

**INDUSTRIAL LAND
OPPORTUNITY 4.62
ACRES**

**4.62 +/- Acres
Alachua County, FL
\$339,000**

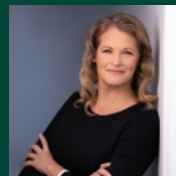
NEW LISTING

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OVERVIEW:

This high and dry commercial property has 196 feet of frontage on SR 24 / SW Archer Rd and contains 4.62 acres, zoned Industrial. Close to intersection of SW SR 45 and SW Archer Rd - just 16 miles outside the center of Gainesville with easy access, just 10 miles to the Interstate, I-75.

PARCEL #/ID: 16-11-18-04922001002

TAXES: \$4,831/year (2020)

ADDRESS:

0 SW ARCHER RD
Archer, FL 32618

LOCATION:

Follow I-75 N to US-27 N/NW Blitchton Rd/Old Blitchton Rd in Ocala. Take exit 354 from I-75 N, Merge onto I-75 N, Take exit 354 toward US-27 N/NW Blitchton Rd/Old Blitchton Rd, Follow US-27 N to SW Archer Rd in Archer, Use the left 2 lanes to turn left onto US-27 N/NW Blitchton Rd/Old Blitchton Rd (signs for Williston/Tallahassee), Turn right onto US-27 N/US-41 N/N Main St, Turn left onto SW Archer Rd, Destination is on left.



PROPERTY HIGHLIGHTS:

- 4.62 Acres Industrial Land
- Close to Gainesville and Interstate 75
- Access to City Water in front of the property

LEGAL DESCRIPTION:

COM INT S R/W SR-24 AND E R/W MAGNOLIA ST
N 51 DEG 46 MIN 22 SEC E 175 FT POB N 51 DEG
46 MIN 22 SEC E 196.25 FT S 46 DEG 54 MIN 24
SEC E 359.76 FT S 03 DEG 45 MIN 53 SEC E 28.09
FT S 02 DEG 52 MIN 06 SEC E 375.42 FT S 62 DEG
53 MIN 55 SEC W 295.06 FT S 62 DEG 53 MIN 55
SEC W 8.92 FT N 39 DEG 58 MIN 06 SEC W 62.76
FT N 00 DEG 47 MIN 15 SEC W 465.25 FT N 38
DEG 14 MIN 38 SEC W 194.19 FT POB OR
3843/1511

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