



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



SF
SANTA FE
COLLEGE



CVS

THE FRESH MARKET

Publix

Jersey Mike's

Orangetheory

TJ-maxx
BEALLS
DOLLAR TREE
Publix
FLOOR DECOR

HCA Healthcare

UF UNIVERSITY of FLORIDA
LESS THAN 5 MILES ➔

Advance Auto Parts
THE HOME DEPOT
WAFFLE HOUSE

ULTA BEAUTY
ROOMS TO GO
Bath & Body Works
HOBBY LOBBY
JCPenney
Dillard's
KAY JEWELERS
sunglass hut
GameStop
DUNKIN'
BUFFALO WILD WINGS
FK

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN GAINESVILLE

LESS THAN 5 MILES TO UNIVERSITY OF FLORIDA!

3220 NW 69th St, Gainesville, FL 32606

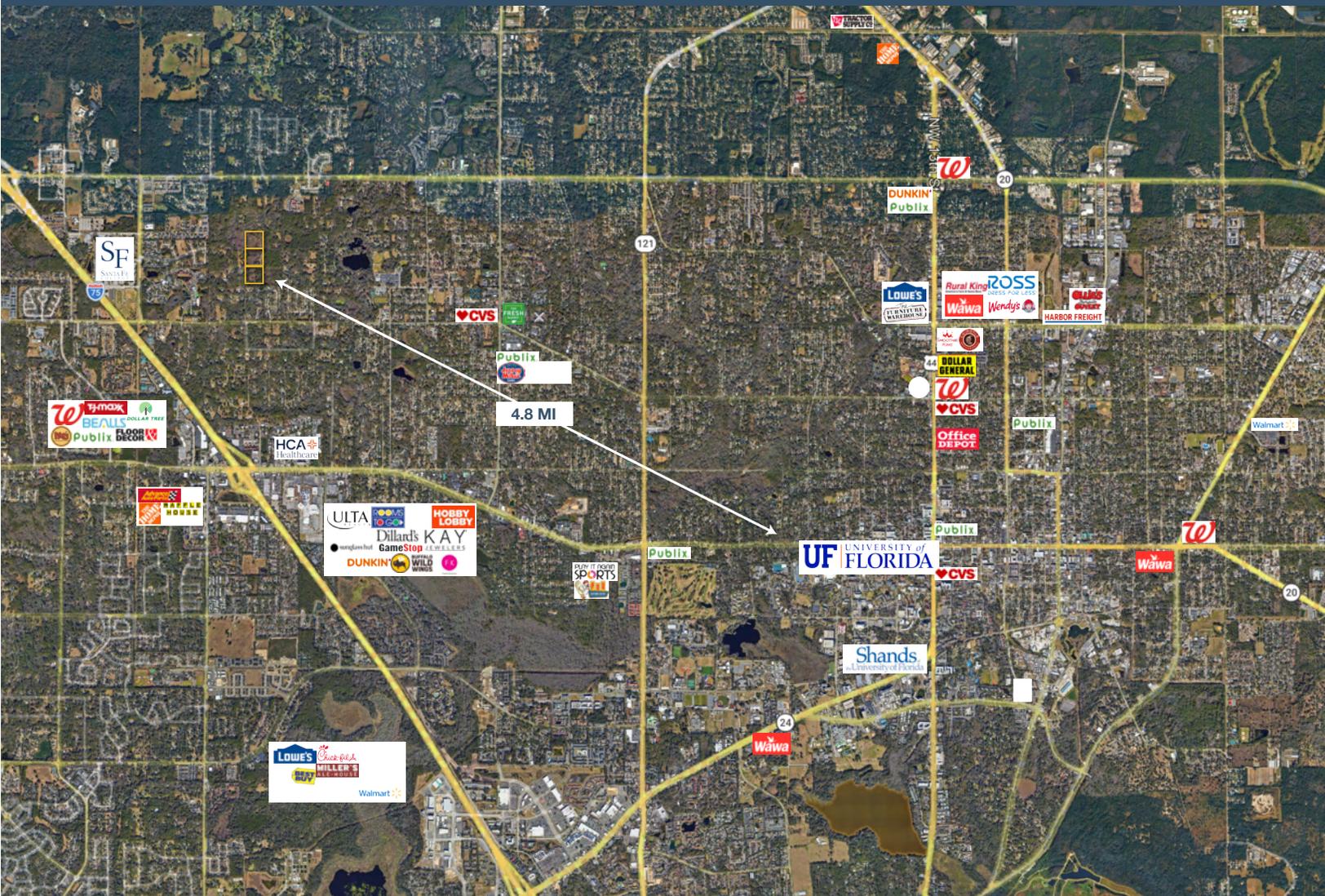
PROPERTY DETAILS

- Size: ±30.82 acres
- Zoning: R-1A
- Price: \$2,200,000
- Parcels: 06205-000-000 & 06205-002-000
- Utilities: Available

PROPERTY HIGHLIGHTS

This 30± acre property in Alachua County offers an exceptional opportunity for residential development in one of North Central Florida's most active growth corridors. The site is high and dry allowing to utilize the full property for development. Ideally located just 0.75 miles from Santa Fe College and only 4 miles from University of Florida, the property benefits from proximity to two major educational institutions that drive consistent housing demand.

With convenient connections to Interstate 75 and NW 23rd Avenue, future residents will have easy travel throughout the Gainesville area. The property is zoned Low Density Residential and carries existing entitlements from a previously approved plat, allowing for up to 71 residential units. With entitlements already in place and strong surrounding demand, this site is well positioned for a new residential community in the Gainesville market.



GEOGRAPHICAL DETAILS

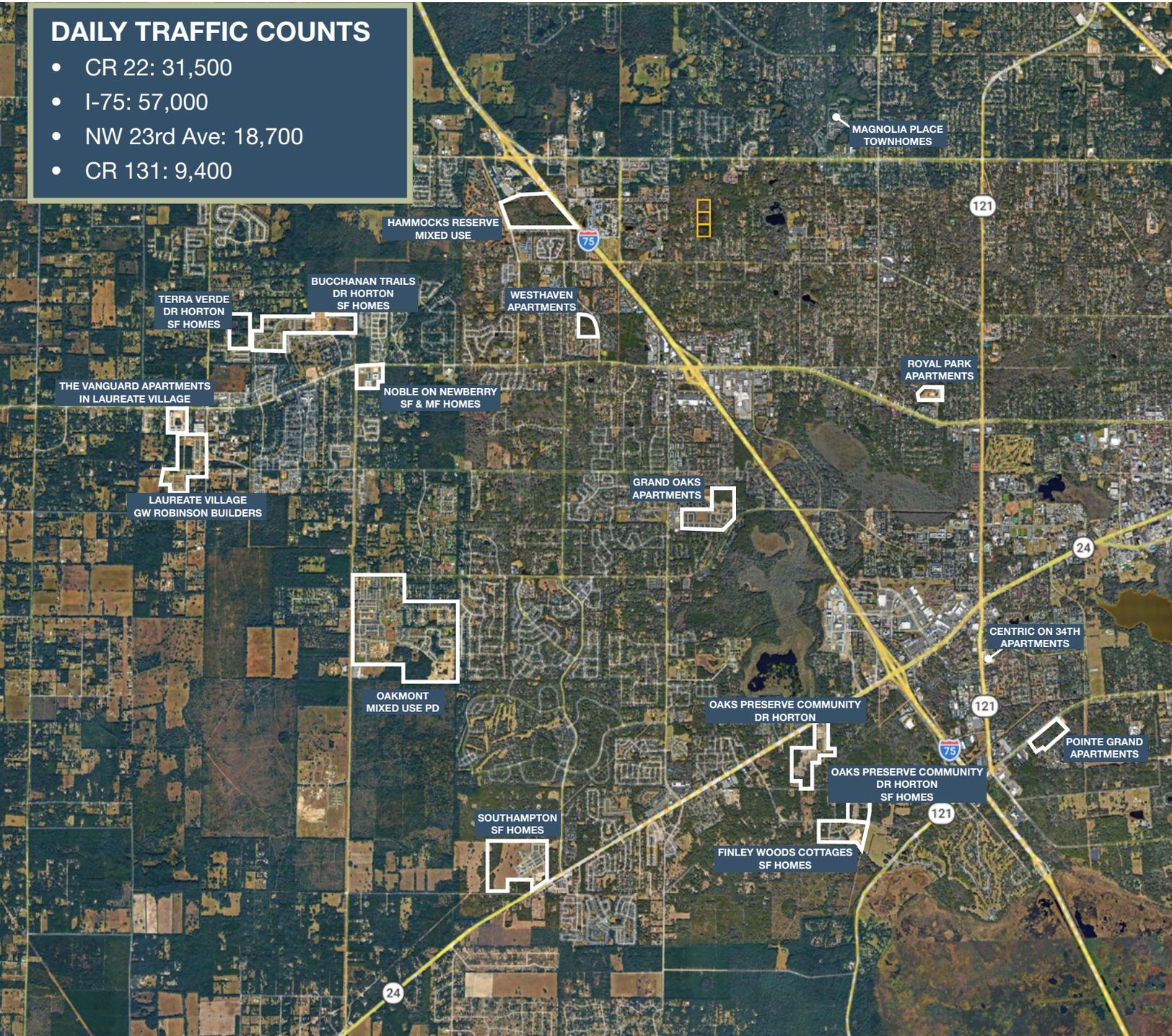
DEMOGRAPHICS

Total Population	148,720	291,782
Median HH Income	\$46,195	\$61,949
Median Home Value	\$247,500	\$288,800

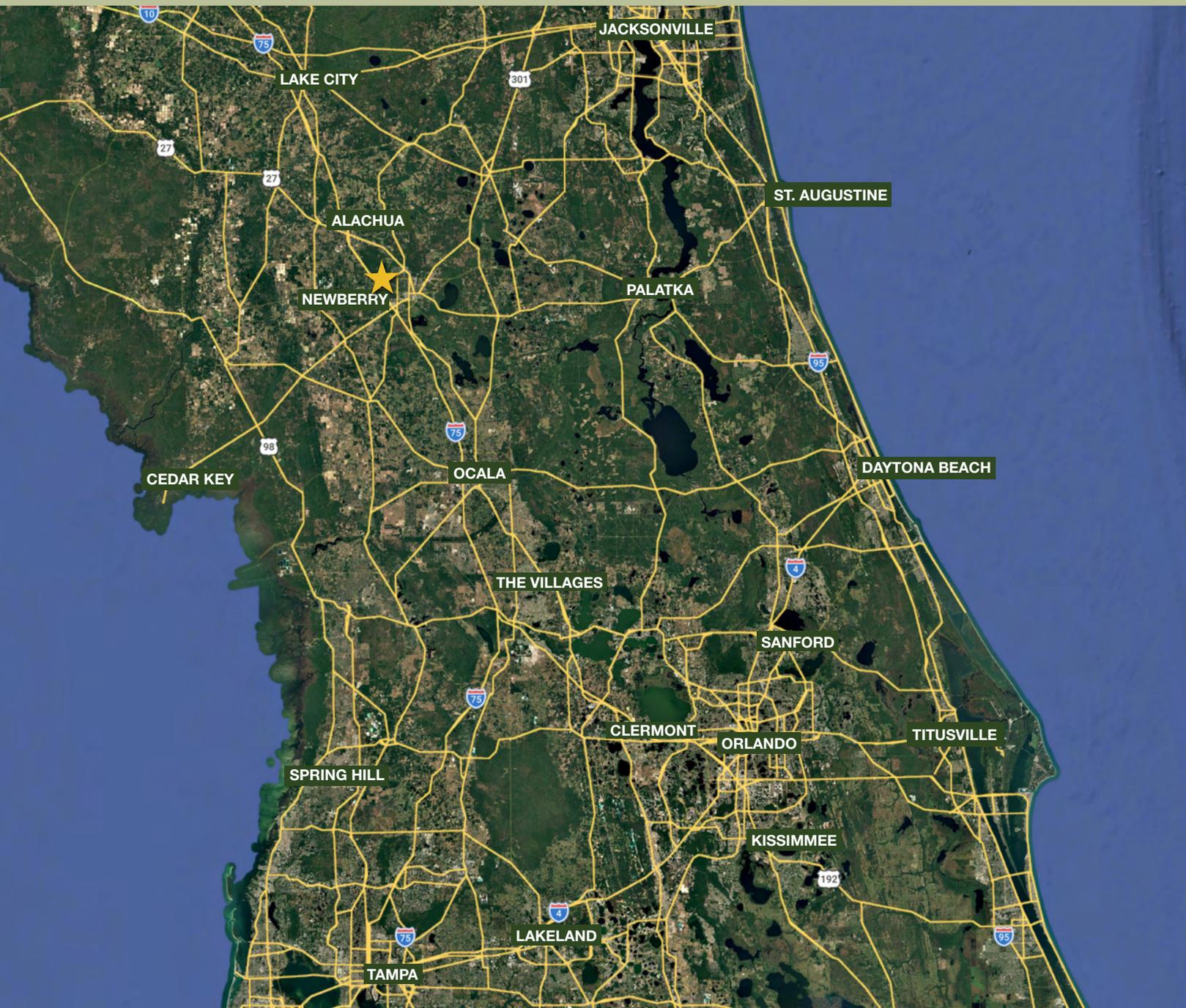
Gainesville, US Census *Alachua County, US Census*

DAILY TRAFFIC COUNTS

- CR 22: 31,500
- I-75: 57,000
- NW 23rd Ave: 18,700
- CR 131: 9,400



REGIONAL MAP



DRIVE TIMES

- Santa Fe College: 5 min
- University of Florida: 12 min
- Shands Hospital: 15 min
- Gainesville Regional Airport: 20 min
- Ocala: 50 min
- Jacksonville: 1 hr 30 min
- Orlando: 2 hr
- Tampa: 2 hr 10 min
- Daytona Beach: 2 hr 20 min