

FOR SALE OR LEASE

Laureate Village 2± AC Commercial/Retail Pad-ready Site

14623 W Newberry Rd | Jonesville, FL 32669

Sale Price: \$1.99M | **Lease Rate:** Price Negotiable (Build-to-Suit)

21,000 AADT

W Newberry Rd

Vanguard
Apartments



To Gainesville
11.4 miles

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Property Details

This pad-ready site in Jonesville, FL, spans over two acres along Newberry Road (SR 26) and is strategically positioned within Laureate Village adjacent to a multifamily development on two sides. It is part of Laureate Village, a 130+-acre mixed-use community that integrates single-family and multifamily residences with commercial, retail, and office spaces.

The site benefits from an overlay zoning designation of Traditional Neighborhood Development (TND), as defined in the Alachua County Unified Land Development Code (ULDC), which supports a diverse mix of uses to promote a walkable, cohesive community.

Preliminary Site Plan

The preliminary site plan is presented to illustrate one option for site development.



① NORTHEAST AXO



② NORTHWEST AXO



Highlights

- **Size:** 2.0± AC
- **Tax Parcel:** 04350-003-000
- **Zoning:** TND, Traditional Neighborhood Design
- **Utilities:** Water/Wastewater
- **Natural Gas:** Gainesville Regional Utilities (GRU)
- **Electricity:** Clay Electric
- **Internet Options:** Cox Communications and AT&T
- **Sales Price:** \$1,990,000
- **Build-to-suit Option:** Price Negotiable

Trade Area

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About Jonesville, FL

Jonesville is a vibrant and growing community in north-central Florida, located just west of Gainesville in Alachua County. During the past four decades, its population has steadily increased as Gainesville's expansion has driven residents westward in search of a less dense living environment. This growth has fueled a rise in both residential and commercial developments, transforming Jonesville into a dynamic hub. The area has seen a steady influx of businesses, including Publix, Campus USA, Arbor Greens Office Park and Tioga Towne Center, along with recreational amenities like Rotary Park, which features soccer fields and tennis courts for organized sports. Additionally, new retailers and restaurants continue to enhance the area's appeal.





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Area Demographics

Source: ESRI Business Analyst, 2024



**Population
(2024)**

1 Mile

2,080

3 Mile

17,324

5 Mile

47,094



**Population
Projection (2029)**

2,364

19,505

50,036



**Average Household
Income (2024)**

\$134,225

\$154,905

\$138,941



**Projected Average
Household Income (2029)**

\$161,029

\$181,588

\$163,219

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