

**FOR
SALE**

ALACHUA 135 ACRES MIXED-USE DEVELOPMENT

15900 NW US Hwy 441, Alachua, FL 32615



ABOUT THE PROPERTY

SIZE	135± acres
PRICE	\$9,450,000 or \$70,000/acre bulk sale <i>Opportunities for parceled out sale, ground lease, build-to-suit. Inquire for possibilities.</i>
ZONING	CI - Commercial Intensive
UTILITIES	Available
ROAD FRONTAGE	3,500' ± on I-75 350' ± on Hwy 441
PARCEL IDS	03066-000-000, 03605-001-001 03869-014-000, 03869-013-000

DESCRIPTION

135 Acres Mixed Use Development located at the Southeast quadrant of I-75 and 441 in the City of Alachua.

Discover a prime commercial opportunity in the rapidly growing City of Alachua, FL! This expansive property is strategically located at the southeast quadrant of I-75 and Highway 441, offering unbeatable visibility and easy access to two major roadways. With high traffic flow and proximity to key destinations, this location is perfect for a wide range of development possibilities.

Situated in an area experiencing dynamic growth, this property is poised to capitalize on the increasing demand for housing, businesses, and services in the region. Whether you're looking to expand your portfolio or establish your next venture in a high-visibility location, this land offers unparalleled potential.

The City of Alachua has seen steady population growth in recent years, reflecting both its appeal as a residential area and its proximity to the larger Gainesville metropolitan area. From 2010 to 2020, the population grew by approximately 20%, from about 8,500 to over 10,000 residents. This growth trend is expected to continue as Alachua benefits from its location at the intersection of major highways, its proximity to the University of Florida, and its increasing reputation as an attractive place for families, retirees, and professionals.

The property is approximately 16 minutes (25 miles) from the University of Florida & Gainesville, and about 54 minutes (52 miles) from Ocala.

The seller is willing to sell the property in bulk or explore parceled out sale and lease opportunities for various components (see page 3).

Don't miss out on this incredible opportunity in one of Florida's most sought-after areas for development. Act now and position your business at the crossroads of success!

MAURY L. CARTER & ASSOCIATES, INC.

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Offering subject to errors, omission, prior sale or withdrawal without notice.

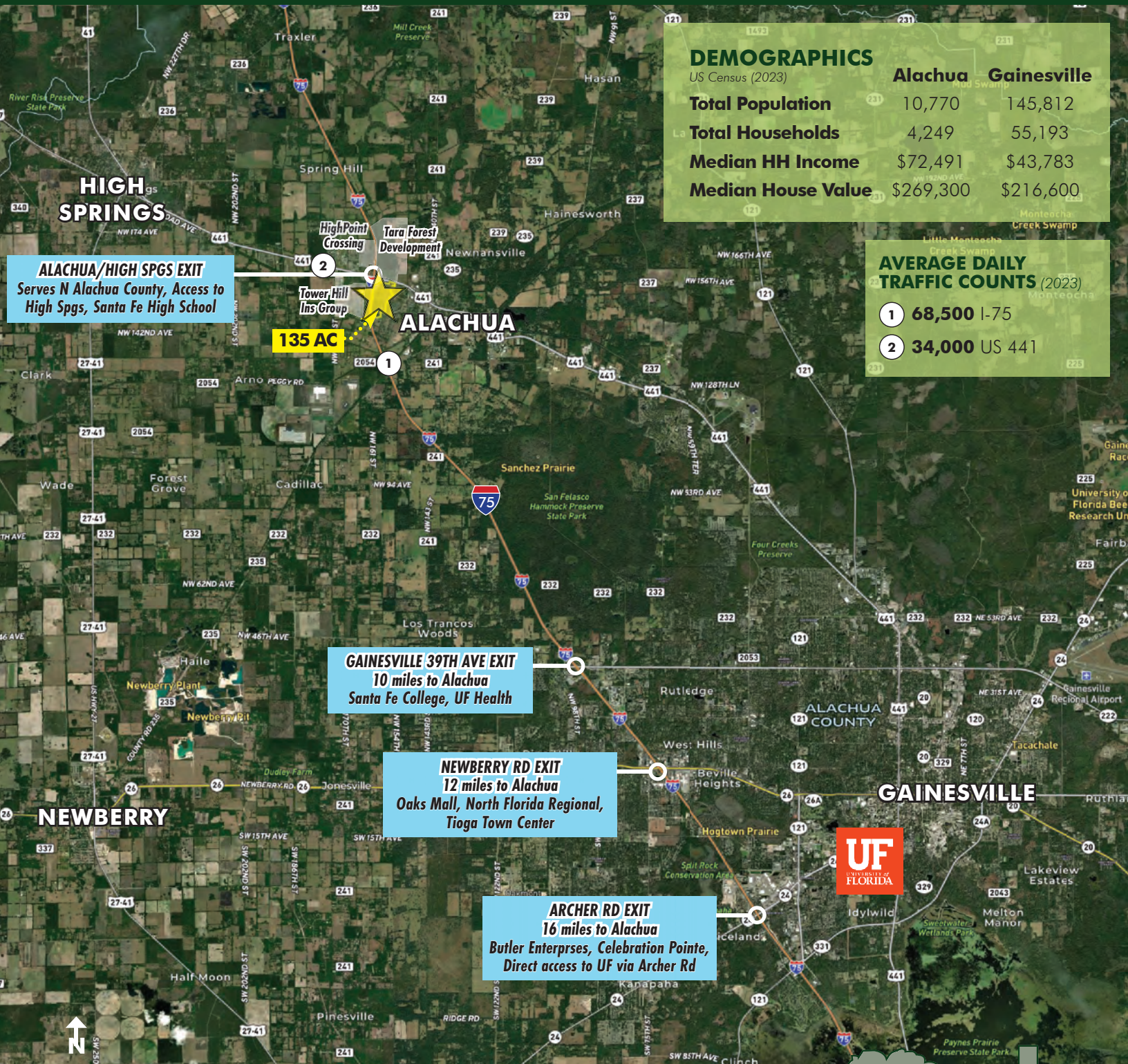


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DEMOGRAPHICS

US Census (2023)

Total Population

Alachua Gainesville

10,770 145,812

Total Households

4,249 55,193

Median HH Income

\$72,491 \$43,783

Median House Value

\$269,300 \$216,600

AVERAGE DAILY TRAFFIC COUNTS (2023)

1 68,500 I-75

2 34,000 US 441

REGIONAL MAP

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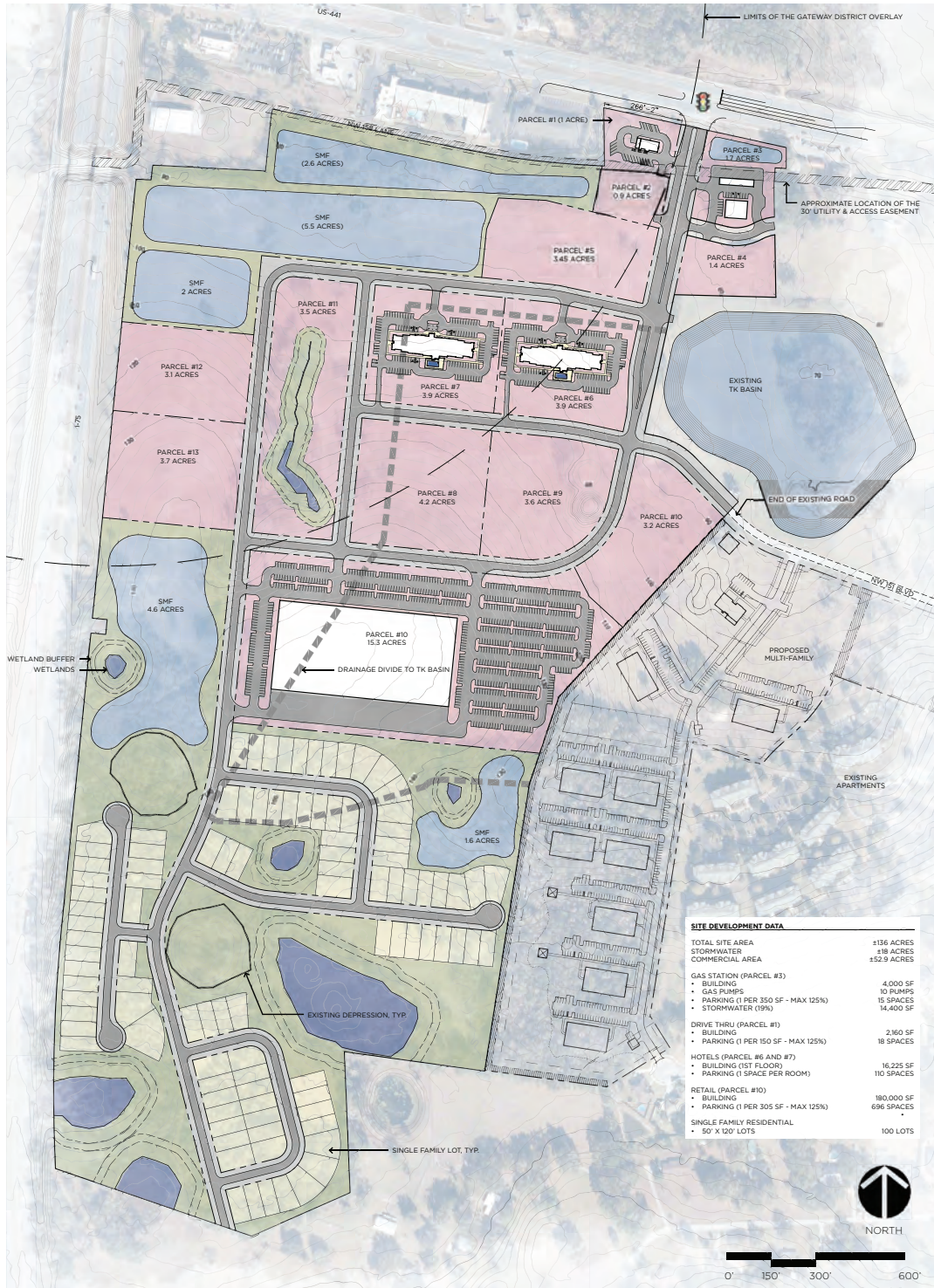
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INITIAL CONCEPT PLAN

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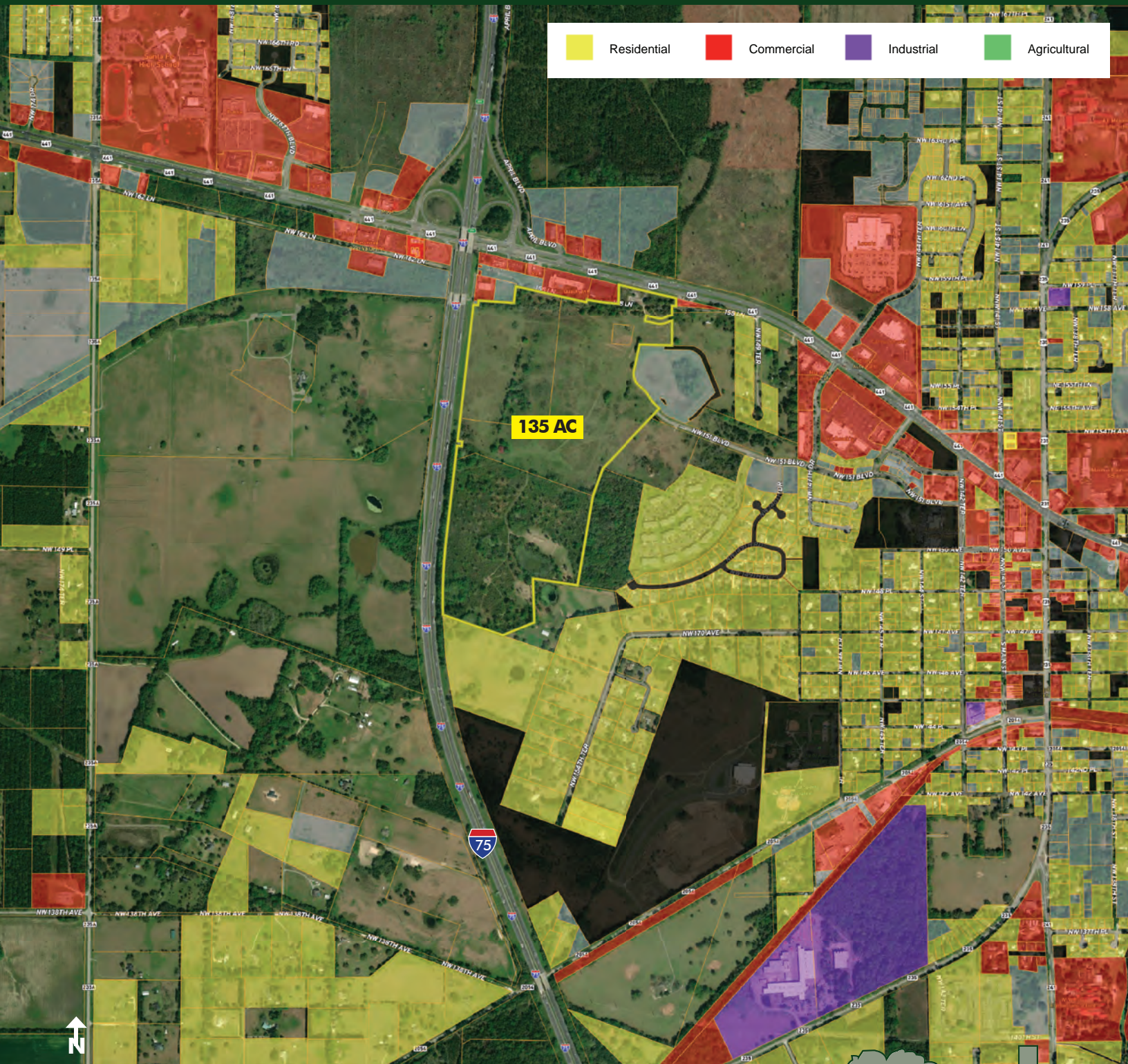
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LAND USE MAP

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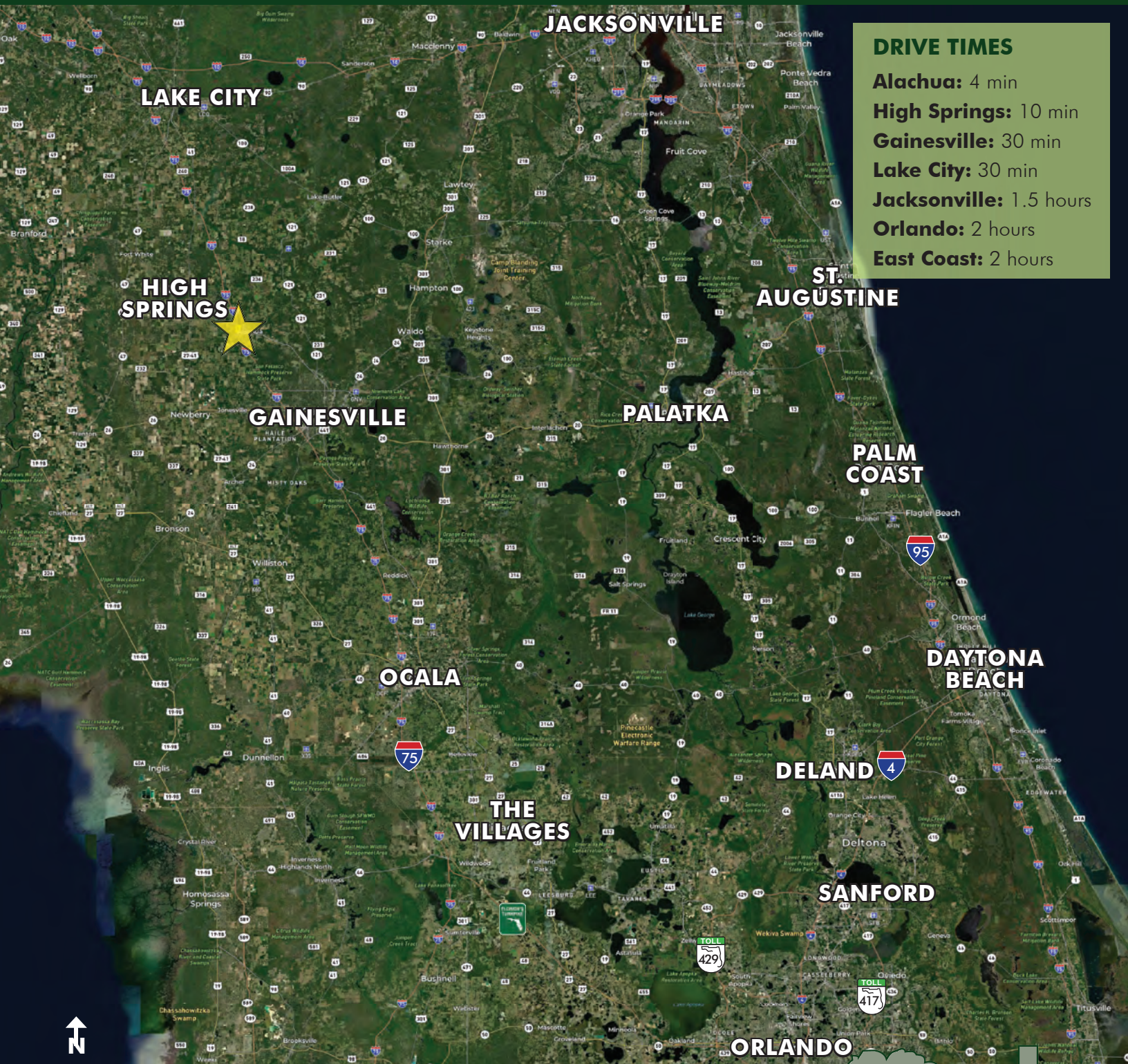
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DRIVE TIMES

Alachua: 4 min
High Springs: 10 min
Gainesville: 30 min
Lake City: 30 min
Jacksonville: 1.5 hours
Orlando: 2 hours
East Coast: 2 hours

LOCATION MAP

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