

DEVELOPMENT PARCEL

23504 W. Newberry Road, Newberry, FL 32669



PROPERTY DESCRIPTION

COME FIND OUT why Newberry is the very center of opportunity in Alachua County! The Newberry / Jonesville Area is a rapidly growing bedroom community for Gainesville and the flagship University of Florida, and it's at the epicenter of explosive high-value growth in North Florida.

This land has the perfect location, placement, and visibility to capitalize on that growth. With 45 acres already under contract, only three parcels of prime commercial land remain available. The highly flexible zoning allows for everything from multifamily to offices and retail shopping centers; this property has it all.

This is truly one of the most visible and central commercial parcels in Newberry—and it's ready for savvy investors ready to take advantage of the impressive growth curve in western Alachua County!

PROPERTY HIGHLIGHTS

- Zoned CI for commercial and industrial use
- High visibility in a heavy-traffic area
- Ideal for various commercial ventures
- Accessible from major roadways
- Utilities available for development
- Prime location in the growing Newberry area

OFFERING SUMMARY

Sale Price:	Subject To Offer
Available Lot Size:	2.5 Acres 1.5 Acres 1.86 Acres
Parcel #:	01902-000-000 & 01919-003-003
Traffic Count:	21000 AADT

Craig Carter
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Michelle Carter
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Dean R. Cheshire
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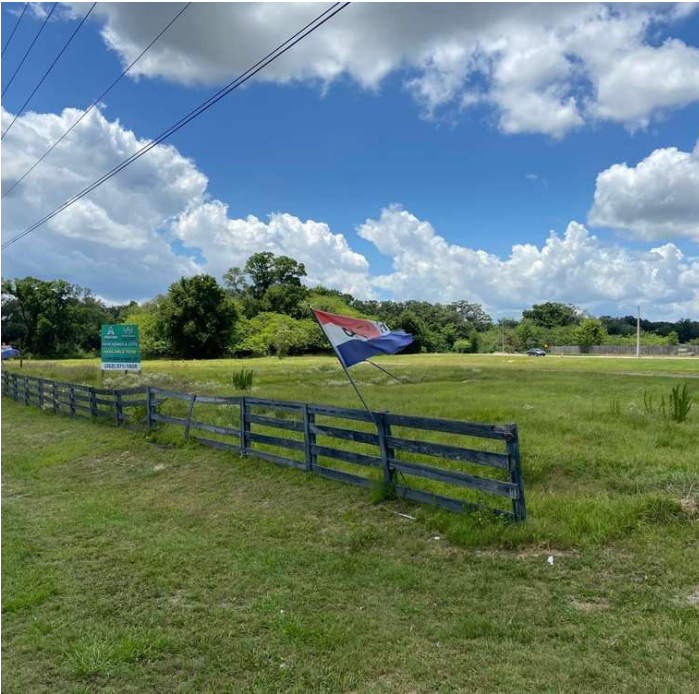


COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS

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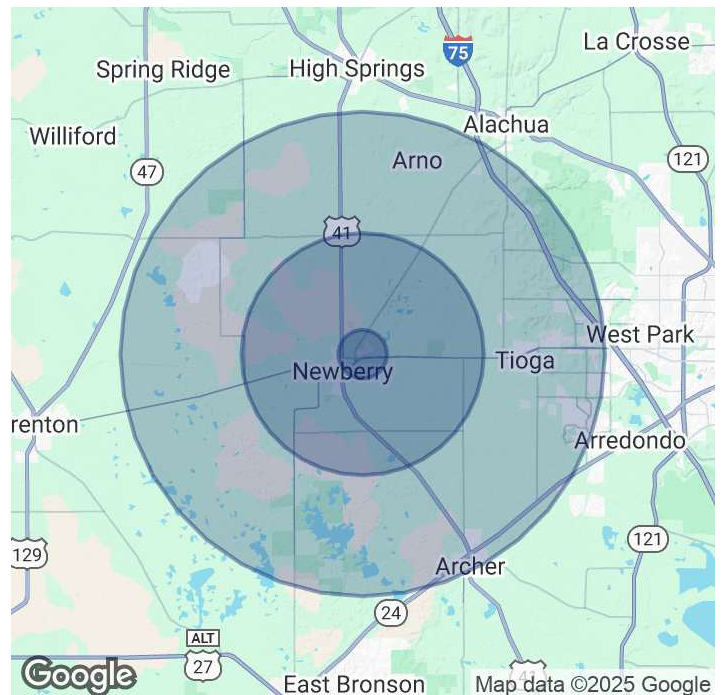
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,493	9,406	50,191
Average Age	41.6	41.5	40.1
Average Age (Male)	39.8	41.0	39.3
Average Age (Female)	43.8	42.3	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	570	3,610	19,529
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$85,835	\$78,590	\$104,516
Average House Value	\$213,292	\$196,856	\$224,112

TRAFFIC COUNTS

West Newberry Rd 21,000/day

2020 American Community Survey (ACS)



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	DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*	
	352.745.1883 dean@mmparrish.com	352.339.5734 mcarter@mmparrish.com	352.339.4038 ccarter@mmparrish.com	

Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

