

Convenient Commercial Office Parcel in Growing Alachua, FL

PROPERTY FOR SALE

\$150,000

LAND: 0.66 AC

ZONING: CI

PROFESSIONAL

OFFICE USE



PROPERTY HIGHLIGHTS

Located in growing Alachua, FL, this 0.66-acre Business Intensive (BI) zoned parcel, is ideally situated within the Horizon Office Park plat in the heart of Alachua's rapidly expanding commercial district. Located directly behind Renasant Bank off U.S. Highway 441, this property offers exceptional visibility and accessibility in a high-traffic area experiencing significant development such as the adjacent newly opened Wawa, FireStone Tires, Urgent Care, and future sites of Chick-fil-a, Chipotle, Dutch Bros Coffee and more. This 0.66 acre site also backs up to the new 306 acre "Briarwood Town Center" mixed use development by D.R. Horton slated to bring 968 new homes to the area amongst a plethora of other burgeoning residential projects. Utilities are on site, and the adjacent development will bring sewer tie-ins conveniently within reach. This site is conveniently located just off 441 and less than a mile from I-75 making for an extremely easy commute for employees and customers regardless of location.



**LISTING
AGENT**



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AERIAL HIGHLIGHTS

- Strategic Location: Positioned across from the upcoming Wawa development, which includes national retailers such as Firestone Tires and a planned Chick-fil-A, Chipotle and Dutch Bros Coffee, attracting consistent consumer traffic.



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AERIAL HIGHLIGHTS

- One of the only existing, platted professional office parks west of I-75
- Excellent Accessibility: Less than one mile from I-75, providing convenient access for employees and customers.



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AERIAL HIGHLIGHTS

- Surrounded by many businesses and new developments, including both neighborhoods by D.R. Horton and plazas to include Dutch Bros, Chipotle, Chick-fil-A, etc.



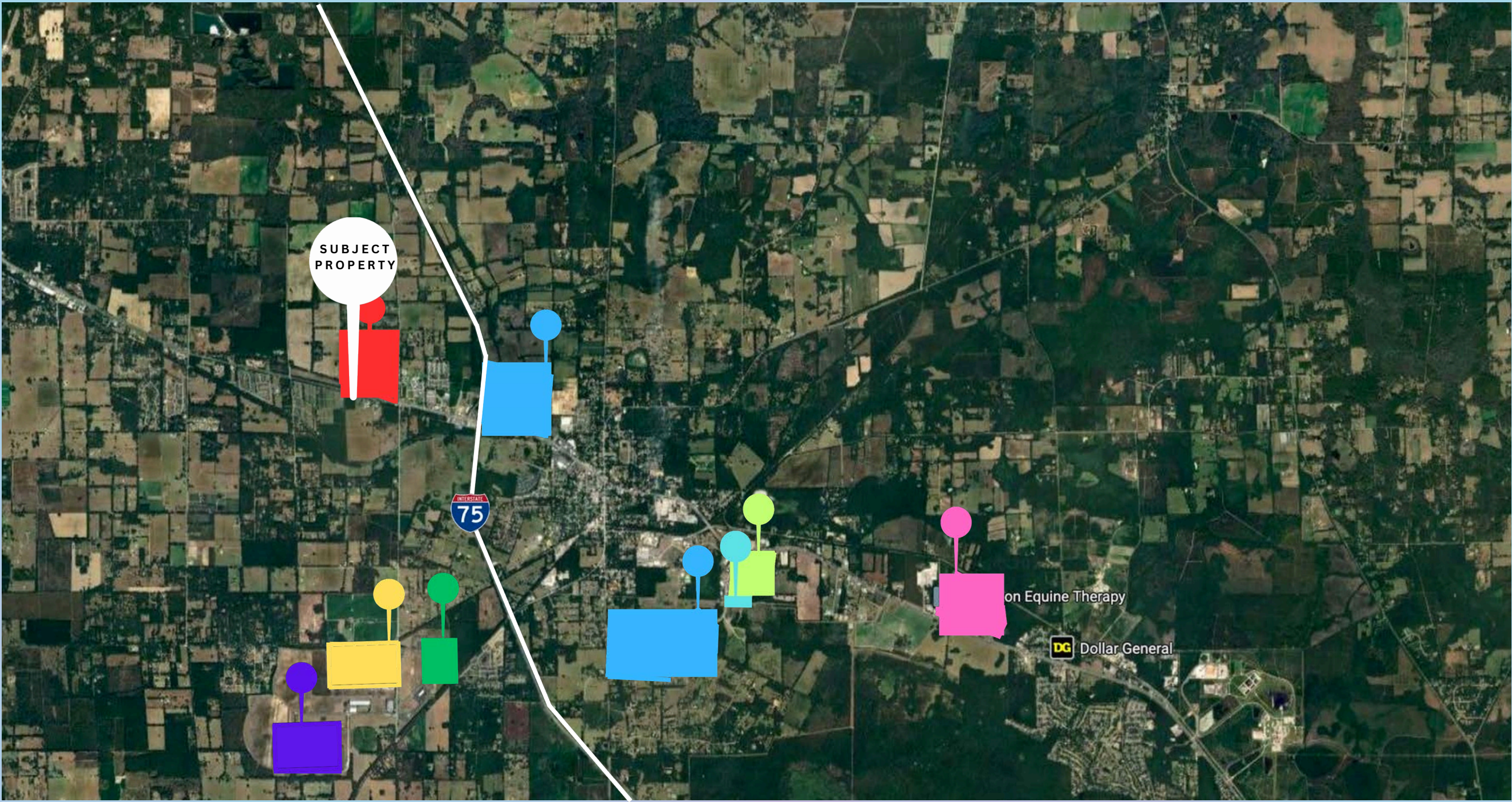
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AERIAL HIGHLIGHTS

Infrastructure Ready:
Backs up to D.R.
Horton's newly
developed Briarwood
Town Center, a 306.34-
acre project slated for
948 homes, ensuring
sewer tie-ins along with
the existing on-site
utilities



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AERIAL HIGHLIGHTS

Don't miss this exceptional opportunity to establish your presence in one of Alachua's most dynamic commercial corridors. With immediate access to major highways and surrounded by thriving businesses, this parcel is primed for development.



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PROPERTY SUMMARY

1 MILE



Income
Median Household Income
\$99,217



Populations and People
Total Daytime Population
1,033



Median Age
Populations & People
42.5

3 MILE



Income
Median Household Income
\$96,415



Populations and People
Total Daytime Population
7,889



Median Age
Populations & People
43.2

5 MILE



Income
Median Household Income
\$98,633



Populations and People
Total Daytime Population
16,779



Median Age
Populations & People
45

32615 DATA



Income
Median Household Income
\$79,983



Populations and People
Total Daytime Population
16,524



Median Age
Populations & People
40.3



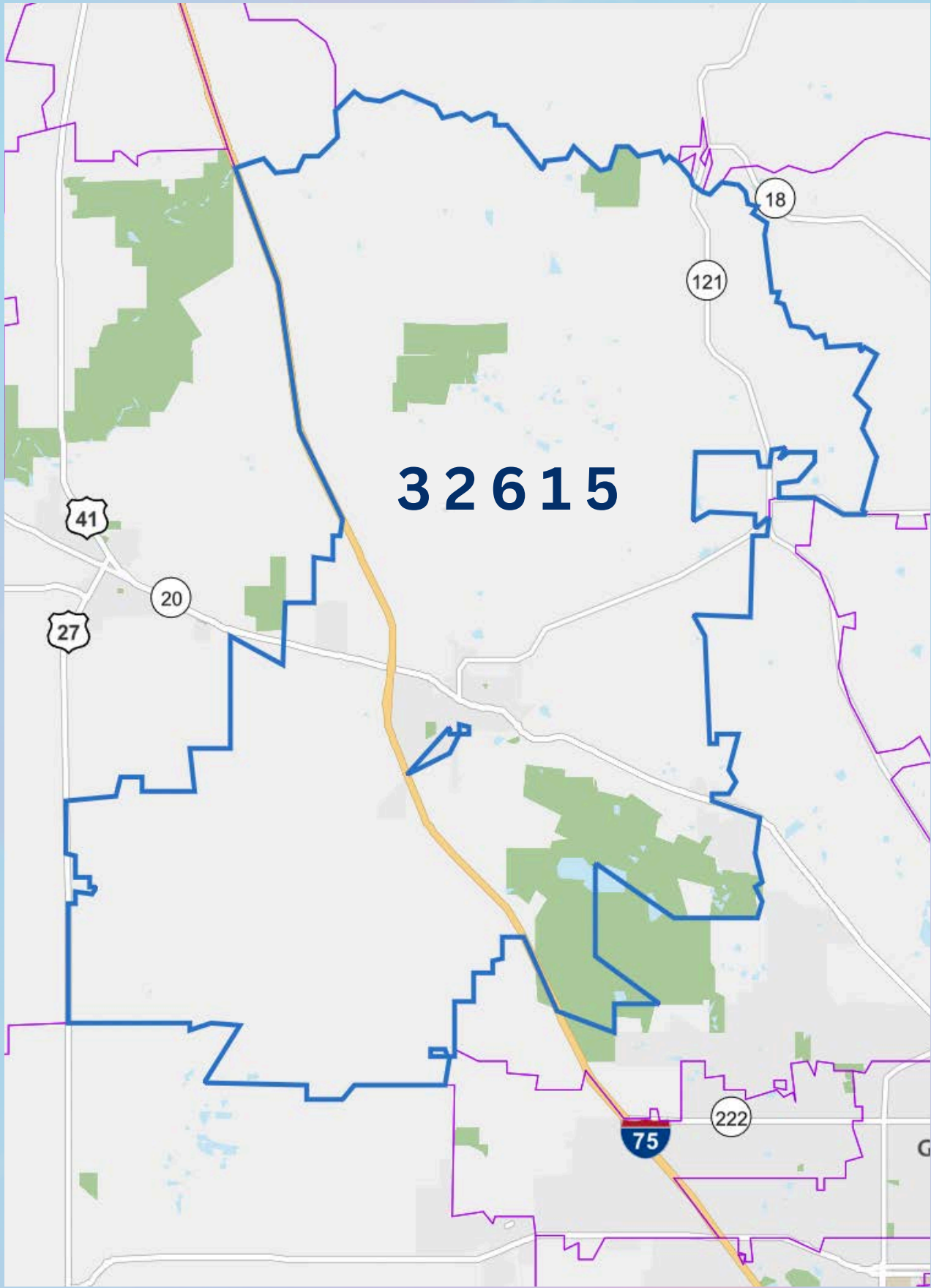
Families & Living Arrangements
Total Households
6,331



Housing
Total Housing Units
7,137



Business and Economy
Total Employer Establishments
431



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PROPERTY PHOTOS: AERIAL

