

**FOR
SALE**

ALACHUA 135 ACRES MIXED-USE DEVELOPMENT

15900 NW US Hwy 441, Alachua, FL 32615



ALACHUA/HIGH SPGS EXIT
Serves N Alachua County, Access to High Spgs, Santa Fe High School

135 AC

GAINESVILLE 39TH AVE EXIT
10 miles to Alachua
Santa Fe College, UF Health

NEWBERRY RD EXIT
12 miles to Alachua
Oaks Mall, North Florida Regional, Tioga Town Center

ARCHER RD EXIT
16 miles to Alachua
Butler Enterprises, Celebration Pointe, Direct access to UF via Archer Rd

DEMOGRAPHICS
US Census (2023)

	Alachua	Gainesville
Total Population	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

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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

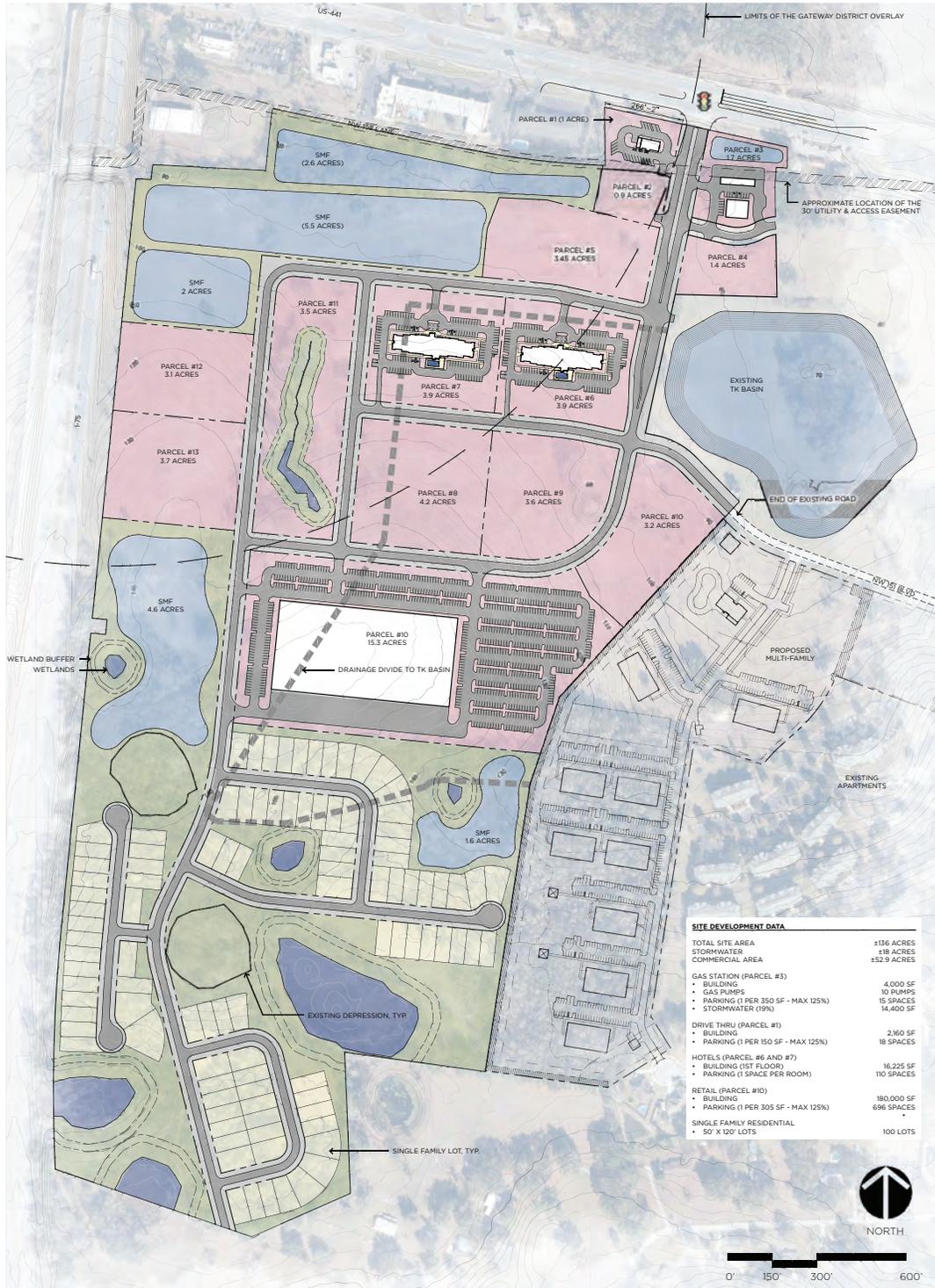


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INITIAL CONCEPT PLAN

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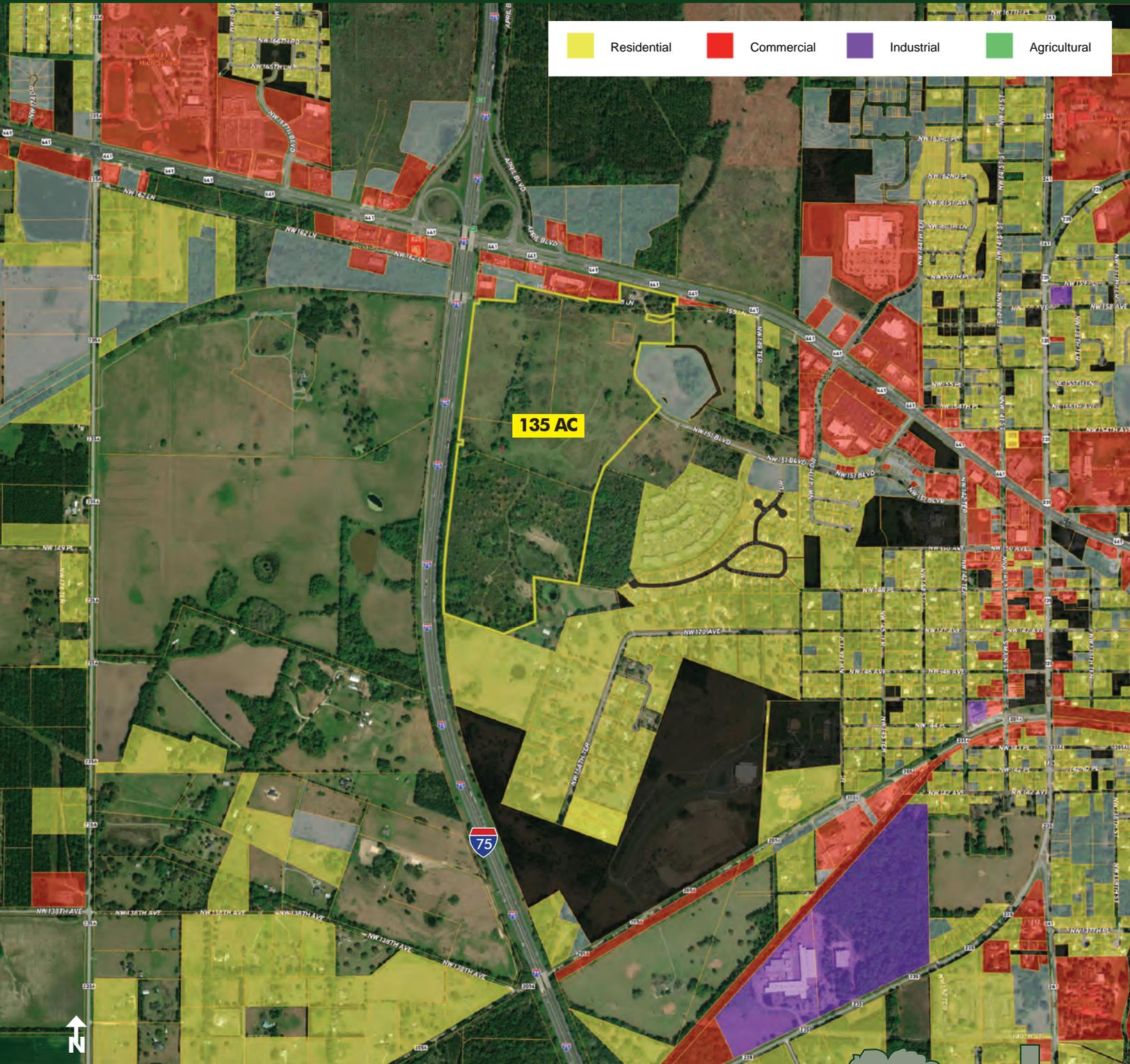
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LAND USE MAP

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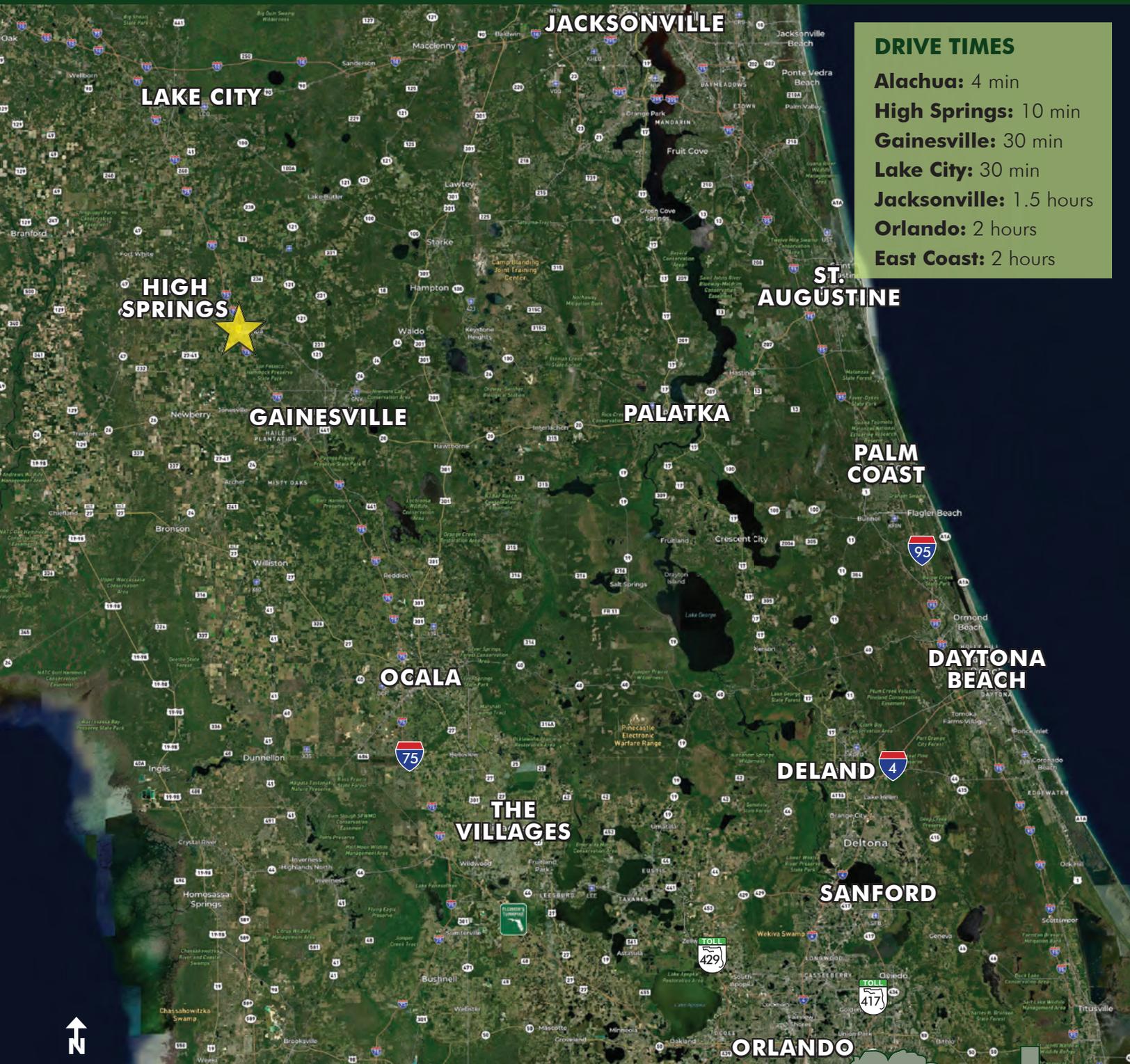
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DRIVE TIMES

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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