



909 NE 39TH AVENUE

List Price: **3,120,500**

Commercial Lot

MIs#: **118836**

Active

Area: **17-Alachua County**

City: **Gainesville** County: **Alachua** Zip: **32609** Dom: **15** C: **15**

Frontage: 760	Deed Restrictions: No	Lot Size: Irregular
Depth:	Flood Zone: A, X	Price per Acre: 50,000
Acreage: 62.41	Ag. Exemption: No	Sp Conditions:
Homestead: No	Community Ty: City Limits	Sp/Assessmnt: No Association: No
Zoning: PD		

LtFaces: North, South	Water: None
Location: Inside, City	Sewer: None
Utilities: None	Frontage:
Road: Paved	LandType Tracts
Pres/Use: Vacant	Closing: Possession At Closing
Fin Terms: Cash, Conventional	Subdiv:
Char Area: Fast Growing, Developing	Out/Bldgs

Usage: **Residential, Other-See Remarks**
 Improvmnt:
 River Nm:

From I-75/SR-222 go east on SR-222 (39th Ave) just past NE Main Street to property on right

Great location with frontage on Both NE 39th Ave and NE 31st Ave just east of NE Main Street and west of Marjorie K. Rawlings Elem School; with 62+ acres and PD zoning - the sky is the limit! (Proposed Land Use 20 Acres Commercial; 19 Acres Urban Mixed Use; 23 Acres Residential Low; map is attached) (SRWMD Report and Location Map Attached)

Owner: **Katherine Hatcher, Trustee** Phone: Lat: **29684425** Lon: **-82313738**
 Show: **GO** Tax Id: **08231-000-000**
 Legal: **W 784.30' M/L of NE/4 less S 115' thereof LLILO**

List Agent: **Daniel Crapps** Ph: **386-397-3002** Agency: **Exclusive Right of Sale**
 List Office: **DANIEL CRAPPS AGENCY, INC** Ph: **386-755-5110** Lockbox: **No**
 CoLister: Ph: C/Co: **Abstract Trust Title**