

High Springs Residential Development Land

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PROPERTY OVERVIEW



Sale Price

\$8,000,000

Offering Summary

Acreage:	240.34 Acres
Price / Acre:	\$33,286
Uplands/Wetlands:	100% Uplands
State:	Florida
City:	High Springs
County:	Alachua
Zoning:	R-1
Property Type:	Residential Development Land

Property Overview

Presenting a rare, large-scale residential land opportunity comprising approximately 240.34 acres across three parcels in High Springs, Florida. All three parcels are zoned R-1, offering a developer an exceptional canvas for a thoughtfully planned single-family residential community in a growing North Central Florida market.

The property's development potential is influenced by utility availability. With connection to municipal sewer and water, the R-1 zoning allows a density of one dwelling unit per acre—representing significant upside for a well-planned residential development. Without public sewer and water, development may proceed at a density of one unit per five acres utilizing private wells and septic systems. There are currently no utilities on site; however, the property's location near the nearly built-out Cinnamon Hills subdivision provides a compelling case for future utility extension and residential growth.

Initial conversations with City of High Springs staff have suggested that development of this acreage could be viewed favorably, creating a potential opportunity for a capable developer to work collaboratively with the City on infrastructure, entitlements, and a long-term development strategy. The City has also been actively investing in water and wastewater infrastructure, including wastewater treatment facility expansion and sewer-system improvements intended to support responsible future growth.

High Springs is known for its natural springs, outdoor recreation, historic downtown, and convenient access to Gainesville and the University of Florida. The surrounding area combines a peaceful, established residential character with meaningful growth potential, making this an attractive site for a variety of residential product types—ranging from larger-lot homes to a more dense planned community if utilities are extended.

PROPERTY DESCRIPTION



Location Description

High Springs is a charming North Central Florida city located in northwestern Alachua County, just minutes from Gainesville and the University of Florida. Often called the “Gateway to the Springs,” the community combines small-town character, historic downtown appeal, and exceptional access to some of Florida’s most celebrated freshwater springs and outdoor recreation.

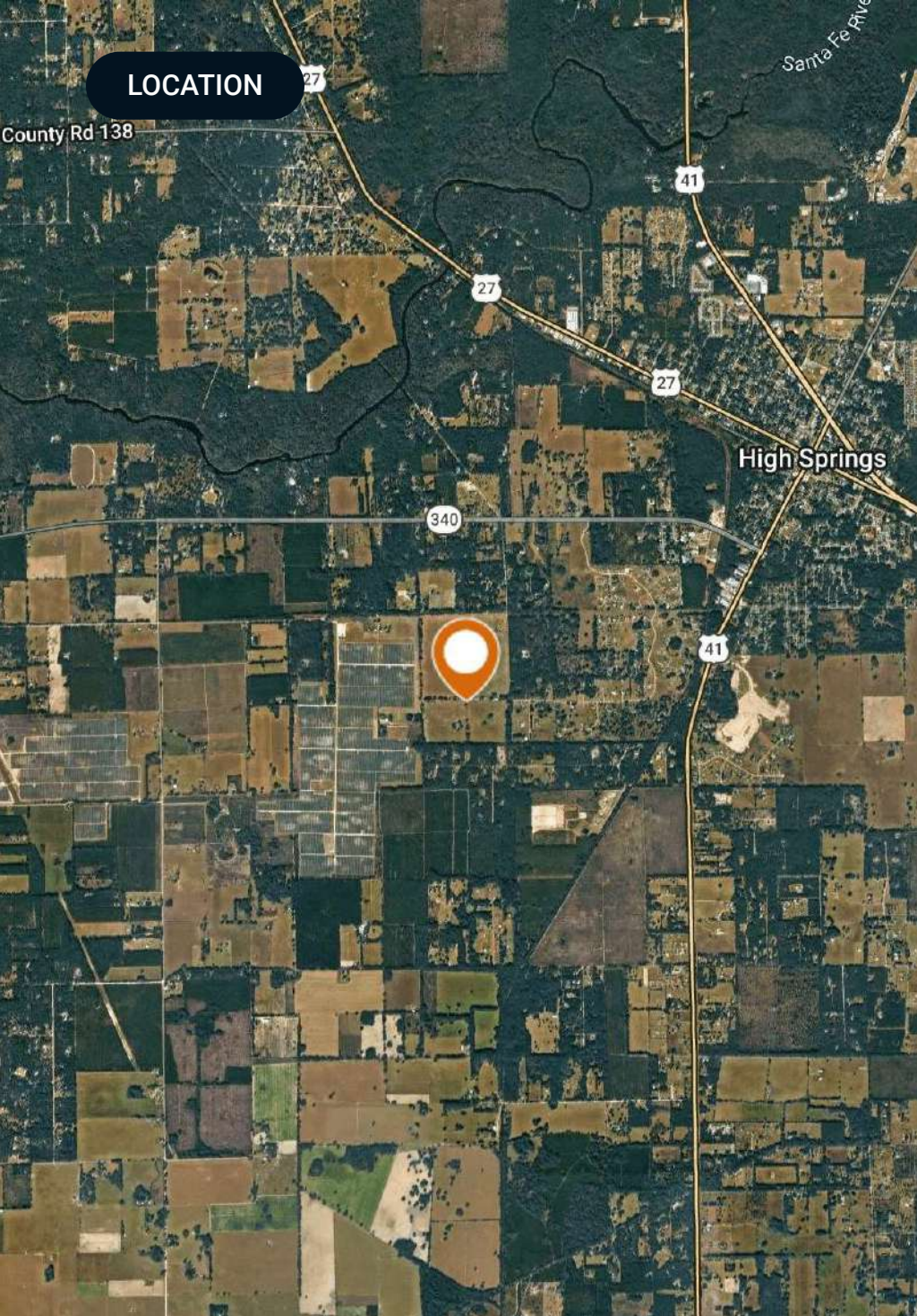
The city is known for its proximity to Ginnie Springs, Poe Springs Park, Ruth B. Kirby Gilchrist Blue Springs State Park, the Santa Fe River, and nearby state parks. These natural attractions draw visitors for swimming, tubing, kayaking, camping, hiking, and world-class cave diving, while also contributing to the area’s enduring appeal as a place to live, invest, and enjoy the outdoors.

High Springs also offers a convenient connection to the Gainesville metropolitan area, providing residents with access to major employment centers, healthcare, education, shopping, and cultural amenities while preserving a quieter, more relaxed lifestyle. The city’s historic downtown features local shops, restaurants, and a strong sense of community rooted in its railroad and early-industry heritage.

With steady population growth and continued interest from buyers seeking space, natural beauty, and proximity to Gainesville, High Springs represents an appealing location for residential development. Its blend of established neighborhoods, outdoor amenities, and regional accessibility makes it especially attractive for buyers seeking a balance between country living and modern convenience.

Property Highlights

- Approximately 240.34 acres across three parcels
- Zoned R-1 for single-family residential development
- Potential density of one dwelling unit per acre with municipal utilities
- Alternative density of one unit per five acres with wells and septic
- Large-scale residential land opportunity
- Compelling potential for future utility extension
- Favorable path for collaborative infrastructure and entitlement planning
- Flexible residential development potential across a substantial land holding



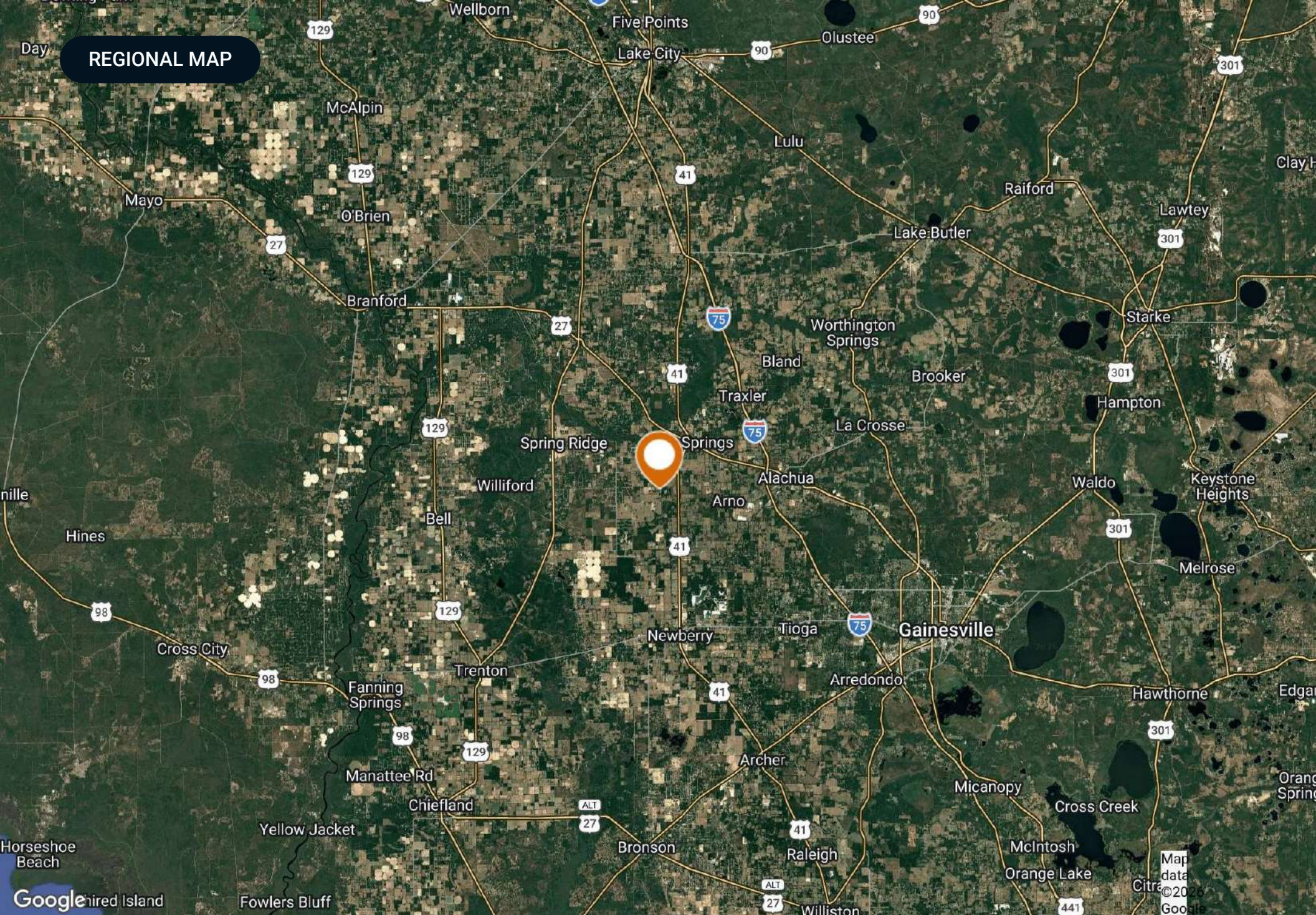
Location & Driving Directions

Parcel: 01482-020-004 01477-001-000 01477-002-000

GPS: 29.8104457041, -82.6293117635

Driving Directions: Contact advisor

Showing Instructions: Contact advisor

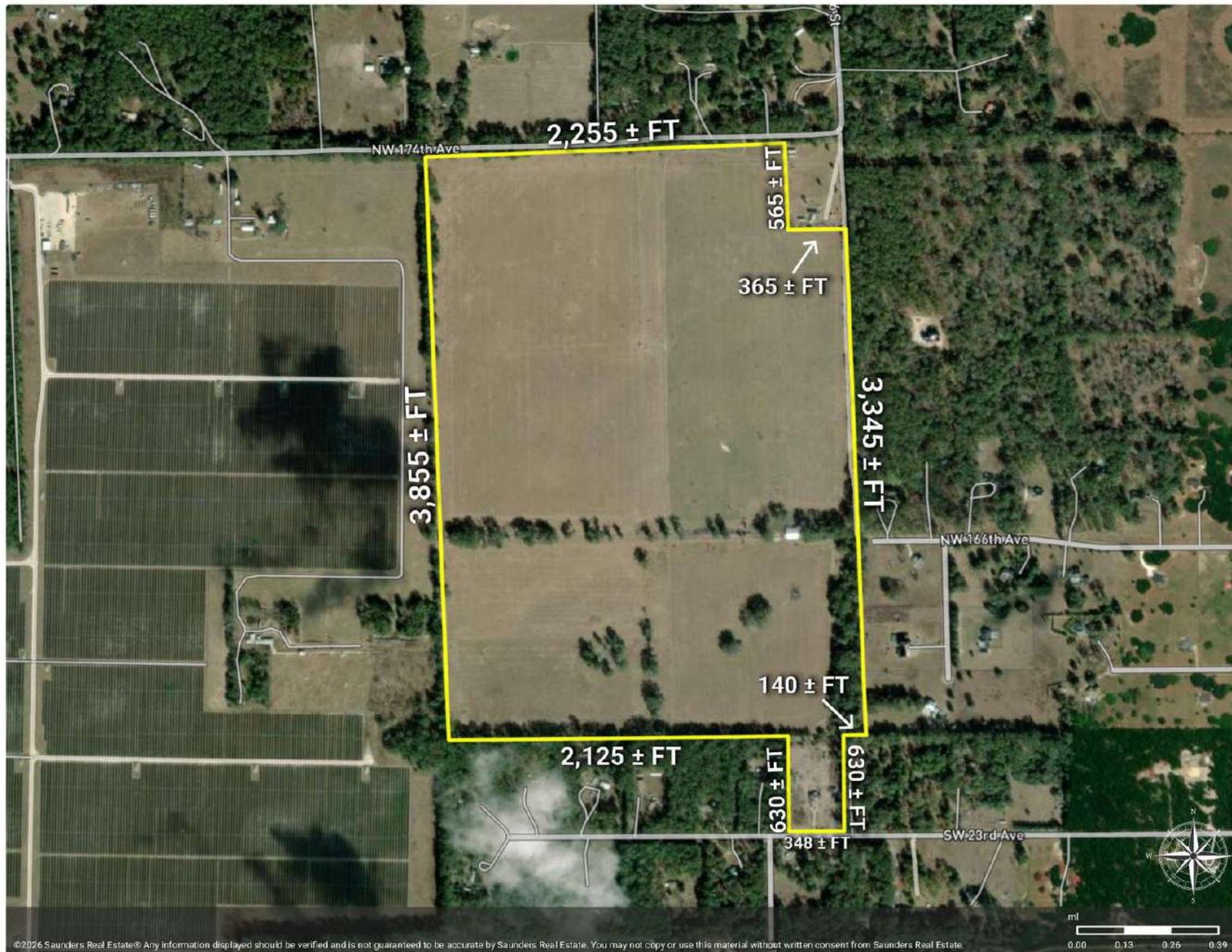


PROPERTY OUTLINE



High Springs Residential
Development Land

Polygon



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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.



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