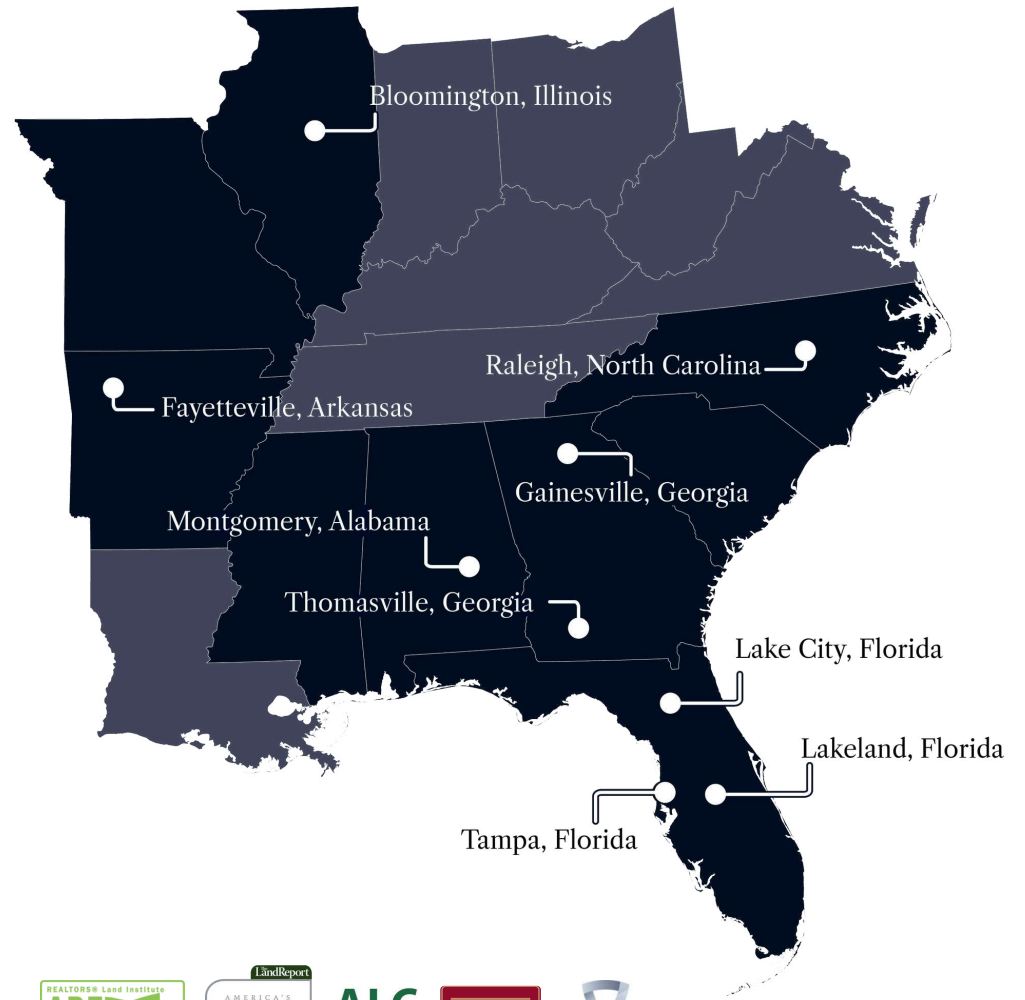
Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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