



**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: ~~\$23,000,000~~ NOW \$18,423,000**

**SINGLE FAMILY: \$23,000/UNIT • MULTIFAMILY & RENTAL: \$11,500/UNIT**

*Contact us today!*

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# PROPERTY DETAILS

- **Size:** ±225 acres
- **Zoning:** Agriculture/ Residential
- **Utilities:** Water & Sewer available
- **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

**Bulk Price: \$18,423,000**

- Single-Family Residential: \$11,960,000 (\$23,000/UNIT x 520 units)
- Multifamily: \$6,463,000 (\$11,500/UNIT @ 562 units)

## 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	Apartments		196	15.28
B	11.08	Apartments		176	15.88
C	18.53	BTR		190	10.25
D	66.91	Single-Family	VARIABLES	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	50' X 120'	150	3.32
G	5.40	Public Park			
<b>TOTAL:</b>	<b>208.41</b>			<b>1089</b>	<b>5.23</b>



# GEOGRAPHICAL DETAILS

## Local Demographics

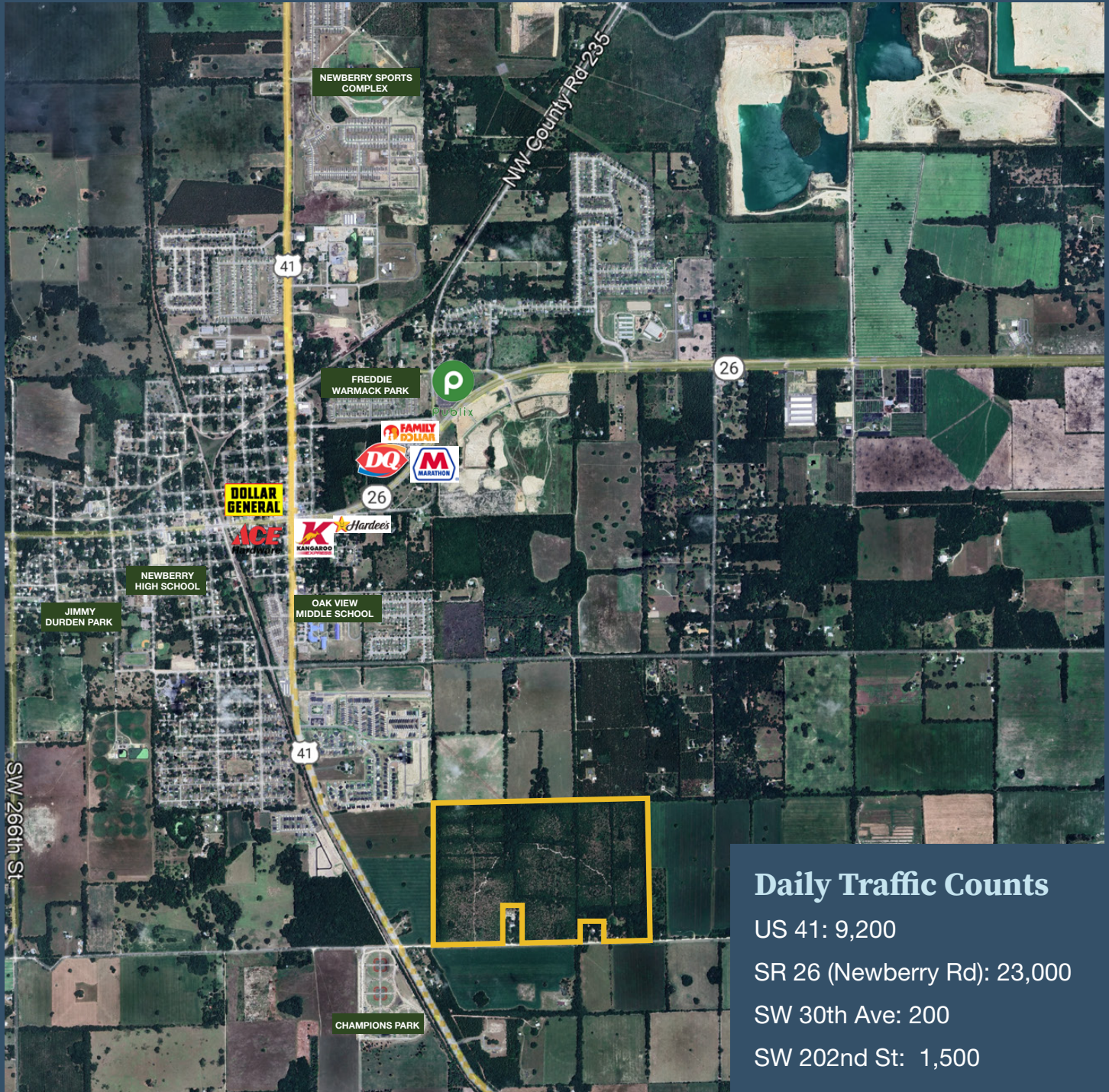
- Total Population: 7,608
- Median HH Income: \$100,513
- Median Home Value: \$268,800

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

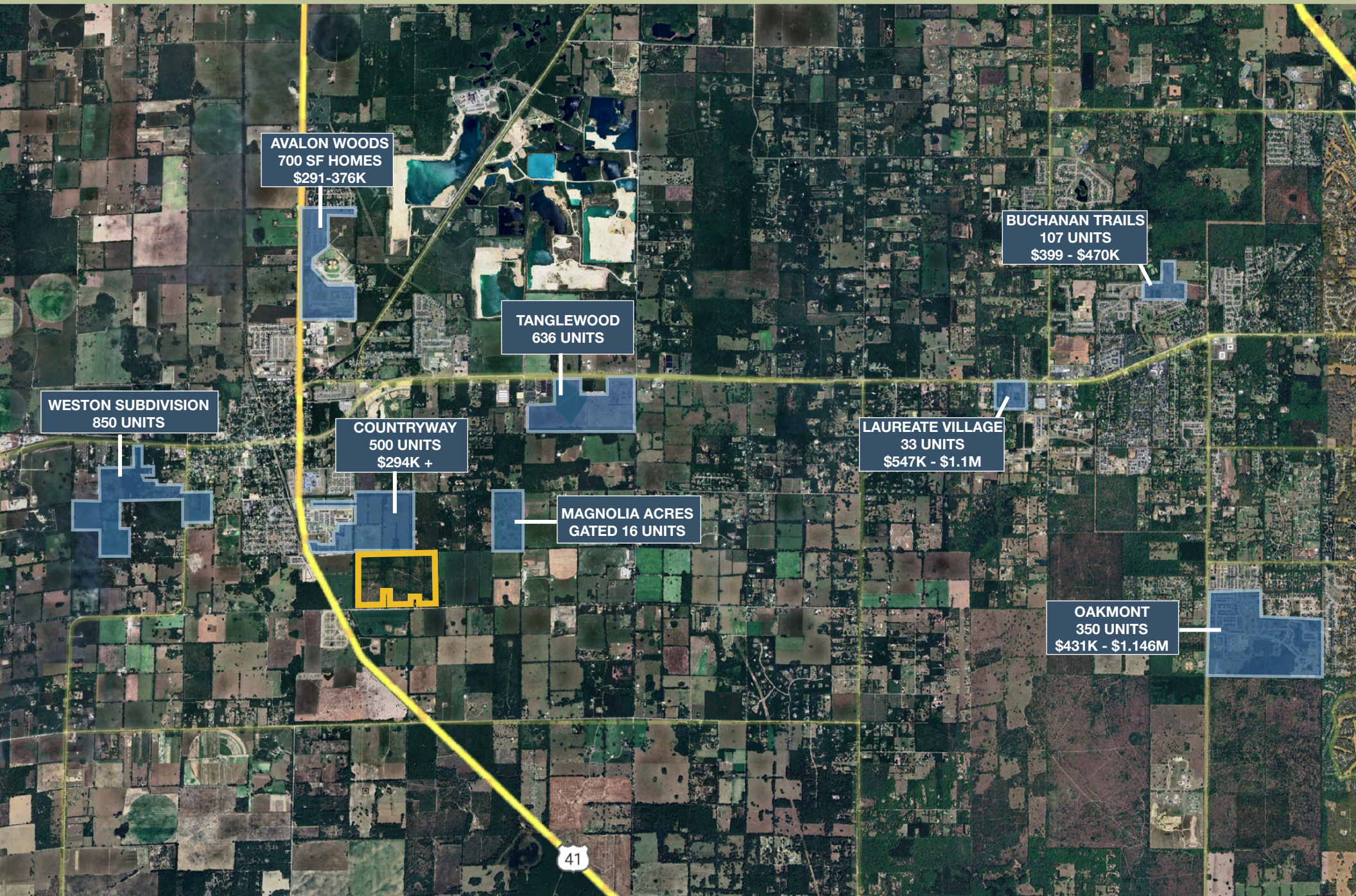
# SITE PLANS

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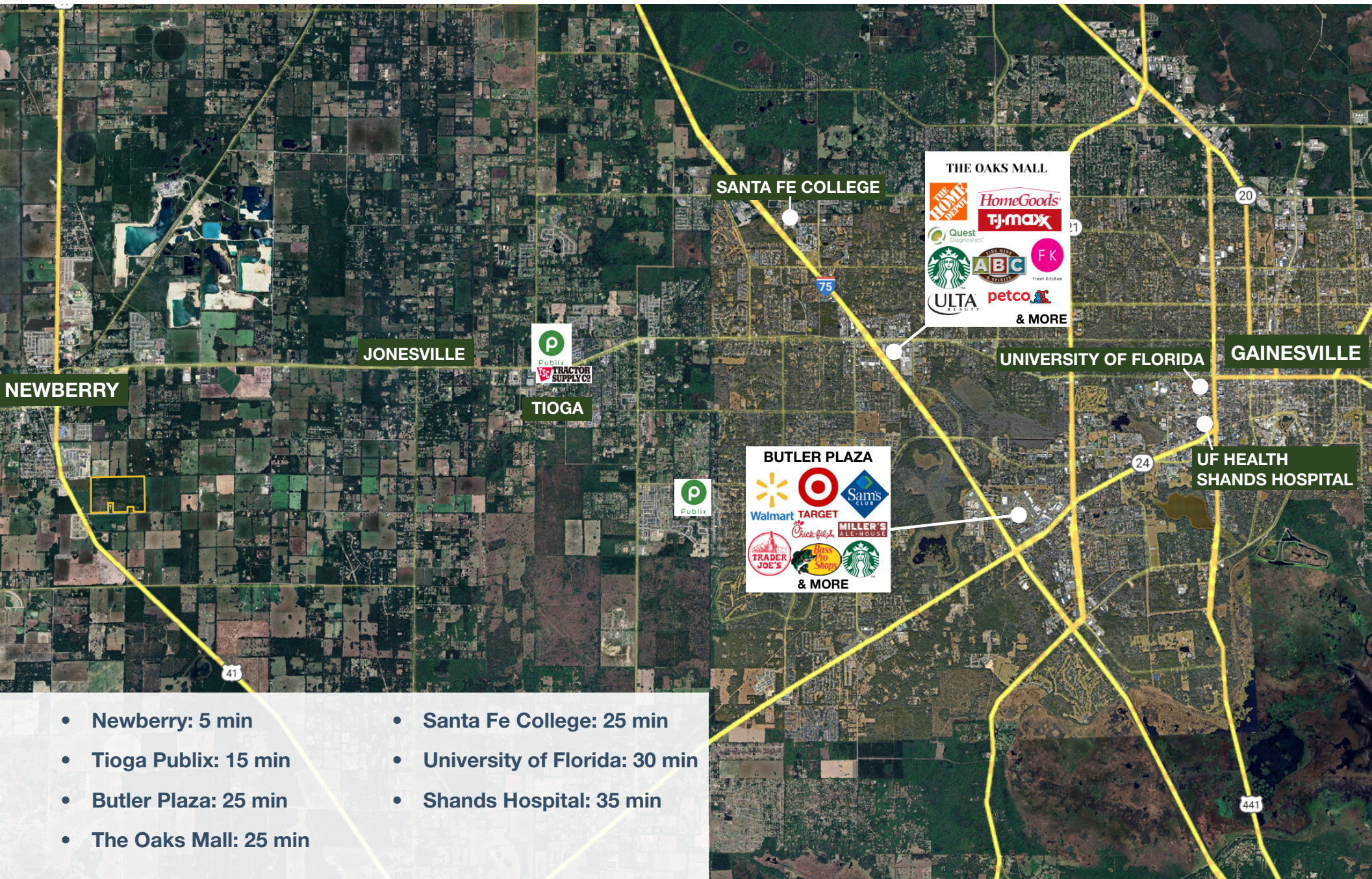
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# LOCAL PLANNED DEVELOPMENTS



# 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

