

SALE

TBD NW 46TH AVENUE

TBD NW 46th Avenue Newberry, FL 32669



PROPERTY DESCRIPTION

Sheer limestone bluffs tower over turquoise aquifer-filled waters of 2 lakes ringed with Red Cedars & Cherry trees on this truly extraordinary 127-acre property. Comprised of 4 parcels, this exceptional property offers nearly 100 feet of elevation rise & fall, offering expansive vistas & long-range views more reminiscent of the Appalachian Mountains than land found in North Florida.

Well located, this tract features both tranquility & convenience to Gainesville, home to world-class health care services from UF Health/Shands & North Florida Regional Medical Center, as well as Florida's preeminent academic institution: The University of Florida. Shopping & dining options at Celebration Pointe & Butler Town Center are a just a short drive, as is the quaint small-town charm of Newberry, FL, located just a few miles to the southwest.

Formerly a limestone quarry, these parcels comprise perhaps the single finest estate/family homestead property in North Florida. Alternatively, the cliffs offer unparalleled options for cliffside executive estates with commanding views & exceptional privacy. Forests filled with Heritage Live Oaks, Laurel Oaks, Cherry, & Cedar provide endless options for recreation areas or accessory development lots, while the deep quarry lakes teem with large-mouth bass.

If you're a discerning buyer looking for the most unique, private, & accessible estate tract available, look no further. If you're a visionary who understands the potential this property offers for either development or as a homestead, this property is without equal in North Florida.

OFFERING SUMMARY

Sale Price:	Bring Offers!
Total Acreage:	127 Acres
Parcel: 04144-001-000	40.34 Acres
Parcel: 04145-000-000	83.03 Acres
Parcel: 04147-017-000	1.74 Acres
Parcel: 04147-016-001	1.88 Acres
Zoning:	(A) Agricultural
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PROPERTY WEBSITE

[Click Here](#)

OTHER RESOURCES

[Drone Video Footage](#)

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734



**COLDWELL BANKER
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M.M. PARRISH REALTORS

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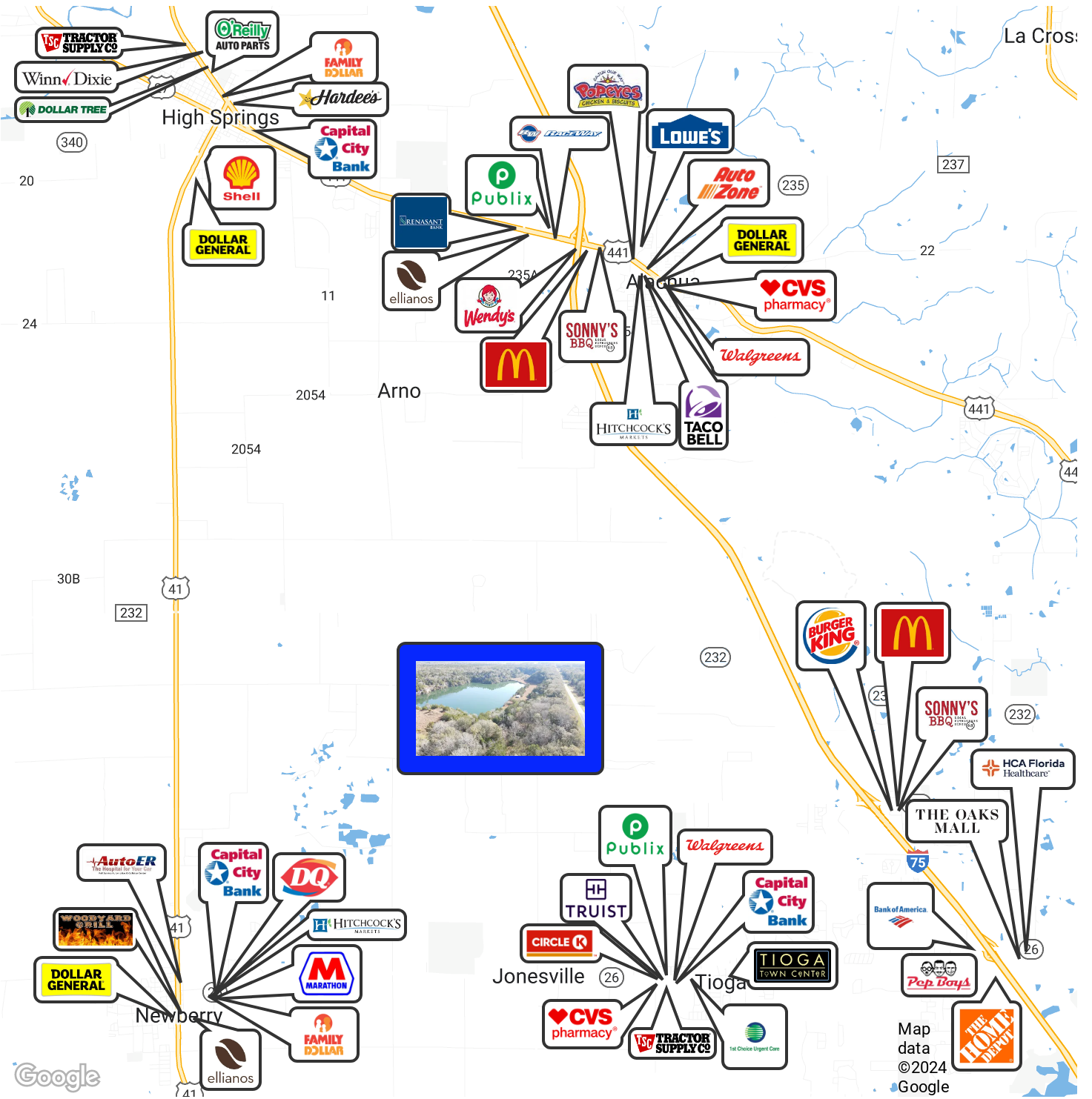


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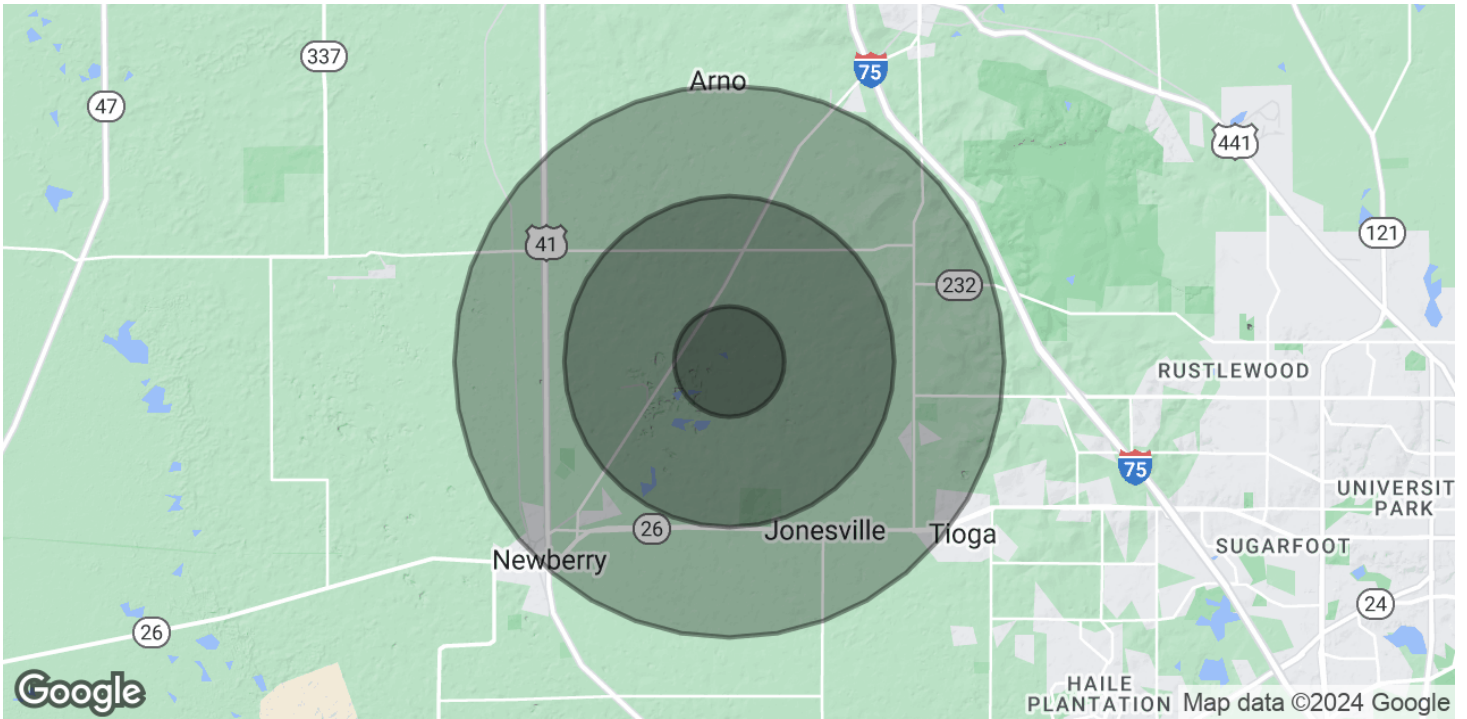


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	356	2,689	8,778
Average Age	33	35	38
Average Age (Male)	32.7	34.2	35.2
Average Age (Female)	33.7	35.5	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	123	964	3,406
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$70,129	\$70,684	\$71,948
Average House Value	\$204,772	\$202,461	\$202,548

* Demographic data derived from 2020 ACS - US Census

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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

