



COMMERCIAL REAL ESTATE SERVICES

## LAND WITH ENTITLEMENTS PLATTED AND "SHOVEL READY"

Glen Springs Road and NW 24th Boulevard  
Gainesville, FL 32605

9.18 Acres | \$2,520,000

Dan Drotos, MSRE, SIOR, CCIM  
President & Managing Principal  
954-551-9846  
ddrotos@lee-associates.com

Rory Causseaux, P.E.  
Principal  
352-317-6341  
rcausseaux@lee-associates.com

Lauren Vazquez  
Vice President  
352-222-4590  
lvazquez@lee-associates.com



# OPPORTUNITY

The subject 9.18 acres is shovel ready for 56 single-family lots. The approved permits includes three (3) phases: 26 lots by record plat, 26 lots by record plat and 4 lots by a minor subdivision plat. The approved development plan is based on an urban design of rear loaded lots.

The larger parcel is adjacent to Uptown Village Apartments to the north, Palm Grove subdivision to the west and Townsend subdivision to the east. The minor subdivision is located on the NE corner of Glen Springs Road and NW 23rd Terrace.

## HIGHLIGHTS

- Convenient NW location with easy access to both NW 13th Street and NW 34th Street
- Easy access to shopping, restaurants and services
- Land has entitlements, an approved development plans and is "shovel ready"
- Close to Schools: Glen Springs Elementary, Westwood Middle School and Gainesville High School
- 3 miles to the University of Florida
- 4 miles to UF Health/ Shands Hospital

**Acres:** 8.29± Acres - split into 2 land tracts of: 4.03 AC (Townsend Phase 2) & 4.26 AC (Townsend Phase 3)

**Tax Parcel:** 06099-000-000

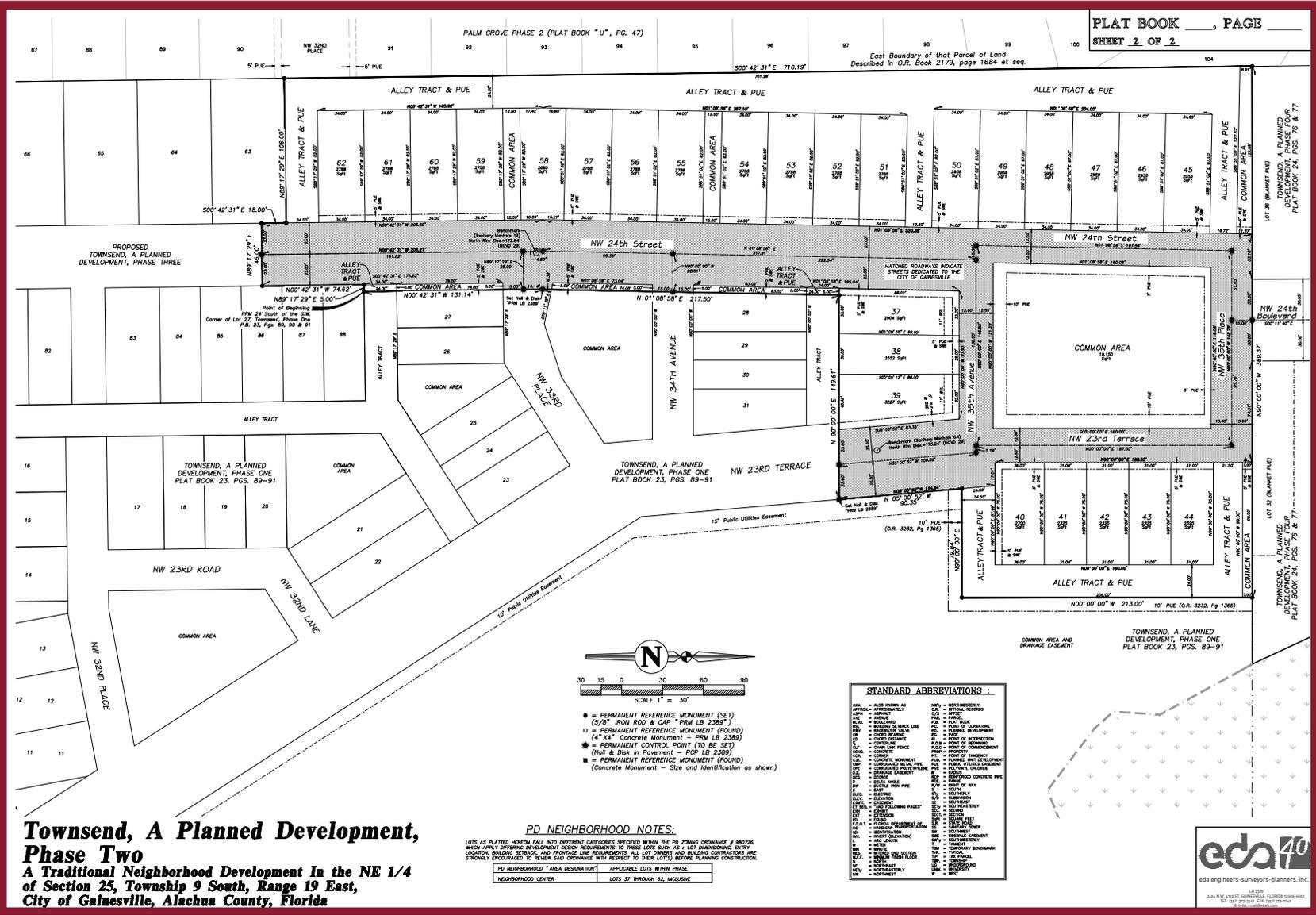
**Tax Parcels (Minor Subdivision):** 06099-011-000, 06099-012-000, 06099-013-000, 06099-014-000 & 06099-015-000

**Zoning:** Planned Development (PD)





# PHASE II PLAT



**Townsend, A Planned Development, Phase Two**  
 A Traditional Neighborhood Development In the NE 1/4 of Section 25, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida

**PD NEIGHBORHOOD NOTES:**

LOTS AS PLATTED HEREON FALL INTO DIFFERENT CATEGORIES SPECIFIED WITHIN THE PD ZONING ORDINANCE & PROTECT, WHICH APPLY DIFFERENT DEVELOPMENT SCENARIO REQUIREMENTS TO THESE LOTS SUCH AS: LOT DIMENSIONING, ENTRY LOCATION, BUILDING SETBACK, AND FRONT-YARD REQUIREMENTS. ALL LOT OWNERS AND BUILDING CONTRACTORS ARE STRONGLY ENCOURAGED TO REVIEW SAID ORDINANCES WITH RESPECT TO THEIR LOTS BEFORE PLANNING CONSTRUCTION.

PD NEIGHBORHOOD "AREA DESIGNATION"	APPLICABLE LOTS WITHIN PHASE
NEIGHBORHOOD CENTER	LOTS 37 THROUGH 42, INCLUDING

**STANDARD ABBREVIATIONS :**

AREA	AREA	AREA	AREA	AREA	AREA
ASPH	ASPH	ASPH	ASPH	ASPH	ASPH
...	...	...	...	...	...





# NEIGHBORHOODS



# DEMOGRAPHICS

## ALACHUA COUNTY, FL

POPULATION SUMMARY	
2025 Estimated Population	292,233
2025 Estimated Population / Sq. Mi.	333.7
2030 Projected Population	300,552
2000 Census Population	217,955
HOUSEHOLD SUMMARY	
2025 Estimated Households	119,025
2025 Average Household Size	2.29
2030 Projected Households	123,374
2010 Census Households	100,516
2000 Census Households	87,509
INCOME AND HOME VALUE	
2025 Average Household Income	\$99,422
2030 Average Household Income	\$112,745
2025 Median Household Income	\$66,763
2030 Median Household Income	\$80,339
2025 Per Capita Income	\$40,607
2030 Per Capita Income	\$46,391
2025 Aggregate Income	\$11,866,661,555
2030 Aggregate Income	\$13,942,806,831
2025 Average Home Value	\$390,296
2030 Average Home Value	\$481,656
2025 Median Home Value	\$353,540
2030 Median Home Value	\$439,230
2025 DISPOSABLE INCOME, NET WORTH, WEALTH	
Average Disposable Income	\$78,015
Median Disposable Income	\$56,857
Average Net Worth	\$1,081,033
Median Net Worth	\$130,213

## GAINESVILLE, FL

POPULATION SUMMARY	
2025 Estimated Population	145,927
2025 Estimated Population / Sq. Mi.	Sq. Mi. 2,279.7
2030 Projected Population	147,066
2000 Census Population	119,210
HOUSEHOLD SUMMARY	
2025 Estimated Households	59,737
2025 Average Household Size	2.14
2030 Projected Households	60,749
2010 Census Households	51,166
2000 Census Households	48,777
INCOME AND HOME VALUE	
2025 Average Household Income	\$75,424
2030 Average Household Income	\$83,853
2025 Median Household Income	\$49,993
2030 Median Household Income	\$56,847
2025 Per Capita Income	\$31,058
2030 Per Capita Income	\$34,818
2025 Aggregate Income	\$4,532,171,726
2030 Aggregate Income	\$5,120,561,157
2025 Average Home Value	\$335,561
2030 Average Home Value	\$433,309
2025 Median Home Value	\$296,879
2030 Median Home Value	\$380,229
2025 DISPOSABLE INCOME, NET WORTH, WEALTH	
Average Disposable Income	\$59,939
Median Disposable Income	\$42,406
Average Net Worth	\$572,426
Median Net Worth	\$20,697



GAINESVILLE REGIONAL  
**AIRPORT**

Proposed  
Springhill  
Development

Proposed  
Newberry  
Village  
87 acres, 900  
residential units,  
240,000 SF  
non-residential

Santa Fe  
College

Millhopper /  
Thornebrook  
Area

Glen Springs  
Elementary  
School

★  
SITE

Gainesville  
High School

North Florida  
Regional  
Medical Center

Westwood  
Middle School

Downtown  
Gainesville

The Oaks  
Mall

UF

VA Hospital,  
UF Health  
and Shands  
Hospital

Celebration  
Pointe

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