

COMMERCIAL/INDUSTRIAL LOTS FOR SALE

52+ ACRES AVAILABLE

PROGRESS PARK

AT PROGRESS DISTRICT

ALACHUA, FLORIDA

LOCATED IN THE PROGRESS DISTRICT, THE LARGEST BIOTECH CLUSTER IN FLORIDA

LOCATION:

- IN THE BIOSCIENCE COMMUNITY
- NEAR GAINESVILLE, ALACHUA & I-75

PROPERTY USES:

- BIOSCIENCE
- LABORATORY
- INDUSTRIAL
- WAREHOUSE
- MANUFACTURING
- FLEX SPACE
- RETAIL

ADJACENT:

- COPELAND PARK
- FOUNDATION PARK
- THE CONVERGENCE

FRONTING:

- HEAVILY TRAVELED 441
- RESEARCH DRIVE
- N.W. 126TH TERRACE
- RACHAEL ROAD
- INNOVATION DRIVE
- RESEARCH CIRCLE
- PROGRESS BLVD

HIGHLIGHTS:

- FLEXIBLE LOTS SIZES
- CITY SEWER AND WATER

ZONING:

- P.D.

\$ \$2,600,000

0.95 TO 18.94 +/- ACRES AVAILABLE
PARCELS AVAILABLE INDIVIDUALLY

 **SWIFTCREEK**
COMMERCIAL

AMBER CRAWFORD
BROKER / OWNER

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SwiftCreekRealty.net

PARCEL LAYOUT



PRIME LOCATION: These sites offer prime visibility with direct frontage or immediate proximity to U.S. Hwy 441. This high-traffic location is an ideal destination for a quick-service restaurant, medical facility, daily-needs retail, or early education center.

PARCEL A
5.53 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL B
5.03 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL C
2.89 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL D
2.98 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL E
5.47 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL F
0.95 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL I
5.14 AC \$300,000 PER ACRE INDIVIDUALLY
PARCEL J
5.9 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL Q
13.04 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL O
4.85 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL P
1.00 AC \$150,000 PER ACRE INDIVIDUALLY
PARCEL J&Q
18.94 AC \$150,000 PER ACRE COMBINED

THE SITE

PARCELS VARY IN SIZE FROM 0.95 - 18.94 +/- ACRES

KEY HIGHLIGHTS

- Flexible zoning
- City sewer and water
- Property Uses:
 - Industrial, Logistics & Manufacturing
 - Life Science & Healthcare
 - Retail & Commercial
 - Flex Space

LOCATION ADVANTAGES

- In Progress Park, hub for research, life sciences, and innovation
- Fronting heavily traveled US-441 (among other roadways)
- Centrally positioned between Gainesville, Jacksonville, Orlando, and Tampa
- 14.3 miles from Gainesville Regional Airport for travel, shipping, and talent access
- Strong infrastructure within a thriving business community
- Access to a robust labor force of skilled specialists and local labor force

MARKET & GROWTH DRIVERS

- 37,854 households within 10 miles; avg. income: \$125,074
- The Convergence mixed-use project (1 mile away) adding 1,000 new homes
- Trailhead Landing by Lennar (0.7 miles away) nearly complete
- Growing residential base driving demand for logistics, distribution, and services
- Additional adjacent residential developments in planing and permitting



Ideal Location For

INDUSTRIAL, LOGISTICS & MANUFACTURING

- **Warehouse & Manufacturing:** Ideal for logistics and distribution companies looking to optimize supply chains.
- **E-Commerce:** Perfect for businesses needing to streamline fulfillment and shipping operations.
- **Food & Beverage:** Suited for distributors requiring storage combined with sales operations.

LIFE SCIENCE & HEALTHCARE

- **Bioscience & Laboratory:** specialized space for research and development.
- **Medical Facilities:** Appropriate for clinics or specialized medical practices.

RETAIL & COMMERCIAL

- **Daily-Needs Retail:** High-visibility space for consumer goods and services.
- **Quick-Service Restaurants:** ideal locations for fast-casual dining concepts.
- **Essential Services:** Suitable for early education centers.

FLEX SPACE

- **Hybrid Operations:** Tailored for local businesses that require a combination of professional office environments and functional warehouse capabilities.

AREA MAP: TRADE AREA



The Convergence is a major development underway in Alachua, Florida. It's a 420-acre project designed to be a hub for science and technology research companies, offering a mixed-use sustainable community with residential housing, commercial space, and recreational amenities.

11 parcels are available in Progress Park, located within the state's largest biotech cluster. This prime location in the Progress District offers a **strategic opportunity for quick-service restaurants, medical facilities, daily-needs retail, or early education centers.** Position your project in a high-growth hub designed to serve the state's leading professional workforce.

AVAILABLE PARCELS FROM 0.95 TO 18.94 +/- ACRES

LENNAR
TRAILHEAD
LANDING

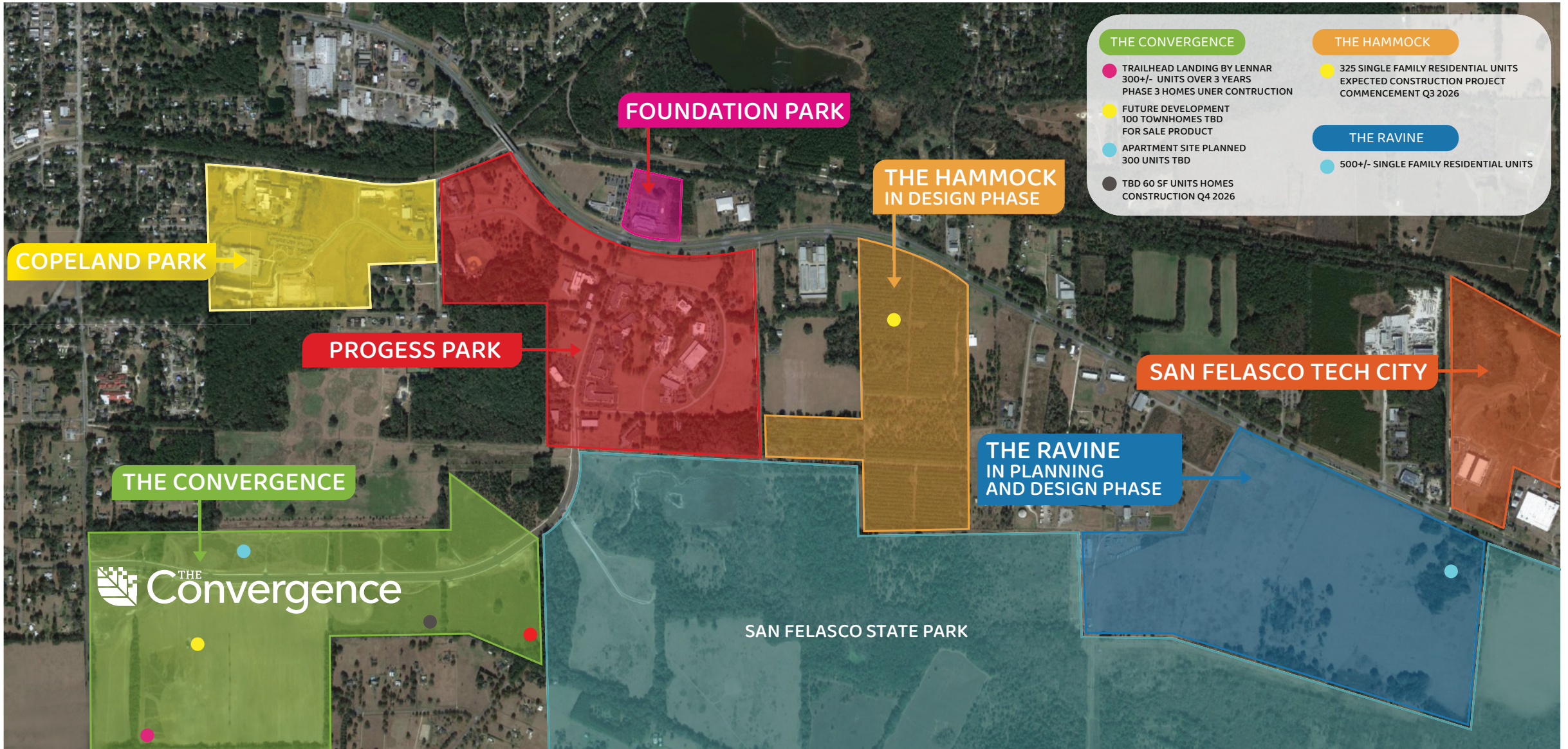
UNDER CONSTRUCTION
PARTIALLY COMPLETE

THE Convergence

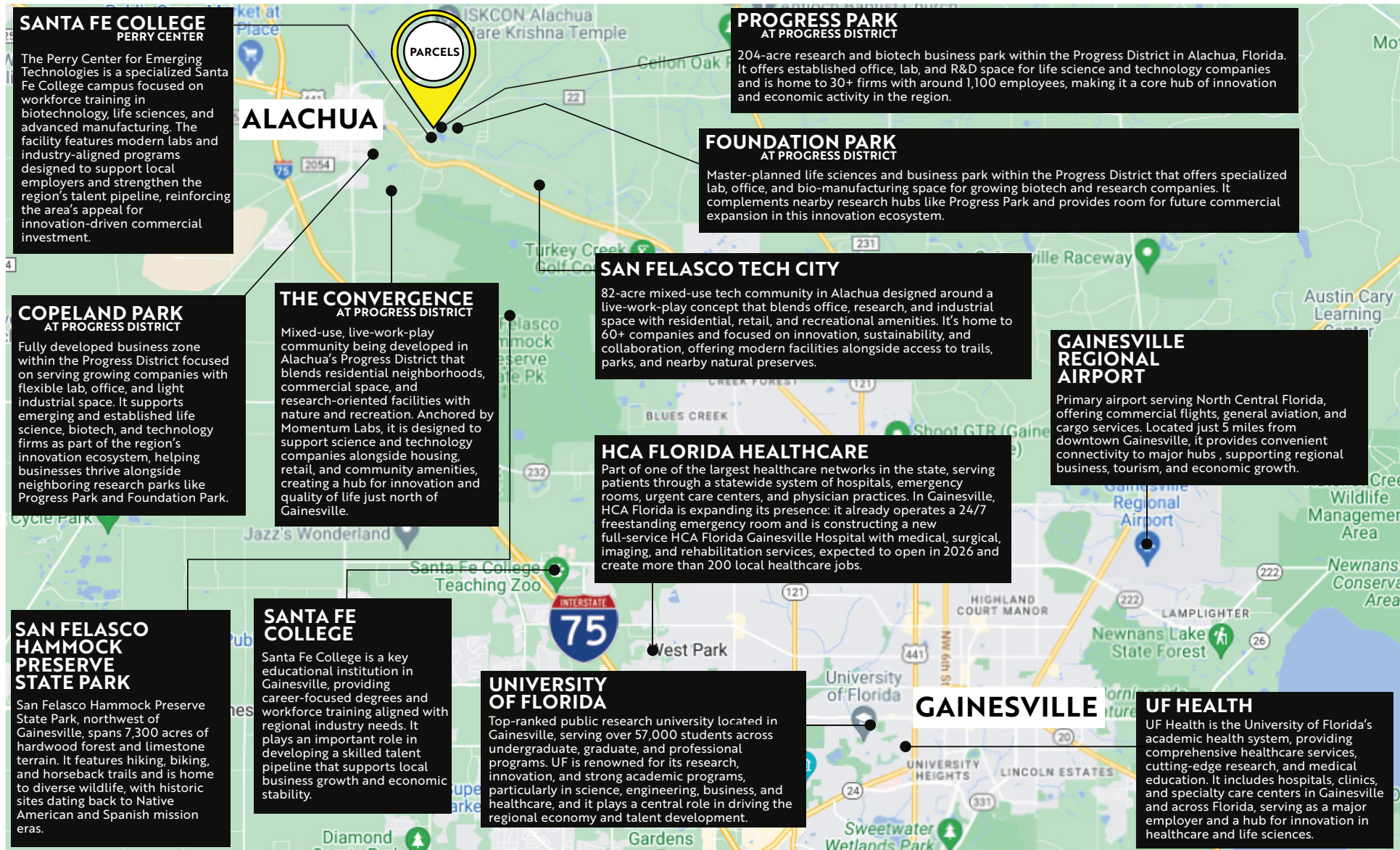
AREA MAP: TRADE AREA



AREA MAP: SURROUNDING GROWTH



AREA MAP: THE REGION



CITY OF ALACHUA

- Part of the Gainesville MSA.
- Proximity to Gainesville, home to University of Florida.
- Highly educated workforce.
- U.S. Hwy 441 and I-75 run through City of Alachua (adjacent to Copeland Park), offering good transportation connectivity.
- City of Alachua is home to the Sid Martin Biotechnology Incubator (now UF Innovate | Accelerate), which is well-known for supporting early-stage life sciences companies and startups, benefiting from the University of Florida's resources.
- Santa Fe College Perry Center for Emerging Technologies located in the City of Alachua (adjacent to Copeland Park) offers training and resources for those interested in pursuing careers in the life sciences.



ALACHUA COUNTY

Alachua County is in North Central Florida. Alachua is a growing city for Florida's research industry and home of the Progress District, and the city of Gainesville serves as Alachua County's commercial and academic hub. Alachua County has a population estimates around 291,782. The county has over 112,776 households and has seen an 0.97% growth in the past year.

Residents of Alachua County enjoy world-class museums, performing arts, and live music. The county is home to eight state parks with more than 100 miles of trails for biking, birding, and hiking, or cooling off in crystal-blue freshwater springs.



#1

UF PUBLIC UNIVERSITY

WALL STREET JOURNAL

57K

UNIVERSITY OF FLORIDA
STUDENTS

ALACHUA
COUNTY

FLORIDA
RANKS #1 IN
EDUCATION

According to U.S. News & World Report, 2024

±16,700

STUDENTS

291,782

POPULATION

0.97%

ANNUAL GROWTH RATE

WHY ALACHUA COUNTY?

Alachua County's population is rapidly growing — around 291,000+ residents as of 2024–2025 estimates, up about 4.8% since 2020, showing continued regional expansion

* <https://www.census.gov/quickfacts/fact/table/alachuacountyflorida>

Tourism in Alachua County generated \$766 million+ in economic impact in 2024, with nearly 1.4 million visitors, supporting jobs and local business sectors such as hospitality and retail

* <https://alachuachronicle.com/alachua-county-releases-tourism-economic-data-for-national-travel-and-tourism-week>

Strong connection to educational institutions (UF, Santa Fe College) that cultivate a skilled workforce and provide talent pipelines for employers in tech and life sciences

* <https://alachuacounty.us/economicdevelopment/Pages/Home>

Progress District is home to 35+ companies and roughly 1,100 employees — with a mix of startups to Fortune 500 presence, fostering innovation and employment growth.

* <https://progressdistrict.com/about>

University of Florida rank #1 against 100 of the best, the Wall Street Journal reports

* <https://news.ufl.edu/2025/10/wsj-editorial/>

Forbes has named the University of Florida the No. 5 public university in the nation and among the top institutions in the country for return on investment, according to the newly released rankings for 2026

* <https://news.ufl.edu/2025/08/forbes-ranks-uf>

UF Health contributes more than \$4.6 billion annually to Florida's economy through direct expenditures, payroll, and related activity — showing the scale of its financial footprint even if a specific payroll total isn't published.

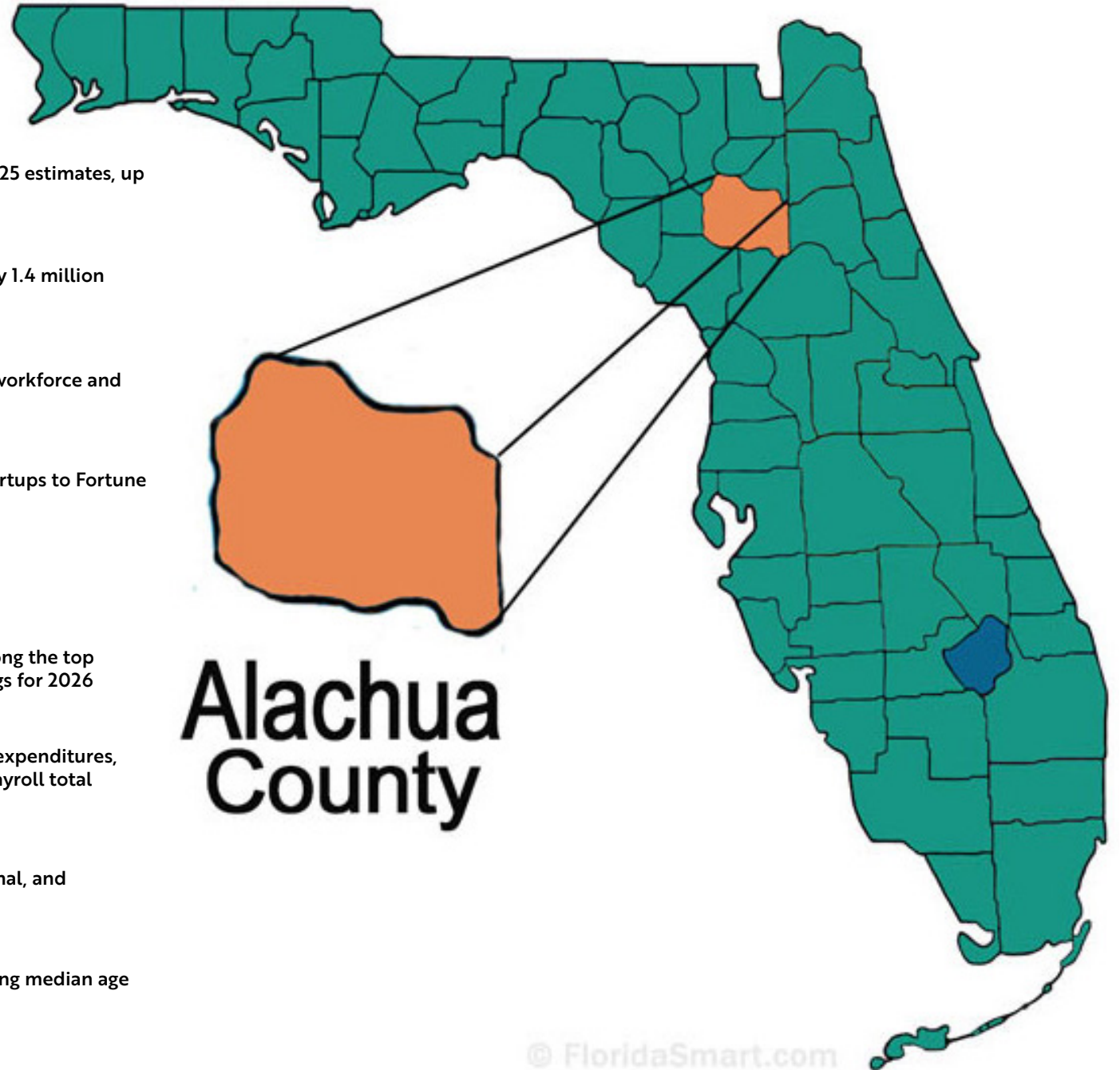
* <https://destination.ufhealth.org/who-we-are/statewide-impact-and-the-future>

Gainesville is the largest city in Alachua County and serves as the region's cultural, educational, and commercial hub

* <https://www.gainesvillefl.gov/Community-Pages/Community/About-Gainesville/City-of-Gainesville-Facts>

As of 2025 estimates, Gainesville's population is approximately 151,000 residents with a young median age of ~26.4 years, reflecting a dynamic workforce and student population

* <https://www.gainesvillefl.gov/Community-Pages/Community/About-Gainesville/City-of-Gainesville-Facts>



ALACHUA COUNTY DEMOGRAPHICS

For the 2024–2025 period, Alachua County's demographics reflect steady growth and a stabilizing economic environment.



TOTAL POPULATION
291,782 (2024)
(Actual Report Via FRED)

TOTAL POPULATION
300,783 (2025 PROJECTION)
(State EDR Estimated)



GROW RATE
6.4% INCREASE 2024

GROW RATE
7.2% INCREASE 2025
(State EDR Estimated)



MEDIAN HH INCOME
\$63,361 (2024-2025 ESTIMATE)

AVERAGE HH INCOME
\$92,218 (2024-2025 ESTIMATE)



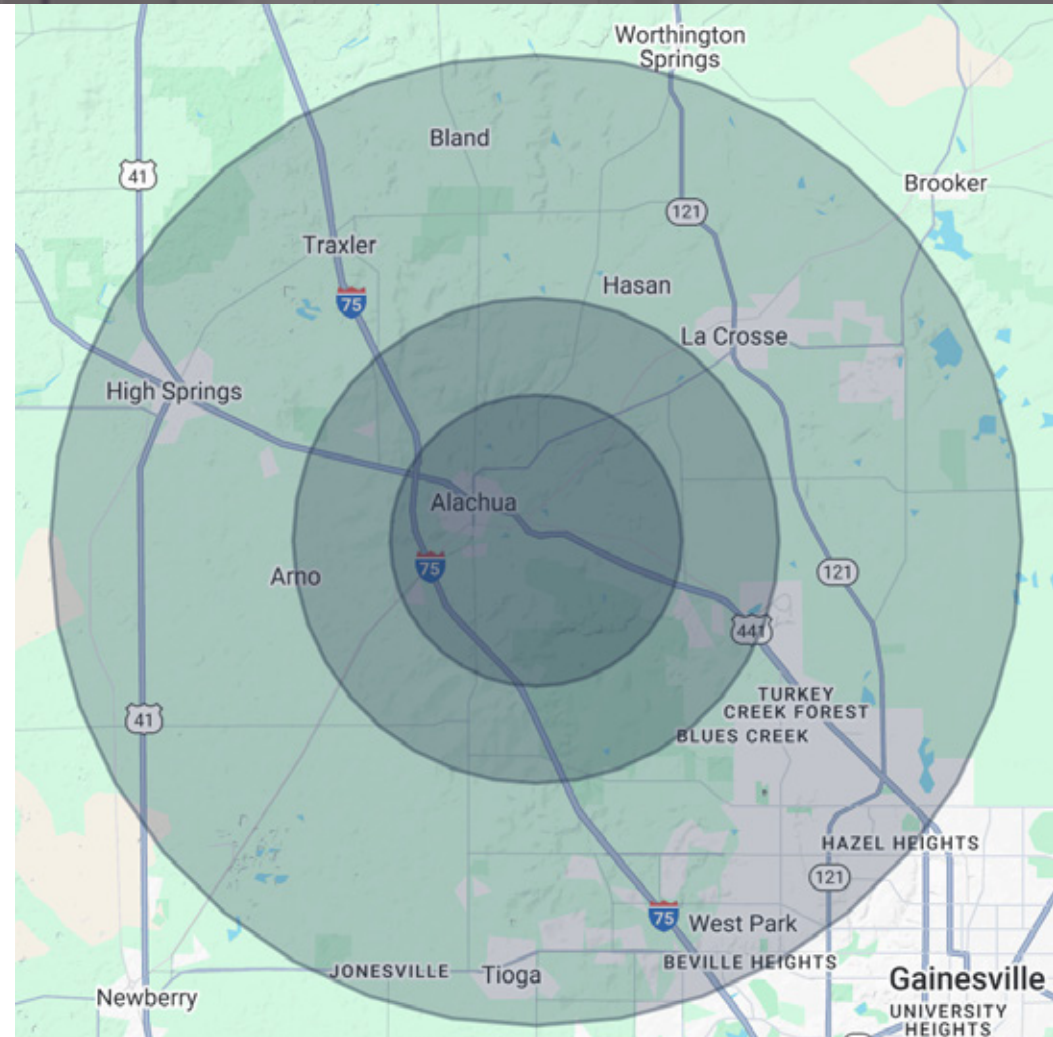
HOUSEHOLDS
115,000 - 117,000

LOCATION DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,310	14,232	108,305
Average Age	41	42	41
Average Age (Male)	40	42	40
Average Age (Female)	42	43	42

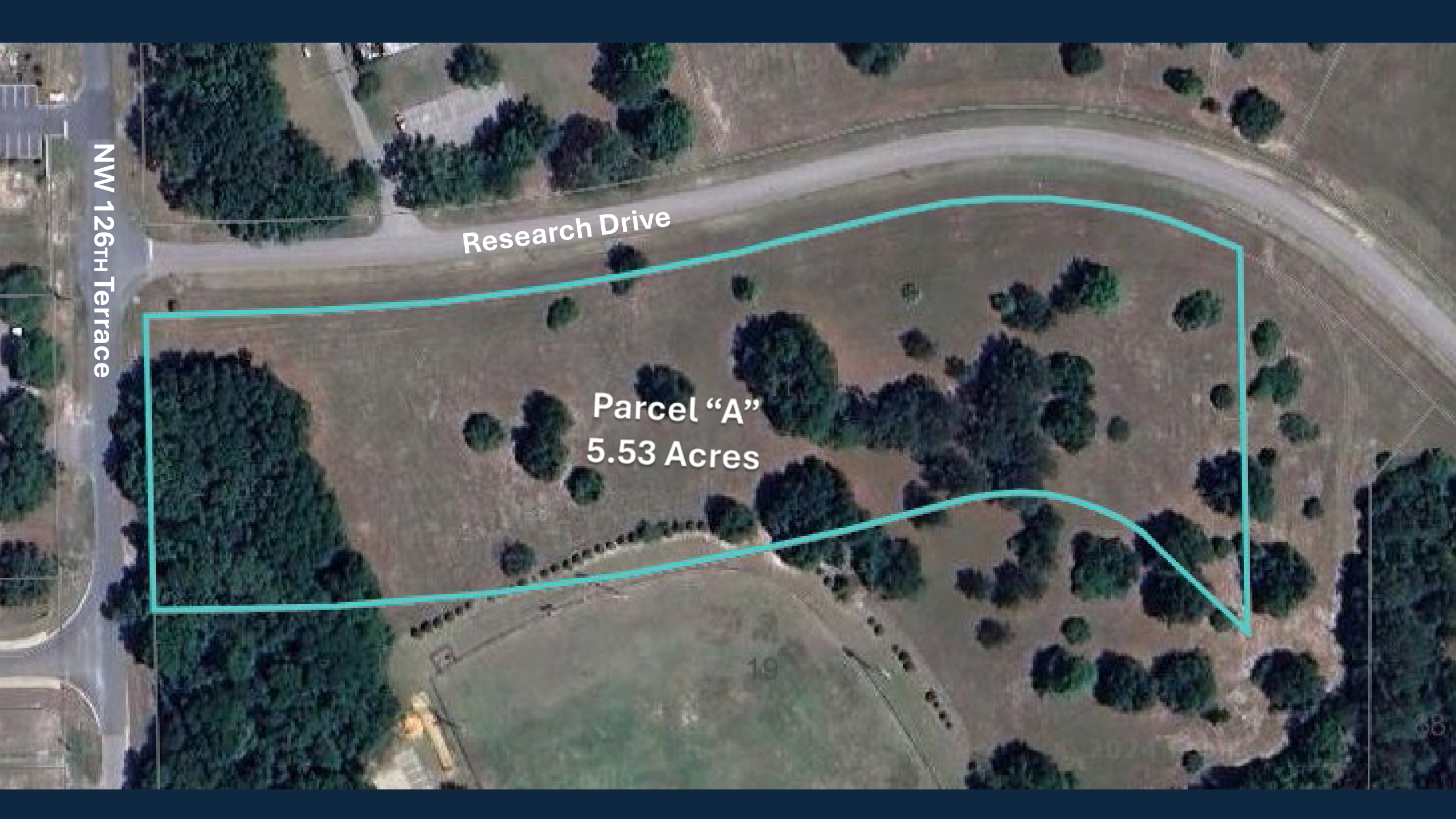
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,893	5,715	44,592
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$91,109	\$101,065	\$108,944
Average House Value	\$371,129	\$360,305	\$333,421

Demographics data derived from AlphaMap



BREAKDOWN BY PARCEL





Research Drive

NW 126th Terrace

Parcel "A"
5.53 Acres

19

US HWY 441

Parcel "B"
5.03 Acres

Research Drive



Rachael Road

US HWY 441

NW 126th Terrace

Research Drive

Parcel "B"
5.03 Acres

32

20





US HWY 441

Progress Blvd

Parcel "C"
2.89 Acres

Research Drive



Parcel "C"
2.89 Acres

Research Drive

US HWY 441

US HWY 441

Parcel "C"
2.89 Acres

Research Drive

33

27

34

38





Research Drive

Parcel "D"
2.98 Acres



Parcel "D"
2.98 Acres

Research Drive



Research Dr

S US Hwy 441

Parcel "D"
2.98 Acres

Research Dr

Research Dr

Progress

Medosome Biotech

UF Innovate | Sid
Martin Biotech



Research Drive

US HWY 441

Parcel "E"
5.47 Acres

NW 126TH TER

US HWY 441

RESEARCH DR

PROGRESS BLVD

TECHNOLOGY AVE

TECHNOLOGY AVE

Parcel "E"
5.47 Acres





US HWY 441

Research Drive

Parcel "E"
5.47 Acres

Parcel "F"
.95 Acres

NW 126TH TER

RESEARCH DR

PROGRESS BLVD

TECHNOLOGY AVE

TECHNOLOGY AVE

Parcel "F"
.95 Acres




US HWY 441

Parcel "I"
5.19 Acres

Innovation Drive

Research Circle

An aerial photograph showing a large parcel of land highlighted in black. The parcel is irregularly shaped and contains a dense forest of trees. To the left of the parcel is a large, open field with a light brown, tilled appearance. To the right, there is a paved road labeled 'Innovation Drive' and a large, modern building with a white roof and a parking lot. The background features more green fields and trees.

Parcel "I"
5.19 Acres

Innovation Drive

US HWY 441



M L King Blvd

M L King Blvd

State Rd

S US Hwy 441

20

441

3961-2

3953-6-1

Parcel "I"
5.19 Acres

The Kookaburra Alachua



28

Innovation Dr

Research Dr

Research Dr

Innovation Dr

Innovation Dr

Research Ctr




SVETOZAR
VELIKOV TOMOV

3953



Research Circle

**Parcel "J"
5.9 Acres**

An aerial photograph showing a large, irregularly shaped parcel of land highlighted in a dark blue color. The parcel is situated in a rural or semi-rural area with green fields and dense trees. To the right of the parcel, a paved road curves through the landscape, and a parking lot with several cars is visible. The text 'Parcel "J" 5.9 Acres' is overlaid on the blue area, and 'Research Circle' is written along the road.

Parcel "J"
5.9 Acres

Research Circle



SVETOZAR
VELIKOV TOMOV

RTI Surgical

op Box

8

Research Cir

Research Cir

Parcel "J"
5.9 Acres

37



Parcel "Q"
13.04 Acres



RESEARCH CIRCLE

Parcel "Q"
13.04 Acres

RESEARCH CIRCLE



Parcel "O"
4.85 Acres

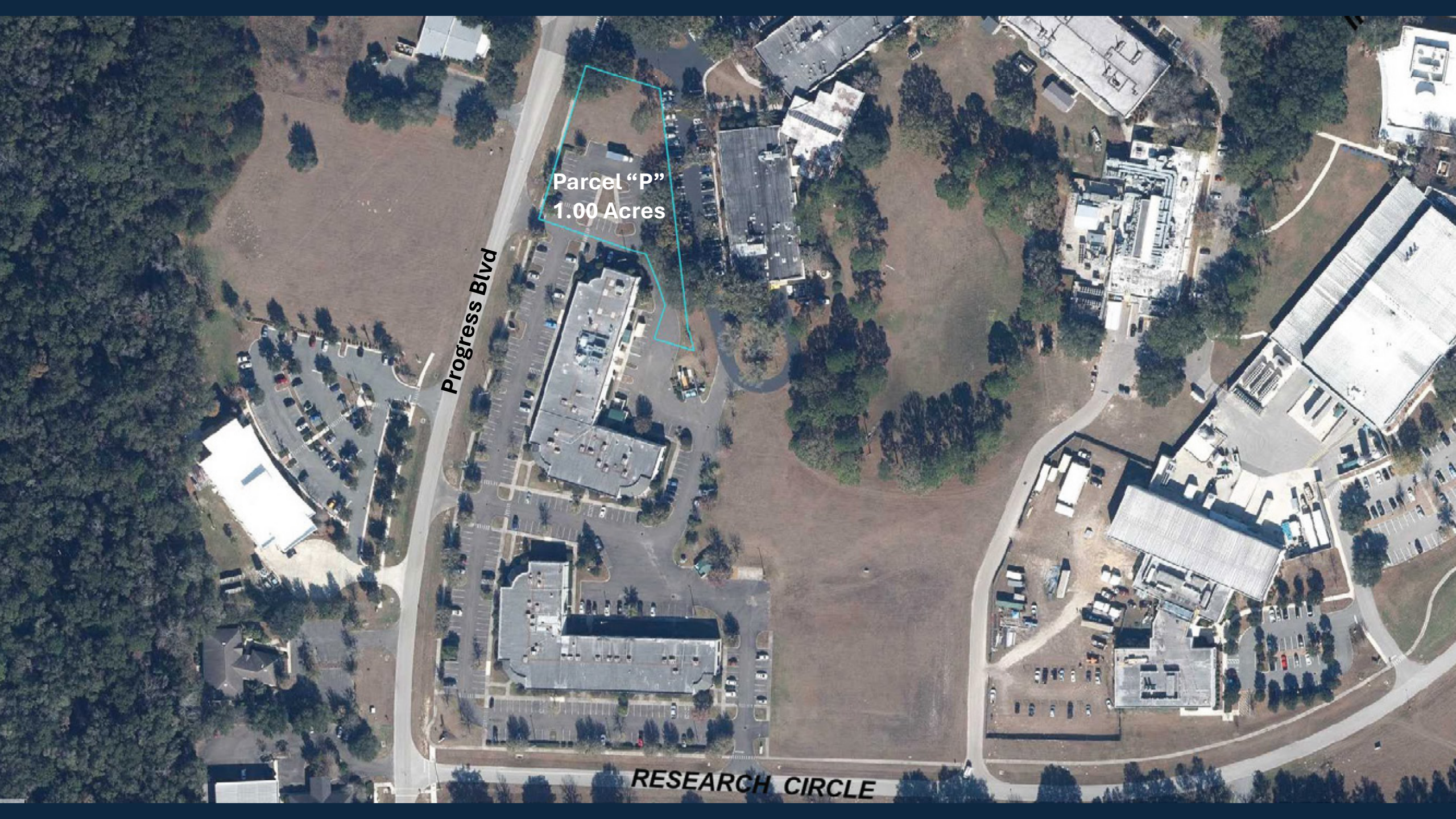
Research Circle



Parcel "O"
4.85 Acres

RESEARCH CIRCLE

RE-



Parcel "P"
1.00 Acres

Progress Blvd

RESEARCH CIRCLE

DISCLAIMER:

Swift Creek Realty has prepared this Offering Memorandum using select information provided by sources it deems reliable, including the Seller and outside agencies. While care has been taken to verify this information, Swift Creek makes no representation or warranty, express or implied, as to the veracity or completeness of the information. The intent of the information presented is to present key elements of possible interest to prospective buyers. Prospective buyers should always research before buying and verify any information presented. Questions regarding tax issues, legal issues, governmental issues or title issues should be addressed to the appropriate professional. Swift Creek Realty does not provide these services.

