



Dan Drotos, CCIM, SIOR
Executive 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

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

Springhill Development

SE Quadrant

This is an unparalleled opportunity to purchase parcels of prime commercial land located on the southeast quadrant of I-75 and NW 39th Avenue in Gainesville.



Property Description

This is an unparalleled opportunity to purchase parcels of prime commercial land located on the southeast quadrant of I-75 and NW 39th Avenue in Gainesville.

The southeast quadrant highlights highly coveted visibility with 1,350 linear feet of frontage on major US highway I-75. This 26± acre quadrant is ideally suited for professional office, light industrial and/or multifamily development sites. High passerby traffic counts from nearby Santa Fe College are additionally complemented with easy location access from four different points of entry. Due to the low inventory in the immediate area, this site represents one of the last large commercial sites in the SE quadrant bordering I-75.

Featured areas are comprised of assorted parcel sizes and diverse usage allowances based on current concept plans. This plan includes commercial/retail, office, multifamily residential housing and a self-storage site. Mixed-use zoning allows horizontal and vertical land uses to create a unique environment where residents can live, shop, work and play with a surrounding abundance of natural parks, springs, lakes and untouched landscapes.

Tax Parcel: #06233-001-000, 06233-001-001, 06233-010-010 & 06233-010-011



Based on Parcel
Sales Price



26± Acres
Land Area



Various
Zoning

INTERSTATE
75

31,500± AADT 31,500± AADT

31,500± AADT

Springhill Development

SE Quadrant Concept Plan

Mixed-use zoning allows horizontal and vertical land uses to create a unique environment where residents can live, shop, work and play.



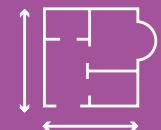
Office Parcels



Call for
Pricing



1
Parcels



TBD
Total SF

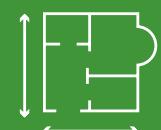
Self Storage Parcels



Call for
Pricing



1
Parcel



25,500±
Total SF

Commercial Retail Parcels



Call for
Pricing



1
Parcel



TBD
Total SF

Out Parcel



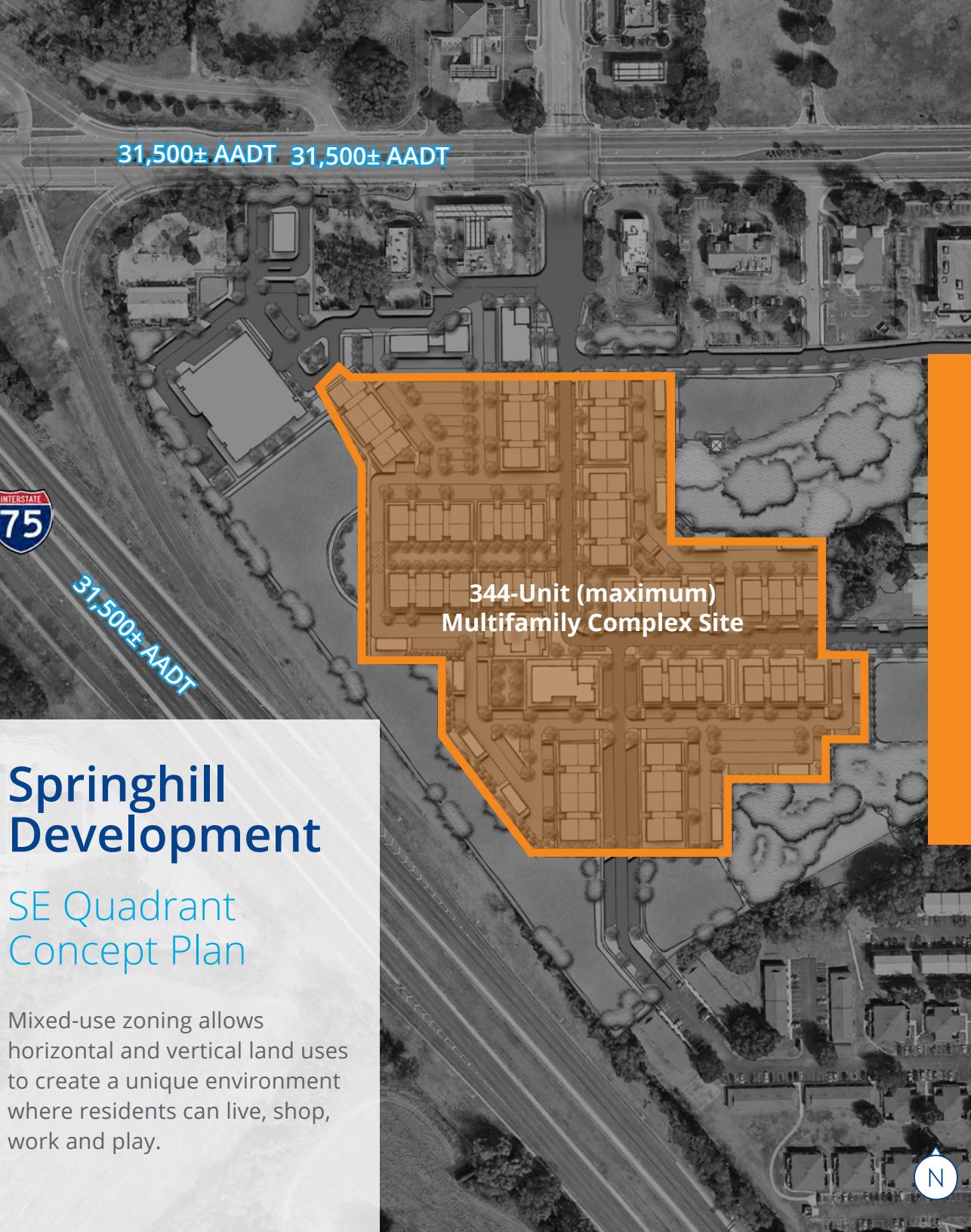
Call for
Pricing



1
Parcel



TBD
Total SF



Springhill Development

SE Quadrant Concept Plan

Mixed-use zoning allows horizontal and vertical land uses to create a unique environment where residents can live, shop, work and play.

Multifamily Parcel



Call for
Pricing



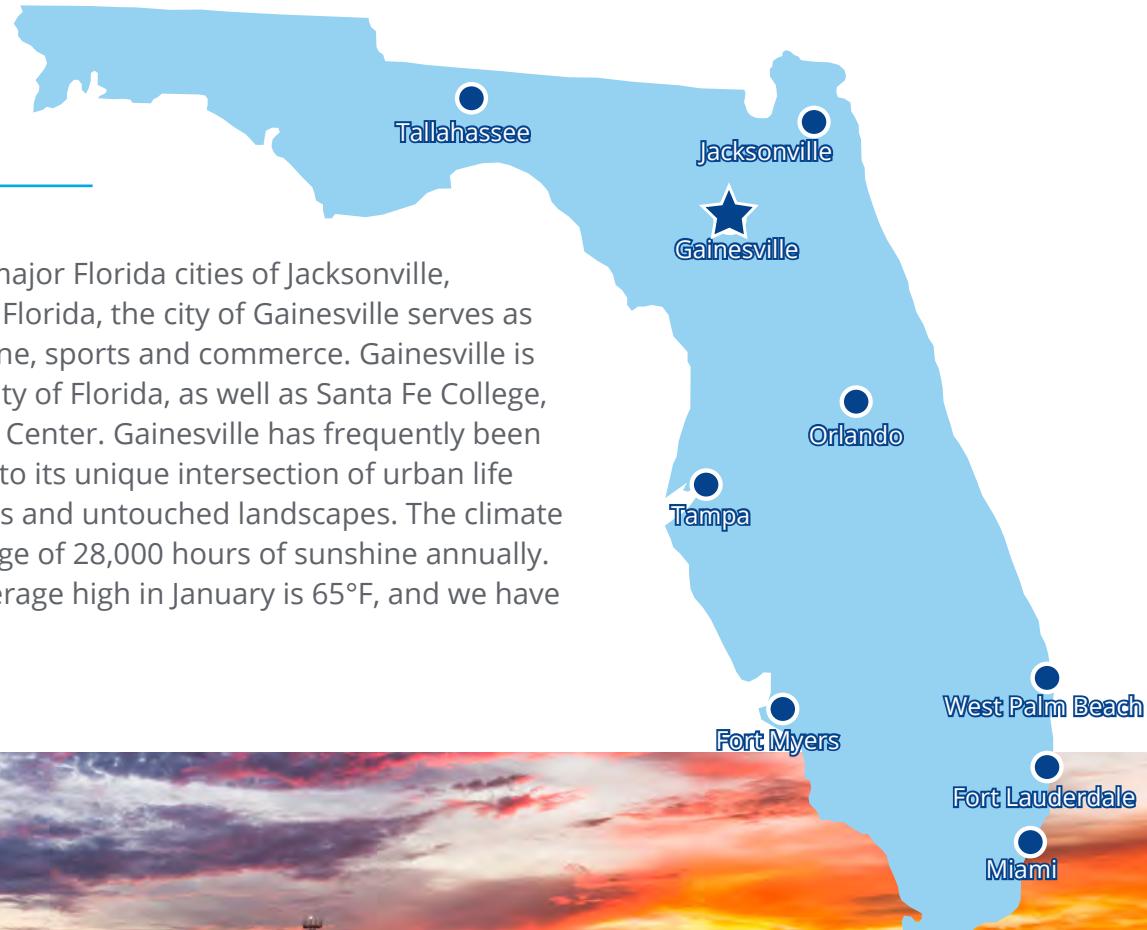
1
Parcel

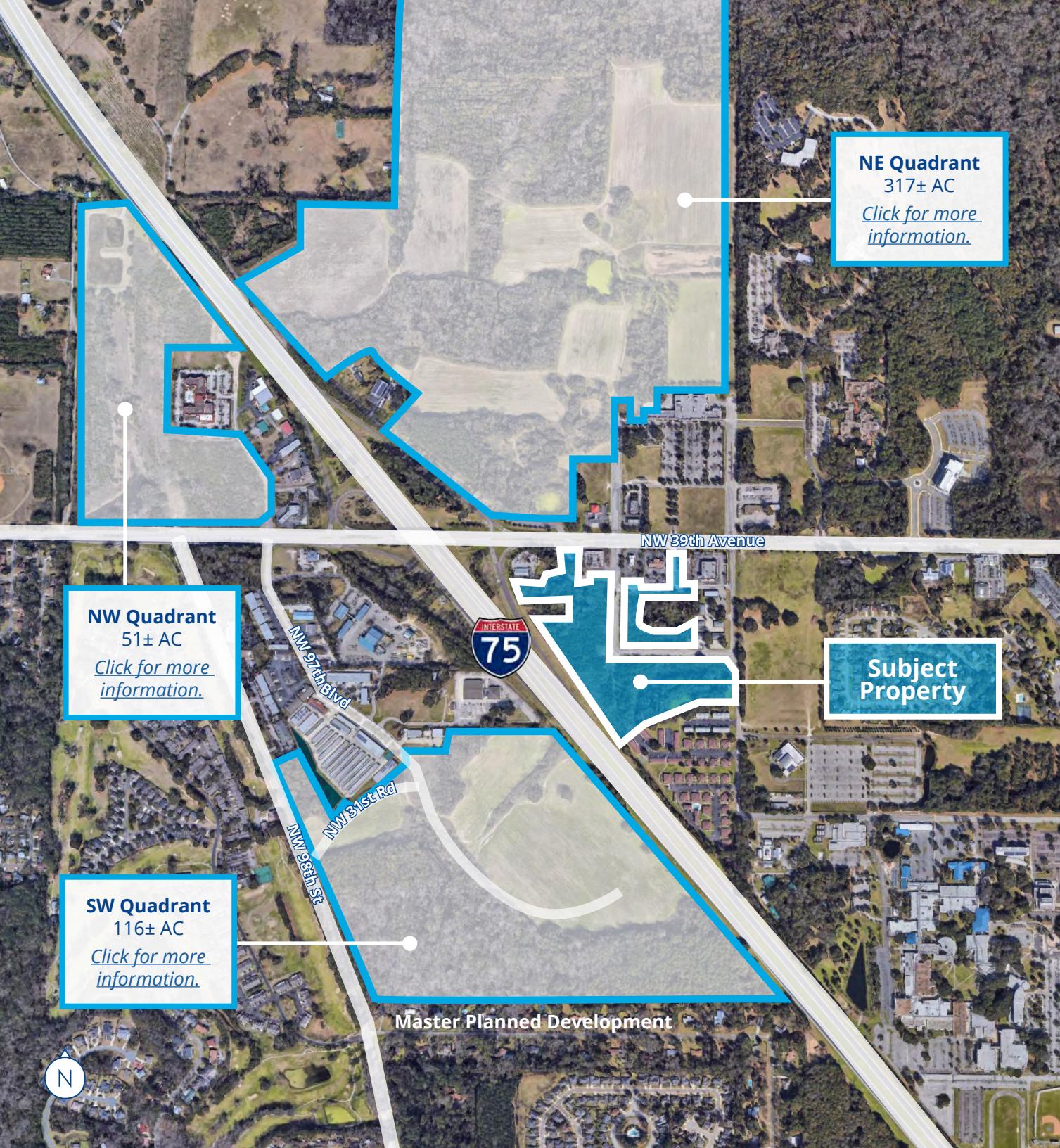


16.0±
Total AC

Area Overview

Gainesville is centrally located midway between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes and untouched landscapes. The climate consists of mild winters and warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89°F, while the average high in January is 65°F, and we have a 255-day growing season.





Dan Drotos, CCIM, SIOR
Executive 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

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and/or its licensor(s). ©2025. All rights reserved.