

DEVELOPMENT OPPORTUNITY

**HIGHWAY 441, ALACHUA
52+ ACRES**

**COMMERCIAL/INDUSTRIAL PROPERTY IN THE CITY OF ALACHUA WITHIN THE
PROGRESS DISTRICT**

EXCELLENT ACCESS VIA HWY 441 (NEAR I-75)

RAIL LINE RUNS ALONG LINE NORTHERN PROPERTY BOUNDARY

HIGHLY VISIBLE ON HWY 441 WITH 18,700 VEHICLES PER DAY

1,248' OF FRONTAGE ON HWY 441

**FULL ACCESS MEDIAN CUT AND ENTRANCE DRIVE WITH ACCEL AND DECEL
LANES IN PLACE**

**CLOSE PROXIMITY TO BIOSCIENCE COMMUNITY INCLUDING COPELAND PARK,
FOUNDATION PARK, PROGRESS PARK, THE CONVERGENCE AND SAN FELASCO
TECH CITY**

**STRONG DEMOGRAPHIC PROFILE FOR INDUSTRIAL/COMMERCIAL USES,
AND POTENTIALLY ADVANCED MANUFACTURING OPERATIONS. FAVORABLE
POPULATION GROWTH, LABOR DRAW, EDUCATION LEVELS AND MORE.**

PROPERTY USES: RETAIL, RESTAURANT, INDUSTRIAL, OFFICE, MANUFACTURING,
AUTOMOTIVE, BIOSCIENCE

ZONING: CI/ILW/I

DIVISIBLE UP TO +/-52.55 ACRES



**\$4,466,750.00
(\$85,000/ACRE)**



AMBER CRAWFORD
BROKER / OWNER

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SwiftCreekRealty.net



EXCELLENT TRANSPORTATION INFRASTRUCTURE:

- ✓ **DIRECT HIGHWAY ACCESS:** PROPERTY BOASTS CONVENIENT ACCESS DIRECTLY FROM HIGHWAY 441
- ✓ **MAJOR INTERSTATE PROXIMITY:** STRATEGICALLY LOCATED NEAR I-75, PROVIDING EASY ACCESS TO MAJOR MARKETS AND TRANSPORTATION HUBS ACROSS MARKETS
- ✓ **RAIL LINE ADVANTAGE:** AN ADJACENT RAIL LINE ON THE PROPERTY'S NORTHERN BOUNDARY OFFERS ADDITIONAL FREIGHT TRANSPORTATION OPTIONS



STRATEGIC LOCATION:

- ✓ **GATEWAY TO MAJOR MARKETS:** PROXIMITY TO I-75 ALLOWS EFFICIENT ACCESS TO MAJOR MARKETS
- ✓ **AIRPORT AND SEAPORT CONVENIENCE:** LOCATED JUST 15 MILES FROM GAINESVILLE AIRPORT AND 75 MILES FROM JAXPORT
- ✓ **BIOTECH HUB PROXIMITY:** NEARBY TO PROGRESS DISTRICT, ONE OF FLORIDA'S LARGEST BIOTECH CLUSTERS, AND SAN FELASCO TECH CITY



ESTABLISHED INDUSTRIAL HUB:

- ✓ **SURROUNDED BY INDUSTRY LEADERS:** BENEFIT FROM BEING SITUATED WITHIN A WELL-ESTABLISHED INDUSTRIAL CORRIDOR



ROBUST UTILITY INFRASTRUCTURE:

- ✓ **ALL UTILITIES AVAILABLE:** PROPERTY HAS IMMEDIATE ACCESS TO ALL ESSENTIAL UTILITIES WITH AMPLE CAPACITY



SKILLED WORKFORCE ADVANTAGE:

- ✓ **STRONG LABOR POOL:** THE PROPERTY'S LOCATION OFFERS ACCESS TO A ROBUST AND HIGHLY EDUCATED WORKFORCE WITHIN AN EASY COMMUTE ZONE

This prime industrial property offers a unique combination of exceptional transportation access, established industrial surroundings, and proximity to major markets, airports, and booming business districts. The strong labor pool and robust utility infrastructure make it an ideal location for business to thrive.

WITHIN THE PROGRESS DISTRICT (ONE OF THE LARGEST BIOTECH CLUSTERS IN FLORIDA):

- HOME TO PROGRESS PARK, FOUNDATION PARK, THE CONVERGENCE, COPELAND PARK

CLOSE PROXIMITY TO SAN FELASCO TECH CITY:

- MIXED-USE DEVELOPMENT WITH EMPHASIS ON SUSTAINABILITY

CONVENIENTLY LOCATED BETWEEN GAINESVILLE AND ALACHUA ALONG THE THRIVING HWY 441 CORRIDOR, WITHIN THE CITY LIMITS OF ALACHUA

EXCELLENT DEVELOPMENT OPPORTUNITY WITH MUCH FLEXIBILITY

PARCEL SIZE IS FLEXIBLE, CAN BE DIVIDED

MINUTES FROM DOWNTOWN ALACHUA

PROPERTY USES: RETAIL, RESTAURANT, INDUSTRIAL, OFFICE, MANUFACTURING, AUTOMOTIVE, BIOSCIENCE

HIGHLY VISIBLE WITH HWY 441 PROVIDING TRAFFIC OF 19,600 VEHICLES PER DAY

TRAFFIC: 1,248' OF FRONTAGE ON HWY 441

FULL ACCESS FROM HWY 441

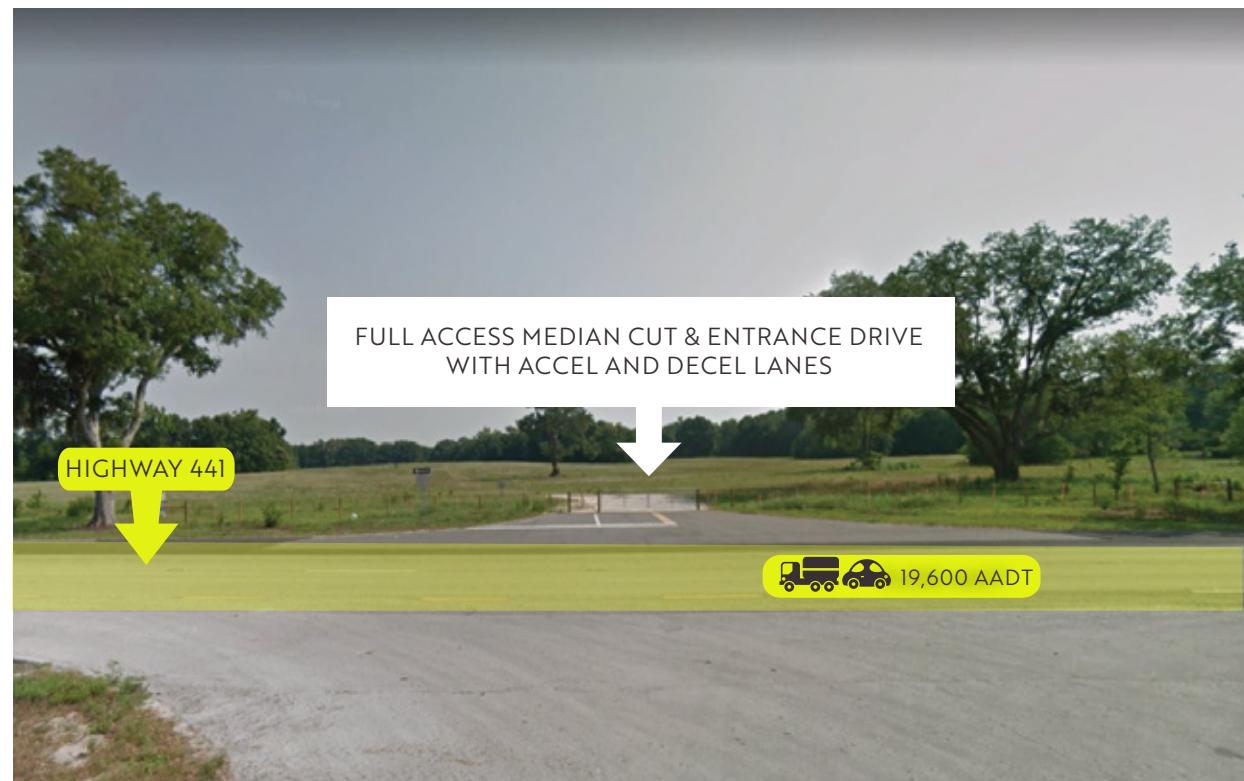
LOTS SIZE: DIVISIBLE UP TO +/-52.55 ACRES

ZONING: COMMERCIAL (CI), INDUSTRIAL (I) AND INDUSTRIAL LIGHT WAREHOUSE (ILW)

LOCATION: FRONTING HWY 441 NEAR GAINESVILLE, ALACHUA & I-75

LISTING PRICE: \$4,466.750
(\$85,000/ACRE)
SMALLER PARCELS PRICED UPON REQUEST

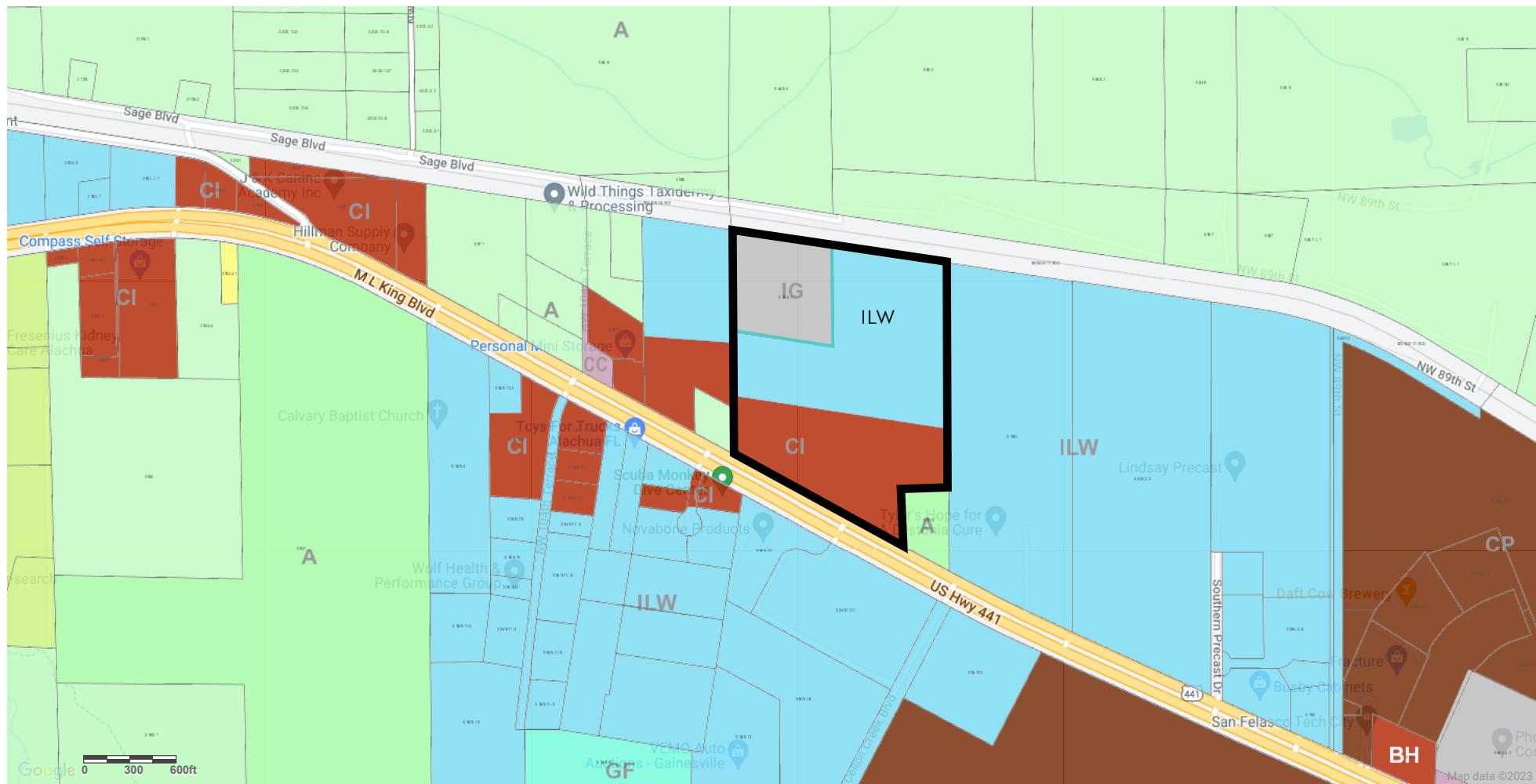
ADDITIONAL INFORMATION: FULL ACCESS, FDOT APPROVED DRIVEWAY IN PLACE WITH ACCEL AND DECEL LANES



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, Copeland Park, The Convergence and San Felasco Tech City. FDOT approved Driveway is in place including costly accel and decel lanes. Site has sought after zonings in place with many development possibilities and much flexibility! Ideal for Retail, Office, Industrial, Manufacturing, Warehouse, and Bioscience uses.

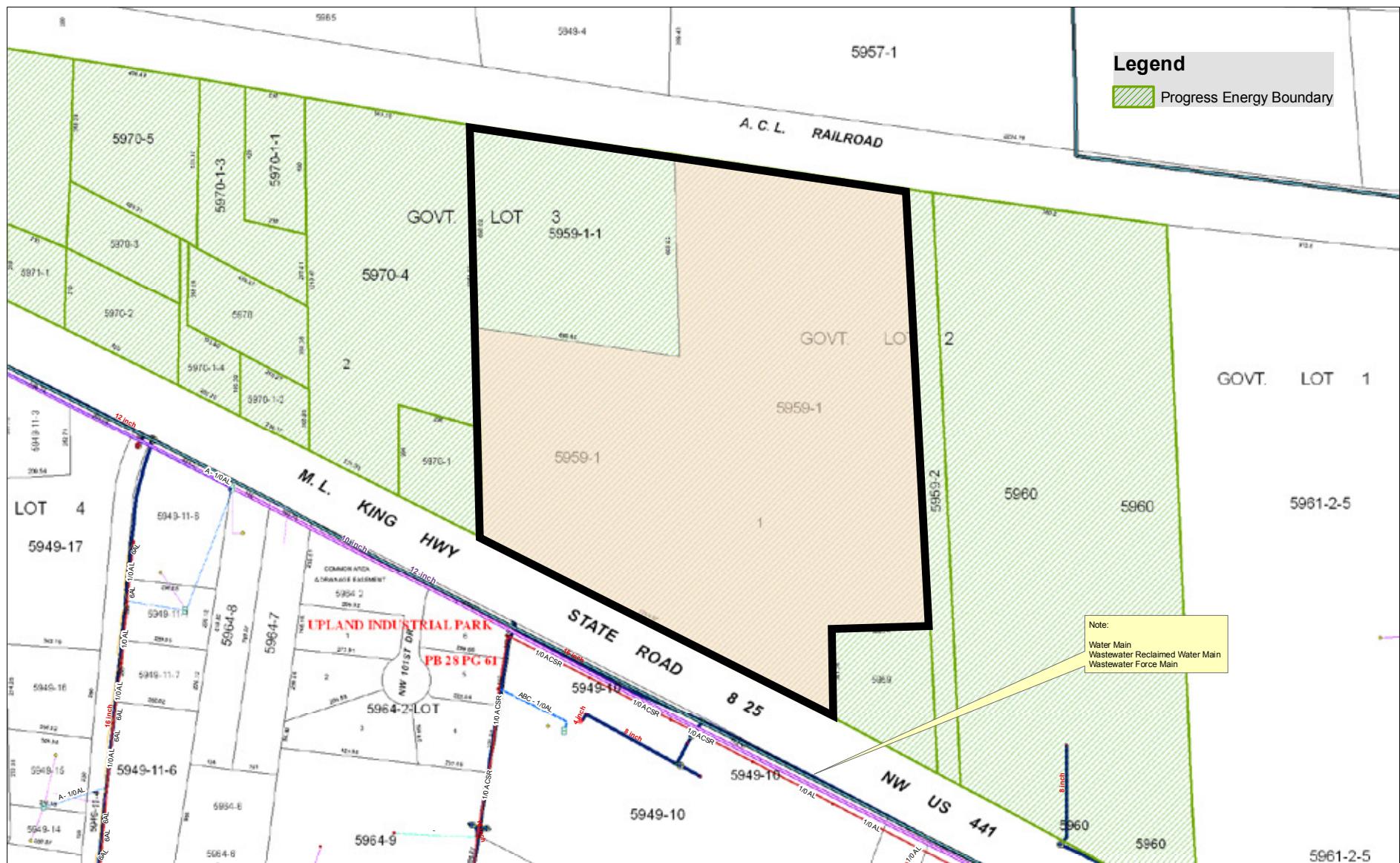


OWNER WILL DIVIDE, INDIVIDUAL PRICING AVAILABLE ACCORDING TO BUYER'S NEEDS





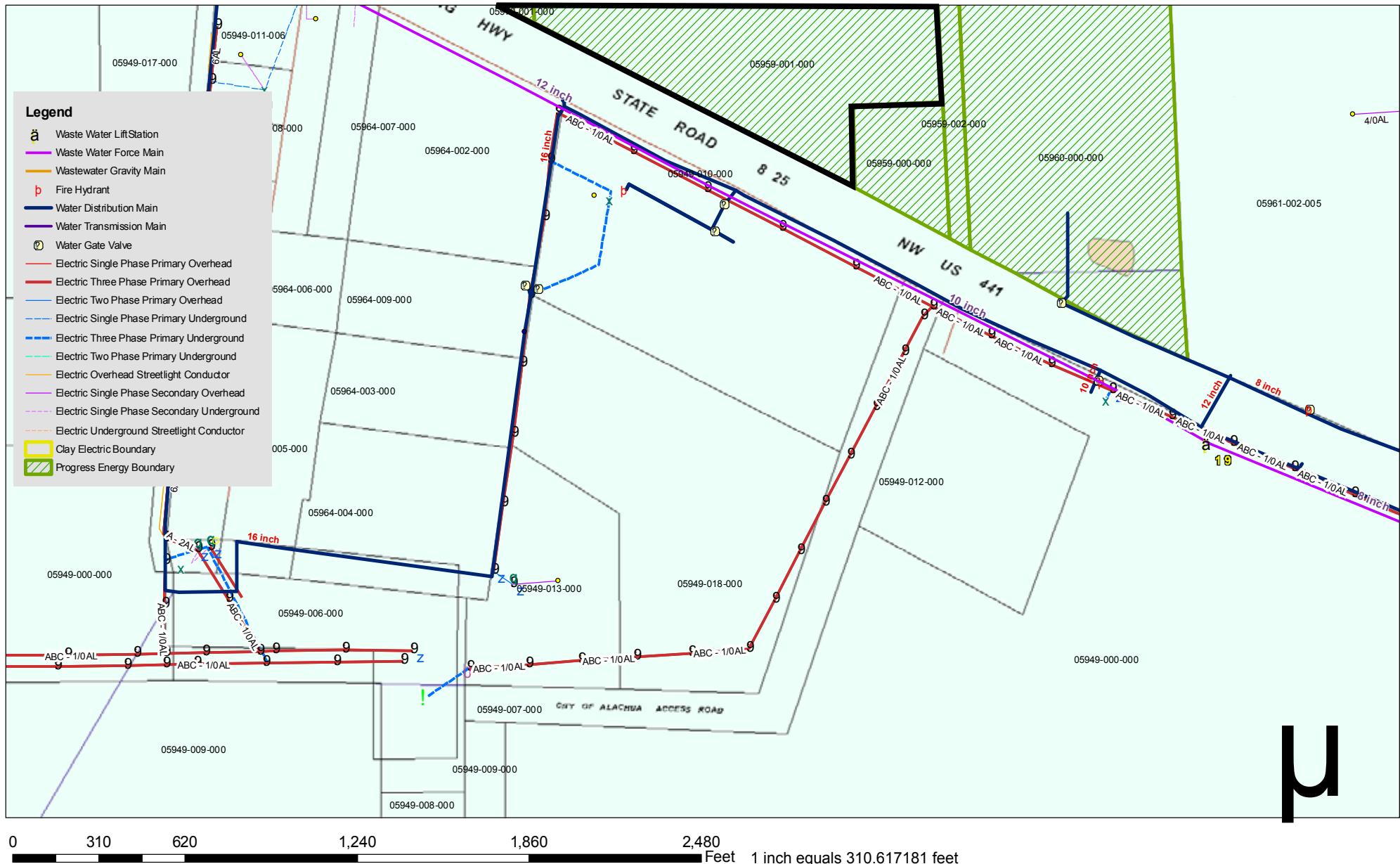
City of Alachua Map - Parcel 05959-001-000



TBD HWY 441, ALACHUA, FL 32615

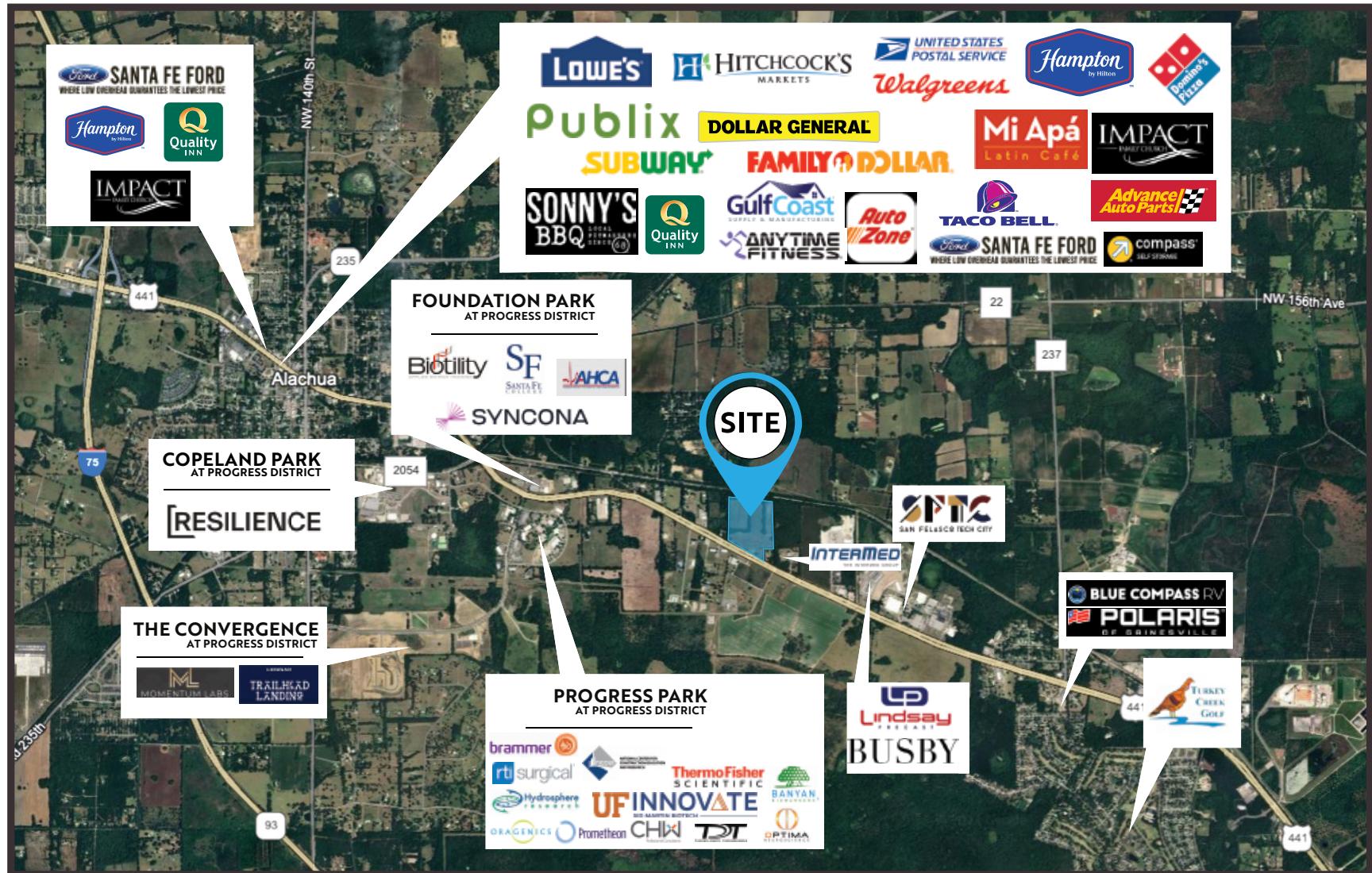


City of Alachua Utility Map



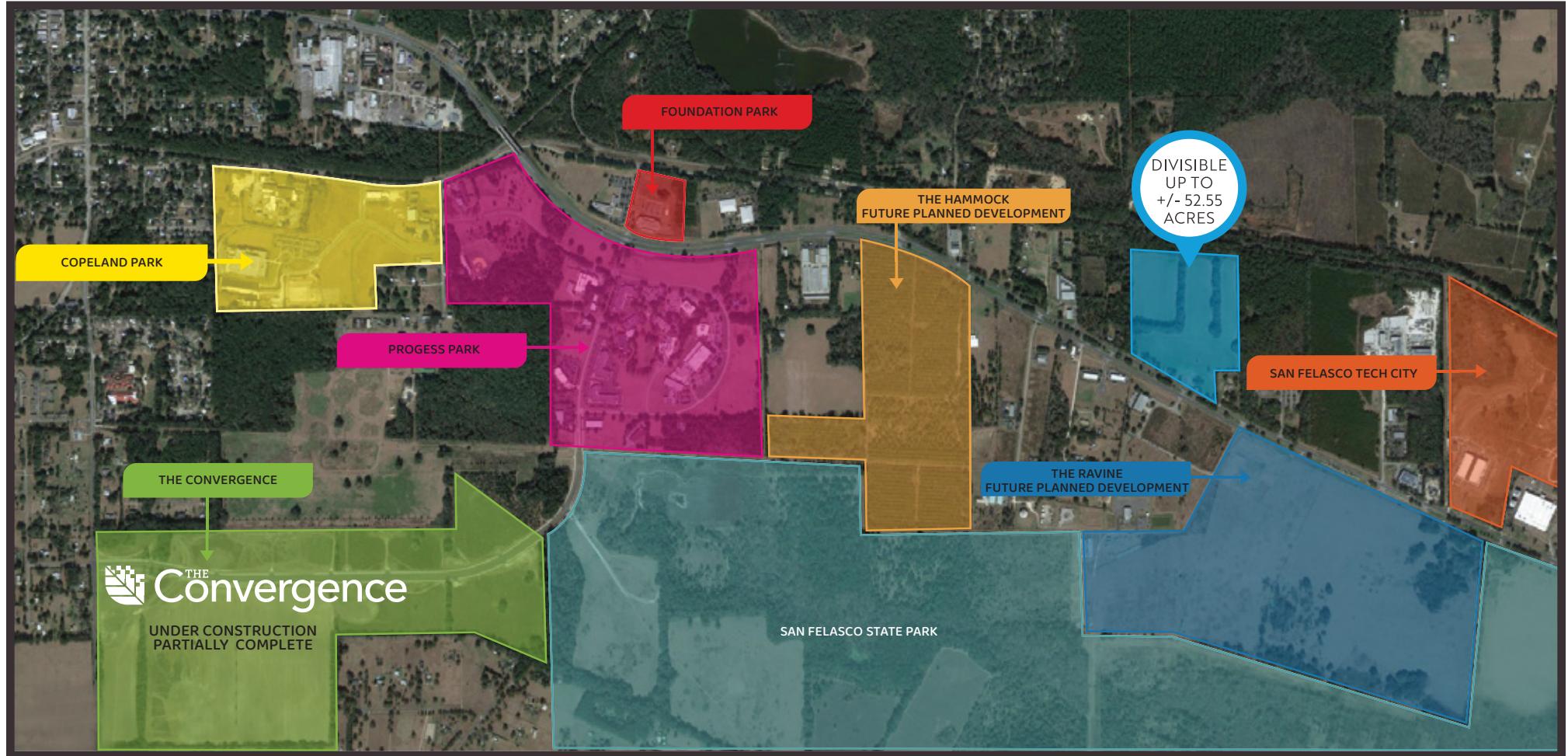
AREA MAP: TRADE AREA





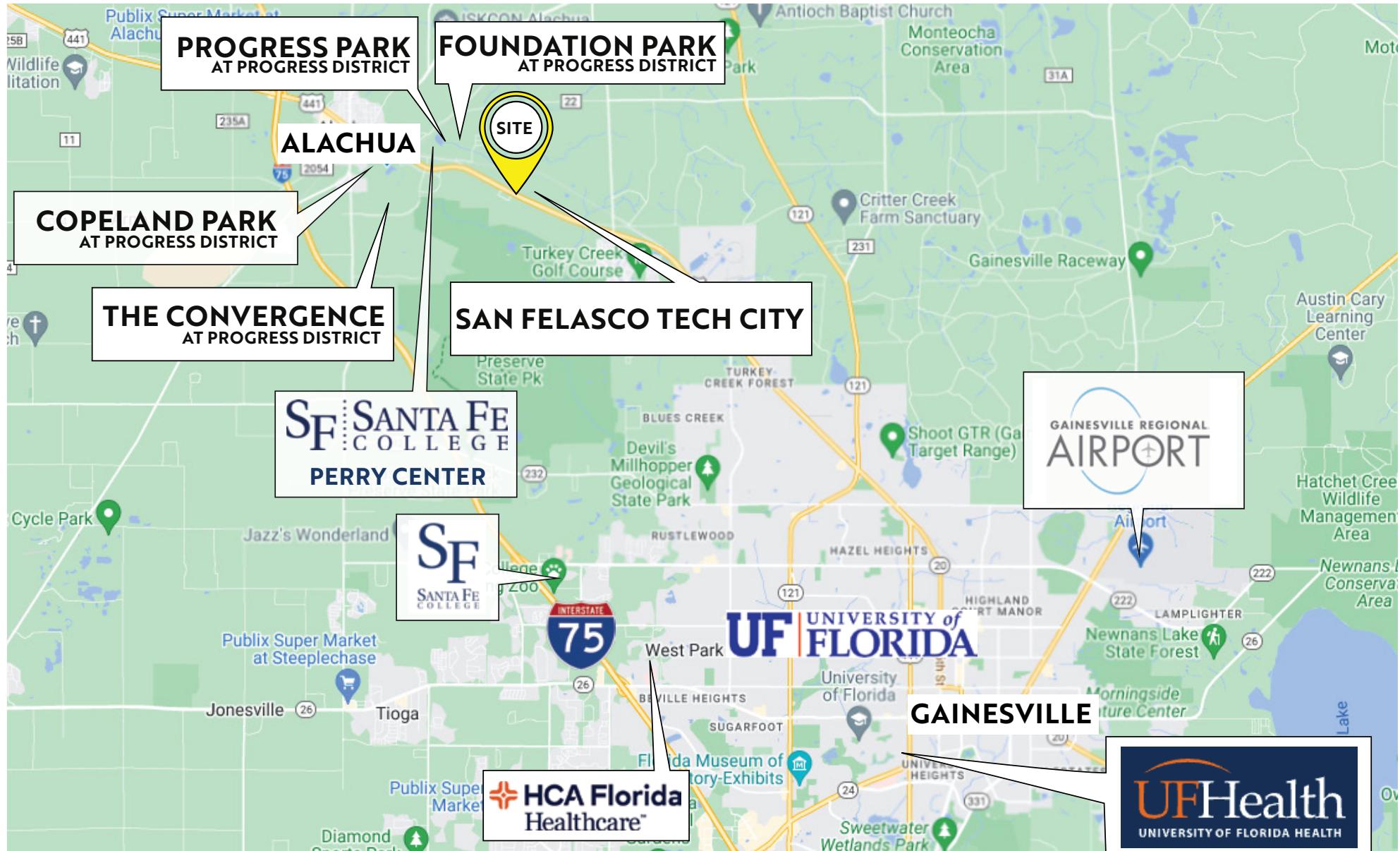
City of Alachua

- Close proximity to Gainesville (within the Gainesville MSA), home to the University of Florida
- Highly educated workforce
- U.S. Hwy 441 runs through City of Alachua, offering good transportation connectivity
- **Boasting the Progress District, the largest biotech clusters in Florida and home to Progress Park, Foundation Park, Copeland Park, and Momentum Labs at The Convergence**
- Santa Fe College Perry Center for Emerging Technologies located in the City of Alachua offers training and resources for those interested in pursuing careers in the life sciences

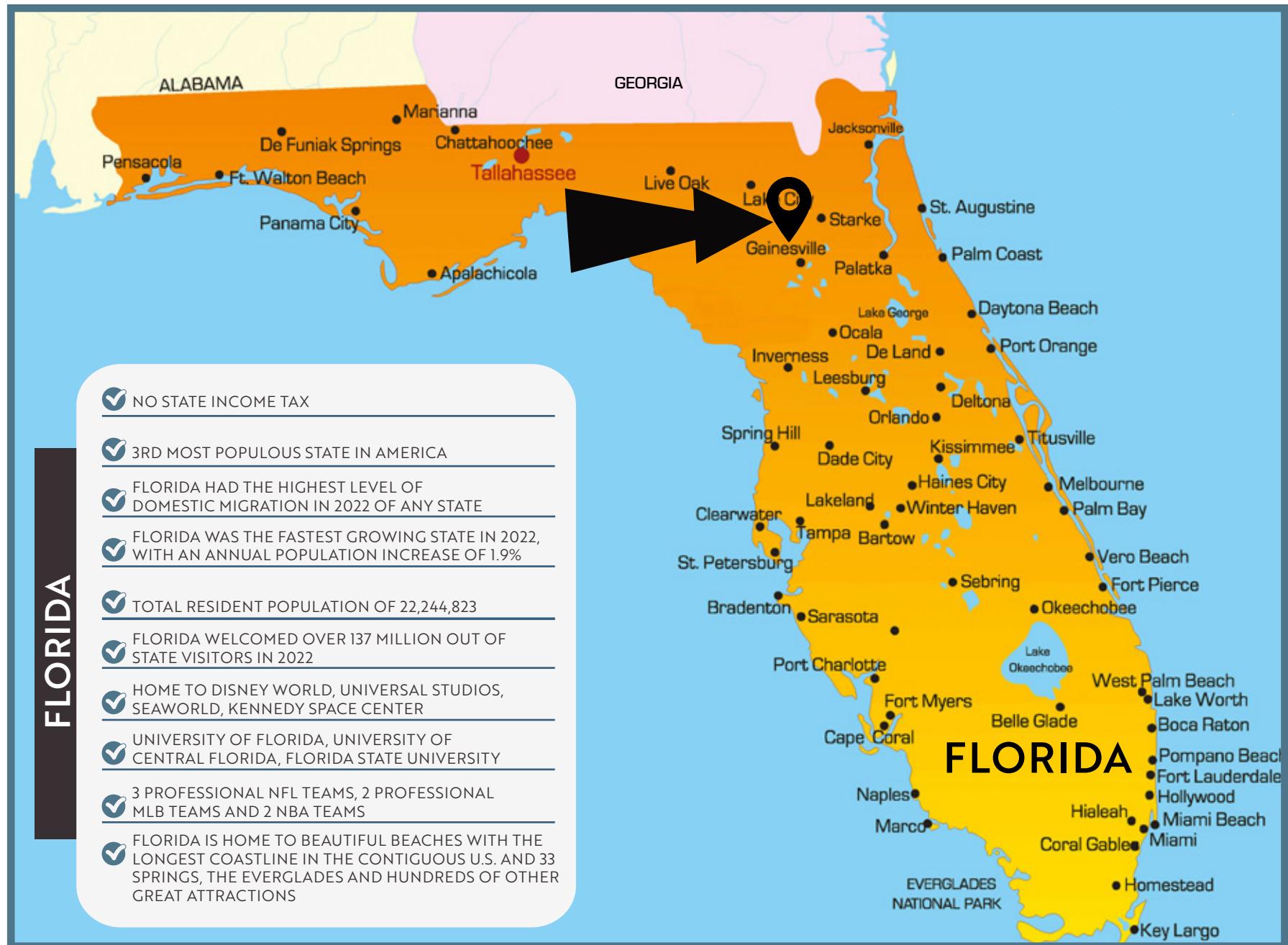


PROGRESS DISTRICT

- The Progress District is an 800-acre development in Alachua, Florida, just north of Gainesville. It's a mixed-use project designed to be a hub for life sciences and biotech companies, with a focus on research, development, and advanced manufacturing.
- The Convergence at The Progress District will feature 1,000 new residential units and 3 million square feet of planned commercial space, ensuring ample room for future expansion and being designed to house retail stores, restaurants, and innovative tenants like Jackson Labs, the newest Tenant within the brand new Momentum Labs building, a state of the art facility. Within Convergence, Lennar Corp. is actively completing single-family homes within its community, Trailhead Landing, and Concept Companies plans to break ground on "Split Oak Cottages", providing build-to-rent homes.
- **Thriving Community:** Currently, the Progress District is home to over 35 companies and employs more than 1,100 people, making it one of the biggest biotech clusters in Florida.
- **Room to Grow:** With 800 acres, there's plenty of space for companies to expand. The development is still ongoing, with plans for an additional 3 million square feet of commercial space, and continued growth in residential communities within the district.
- **Prime Location:** The Progress District is just 11 miles from the University of Florida (UF) in Gainesville, giving companies access to a talented workforce and research resources. It's also close to state parks and nature trails.



THE STATE: FLORIDA





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. Every relationship receives a uniquely crafted formula for long-term success.



AMBER
CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
FLORIDA, GEORGIA, ARKANSAS

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 a 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 in 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 and commercial real estate on board. It's keeping our 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 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 makes 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 & EARN BIG RESULTS

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