



Development Opportunity

- 41.2 acre development site adjacent to the Staghorn single-family residential subdivision.
- Property is located on US Hwy 441 in development friendly City of Alachua, in close proximity to the Turkey Creek residential subdivision.
- Easy access to the Biotech/Life Science cluster in Alachua, I-75, downtown Gainesville and the University of Florida.

For further information

Rick Cain, CCIM, SIOR, Principal
352. 505.7588
rick.cain@avisonyoung.com

avisonyoung.com

Property summary

Parcels Included	05930-001-000 - 39.4 acres zoned PUD 05935-001-000 - .54 acres platted for SFR and zoned PUD 05935-002-000 - .60 acres platted for SFR and zoned PUD 05935-003-000 - .63 acres platted for SFR and zoned PUD
Property address	US Hwy 441 near Turkey Creek Subdivision
Zoning	PUD
Total land area	41.2 acres

Property is located within the jurisdiction of development-friendly City of Alachua. The 41.2 acres zoned PUD is adjacent to the Staghorn single family residential subdivision and in close proximity to Turkey Creek.



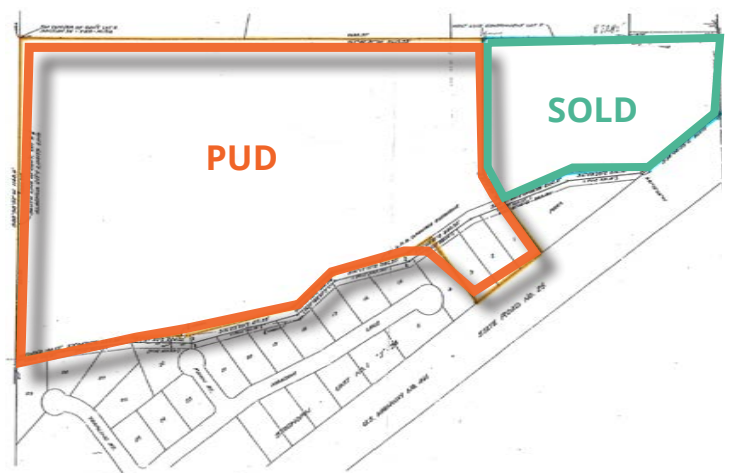
Strong commuter traffic in AM & PM



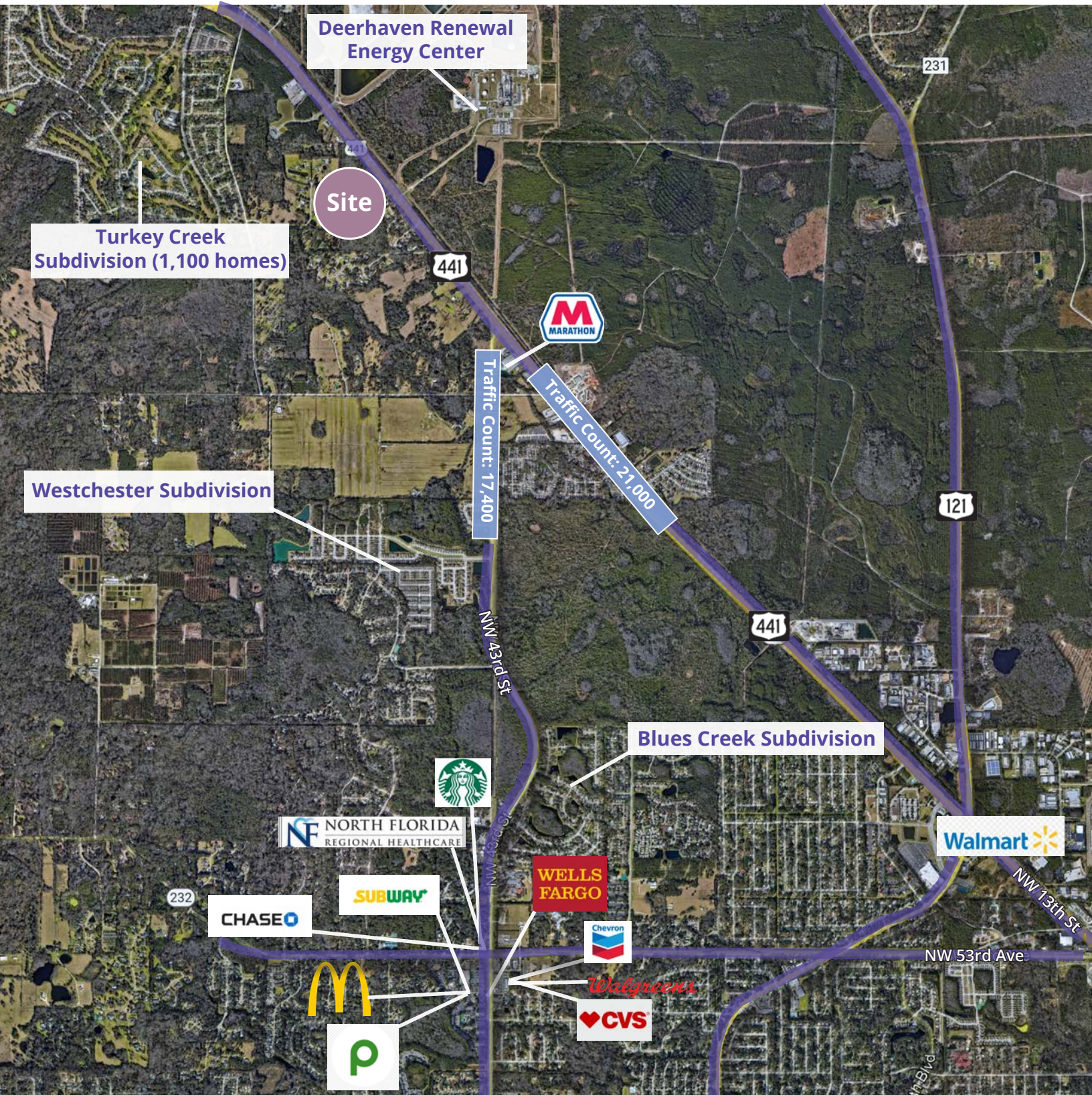
City of Alachua utilities



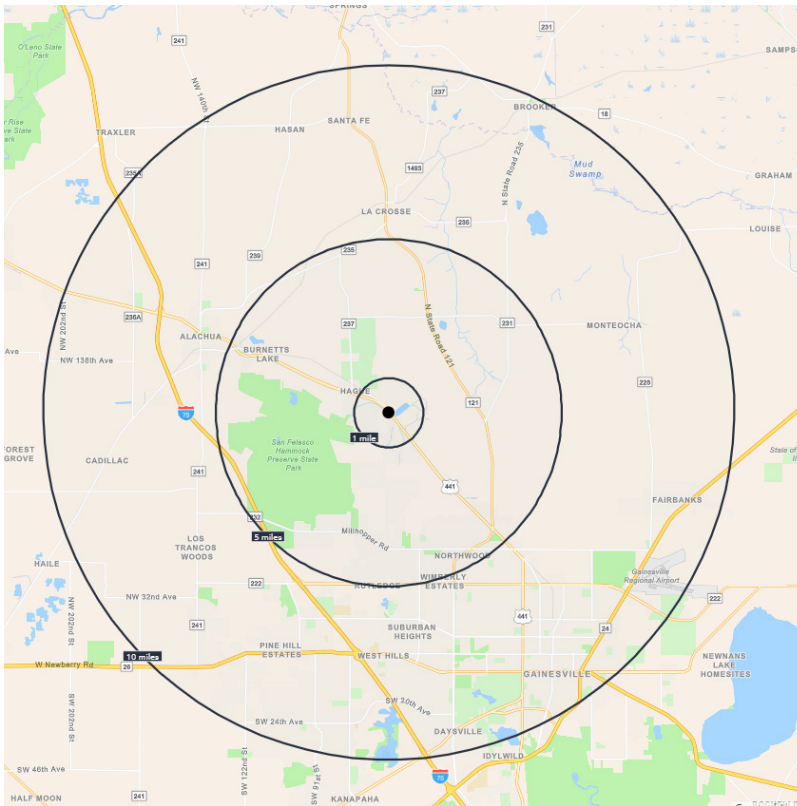
15 minutes from University of Florida campus



Aerial map



Demographics



Population: Over 189,000 people within a ten mile radius.



Density: Over 18,000 households within a five mile radius.



Income: Average household income of \$82,420 within a ten mile radius.



Home Value: Average home value of \$215,407 within a five mile radius.

Population	1 Mile	5 Miles	10 Miles
Total population	1,131	43,228	189,258
Median age	42.5	38.7	30.4
Median age (Male)	38.4	36.0	29.8
Median age (Female)	44.5	40.0	31.2
Households & Income	1 Mile	5 Miles	10 Miles
Total households	483	18,819	76,830
# of persons per HH	2.3	2.3	2.3
Average HH income	\$74,272	\$72,840	\$82,420
Average house value	\$250,067	\$215,407	\$313,720

**If you would like to discuss this further,
please get in touch.**

Rick Cain, CCIM, SIOR, Principal
352. 505.7588
rick.cain@avisonyoung.com

Visit us online

avisonyoung.com

© 2023 Avison Young – Florida, LLC. All rights reserved.
E. & O.E.: The information contained herein was obtained from sources which we deem reliable
and, while thought to be correct, is not guaranteed by Avison Young. | 132 NW 76th Drive |
Gainesville, FL 32607

**AVISON
YOUNG**