



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



225± AC RESIDENTIAL DEVELOPMENT LAND IN GAINESVILLE SUBURB

SW 30th Ave. Newberry, Alachua County, FL 32669

BULK PRICE: \$23M • SINGLE FAMILY: \$26,000/UNIT • MULTIFAMILY & RENTAL: \$19,500/UNIT

Contact us today!

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PROPERTY DETAILS

- **Size:** 225± acres
- **Zoning:** Agriculture/ Residential
- **Utilities:** Water & Sewer Available to site
- **Frontage:** ±3,000' on SW 30th Ave.
- **Parcel IDs:** 02542-001-004, 02547-001-000, 02542-001-007, 02542-001-000, 02542-001-001, 02542-001-002, 02542-001-003, 02542-001-005, 02542-001-006, 02542-001-008

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Up to ±1,089 Unit Residential Development Site | Newberry, FL

An outstanding entitled development opportunity in the heart of Newberry, FL a thriving suburb of Gainesville, FL (The University of Florida). This site offers a rare chance to deliver a high-demand residential product in one of Florida's fastest-growing suburbs.

Positioned near downtown Newberry, FL and +-750 ft from US Highway 27, the site spans multiple parcels with entitlement for up to +-1,089 residential units. The project is in the process of engineering and will be ready to break ground in the near future—streamlining the path from acquisition to vertical construction.

Newberry has experienced significant growth with a brand new nearby Publix (5 minutes), fueled by its close proximity to The University of Florida (30 minutes), Interstate-75 (20 minutes), and US HWY 27 (1 minute). The area continues to attract a diverse population of professionals, students, and retirees, making this a strategic location for for-sale or for-rent residential product.

SITE PLAN DATA

PARCEL	ACRE	USE	LOT SIZE	UNITS	DENSITY
A	12.83	Apartment		196	15.28
B	11.08	Apartment		176	15.88
C	18.53	BTR		190	10.25
D	66.91	Single-Family	VARIES	195	2.91
			50' X 120'	108	
			60' X 120'	51	
			70' X 120'	36	
E	48.43	Single-Family	50' X 120'	182	3.76
F	45.23	Single-Family	55' X 120'	150	3.32
G	5.40	Public Park			
TOTAL	208.41			1089	5.23



GEOGRAPHICAL DETAILS

Local Demographics

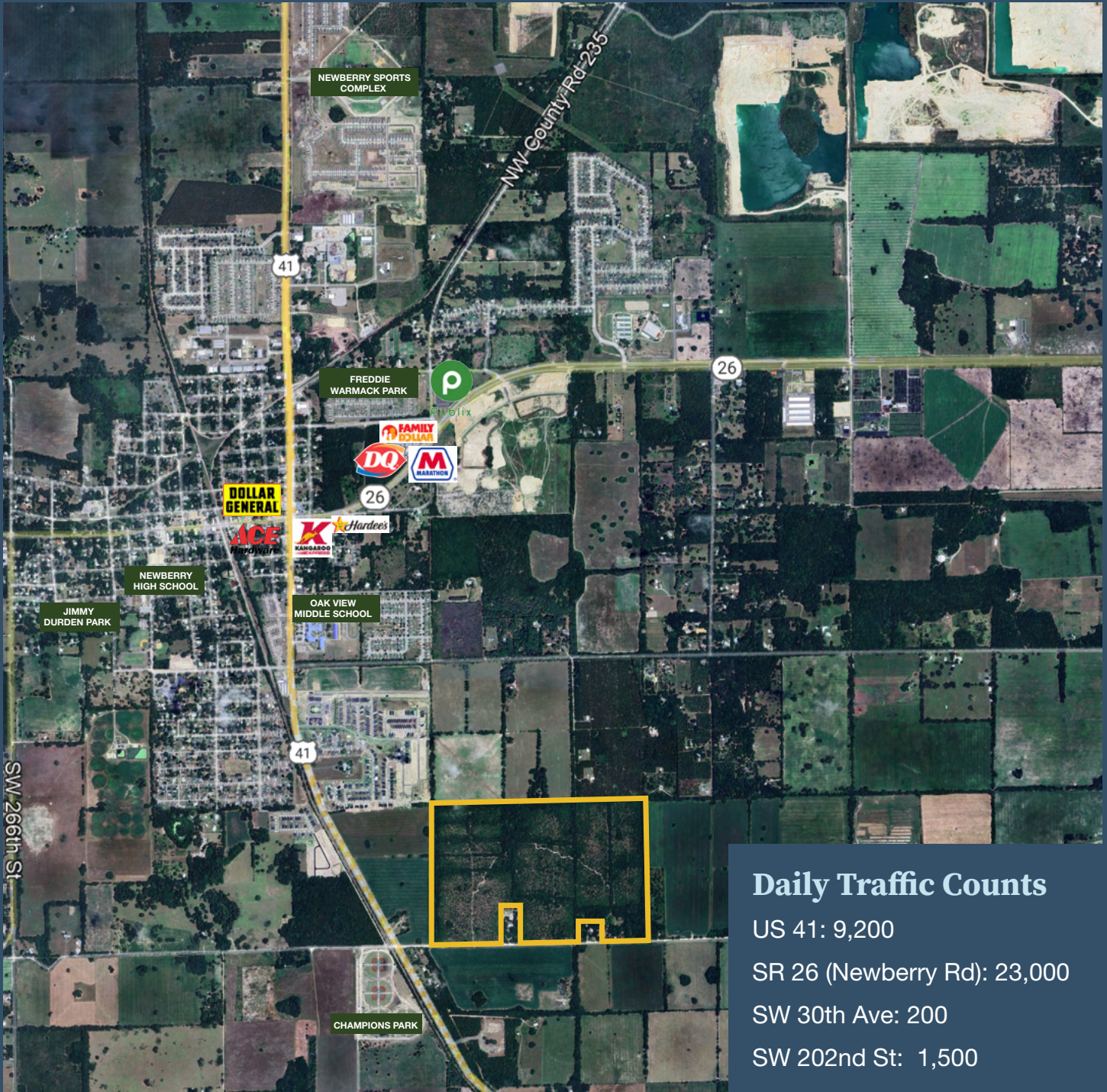
- Total Population: 7,608
- Median HH Income: \$100,513
- Median Home Value: \$268,800

Newberry, US Census

County Demographics

- Total Population: 281,751
- Median HH Income: \$59,659
- Median Home Value: \$266,800

Alachua County, US Census



Daily Traffic Counts

US 41: 9,200

SR 26 (Newberry Rd): 23,000

SW 30th Ave: 200

SW 202nd St: 1,500

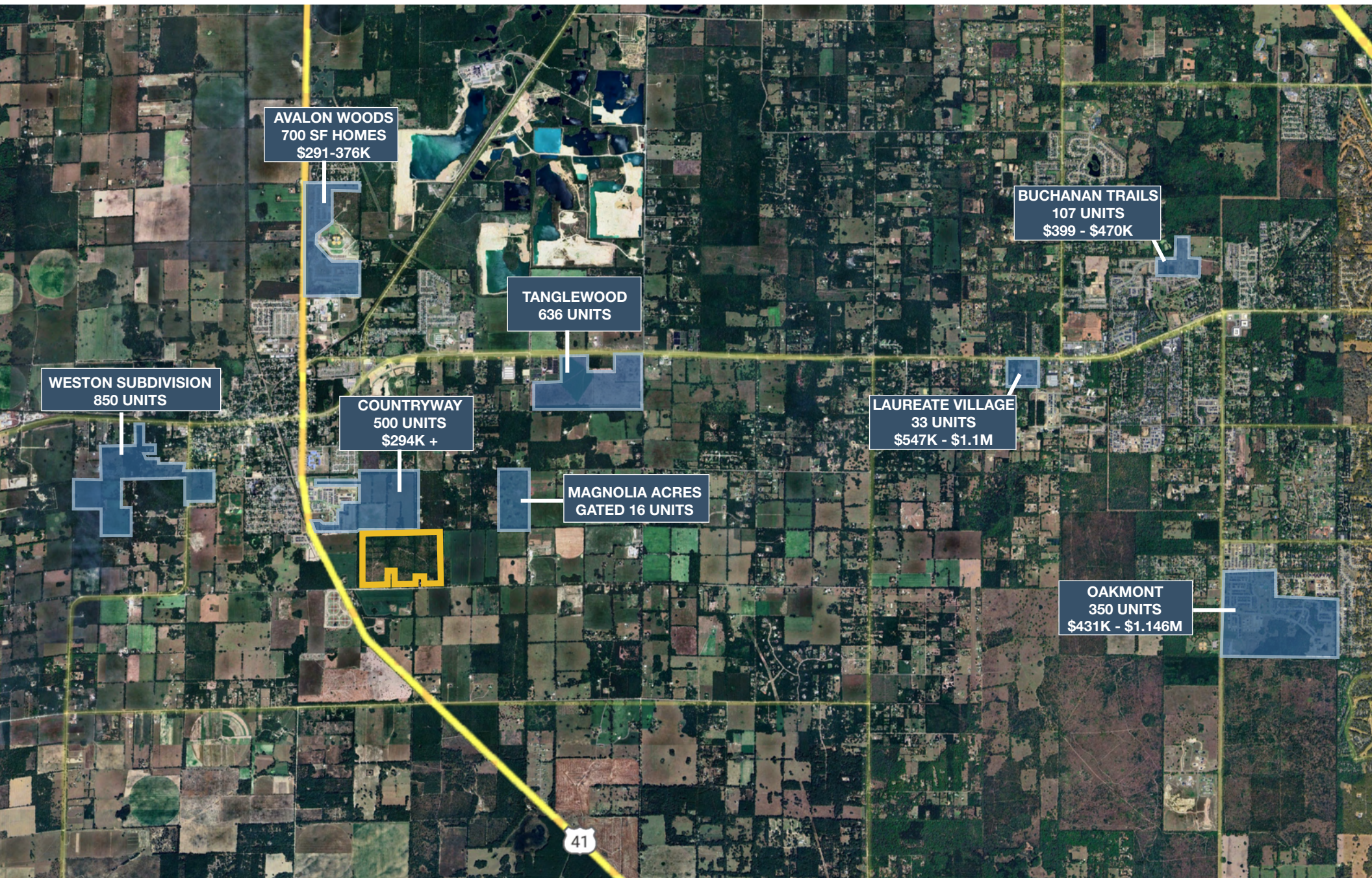
SITE PLANS

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LOCAL PLANNED DEVELOPMENTS



LOCAL DRIVE TIMES



REGIONAL MAP

Drive Times

- Live Oak: 35 min
- Cedar Key: 55 min
- Ocala: 1 hr
- The Villages: 1 hr 30 min
- Jacksonville: 1 hr 40 min
- Orlando: 2 hrs
- St. Augustine: 2 hrs 10 min
- Palm Coast: 2 hrs 10 min

