

Newberry Residential Development Land

23855 SW 30th Ave, Newberry, Florida 32669

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Blake Beltz
352-538-6233
blake@saundersrealestate.com



PROPERTY OVERVIEW



Sale Price

\$3,400,000

Offering Summary

Acreage:	74.62 Acres
Price / Acre:	\$45,564
Uplands/Wetlands:	100% Uplands
State:	Florida
City:	Newberry
County:	Alachua
Zoning:	A
Property Type:	Land:

Property Overview

Presenting an outstanding ± 74.62 -acre residential development opportunity in one of North Central Florida's fastest-growing communities. Located in Newberry, Florida, this expansive property offers direct access to U.S. Highway 27 and additional access via SW 30th Avenue, providing excellent connectivity, visibility, and flexibility for future residential planning.

The property is directly across SW 30th Avenue from the proposed Newberry Ridge development—a 225-acre, 1,250-home community approved by the Newberry City Commission and currently undergoing state review. It is also located near the newly approved CountryWay II development, a 500-home residential project planned on approximately 160 acres, further reinforcing the area's momentum for large-scale residential growth.

Directly across U.S. Highway 27 is Champions Park, Newberry's premier regional sports complex. The park features 16 lighted baseball and fast-pitch softball fields, turf infields, extensive parking, concessions, and spectator amenities, making it a major destination for youth and adult athletics throughout the region.

With its substantial acreage, highway access, proximity to major approved residential communities, and location near a well-known recreational amenity, this property represents a rare opportunity to participate in Newberry's continued residential expansion. The site is well suited for a thoughtfully planned residential community, subject to applicable zoning, comprehensive plan, utility, environmental, and City of Newberry development approvals.



Location Description

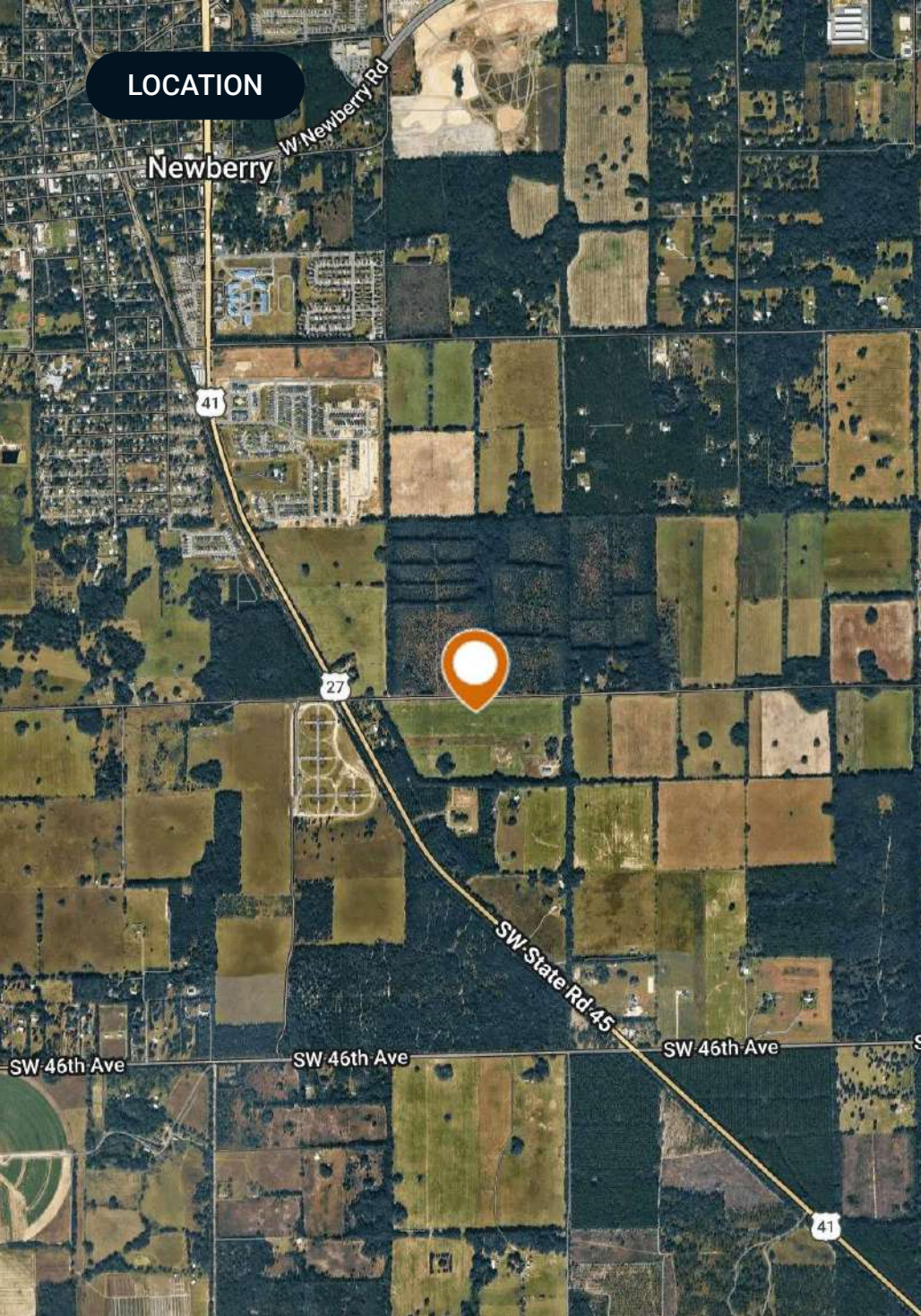
This ± 74.62 -acre property enjoys an exceptional location within Newberry's primary residential growth corridor, with direct access to U.S. Highway 27 and additional access from SW 30th Avenue. Its position provides strong visibility, convenient regional connectivity, and an ideal setting for future residential development.

Newberry itself is ideally positioned just west of Gainesville and the University of Florida, offering residents access to major employment, education, healthcare, shopping, and cultural amenities while maintaining a desirable small-town atmosphere. With U.S. Highway 27 providing a direct connection through the community and convenient access to the broader Gainesville region, this property is strategically located to benefit from both local growth and regional demand.

In short, the site combines highway frontage, proximity to large approved and proposed residential communities, adjacency to a premier sports destination, and convenient access to Gainesville—making it a truly well-positioned residential development opportunity.

Property Highlights

- ± 74.62 -acre residential development opportunity
- Direct access to U.S. Highway 27
- Additional access via SW 30th Avenue
- Excellent connectivity for future residential planning
- Excellent visibility along U.S. Highway 27
- Flexibility for future residential planning
- Zoned A
- Expansive site in the Newberry area
- Well suited for a thoughtfully planned residential community
- Rare opportunity within Newberry's continued residential expansion
- Land offering with substantial acreage
- Sale opportunity for residential development



LOCATION

Location & Driving Directions

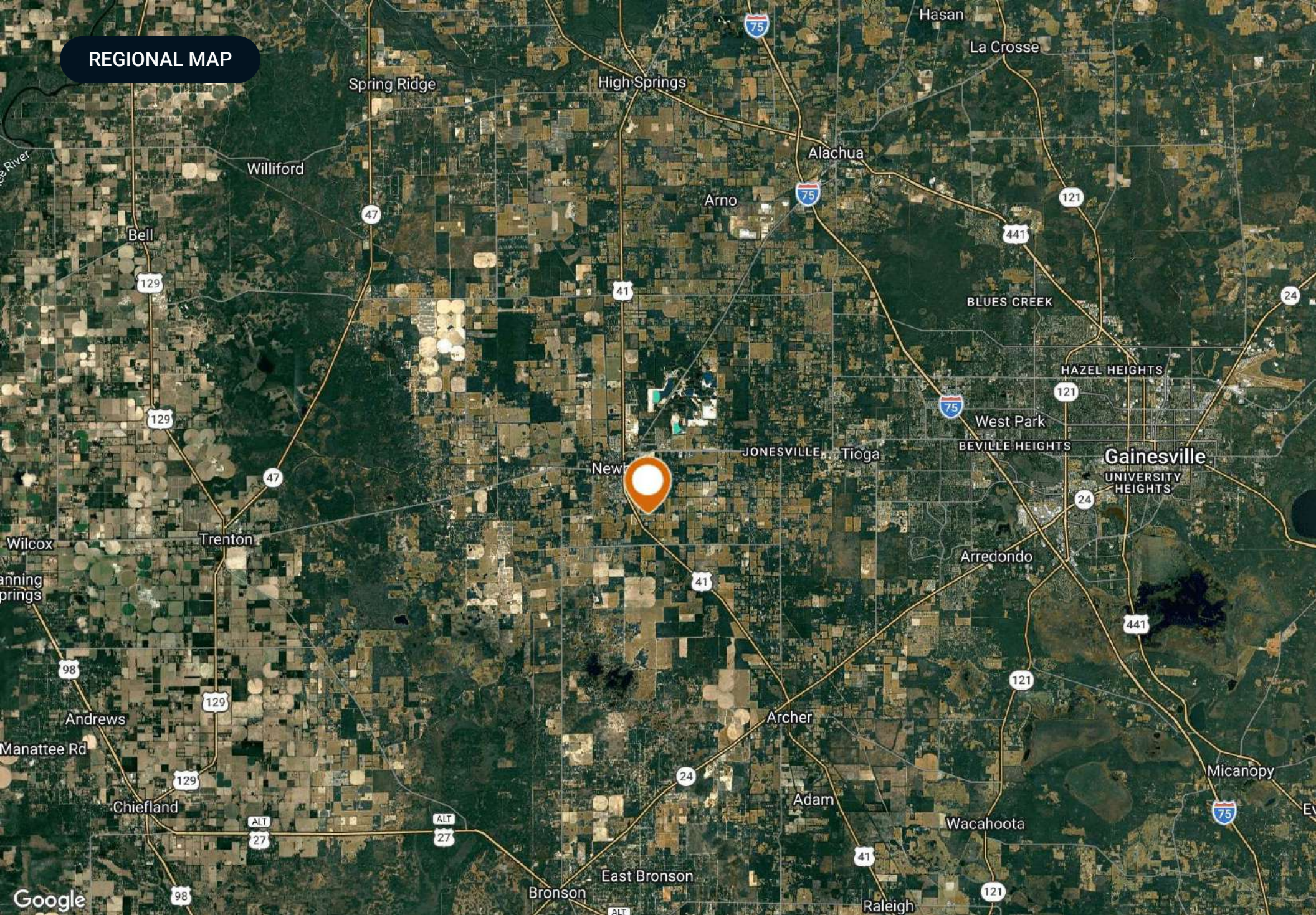
Parcel: 02569-001-000 02569-000-000 02568-007-000

GPS: 29.6241262, -82.5940783

Driving Directions: Contact advisor

Showing Instructions: Contact advisor

REGIONAL MAP

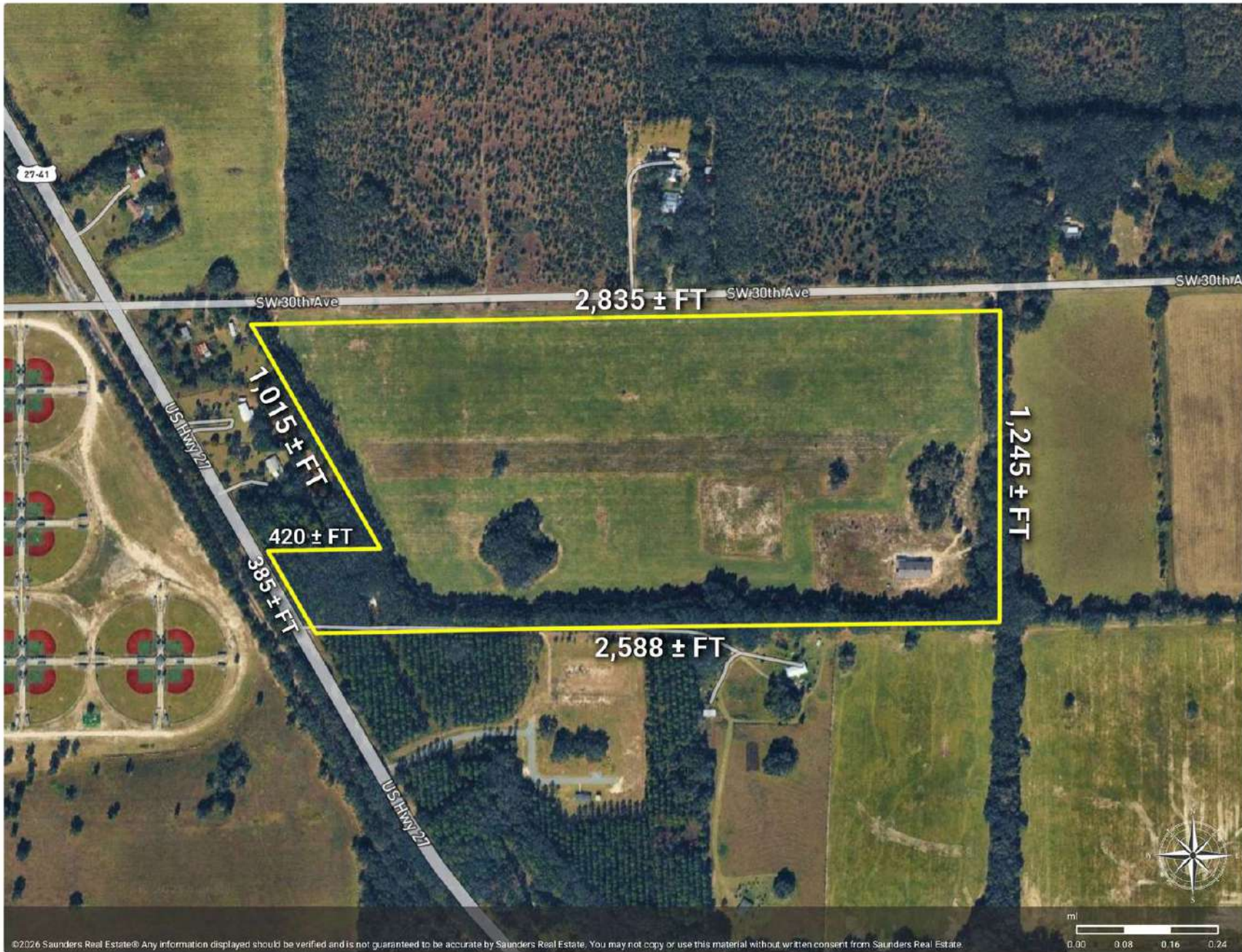


PROPERTY OUTLINE



Newberry Residential
Development Land

Polygon



SURROUNDING DEVELOPMENT



Currently in
Development

CountryWay II
Development

Newberry Ridge
Development

SUBJECT

PRD PRELIMINARY DEVELOPMENT PLAN

The Applicant has defined a Right of Way corridor along the project's eastern boundary.

New collector roadway can be built by applicant or others, if needed earlier, to distribute traffic throughout the City.

The Applicant & City will enter into a developer's agreement, at site plan stage, to address utilities.





**Proposed Newberry Ridge Development
(225-Acre / 1,250-Home Community)**

DEMOGRAPHICS MAP & REPORT

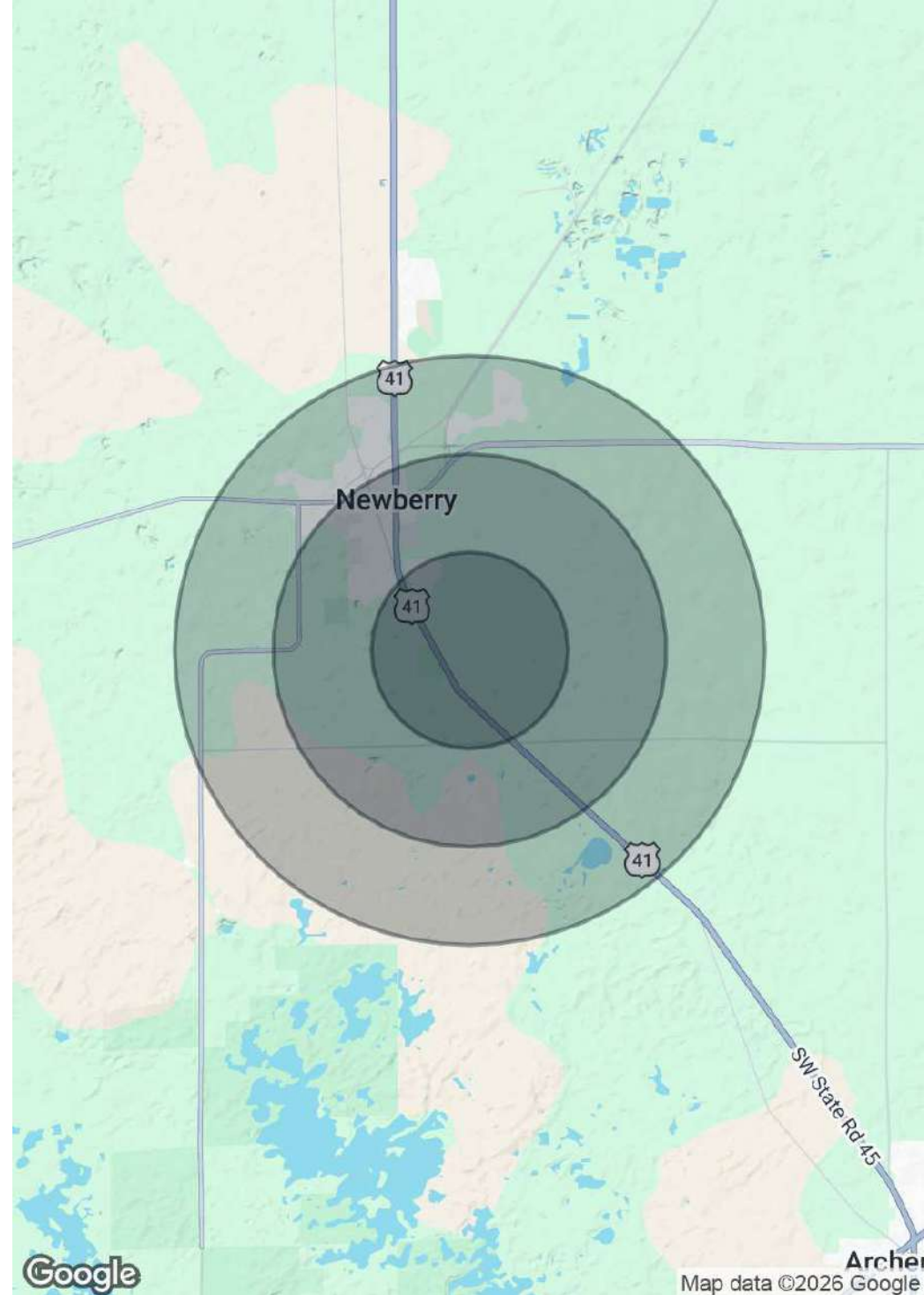
Population

	1 Mile	2 Miles	3 Miles
Total Population	442	2,295	3,791
Average Age	39.6	39.2	39.6
Average Age (Male)	37.2	36	38.3
Average Age (Female)	39.7	39.3	38.8

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	186	997	1,545
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$91,763	\$88,361	\$94,316
Average House Value	\$250,918	\$244,878	\$254,361

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



ADDITIONAL PHOTOS





877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.