

Newberry Commercial Lot

25037 SW 3rd Ave, Newberry, Florida 32669

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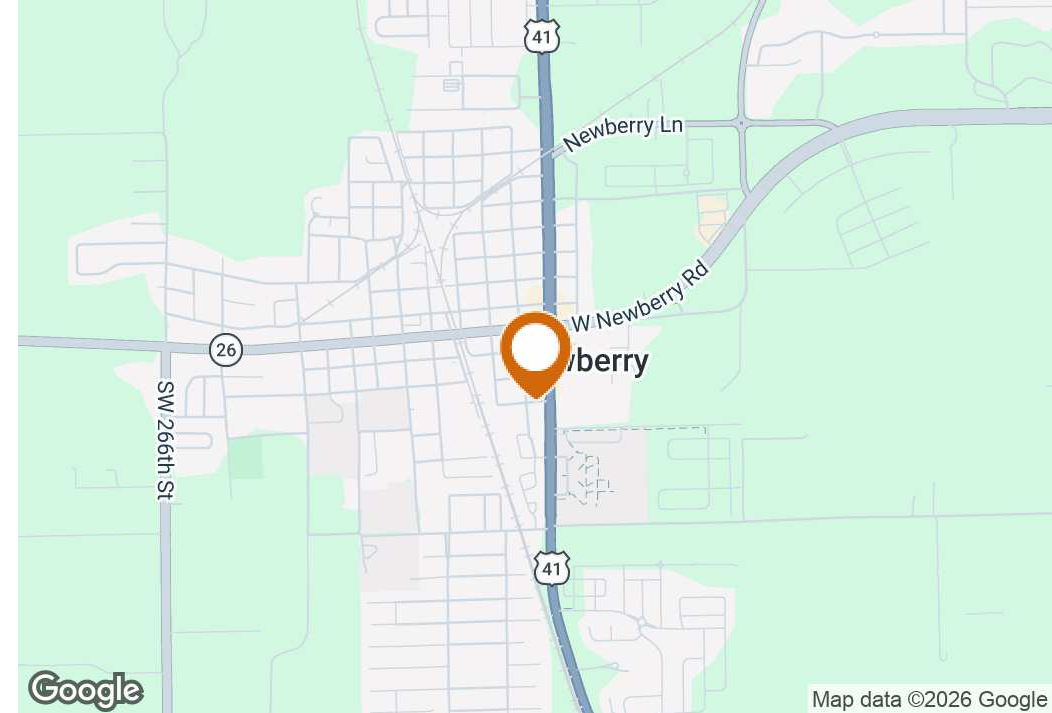
SW 3rd Ave

SW 250th St





PROPERTY SUMMARY



Offering Summary

Sale Price:	\$285,000
Lot Size:	0.48 Acres
Zoning:	CI
PIN:	02263-003-000
Road Frontage:	150 ± FT (US Hwy 27) 190 ± FT (SW 3rd Ave)
City:	Newberry
County:	Alachua
State:	Florida
Property Type:	Development Land

Property Overview

Presenting an exceptional ±0.48-acre Commercial, Intensive (CI) zoned development site located in the center of Newberry, Florida. This highly visible corner parcel offers outstanding frontage along U.S. Highway 27 (SW 250th Street) and additional frontage/corner exposure on SW 3rd Avenue—creating excellent visibility, access, and signage potential for a wide range of commercial uses.

The property's CI zoning is designed to accommodate high-intensity commercial activity, including heavy retail, service establishments, wholesale trade, and businesses that benefit from highway frontage and strong traffic volumes. Its central Newberry location places it along a key commercial corridor, with convenient access to Gainesville and the University of Florida—Florida's flagship university and a major regional economic driver.

This is a rare opportunity to secure a compact, well-positioned commercial lot with dual-road exposure in one of North Central Florida's growing communities. Ideal for retail, office, medical, service, restaurant, or other commercial development concepts, subject to applicable City of Newberry approvals and land development regulations.

PROPERTY DESCRIPTION



Location Description

Newberry is a growing city in western Alachua County, North Central Florida, located just west of Gainesville and approximately 15 miles from the University of Florida. Positioned along U.S. Highway 27 and near Newberry Road (State Road 26), the community offers convenient regional access while retaining a distinctly small-town, rural character.

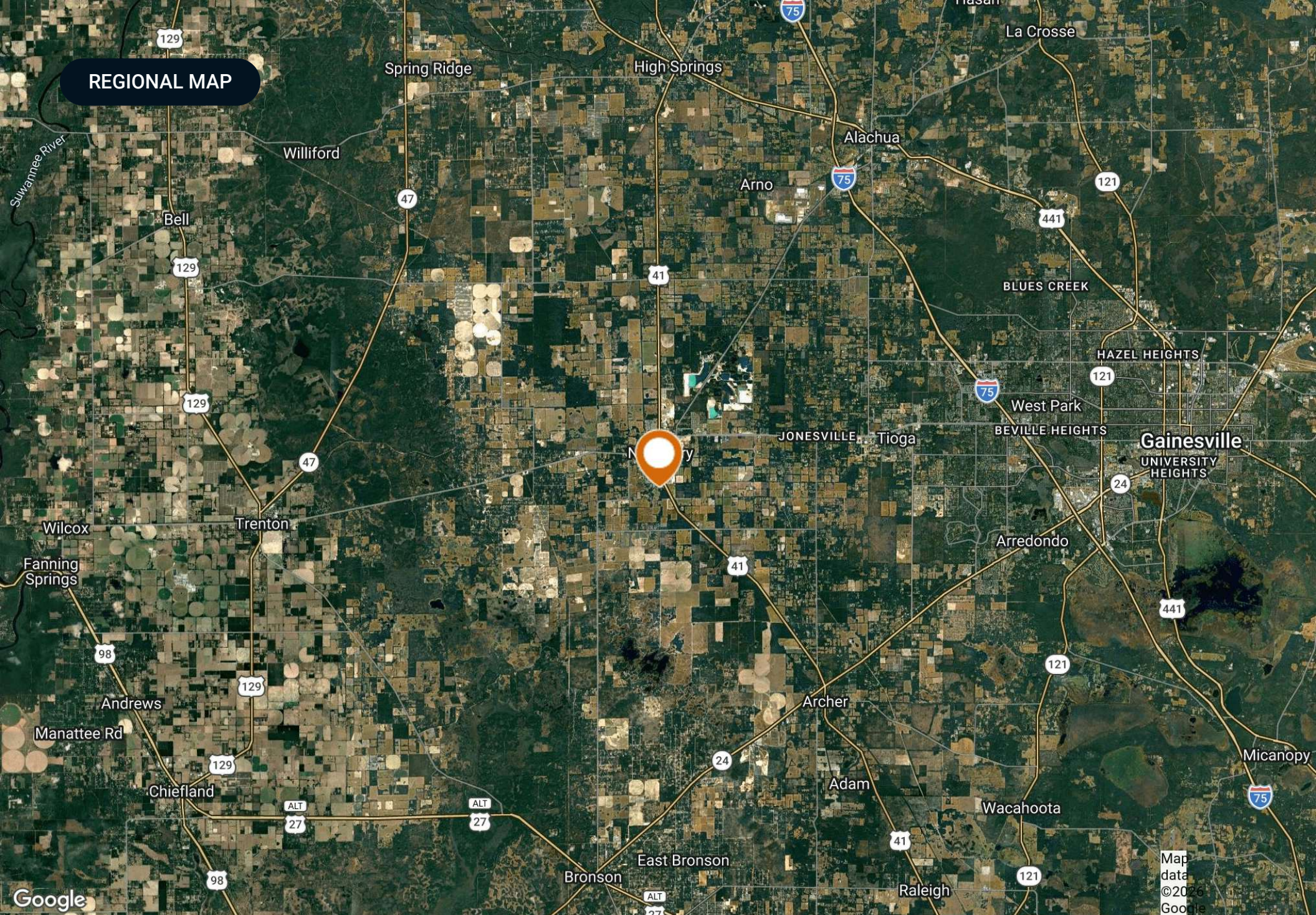
Historically established as a late-19th-century phosphate-mining and railroad town, Newberry evolved into an agriculturally rooted community and has since become one of the area's faster-growing cities. Its historic downtown, friendly atmosphere, and blend of country and suburban living continue to attract residents, businesses, and investors.

Newberry benefits from its proximity to Gainesville, the University of Florida, and Interstate 75, providing access to a major university population, healthcare and research employers, regional commerce, and growing residential demand. The city is also known for its agricultural heritage and emerging development, making it an appealing location for both traditional commercial uses and innovation-oriented development.

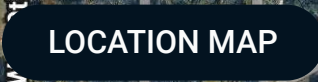
For a commercial property, Newberry offers a compelling combination of visibility, accessibility, community growth, and proximity to one of Florida's most influential economic and educational anchors—the University of Florida

Property Highlights

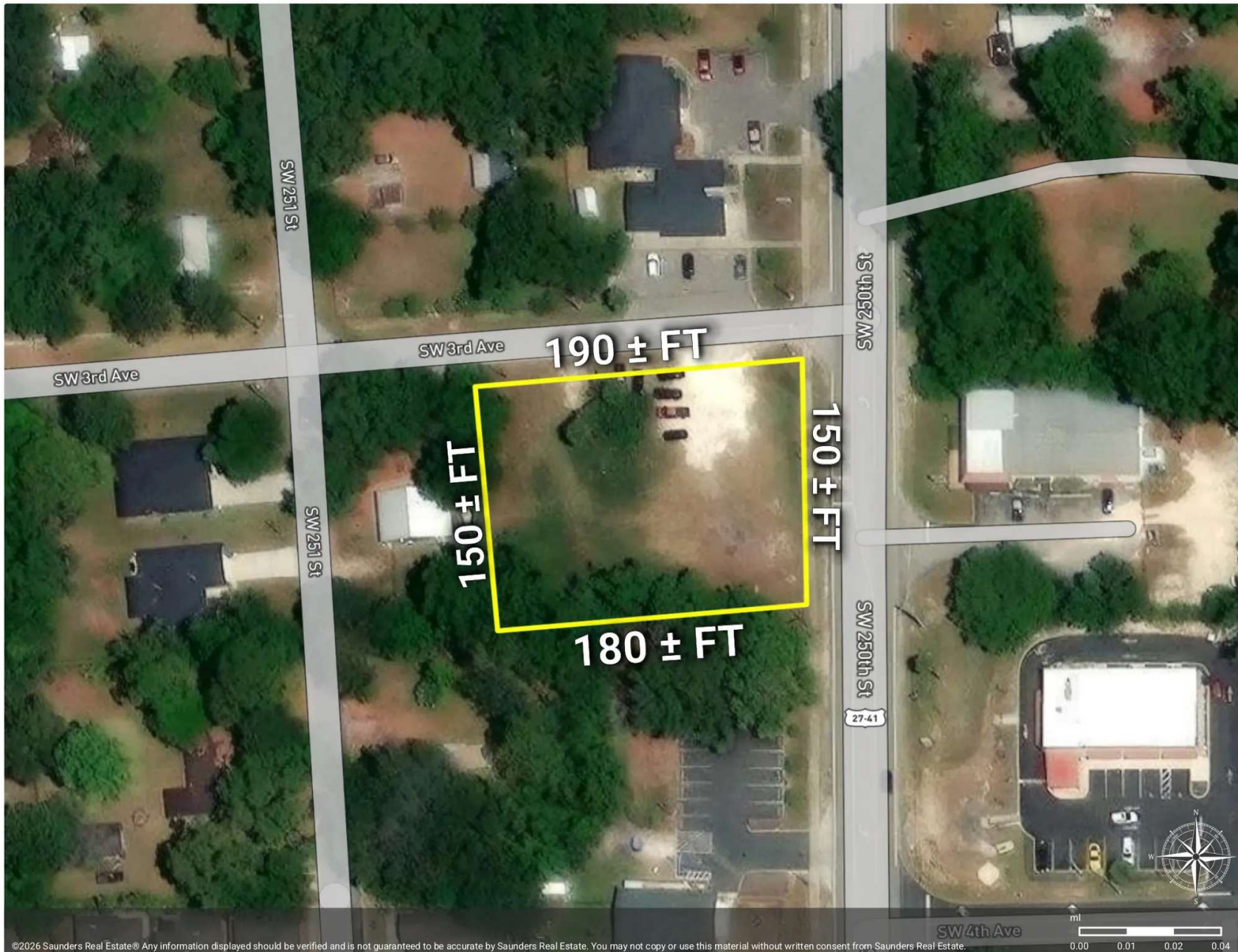
- ±0.48-acre CI-zoned development site
- Corner parcel with dual-road exposure
- Frontage along U.S. Highway 27
- Additional frontage on SW 3rd Avenue
- Excellent visibility for commercial development
- Strong signage potential
- Central Newberry commercial location
- Suitable for retail, office, medical, or service concepts
- Designed for high-intensity commercial activity



REGIONAL MAP



PROPERTY OUTLINE



SAUNDERS
REAL ESTATE

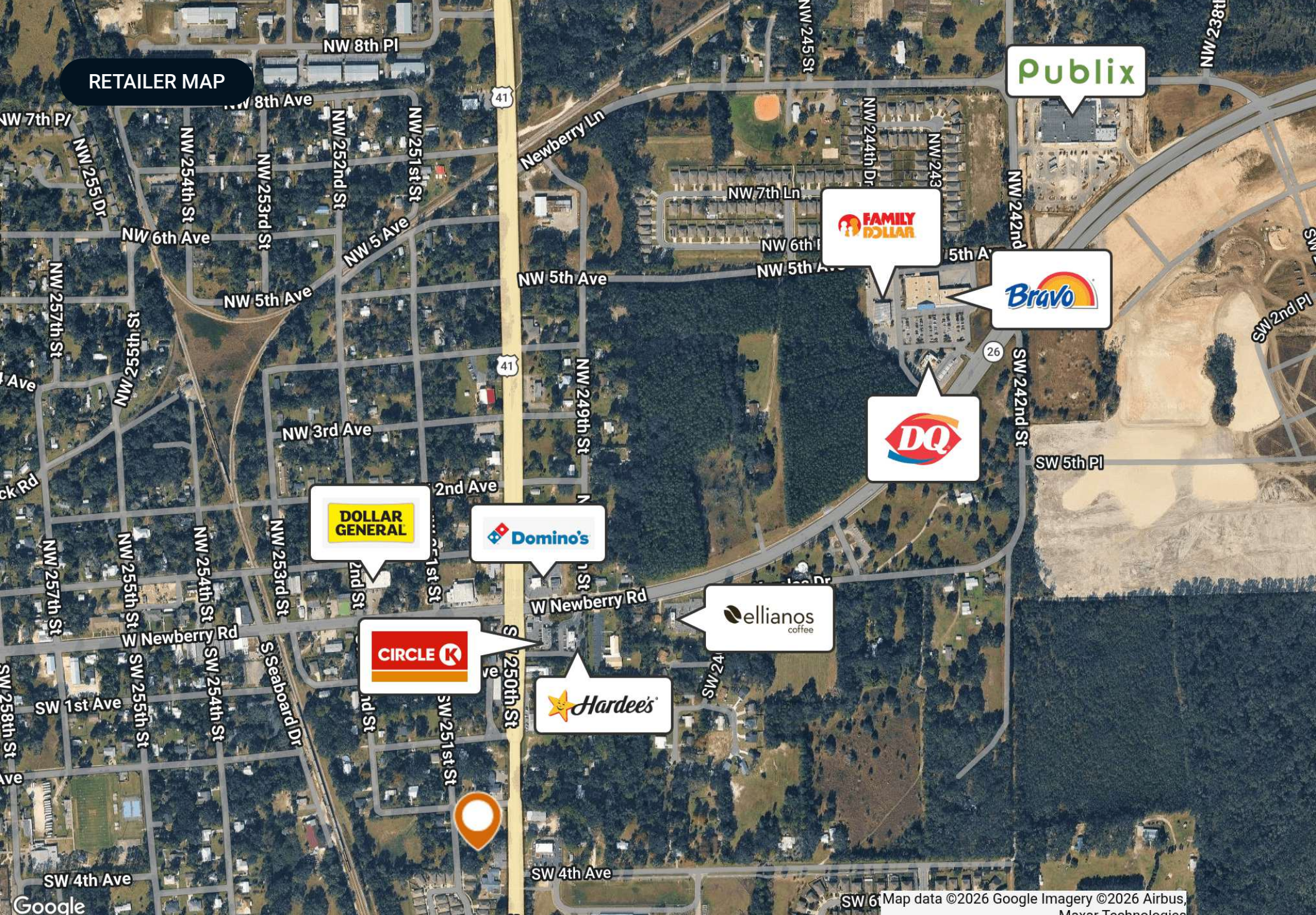
Newberry Commercial Lot

Polygon



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RETAILER MAP



DEMOGRAPHICS MAP & REPORT

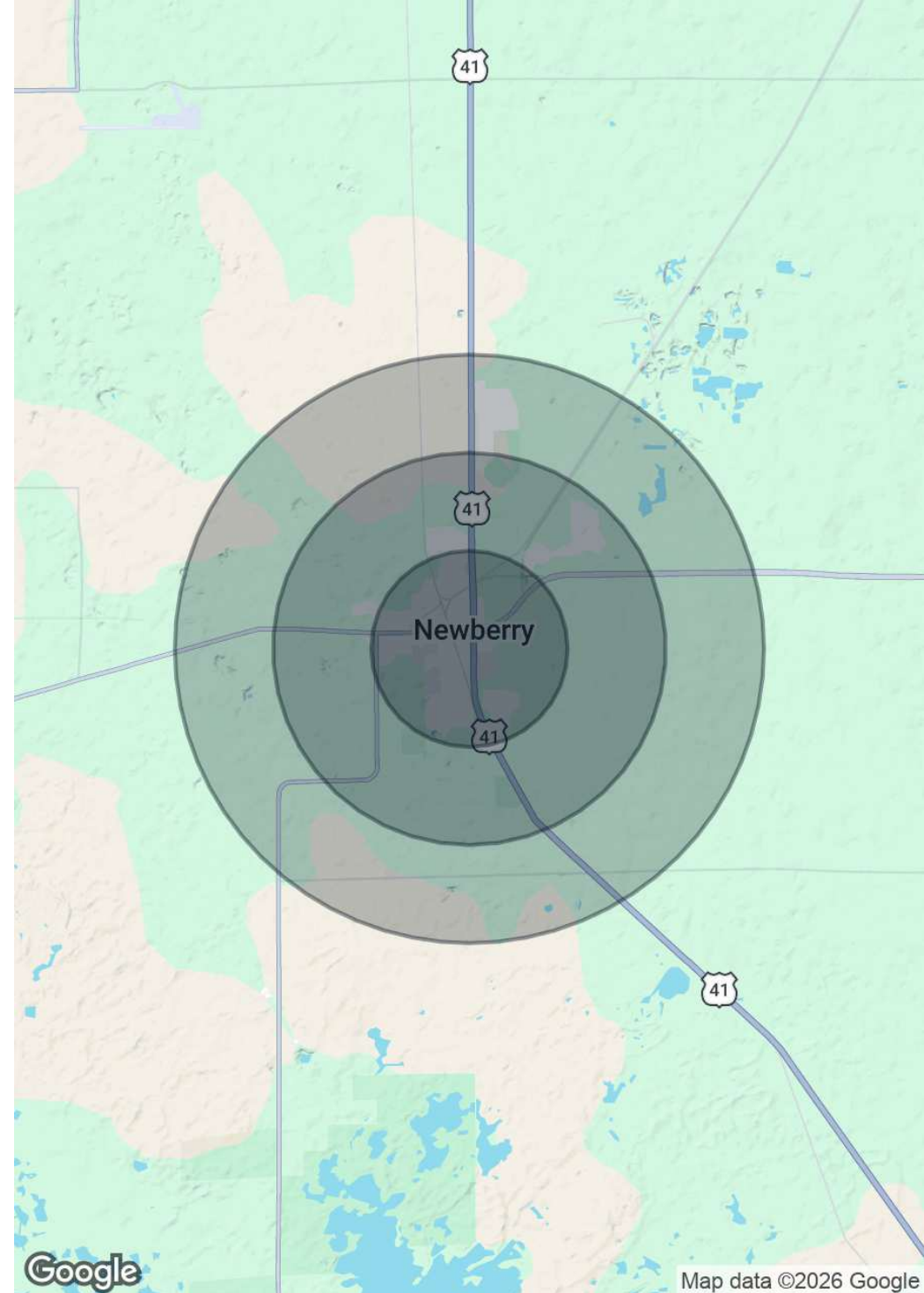
Population

	1 Mile	2 Miles	3 Miles
Total Population	1,267	2,789	4,446
Average Age	37.8	37.8	37.8
Average Age (Male)	32.1	33.2	34.4
Average Age (Female)	39.1	38.6	38.2

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	557	1,147	1,711
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$85,858	\$91,054	\$96,828
Average House Value	\$255,954	\$264,962	\$277,670

2023 American Community Survey (ACS)





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.

ADDITIONAL PHOTOS

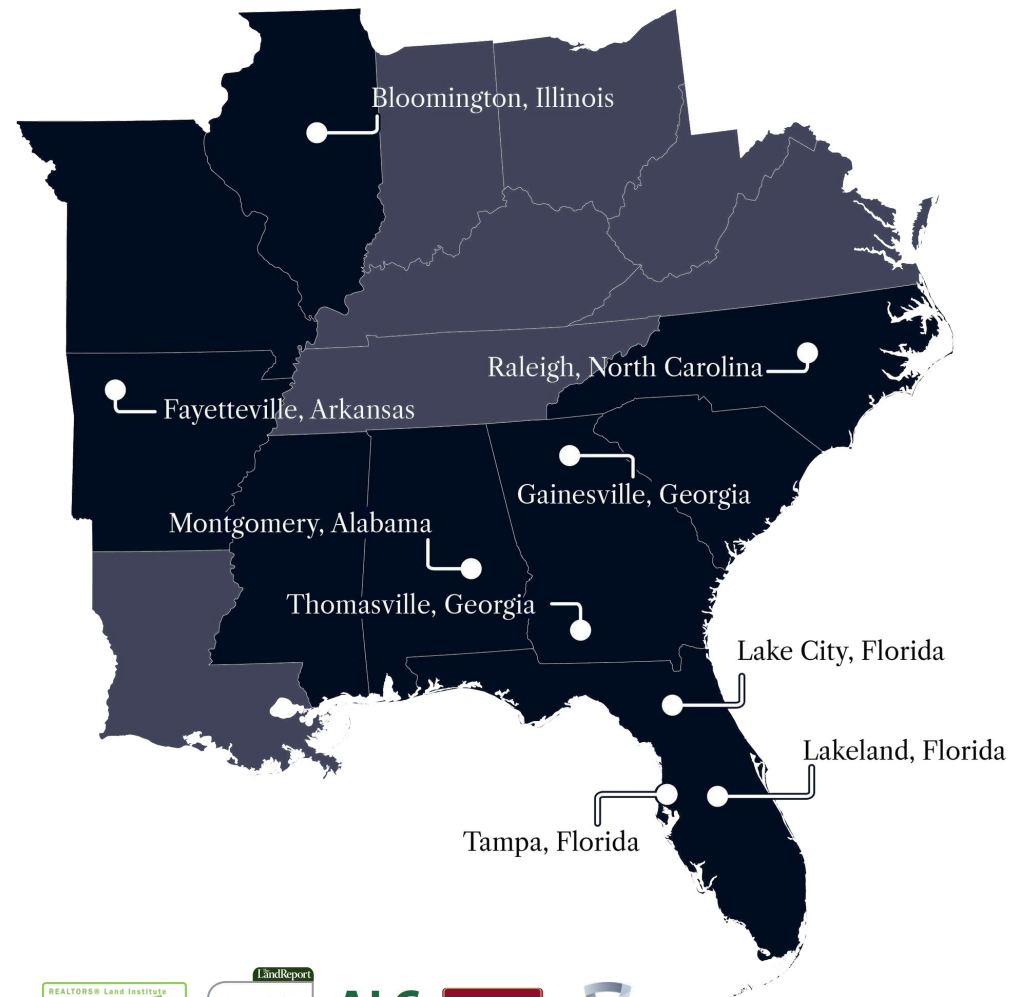




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