



Accelerating success.

20550 NE 42nd Place

Williston, FL 32696

Size: 20.0± AC | Price: ~~\$3,399,000~~
\$2,999,000

42nd Place

13th Street

27

Dan Drotos, MSRE, CCIM, SIOR

Senior Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux, P.E.

Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards

Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

Jon C. Thomas, II

Associate
+1 352 420 9889
jon.thomas@colliers.com

Colliers

104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

PROPERTY OVERVIEW



Address

20550 NE 42nd Place
Williston, FL 32696

Size

20.0± Acres

Tax Parcel

0486600000



This unique 20-acre property, formerly Williston Middle School, is located just outside the city limits in Levy County and offers a rare opportunity for redevelopment or institutional use. With eleven buildings totaling approximately 79,468± SF*, the site is well-suited for a variety of public, institutional or commercial applications. The most recent addition to the campus is a nearly 19,000-square-foot cafetorium built in 2007, featuring a fully equipped commercial kitchen with a walk-in refrigerator and freezer, automatic dishwasher and additional amenities. Additionally, a third building, formerly used as a media center and library, offers an expansive open-concept design that could easily be repurposed for a variety of uses. Other auxiliary buildings throughout the property provide flexibility for classrooms, offices, meeting spaces or other functional needs, making this site ideal for an educational facility, training center, community hub or other institutional use.

The property is zoned Public & Institutional Facility (PF), with a fallback zoning of Rural Residential/Forestry, providing flexibility for future use. High-speed internet and communication capabilities are supported by fiber optic wiring throughout the site. Environmental due diligence has been completed, including asbestos abatement with a clear assessment report, as well as a Phase 1 environmental report, a recent appraisal and a recent survey.

Strategically located just 0.2 miles from US-27, the property offers easy access to major roadways and is conveniently positioned near Gainesville and Ocala, in an area experiencing significant growth. Additionally, the property benefits from lower Levy County taxes, making it an attractive investment. With ample land available, the site also offers room for future expansion or development.

**Source: Levy County Property Appraiser*

20550

NE 42nd Place

Williston, FL 32696

PROPERTY DETAILS



Traffic Count

11,600± AADT

US Hwy 27

Ownership

L & B Investment Group, LLC

Size

20.0± Acres

79,468± SF (divided among 11 buildings)*

Jurisdiction

Levy County

Zoning

PF - Public & Institutional Facility

Tax District

Williston (District WI)

**Source: Levy County Property Appraiser*

PHOTO GALLERY

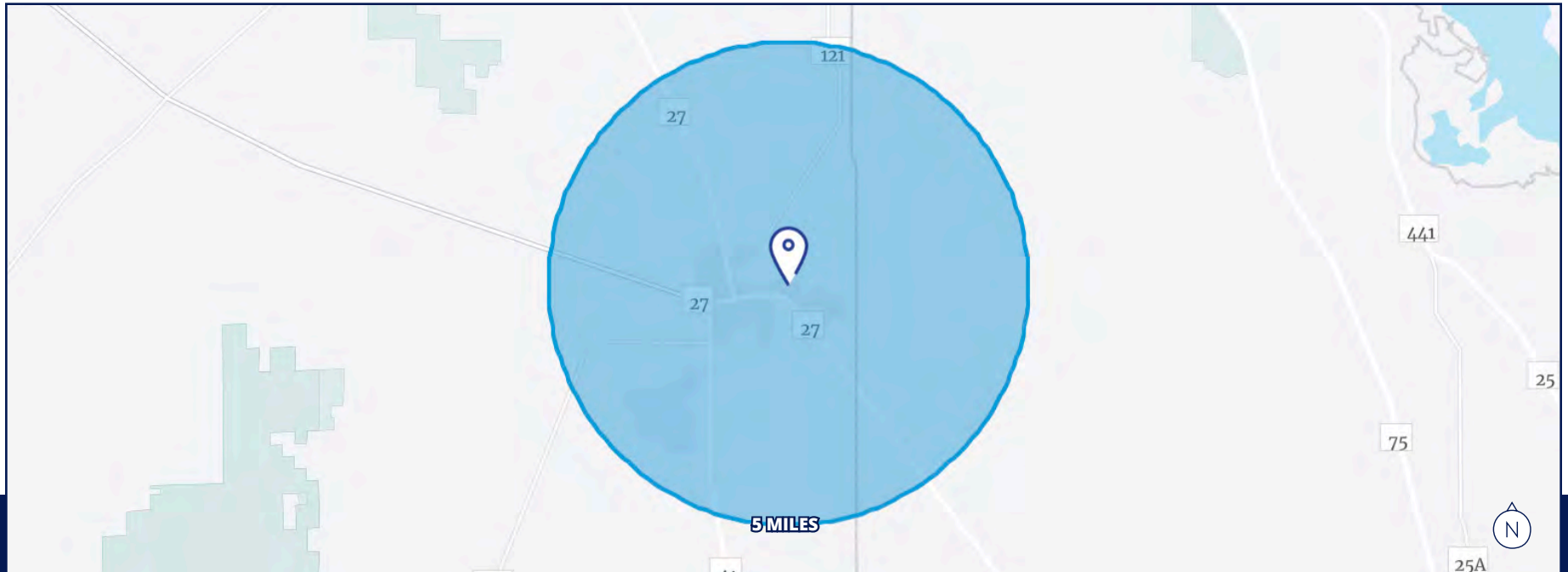
20550
NE 42nd Place
Williston, FL 32696



DEMOGRAPHIC SNAPSHOT

Colliers

5 mile radius



7,556

Population
(2024)



7,704

Projected Population
(2029)



\$72,324

Avg. Household Income
(2024)



8,199

Daytime Population
(2024)



45.0

Median Age
(2024)



3,088

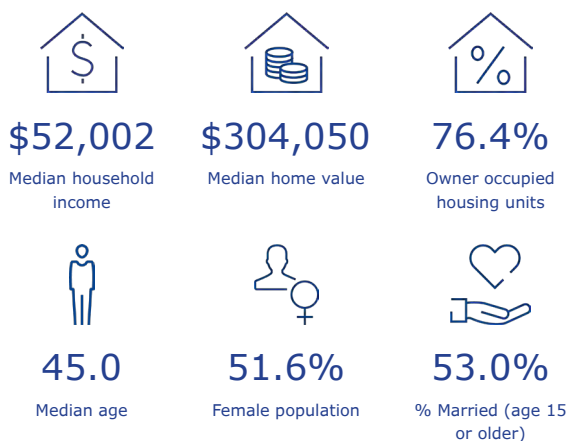
Total Households
(2024)

Source: ESRI Business Analyst, 2024

MARKET SUMMARY

5 mile radius

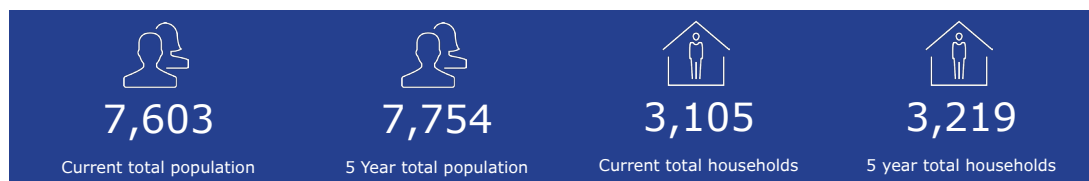
Household & population characteristics



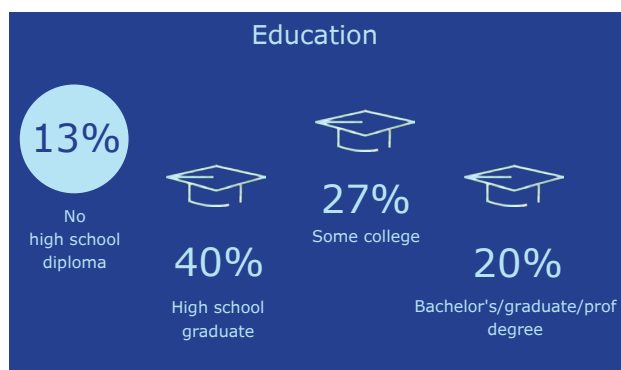
Annual lifestyle spending



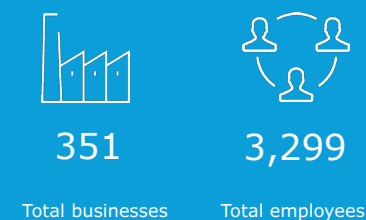
Households & population



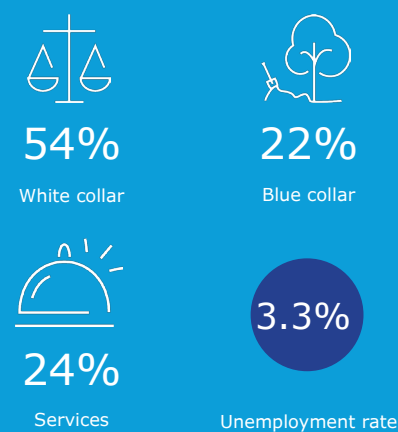
Education



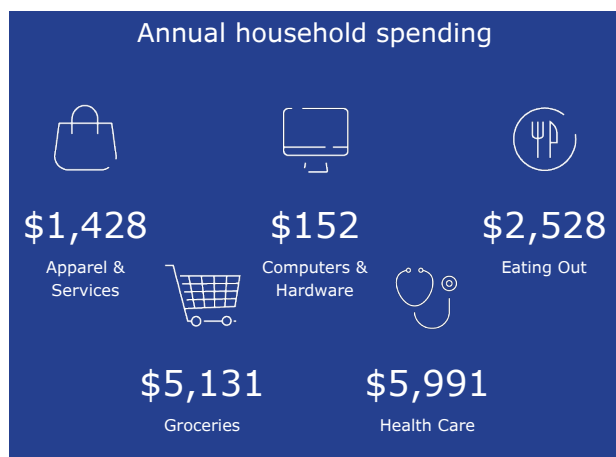
Business



Employment



Annual household spending



LOCATION



WILLISTON, FLORIDA

About the Area

Williston, Florida, is a hidden gem in the state's heartland, offering a unique blend of natural beauty, southern charm and economic opportunity. As the gateway to The Nature Coast, Williston boasts an abundance of natural resources, including the world-famous Devil's Den and Blue Grotto dive springs, lush upland forests and scenic landscapes that contribute to an exceptional quality of life. This region embodies a rich history and welcoming hospitality, making it an attractive place to live, work and visit.

The Local Economy

Williston's economy is thriving, with significant growth in manufacturing, distribution and forestry. Businesses benefit from lower operational costs compared to neighboring regions while still accessing a strong workforce, bolstered by proximity to the University of Florida. The area is well-connected through a robust transportation infrastructure, including Interstate highways, state and county roads, rail access, and the Williston Municipal Airport. With its strategic location, business-friendly environment and unmatched natural beauty, Williston is an ideal place for investment and expansion.

20550
NE 42nd Place
Williston, FL 32696



CONTACT US

Dan Drotos, MSRE, CCIM, SIOR
Senior Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux, P.E.
Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards
Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

Jon C. Thomas, II
Associate
+1 352 420 9889
jon.thomas@colliers.com



Colliers
104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC