



FOR SALE

TBD HWY 441, ALACHUA, FLORIDA 32615
DEVELOPMENT OPPORTUNITY



***Owner will divide, individual pricing available according to Buyers needs**

PROPERTY USES:

- RETAIL
- RESTAURANT
- INDUSTRIAL
- OFFICE
- MANUFACTURING
- AUTO
- BIOSCIENCE

LOT SIZE

DIVISIBLE
UP TO +/- 52.68 ACRES

ZONING

- COMMERCIAL
- ILW
- INDUSTRIAL

LOCATION

FRONTING HWY 441
NEAR GAINESVILLE,
ALACHUA & I-75

TRAFFIC

HIGHLY VISIBLE WITH
441 PROVIDING 18,700
VEHICLES PER DAY

LISTING PRICE

\$4,447,800
(\$85,000/ACRE)

ADDITIONAL INFO

- FULL ACCESS
- FDOT APPROVED DRIVEWAY IN PLACE WITH ACCEL AND DECEL LANES



CONTACT US

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SITE HIGHLIGHTS

Full Access Median Cut & Entrance Drive with accel and decel lanes

HIGHWAY 441

AADT 18,700

Property is in an excellent location within the City of Alachua, located between Gainesville and Alachua. It is near the bioscience community, including Progress Park, Foundation Park and Copeland Park. FDOT approved Driveway is in place including costly accel and decel lanes, resulting in significant development cost savings. Site has sought after zonings in place with many development possibilities and much flexibility! Ideal for Retail, Office, Industrial, Manufacturing, and Warehouse uses. Smaller parcels available!

Conveniently located between Gainesville and Alachua along the thriving 441 Corridor, within the city limits of Alachua

01

Close proximity to Bioscience community including Copeland Park, Foundation Park, and Progress Park

02

Excellent development opportunity with much flexibility

03

Parcel size is flexible

04



TRAFFIC 18,700 AADT

1,248 FEET OF FRONTAGE ON 441

FULL ACCESS FROM 441

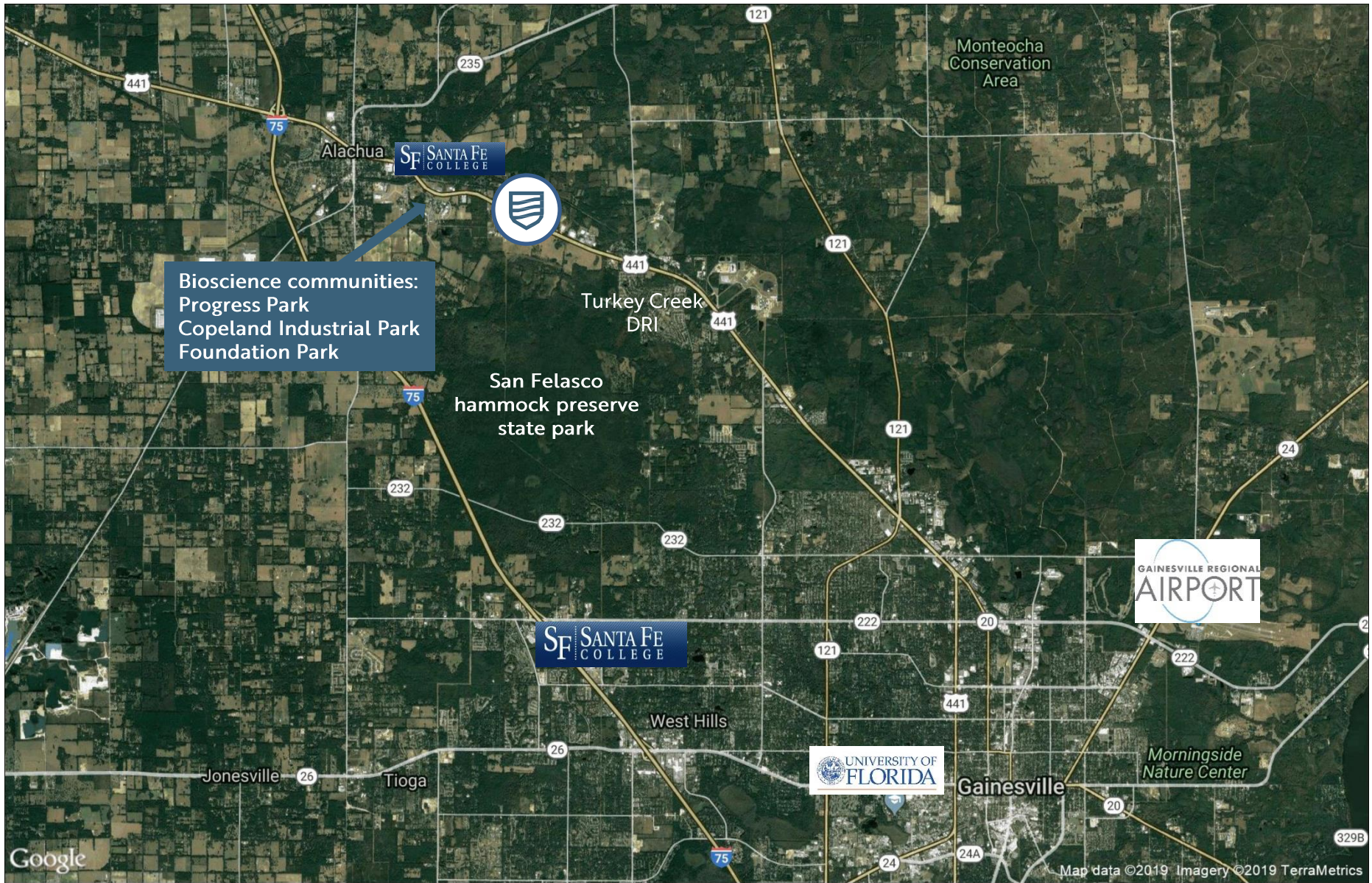


AREA MAP





AREA MAP





ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. From their local needs to their long term investments. Every relationship receives a uniquely crafted formula for long-term success.



**AMBER
CRAWFORD**, CCIM
BROKER / OWNER

GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage, residential and commercial real estate on board. It's keeping our three divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together across our three divisions, we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what make us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY = SOLVES PROBLEMS & EARNS BIG RESULTS

AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM



EXCLUSIVELY LISTED BY:

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