

North Florida Residential, Transitional, and Warehouse

13405 Northwest 173rd Street, Alachua, Florida 32615

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NW 173rd Street

NW 138th Ave

PROPERTY OVERVIEW



Sale Price

\$50,000/Acre

Property Overview

Property uses range from a large estate property, warehouse, or residential development. Located near Alachua, Newberry, Gainesville and I-75. There are no wetlands on the property.

Offering Summary

Acreage:	35 Acres
State:	Florida
County:	Alachua
City:	Alachua
Property Type:	Development Land, Acreage and Estates

Property Highlights

- Great location convenient to Alachua or Gainesville
- Great residential development potential
- Large acreage for a homesite in this part of the county
- Property does not have wetlands

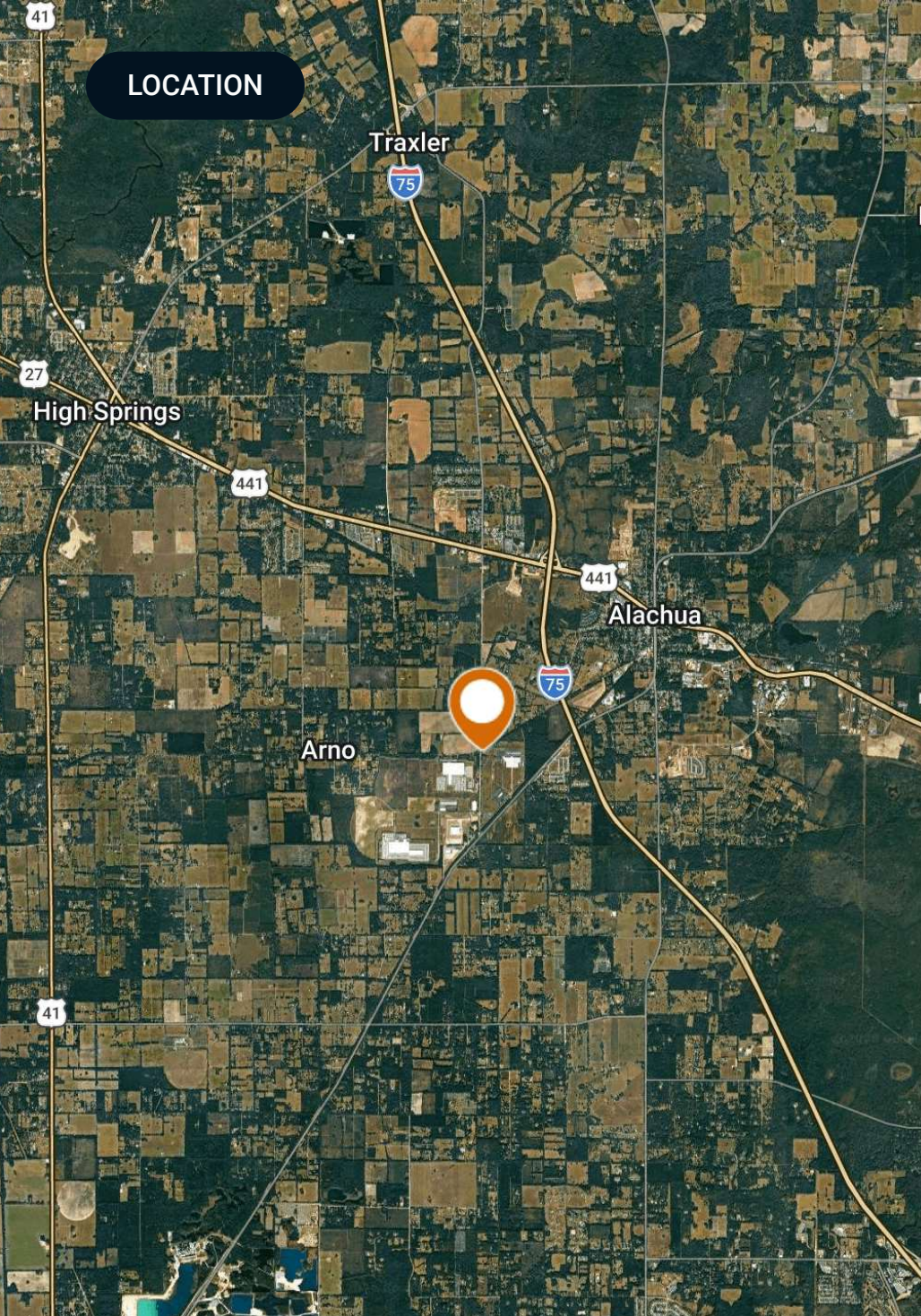
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Road Frontage:	Road frontage on County Road 235A and NW 138th Avenue
Nearest Point of Interest:	Alachua, Newberry, Gainesville University of Florida Santa Fe Community College
Current Use:	Agriculture
Land Cover:	Hay Production
Structures & Year Built:	None

LOCATION



Location & Driving Directions

Parcel: 03898-000-000

GPS: 29.7785212, -82.5268074

Driving Directions: Drive south from Alachua on CR 235A, property is on the west side of the road.

Showing Instructions: Contact agent

AERIAL



Central Alachua



AERIAL

Sysco



DOLLAR GENERAL
Distribrution Center

Walmart
Distribution Center

W. E. KEITH
CO.

NW 173rd Street

AERIAL MAP



Alachua Homestead and Transitional

- Polygon
- Census Roadways TIGER



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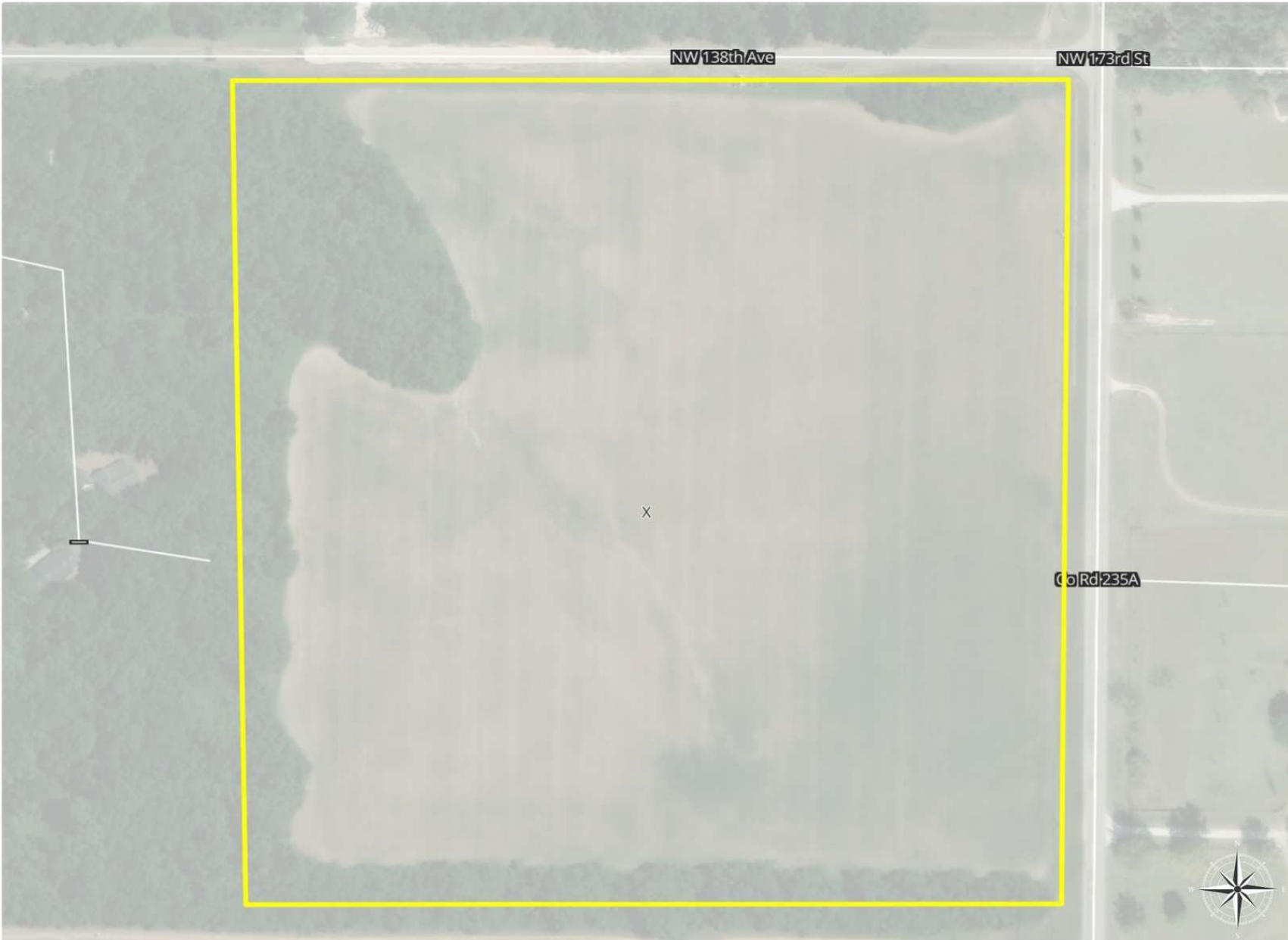
FLOOD ZONE MAP



FEMA Flood Zones DFIRM

- Polygon
- Census Roadways TIGER
- FEMA Flood Zones DFIRM: Outside any floodplains

ZONE	DESCRIPTION	ACRES
X		35.33
TOTAL		35.33



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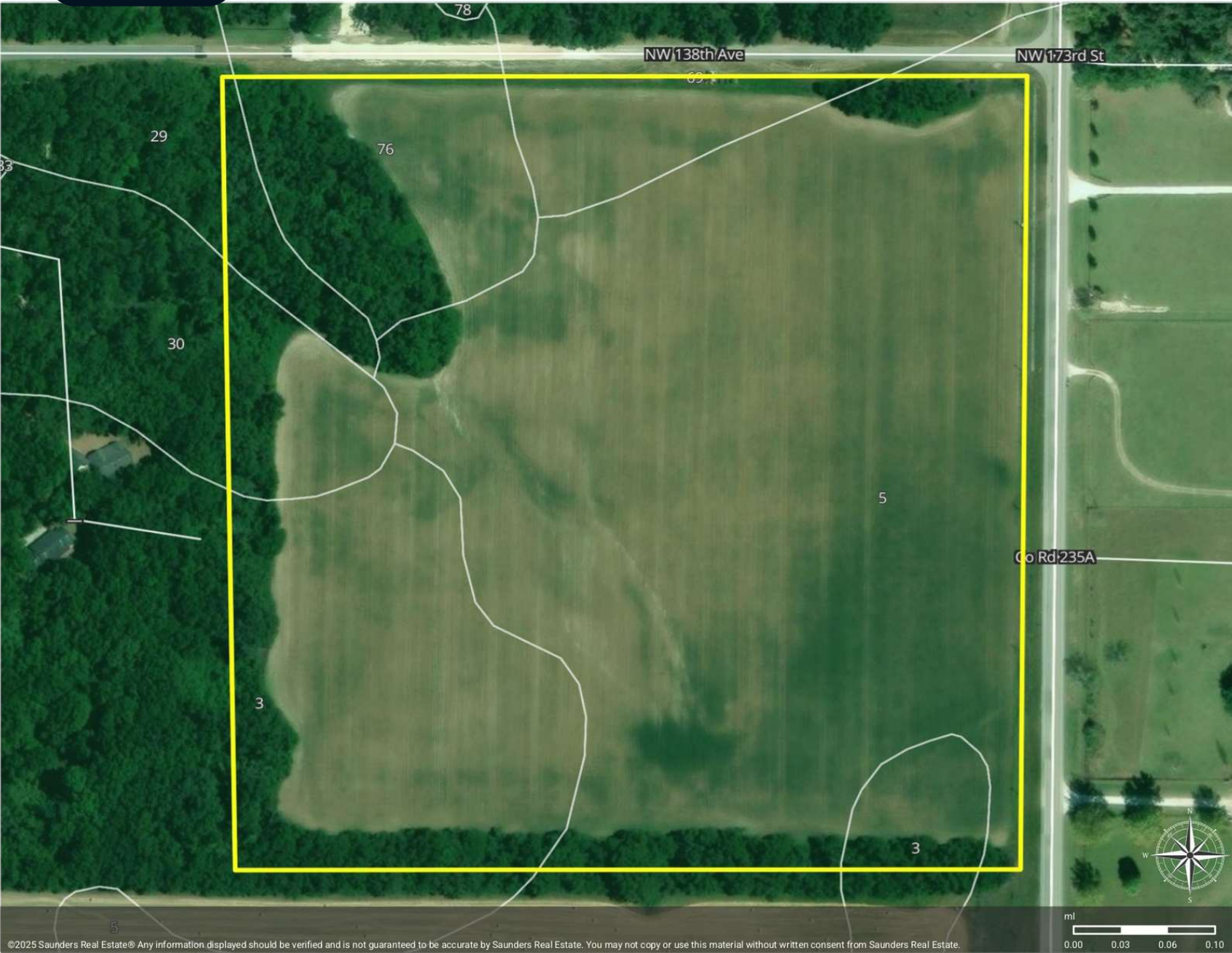
SOILS MAP



Soils

- Polygon
- Census Roadways TIGER
- Soils

MUID	COMPONENT NAME	ACRES
5	Fort Meade	20.87
3	Arredondo	7.38
76	Bivans	3.22
69	Arredondo	1.62
30	Kendrick	1.49
29	Lochloosa	0.76
TOTAL		35.33



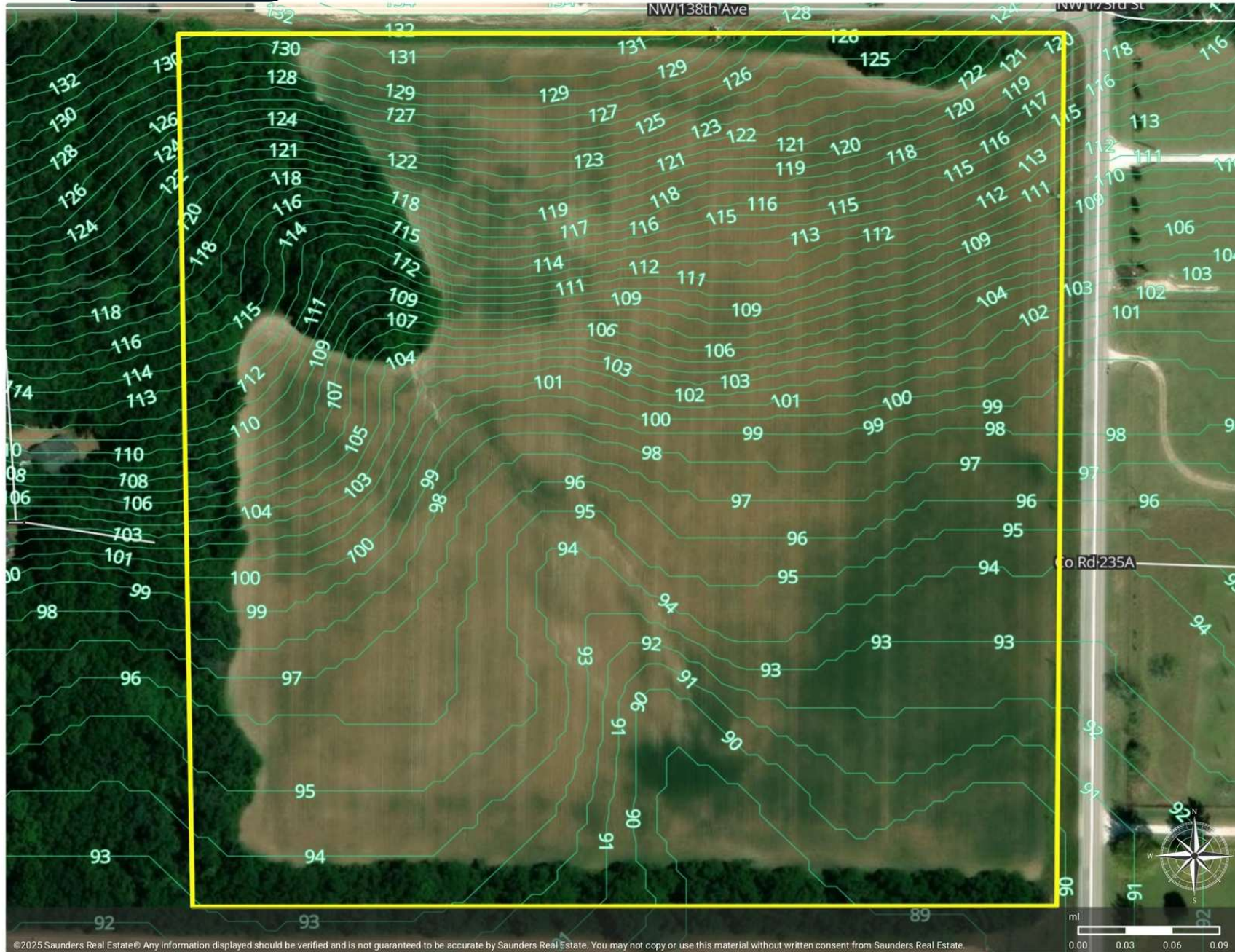
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ELEVATION MAP



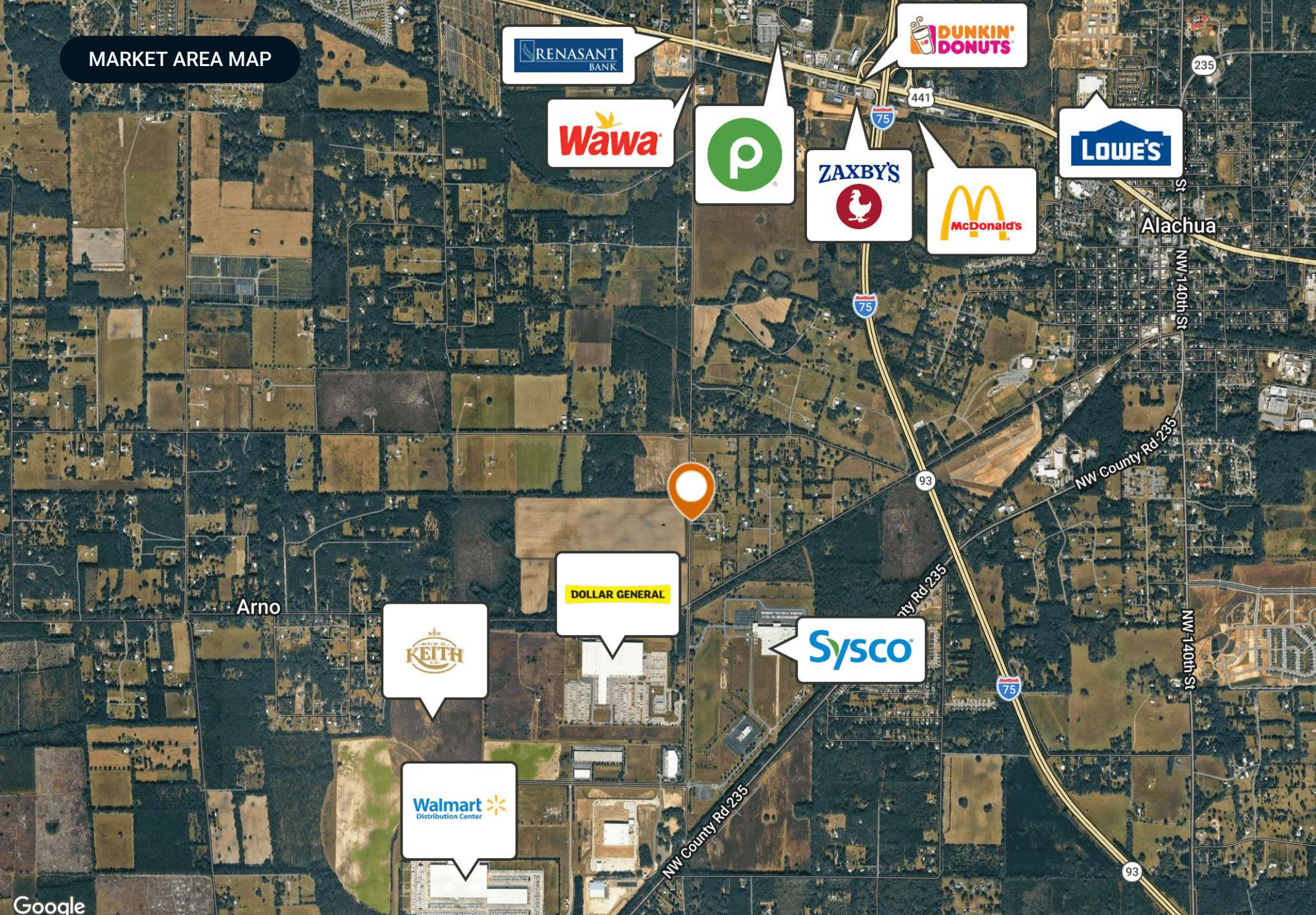
Alachua Homestead and Transitional

- Polygon
- Elevation
- Census Roadways TIGER

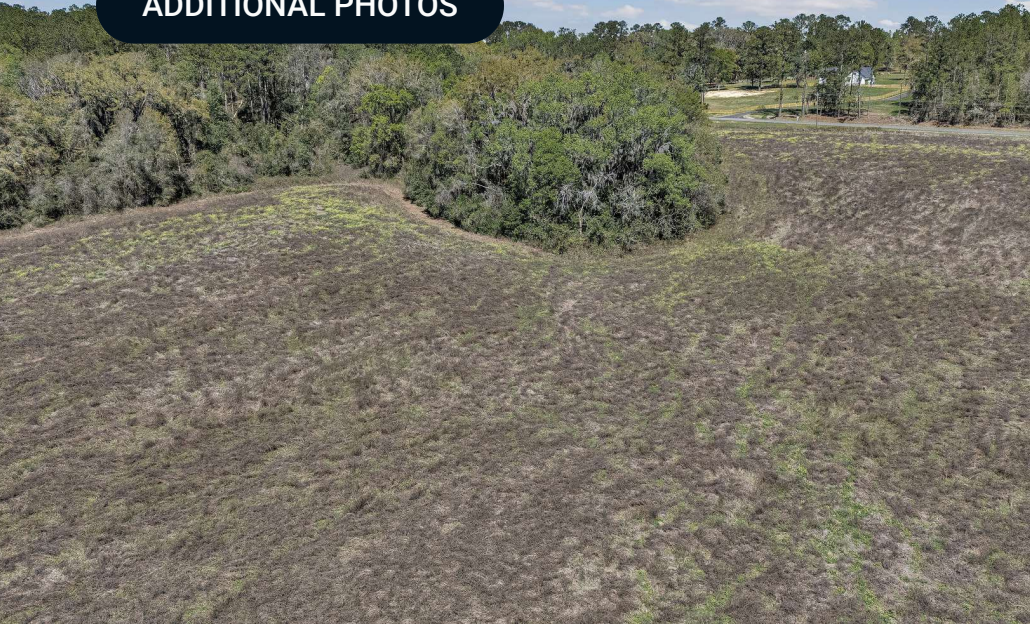


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MARKET AREA MAP



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

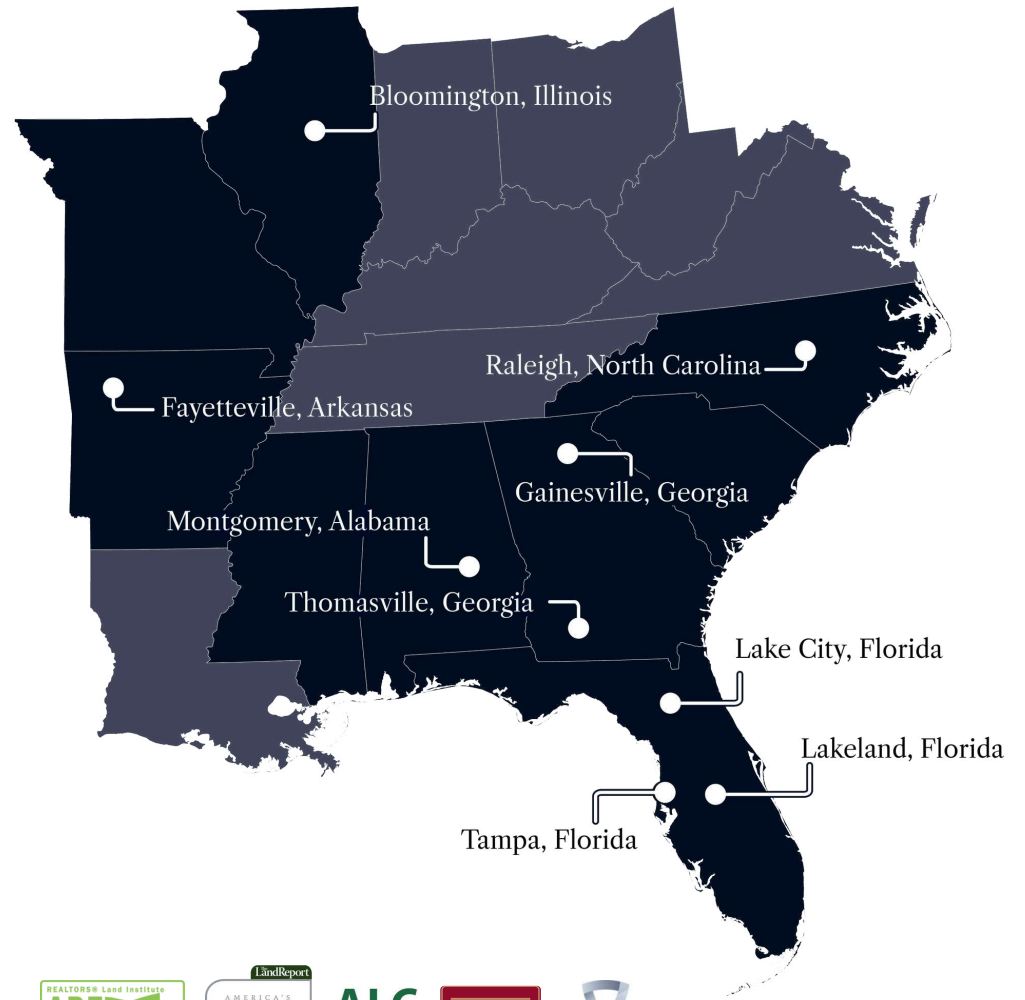
After being established on a railroad line in 1884 and getting its first post office in 1887, Alachua was incorporated as a city on April 12, 1905. At the time, the city only had a population of 526. Now, the city is part of the Gainesville Metropolitan Statistical Area and was home to a population of 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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