

Alachua Multi-Acre Home Development Site

0 CR 235, Alachua, Florida 32615

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PROPERTY OVERVIEW



Sale Price

\$4,049,850

Offering Summary

Acreage:	117 Acres
Price / Acre:	\$34,614
State:	Florida
City:	Alachua
County:	Alachua
Property Type:	Development Land, Acreage and Estates, Hunting and Recreational Land, Timberland

Property Overview

Presenting a premier investment opportunity in Alachua County. Zoned Agricultural (A), this expansive property offers a blank canvas for a wide range of uses, including a potential timber tract, recreational land, or a private estate setting. With its prime location and flexible zoning, the property offers significant upside for both long-term land investors and residential developers.

The size and configuration make it particularly well-suited for a rural clustered residential community with larger homesites of 2+ acres per lot. This layout aligns with current market demand for privacy, space, and a rural lifestyle, while still allowing for cohesive planning and efficient land use. Whether positioned as an equestrian community, a family subdivision, or estate homes, the property provides the scale to bring diverse visions to life.

Beyond development potential, the land offers opportunities for recreational use, timber management, or long-term hold strategies. The Agricultural zoning supports a wide variety of uses, adding to the property's overall versatility and long-term value.

Strategically located a short drive from Gainesville, the property benefits from proximity to one of North Florida's most dynamic hubs. Gainesville is home to the University of Florida, a strong employment base, leading healthcare systems, and cultural amenities. This close proximity enhances investment appeal and residential demand, balancing rural living with convenient access to urban resources.

A rare find in the area, this property combines scale, location, and zoning flexibility in a way that is increasingly difficult to replicate. Whether you aim to develop, invest, or hold for future appreciation, this offering represents a strategic opportunity in one of North Central Florida's most desirable regions.

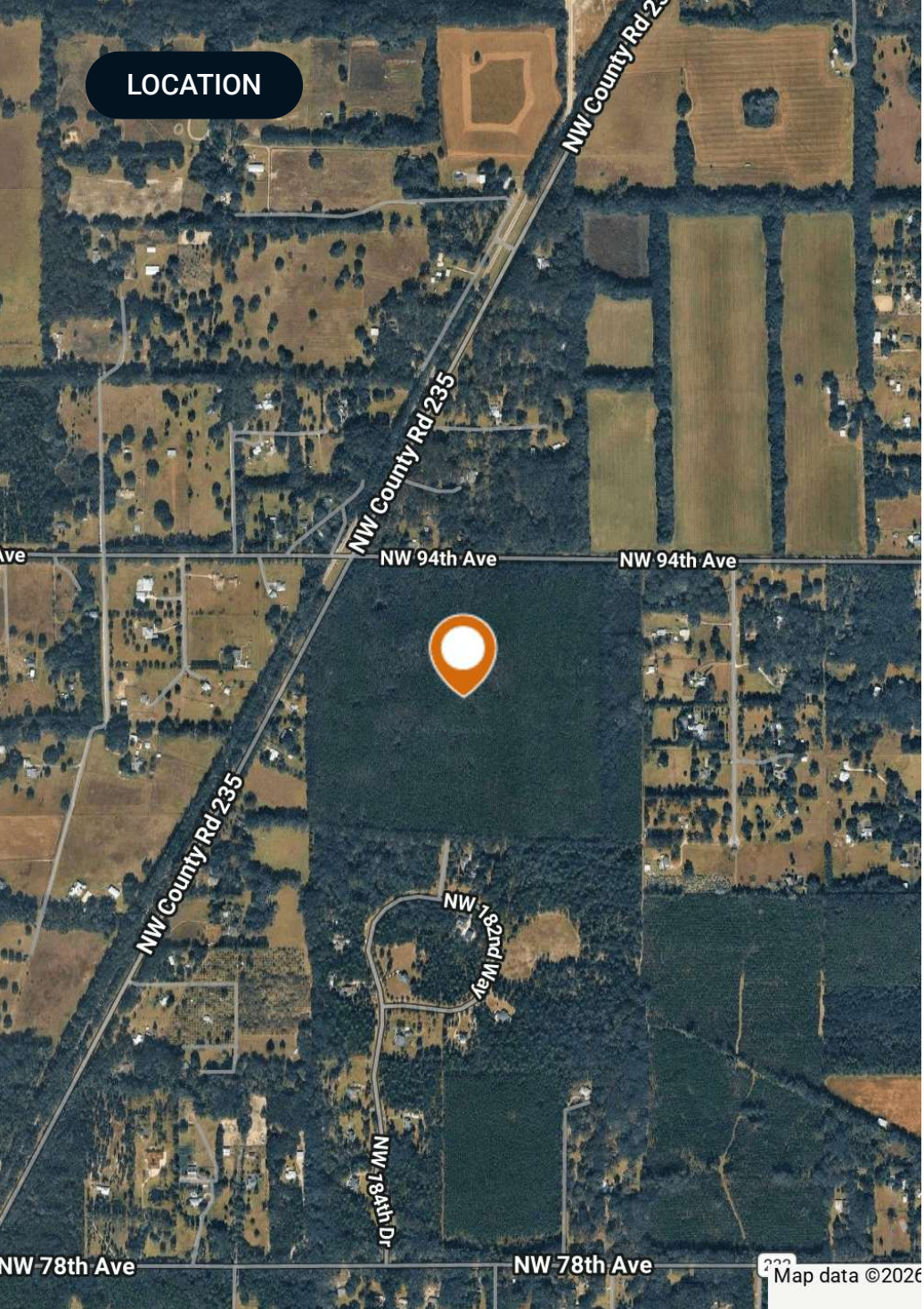
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	All Uplands
Soil Types:	Arredondo Gainesville Sand Millhopper Sand
Zoning / FLU:	A (1DU/5 AC) / AG
Lake Frontage / Water Features:	N/A
Road Frontage:	775± Ft of Frontage on Country Rd 235 and 2120± Ft of frontage on NW 94 Ave. The property also touches NW 176 Terrace
Nearest Point of Interest:	Walmart Distribution Center 7035: 1 Mile Dollar General Distribution Center: 2 Miles Downtown Alachua: 4 Miles I-75 Access: 4.25 Miles Santa Fe High School: 4.5 Miles Alachua Elementary School: 4.5 Miles Publix: 4.5 Miles Lowes: 4.5 Miles Oaks Mall: 9 Miles
Current Use:	Vacant land
Land Cover:	Coniferous Plantations/ Upland Hardwood Forests
Structures & Year Built:	N/A

LOCATION



Location & Driving Directions

Parcel: 04072-000-000 04072-017-015

GPS: 29.7397984166, -82.536359509

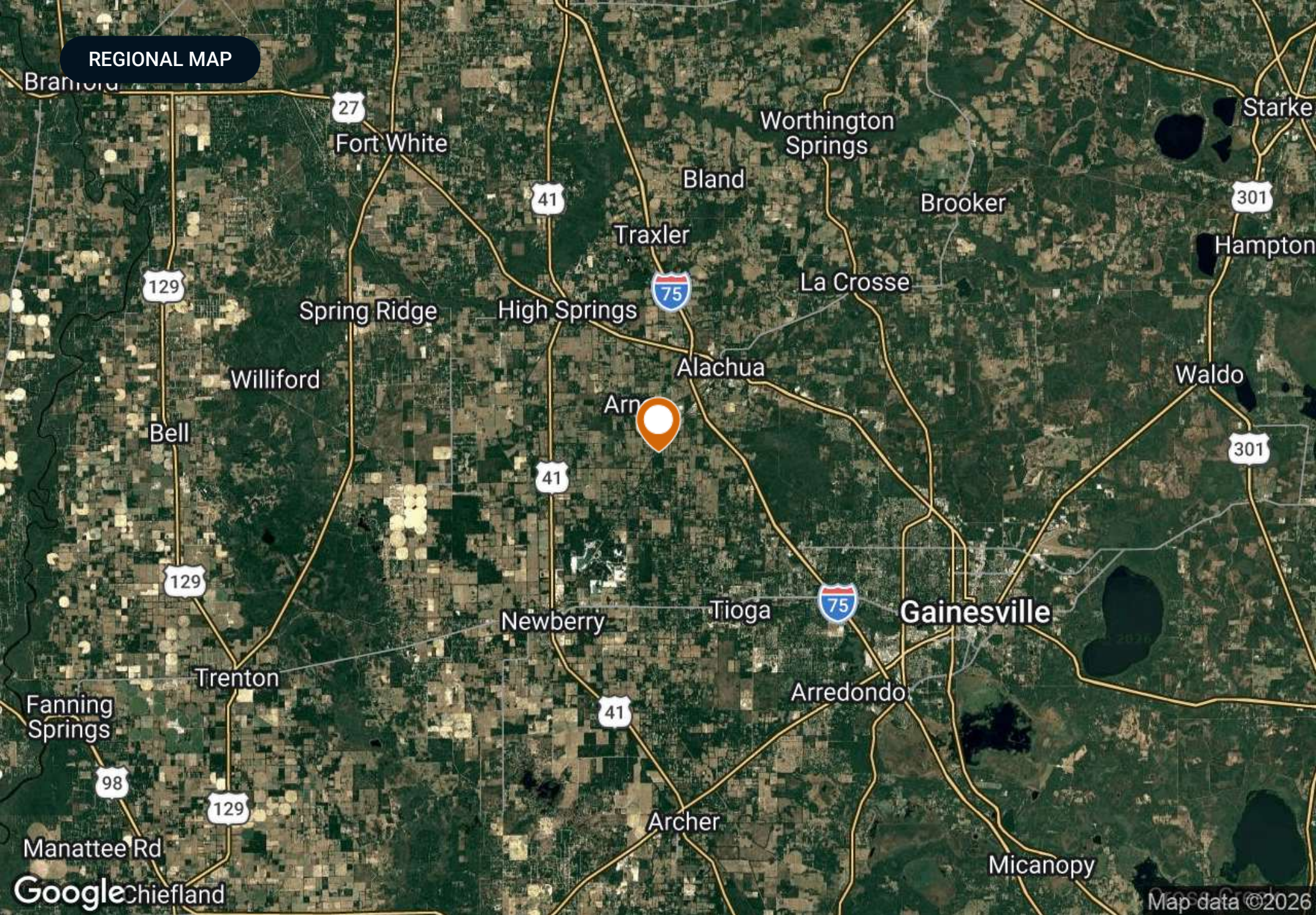
Driving Directions:

- From City of Alachua, take County Rd 235 south until it meets NW 94th Ave
- The property is on the southeast side of the intersection

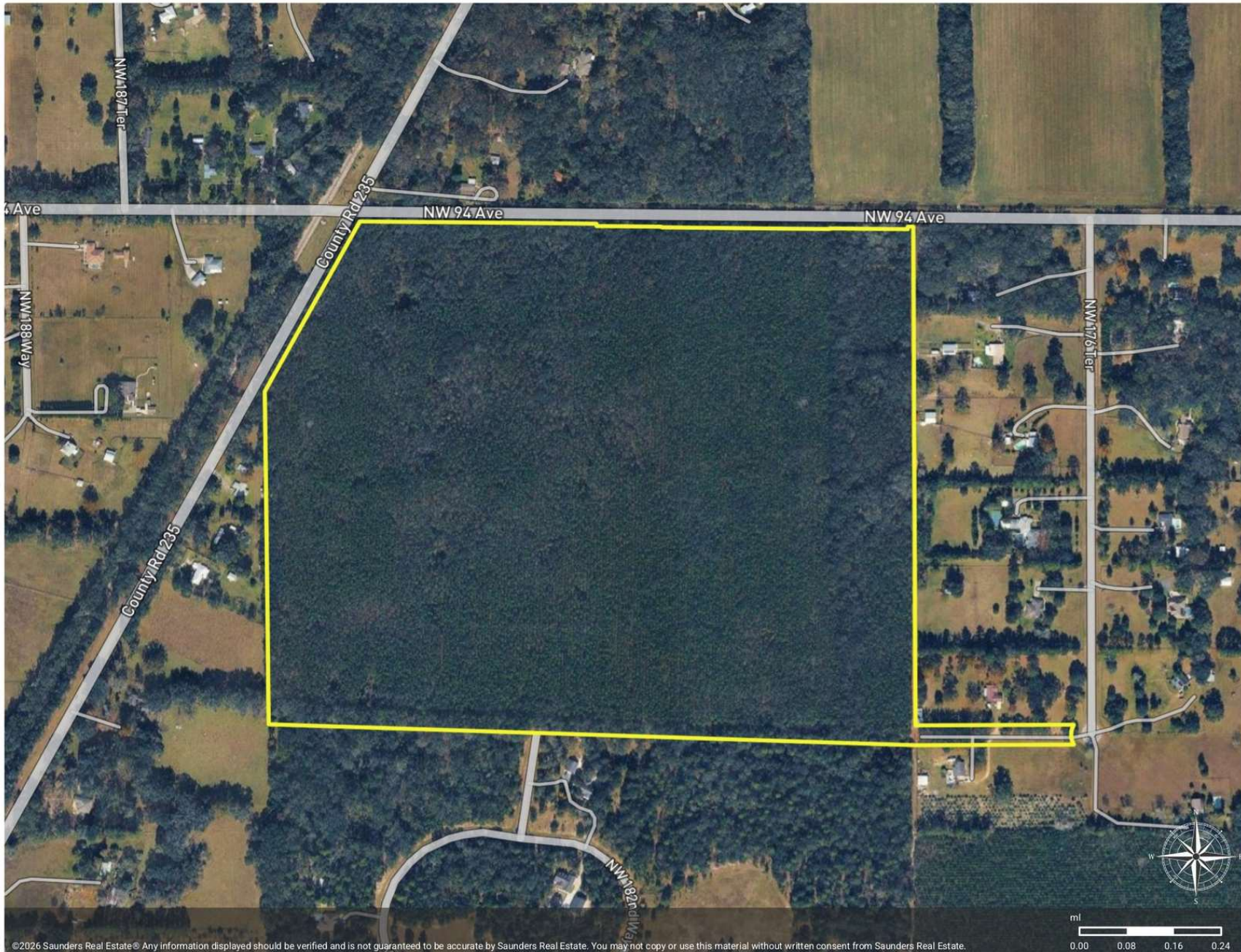
Showing Instructions:

Contact Agent

REGIONAL MAP



PROPERTY OUTLINE



Alachua Multi-Acre Home
Development Site

Polygon



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Alachua County

FLORIDA



Founded	1824	Density	282.9 (2019)
County Seat	Gainesville	Population	285,938 (2023)
Area	969 sq mi	Website	alachuacounty.us

Located in North Central Florida, Alachua County is widely known for its many cultural and sporting events, great educational programs, and leading medical centers. Serving as the county seat, the city of Gainesville is home to the University of Florida, one of the top public universities in the entire nation. This institution alone brings large crowds of sporting enthusiasts who come to see the Florida Gators play. Alachua County is also known as one of the leading medical centers in the southeast, with four hospitals serving the area.

Alachua County boasts a great location just a short drive from many of Florida's pristine beaches. Additionally, the area is approximately 1.5 hours from the Georgia state line, the Gulf of Mexico, and the Atlantic Ocean. In total, Alachua County covers around 965 square miles, including 68 square miles of water.



Alachua

ALACHUA COUNTY

Founded	1905
Population	10,830 (2023)
Area	29 sq mi
Website	cityofalachua.com

Major Employers	Progress Corporate Park Biosciences Three major distribution centers
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After being established on a railroad line in 1884 and getting its first post office in 1887, Alachua was incorporated as a city on April 12, 1905. At the time, the city only had a population of 526. Now, the city is part of the Gainesville Metropolitan Statistical Area and was home to a population of 10,830 per the 2023 census.

Alachua is within a 15-minute drive to the University of Florida, the UF Health Shands Hospital, and the North Florida Regional Medical Center. The city is also home to Florida's third-largest concentration of biosciences companies. Established by the University of Florida, the 204-acre Progress Corporate Park is a private corporate park housing 25 companies and over 1,100 employees

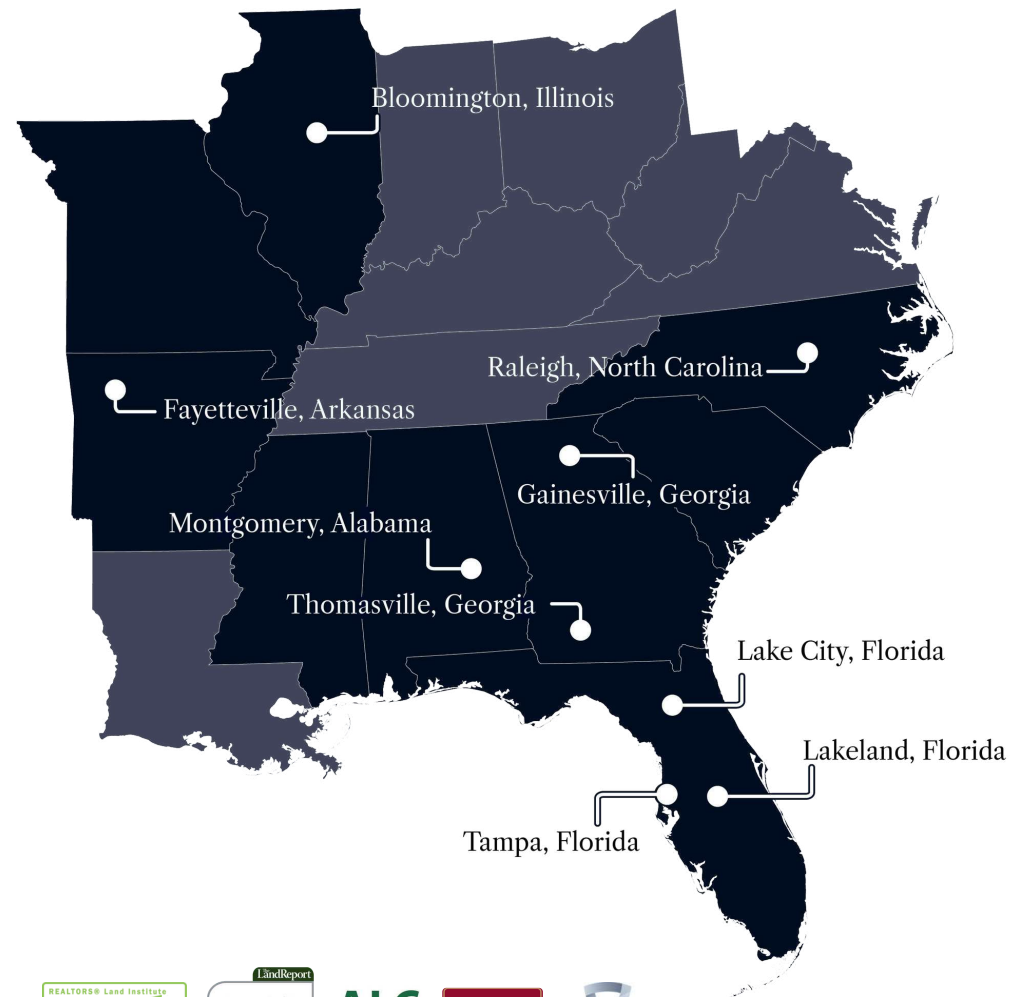
Alachua is also one of North Florida's fastest-growing municipalities, with a high median household income. Residents have access to four public schools as well as the University of Florida and Santa Fe College. Additionally, the city boasts a robust retail downtown and hosts monthly 'Main Street' events



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