



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

PRICE REDUCED



PRICE: ~~\$2,200,000~~ NOW \$1,950,000!

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN GAINESVILLE

LESS THAN 5 MILES TO UNIVERSITY OF FLORIDA!

3220 NW 69th St, Gainesville, FL 32606

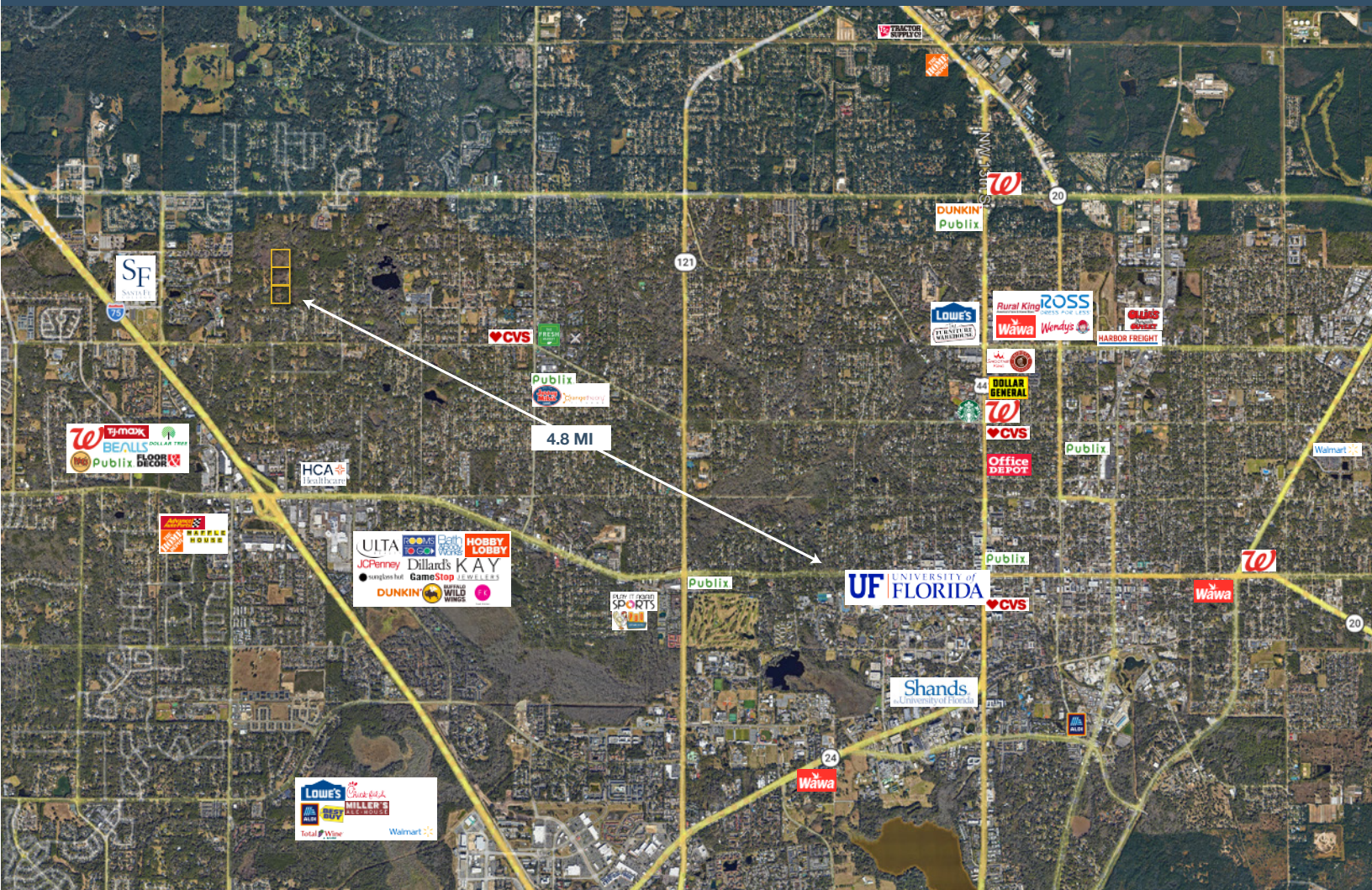
PROPERTY DETAILS

- Size: ±30.82 acres
- Zoning: R-1A
- Price: **\$1,950,000**
- Parcels: 06205-000-000 & 06205-002-000
- Utilities: Available
- DOWN FROM \$2,200,000

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 has 71 residential units approved under an existing plat. Based on current zoning and land use, the site allows for a maximum entitlement of 124 units, with the potential for up to 228 dwelling units through application of the County's Cottage Neighborhood zoning designation. With entitlements already in place and strong surrounding demand, this site is well positioned for a new residential community in the Gainesville market.



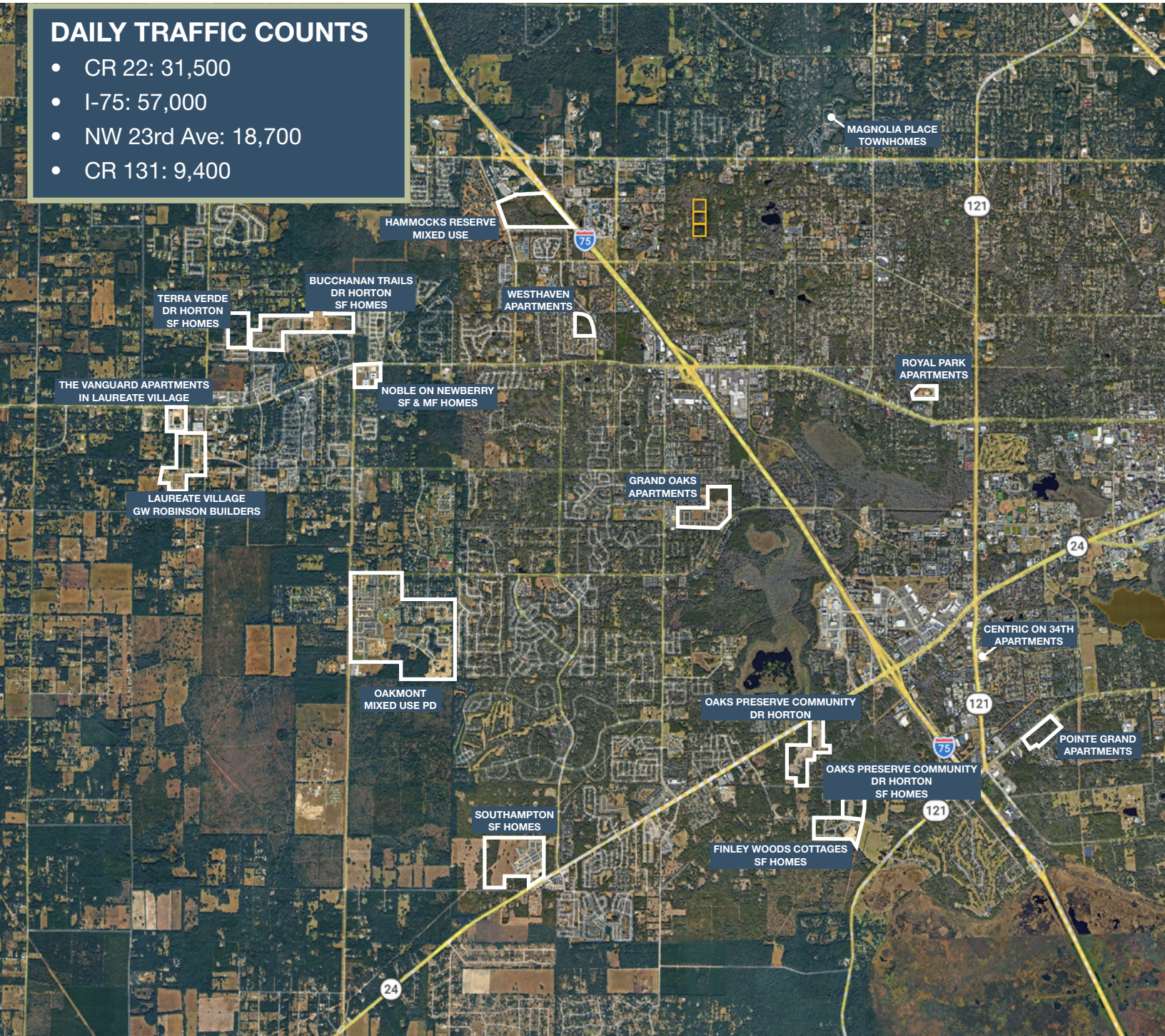
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

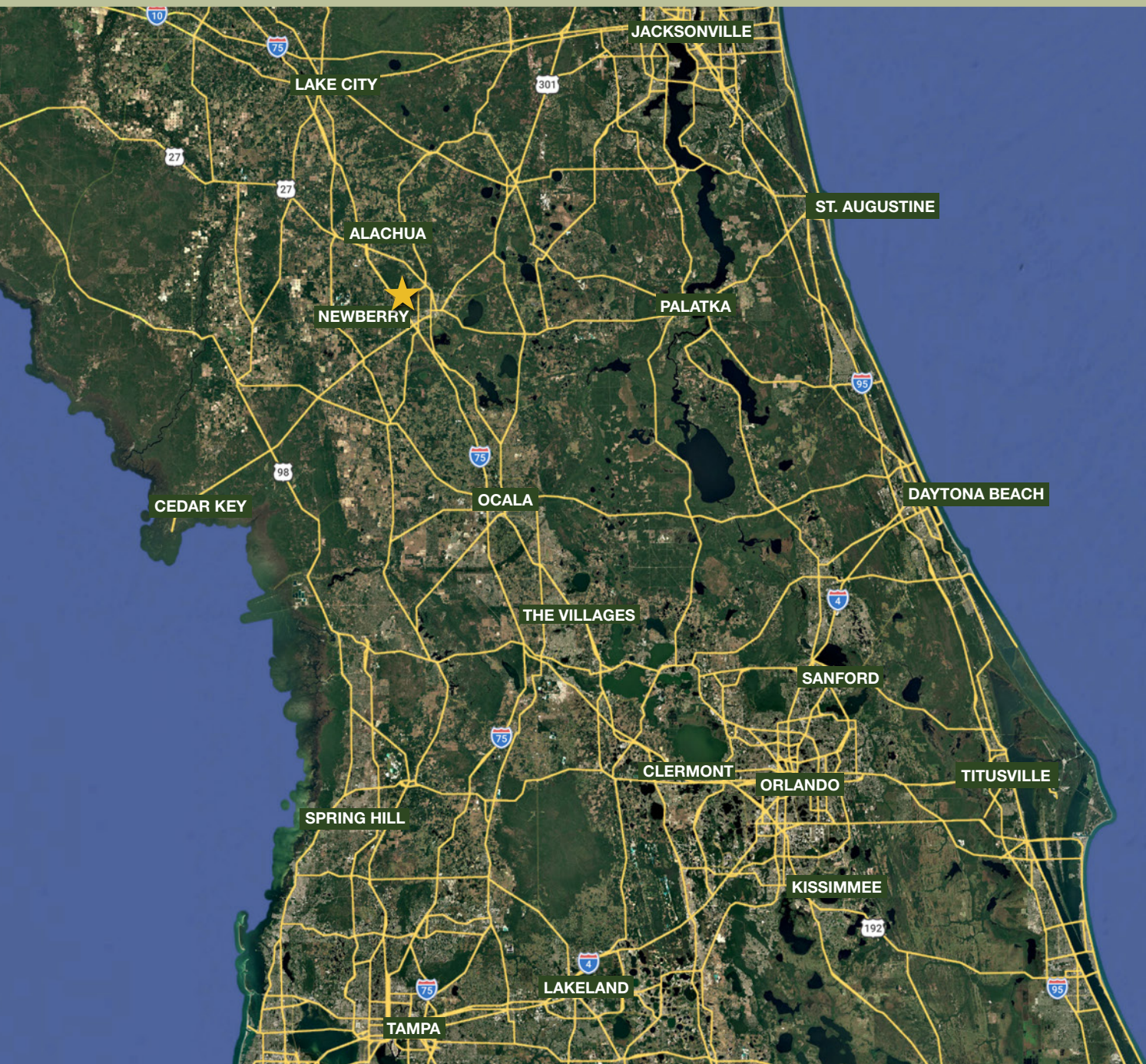
Total Population	148,720	291,782
Median HH Income	\$46,195	\$61,949
Median Home Value	\$247,500	\$288,800
Gainesville, US Census		Alachua County, US Census

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