



NW 39th Ave



Accelerating success



Steeplechase

Arbor Greens

70,000± AADT



North Florida Regional Medical Center

BROOKSIDE APARTMENT HOMES

West End Golf Club

South Pointe Subdivision

Broadmoor Subdivision

Fletcher's Mill Subdivision



18,500± AADT

W Newberry Rd

Newberry Park Development

W Newberry Rd

Newberry Square

TRACTOR SUPPLY CO

Tioga Town Center

Be HomeGoods Happy

For Sale/Lease

Sale Price:
\$1.99M

Lease Rate:
Price Negotiable
[Build-to-suit]

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Laureate Village 2± AC Commercial/
Retail Pad-ready Site
14623 W Newberry Rd | Jonesville, FL 32669

Property Overview

- The pad ready 2+ acres is located on Newberry Road, SR 26, and surrounded on two sides by a multifamily development
- Laureate Village is a 130+ acre mixed use development consisting of single-family, multifamily and commercial/retail/office uses.
- The overlay zoning is Traditional Neighborhood Development (TND) as defined in the Alachua County ULDC. TND is Alachua County nomenclature for mixed use development.

Property Overview

The Area

The residential component of Laureate Village consists of 264 multi-family units and approximately 250 single-family homes. The multifamily units are currently under construction with completion expected in Dec 2024. As of February 2024, there were 40 homes built/under construction and 111 lots platted/shovel ready.

Property Highlights



Direct
Highway
Access



Utilities
Available



2±
Acre Site

Drive Distances

Newberry 1.3 mi.

Gainesville 4.2 mi.

Alachua 4.5 mi.

Property Specs

Address	14623 W Newberry Road Jonesville, FL 32669
Available Size	2± AC
Tax Parcel	04350-003-000
Zoning	TND, Traditional Neighborhood Design
Future Land Use	Commercial
Utilities	Water/Wastewater/Natural Gas: Gainesville Regional Utilities (GRU) Electricity: Clay Electric Internet options: Cox Communications and AT&T
Sales Price	\$1,990,000
Build-to-suit Option	Price Negotiable

Area Demographics

5 mile radius



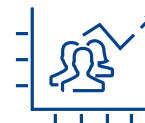
2023 Est. Avg.
Household Income
\$142,857



2028 Projected
Household Income
\$164,423



2023 Estimated
Population
47,189



2028 Projected
Population
48,491

Source: ESRI Business Analyst

130± Acre Master Plan



407.56, 407.06, 407.70 AND 407.71

Preliminary Site Plan for 2± Acre Site



Architectural Rendering

(preliminary site development option)



1 **NORTHEAST AXO**
SCALE IS APPROX.



2 **NORTHWEST AXO**
SCALE IS APPROX.



Jonesville Demographics

5 mile radius



2023 Est. Avg. Household Income

\$136,878



2028 Projected Household Income

\$157,456



2023 Estimated Population

51,144



2028 Projected Population

52,644

Source: ESRI Business Analyst

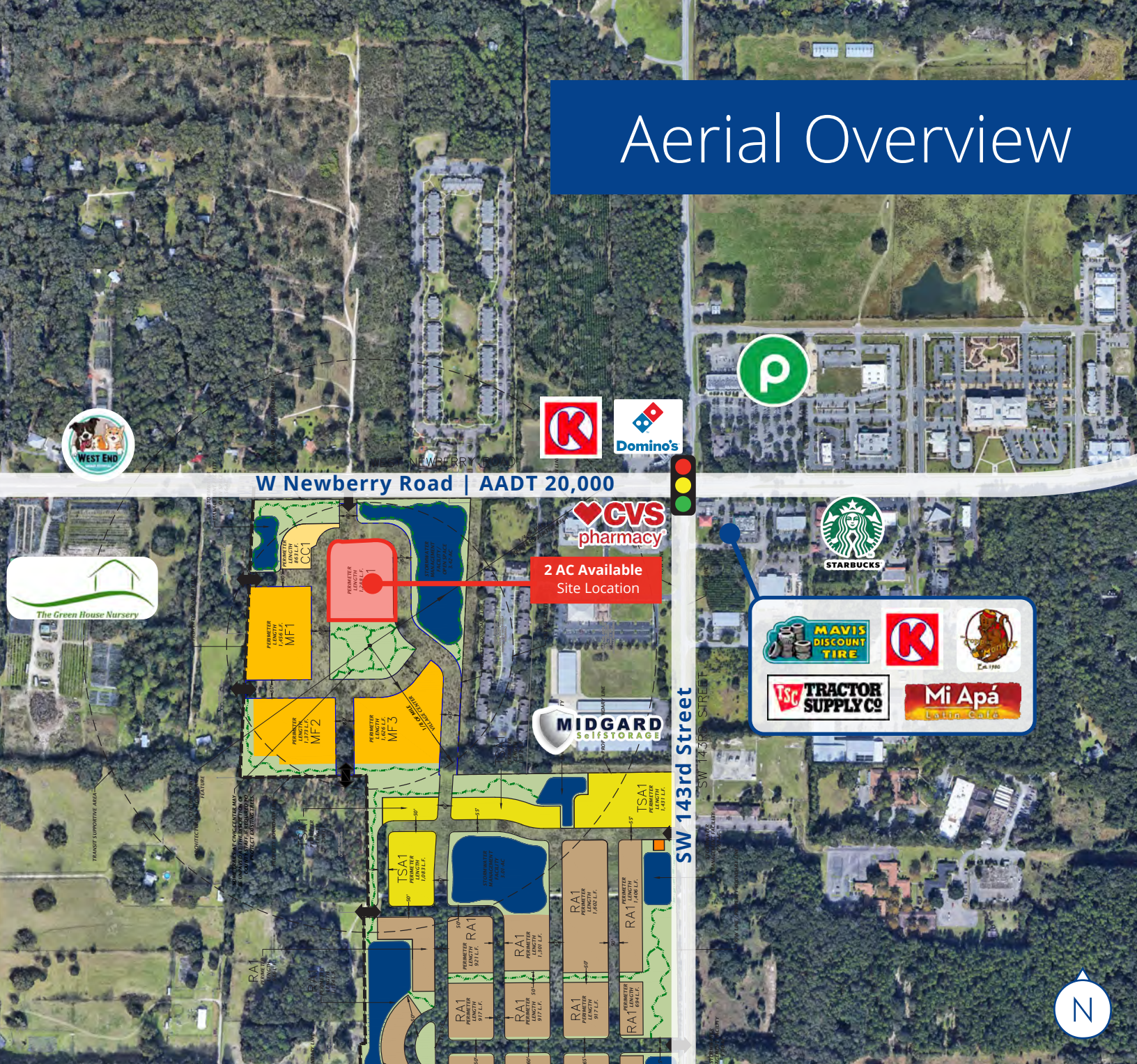
Jonesville Area

Jonesville is a young, thriving community located in north central Florida, just west of Gainesville in Alachua County. Over the past 40 years, Jonesville has become more populated as the city of Gainesville has continued to grow and residents have moved west towards less dense communities. Coinciding with the growth in the area population, Jonesville has seen an increase in both commercial developments and residential developments.

Within this area, commercial developments have been on a steady increase, like Publix, Campus USA, Arbor Greens office park, Tioga Towne Center, Rotary Park the premier sports and family park housing soccer fields and tennis courts for organized sports activities, and many new retailers and restaurants.



Aerial Overview



W Newberry Road | AADT 20,000



2 AC Available
Site Location



SW 143rd Street



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