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NW 39th Avenue

# For Sale

SE Quadrant of I-75  
& NW 39th Avenue  
Gainesville, FL 32606

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# 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.

See Concept Plan for  
proposed development

## 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



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.

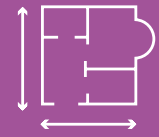
### Office Parcels



Call for  
Pricing



1  
Parcels



TBD  
Total SF

### Self Storage Parcels



Call for  
Pricing



1  
Parcel



25,500±  
Total SF

### Commerical Retail Parcels



Call for  
Pricing



1  
Parcel



TBD  
Total SF

### OutParcel



Call for  
Pricing



1  
Parcel



TBD  
Total SF





31,500± AADT 31,500± AADT



31,500± AADT

344-Unit (maximum)  
Multifamily Complex Site

## 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

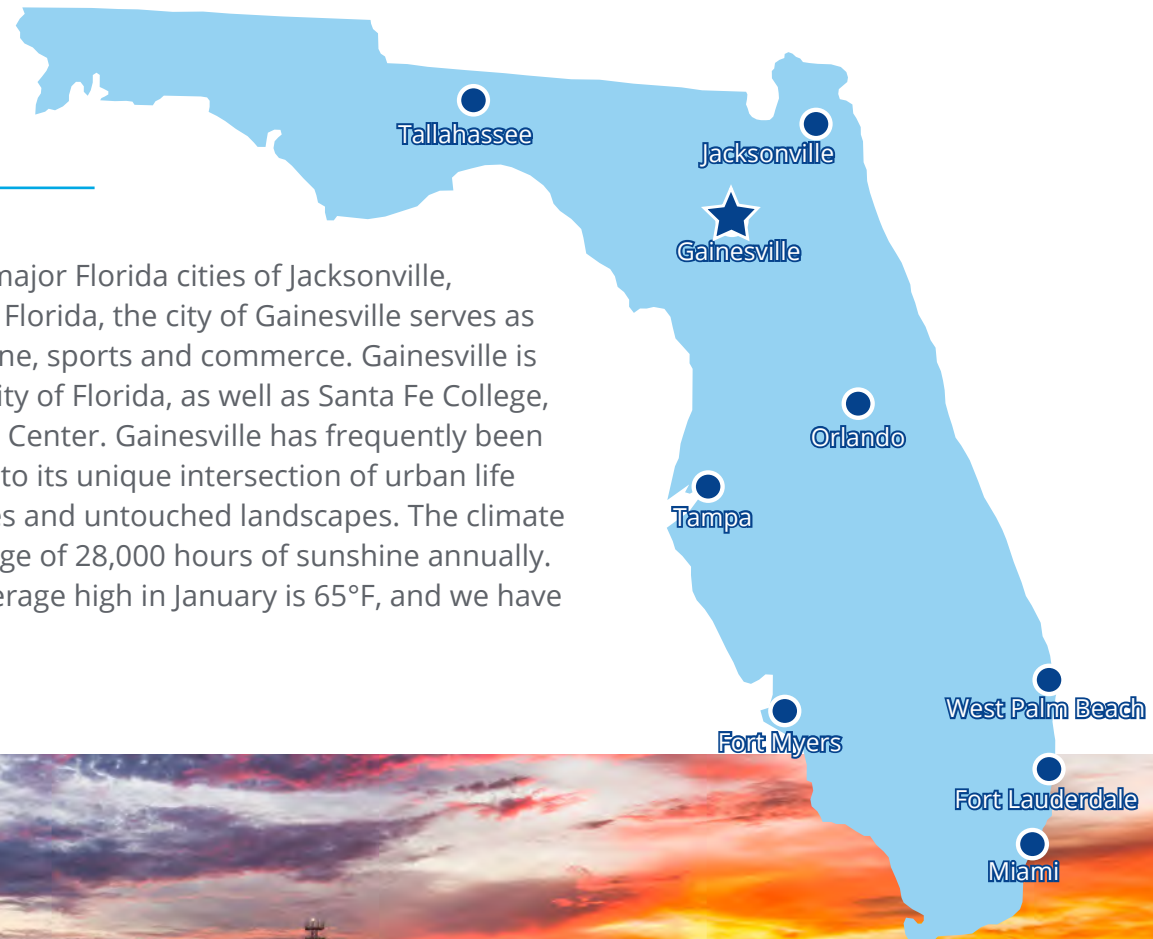




## Area Overview

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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.





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**NE Quadrant**  
317± AC  
[Click for more information.](#)

**Subject Property**

**NW Quadrant**  
51± AC  
[Click for more information.](#)

**SW Quadrant**  
116± AC  
[Click for more information.](#)

Master Planned Development

NW 39th Avenue



NW 57th Blvd

NW 51st Rd

NW 58th St

