

SALE

1900 NW 170TH STREET

1900 NW 170th Street Newberry, FL 32669



PROPERTY DESCRIPTION

60 beautiful acres of land located between Gainesville (Jonesville) and the City of Newberry Florida. The property is in the perfect location for a Clustered Rural Residential Subdivision for a creative developer/builder. The property could be developed as agriculture gardening community with 2 acre lots situated to take advantage of large garden tracts of 3-10 acre. Property could also be developed as a co-housing community trust agricultural community. The owner of the property Susan Wagner is a Realtor and will entertain joint venture proposal from well-qualified developer/builders.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	60 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	217	2,979	5,129
Total Population	557	7,463	13,380
Average HH Income	\$76,102	\$98,677	\$104,491

PROPERTY HIGHLIGHTS

- Zoned Agricultural- 1 Unit Per 5 Acres
- Additional Land May Be Available
- Well Water & Septic Tank Allowed
- Subdivision Process Will Involve Adjacent Property Owners as Required by the County

RALPH HILLIARD
(352) 284-4977
RHILLIARD@MMPARRISH.COM

SUSAN WAGNER
(352) 283-2729
SWAGNER@MMPARRISH.COM

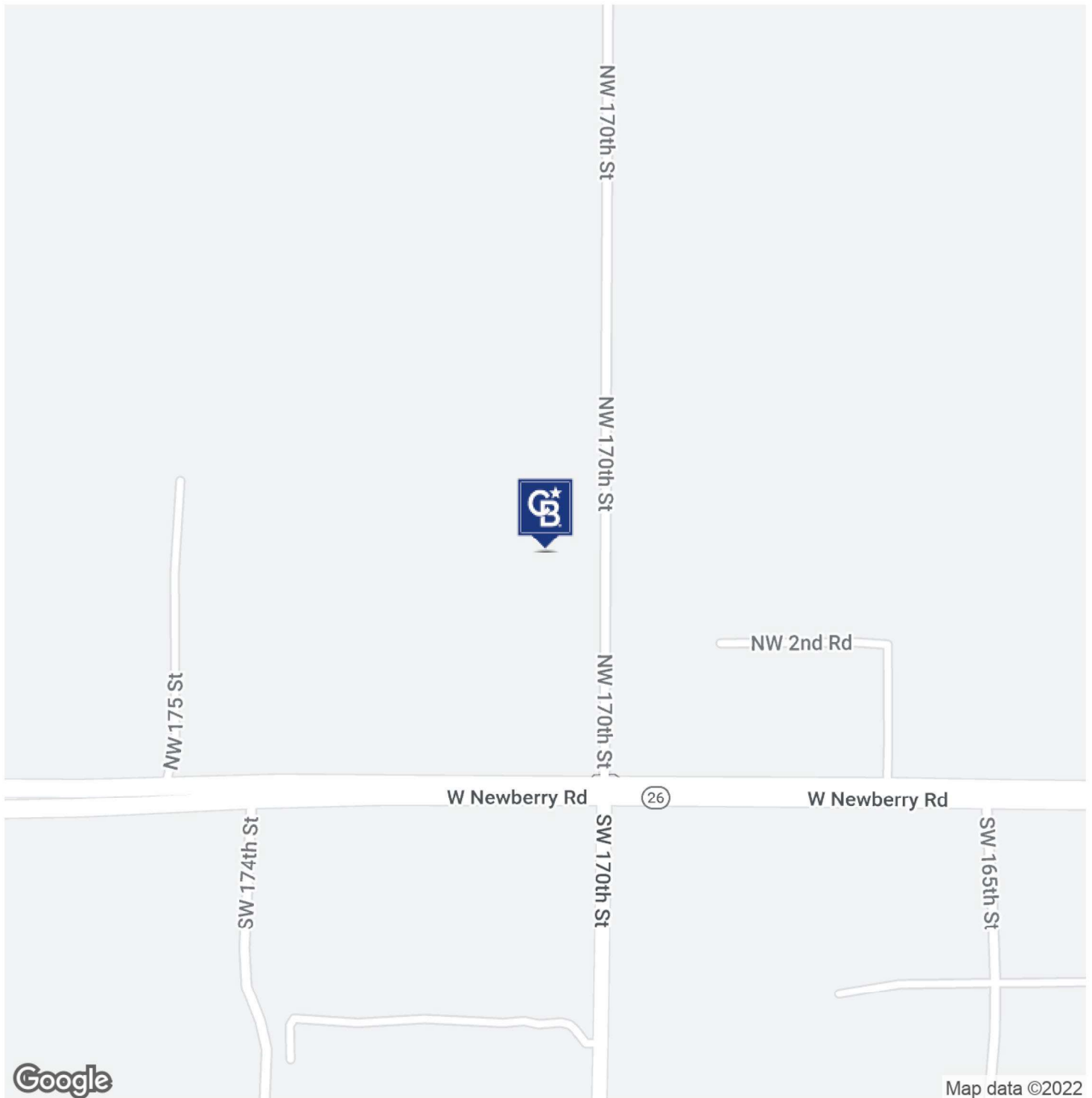


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M.M. PARRISH
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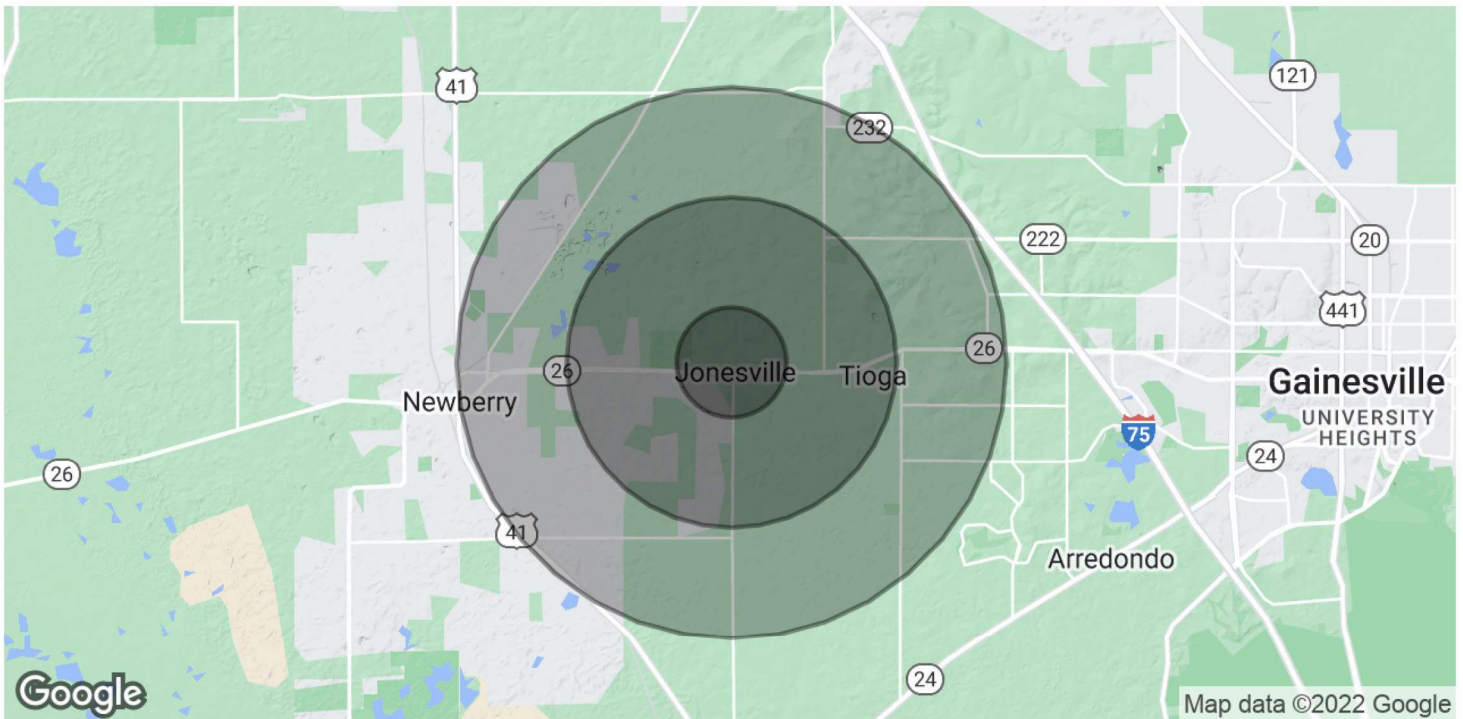


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	557	7,463	13,380
Average Age	36.3	39.6	39.4
Average Age (Male)	33.6	37.1	36.9
Average Age (Female)	40.3	42.5	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	217	2,979	5,129
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$76,102	\$98,677	\$104,491
Average House Value	\$1,890,503	\$306,143	\$643,812

* Demographic data derived from 2020 ACS - US Census

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Commercial Realtor

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swagner@mmparrish.com

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