

108± AC for Sale in Alachua, FL

19450 Block NW 94th Avenue | Alachua, FL 32615

Size: 108± AC | Price: ~~\$2,300,000~~ \$2,150,000

Alachua Commerce Center

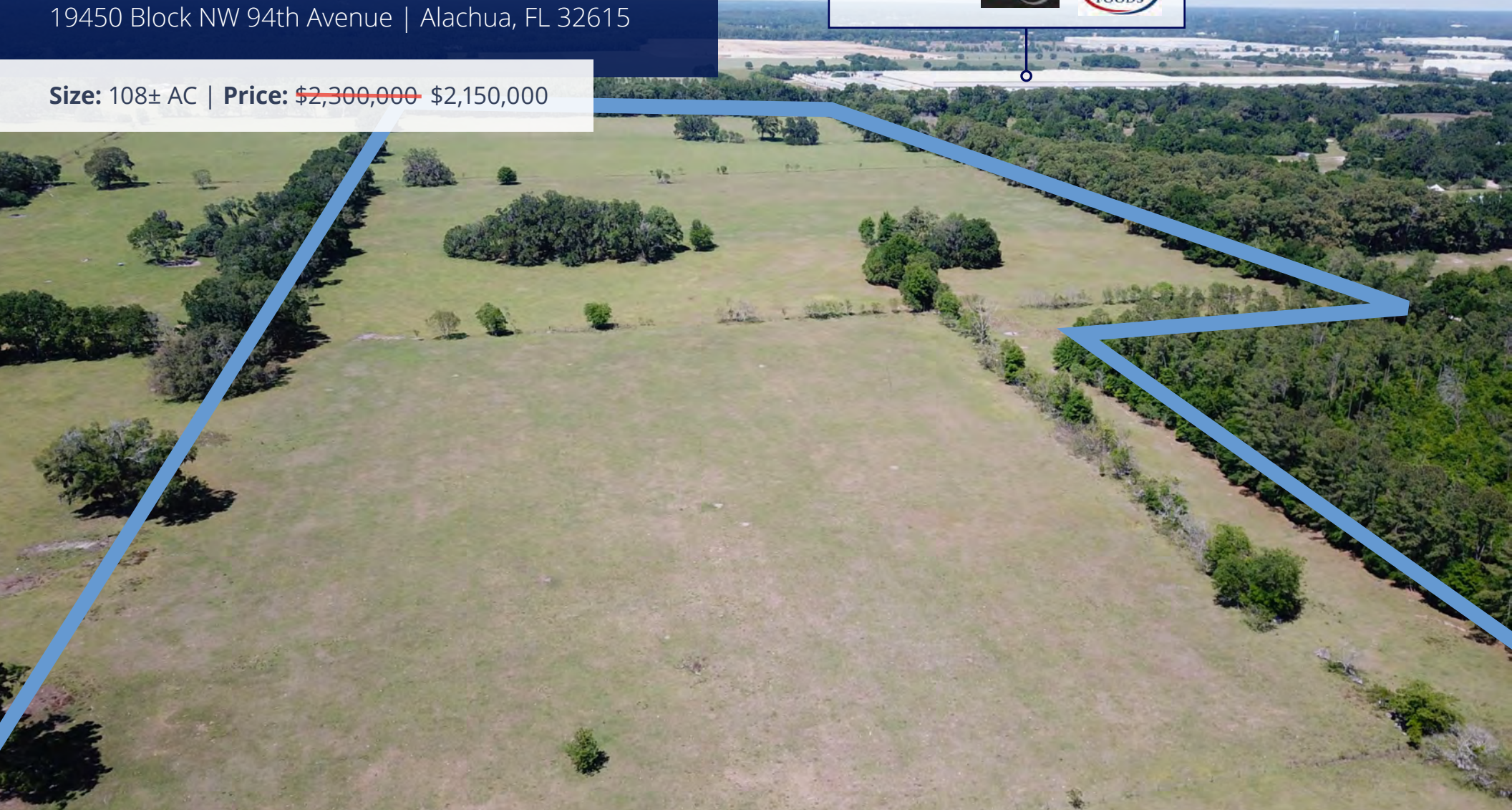
DOLLAR GENERAL

Walmart CINTAS

ASSA ABLOY



Colliers



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Property Overview



Prime Development Opportunity in a Rapidly Growing Market

Presenting an exceptional offering of approximately 108± acres of picturesque pastureland situated in the heart of Alachua County and located within the city limits of Alachua. Bordered to the north by the growing Alachua Commerce Center and fronting NW 94th Avenue to the south, this tract is ideally located for a range of rural residential or estate lot development uses.

The property's zoning designation of Agricultural (A) permits five-acre minimum residential lots, making it an ideal candidate for a low-density residential subdivision or private estate homesites. With Alachua's continued residential and commercial expansion, this parcel offers immediate and long-term upside for developers, builders, or private investors seeking to capitalize on the area's growth while maintaining the pastoral charm of North Florida. The property could also be the perfect homestead parcel for building your dream home.

Jurisdiction

City of Alachua

Size

108± AC

Zoning

Agriculture (A)

Tax Parcel

Eastern Portion of
03990-001-000

Property Details

Key Highlights

- **Strategic Location:** Adjacent to Alachua Commerce Center, providing close proximity to employment, shopping, and services while maintaining rural character.
- **Development Flexibility:** Potential to subdivide into 5-acre homesites, subject to compliance with City of Alachua subdivision regulations.
- **Access & Frontage:** Adequate road frontage on NW 94th Avenue provides a solid foundation for ingress/egress design.
- **Utility Considerations:** Site is not currently served by central utilities; development would rely on individual well and septic systems.



Traffic Count

3,400± AADT

NW County Rd 235

Ownership	Rodney W. & Deidra C. Smith
Size	108± Acres
Jurisdiction	Alachua County
Zoning	A - Agriculture
Tax District	Alachua County

Photo Gallery

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Aerial View



Alachua Commerce
Center

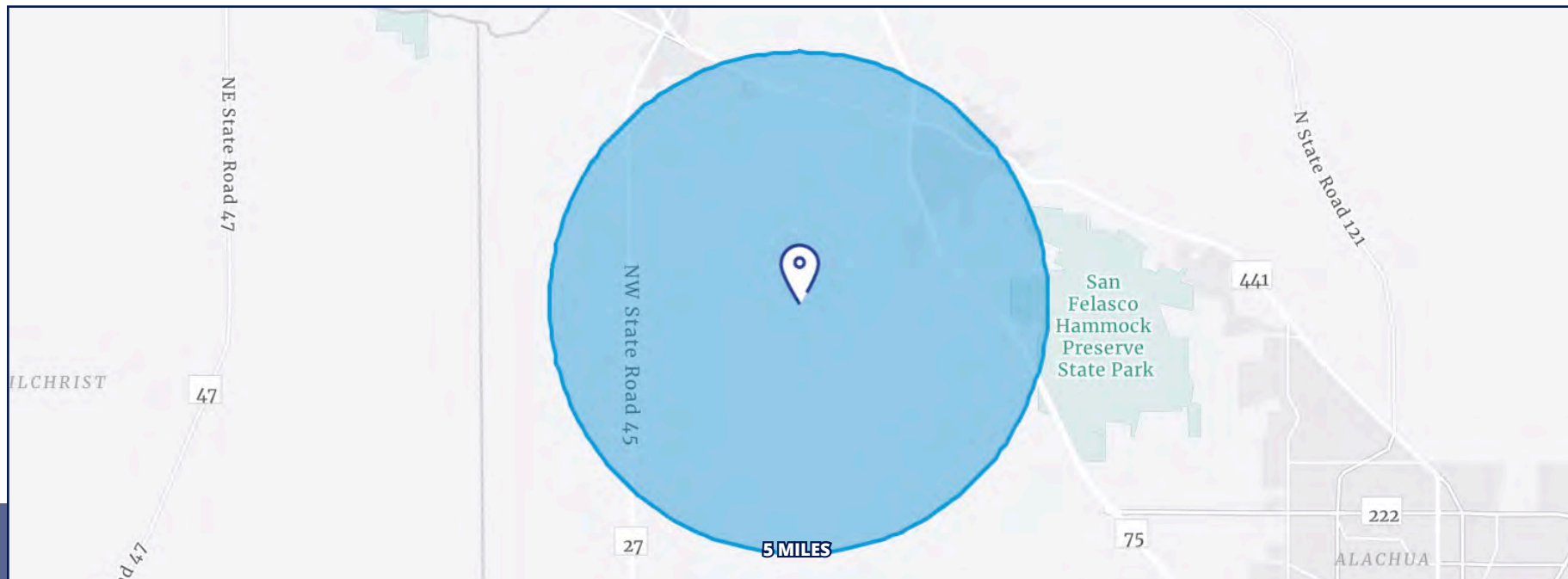
NW 94th Ave

NW County Rd 235

N

Demographic Snapshot

5 mile radius



13,029

Population
(2024)



16,066

Projected Population
(2029)



\$109,000

Avg. Household Income (2024)



12,150

Daytime Population
(2024)



42.6

Median Age
(2024)



5,361

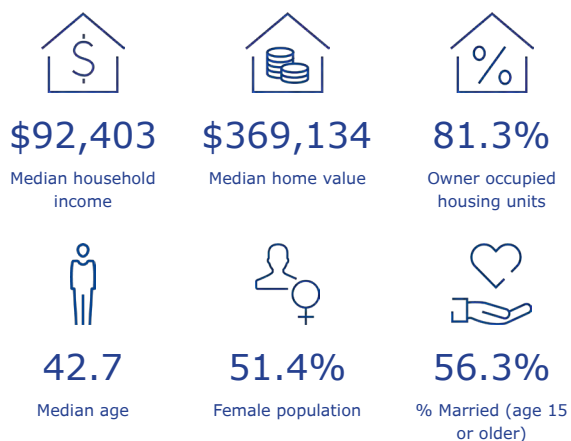
Total Households
(2024)

Source: ESRI Business Analyst, 2024

Market Summary

5 mile radius

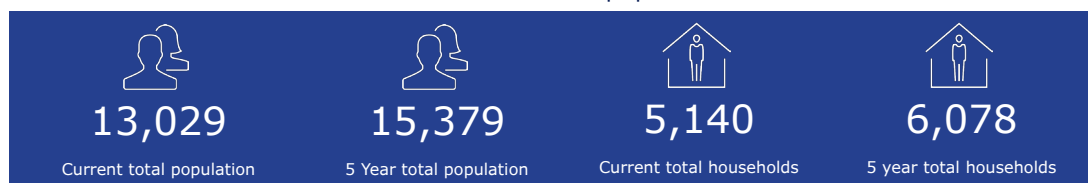
Household & population characteristics



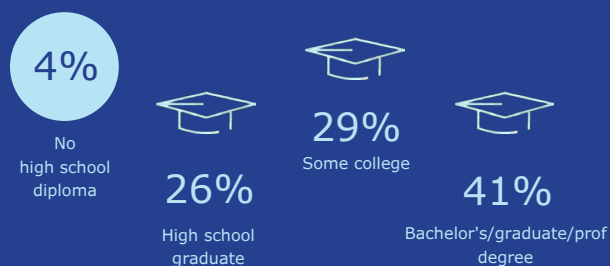
Annual lifestyle spending



Households & population



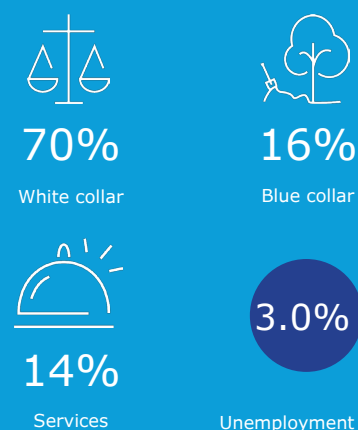
Education



Business

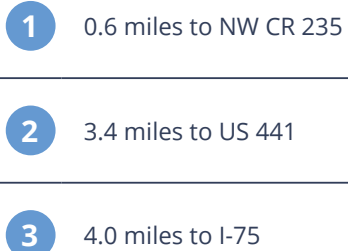


Employment



Annual household spending





Location Overview



Alachua, Florida

North of Gainesville, among fields of wildflowers and piney woods is the town of **Alachua, Florida**. It's a place rarely found this day and age right down to a Main Street that looks like exactly how **small-town America** should with small, family-owned shops and restaurants. It's a healthy dose of nostalgia and Old South charm for sure, but that's not all. While a far cry from Silicon Valley, there are a number of **high-tech and manufacturing companies** that call Alachua home. Not bad for a town whose name is taking from an Timucua word meaning "sinkhole."

2nd

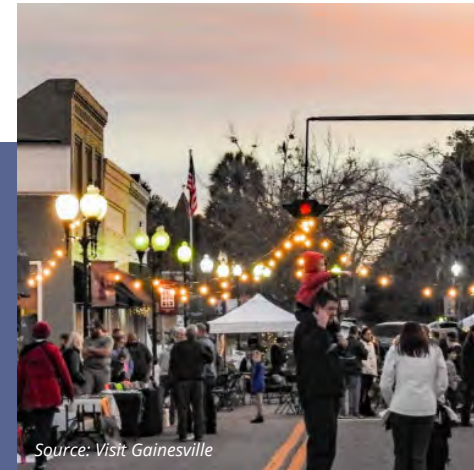
Largest city in
the county

3rd

Largest city in North
Central Florida

9,000+

Residents of
Alachua



Source: Visit Gainesville





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