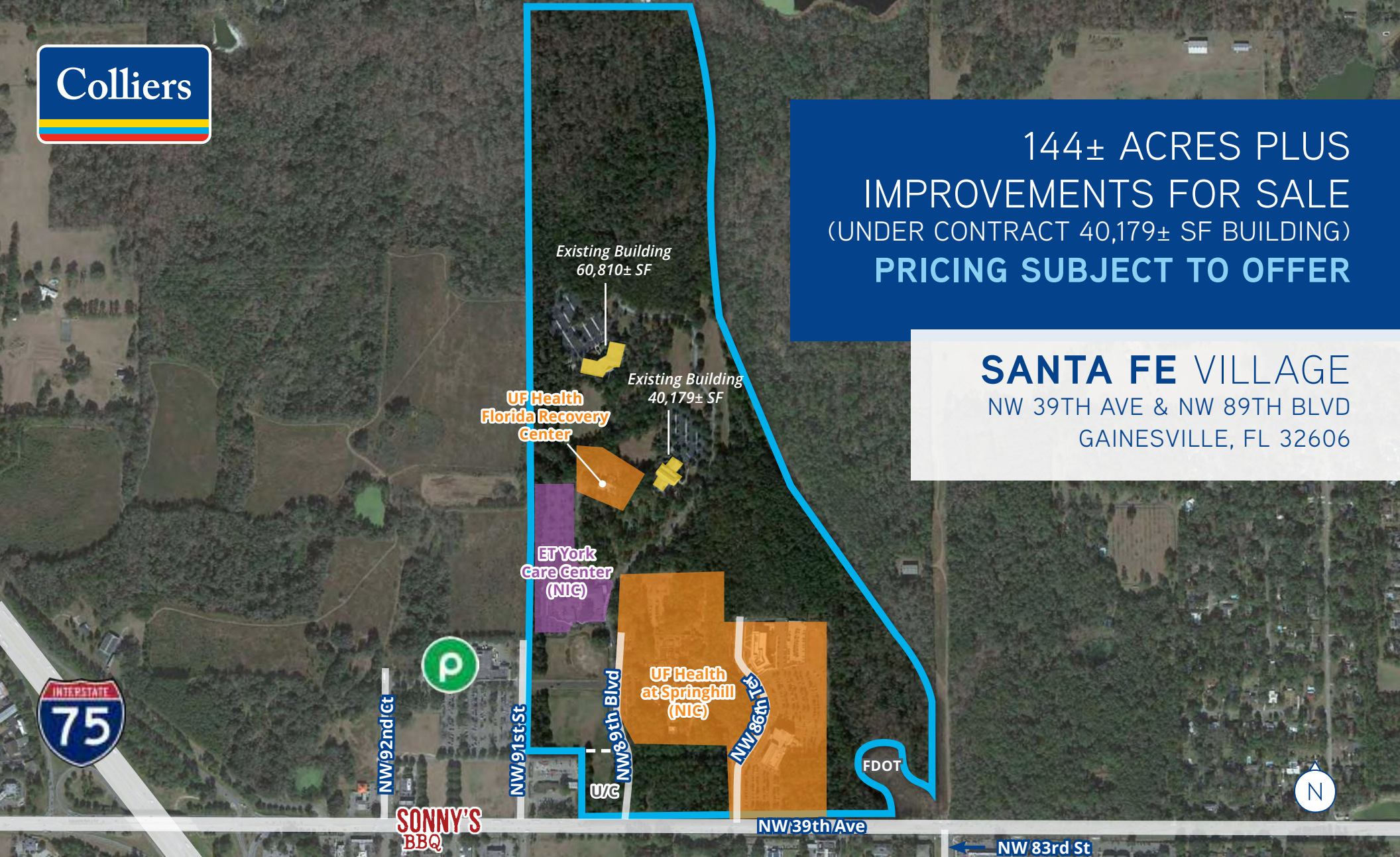


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144± ACRES PLUS
IMPROVEMENTS FOR SALE
(UNDER CONTRACT 40,179± SF BUILDING)
PRICING SUBJECT TO OFFER

SANTA FE VILLAGE
NW 39TH AVE & NW 89TH BLVD
GAINESVILLE, FL 32606



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Gainesville, FL 32601

DISCLAIMER

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Intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This offering memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner or contained within publicly accessible records or similar sources.

Although this offering memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective buyers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice.

This offering memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this offering memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person.



TABLE OF CONTENTS

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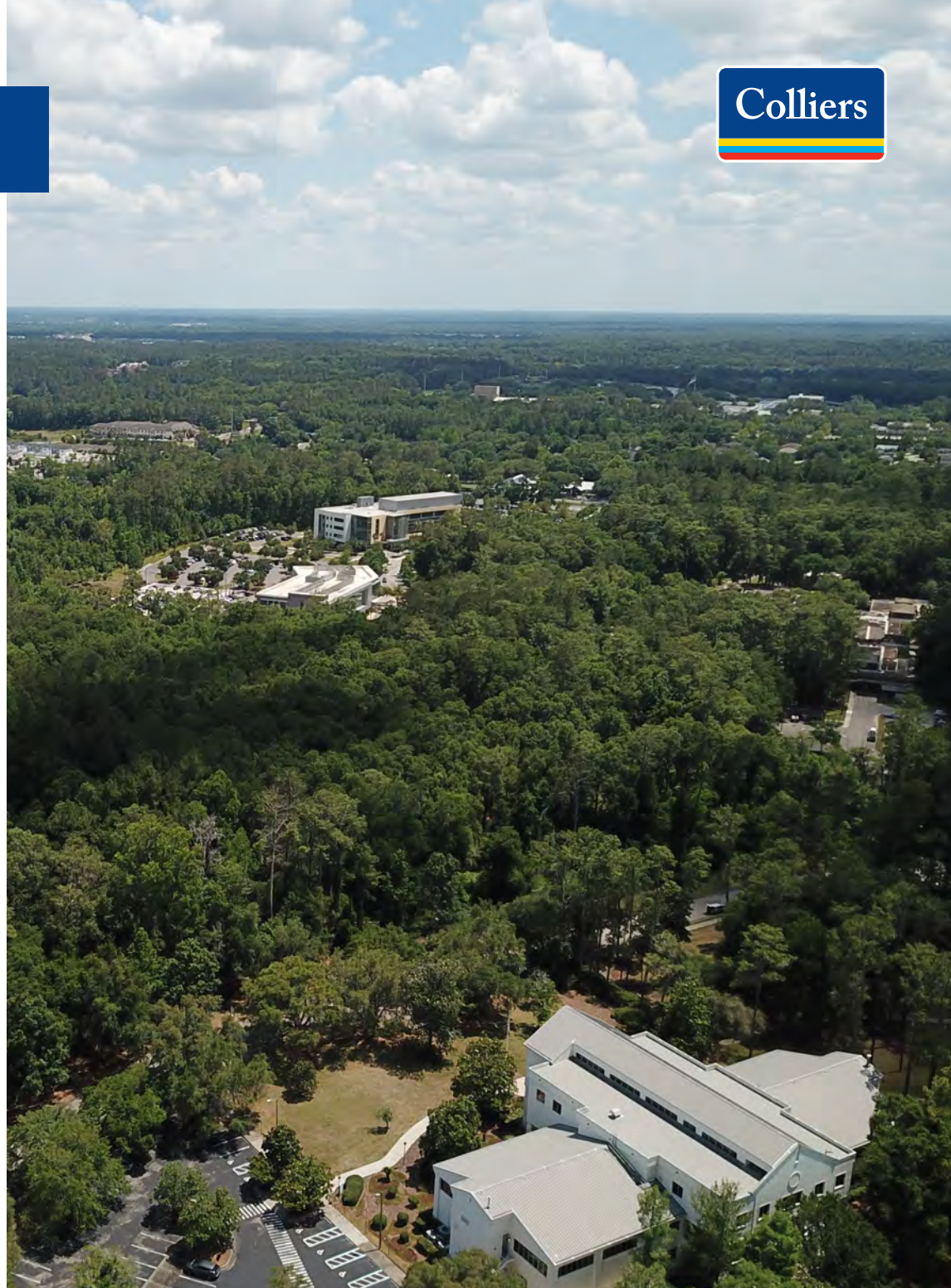
04 PROPERTY OVERVIEW

05 AVAILABILITY

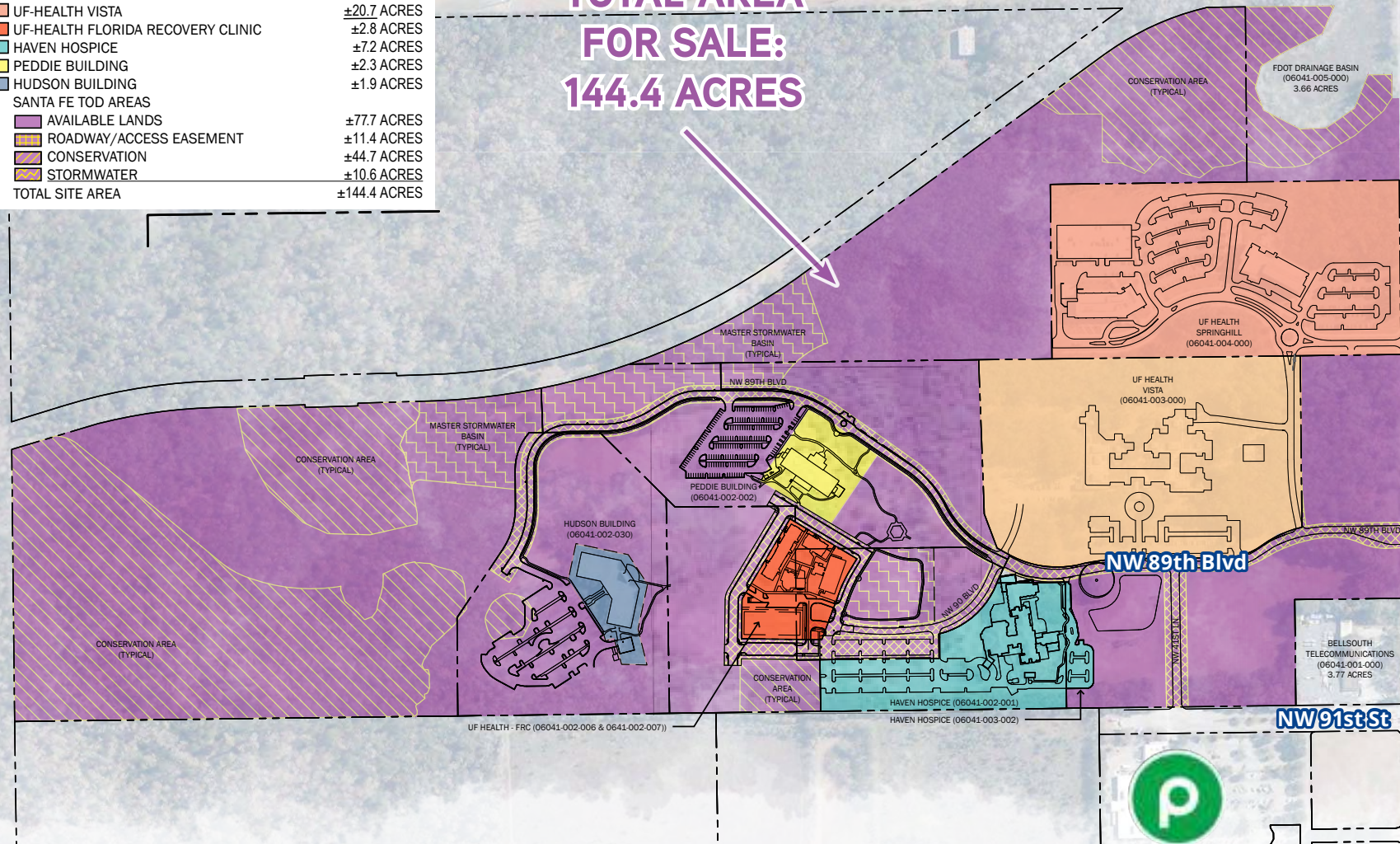
08 EXISTING DEVELOPMENT
ENTITLEMENTS

10 CURRENT TOD BLOCK EXHIBIT

11 LOCATION



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INDIVIDUAL PARCELS FOR SALE

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PRICING SUBJECT TO OFFER

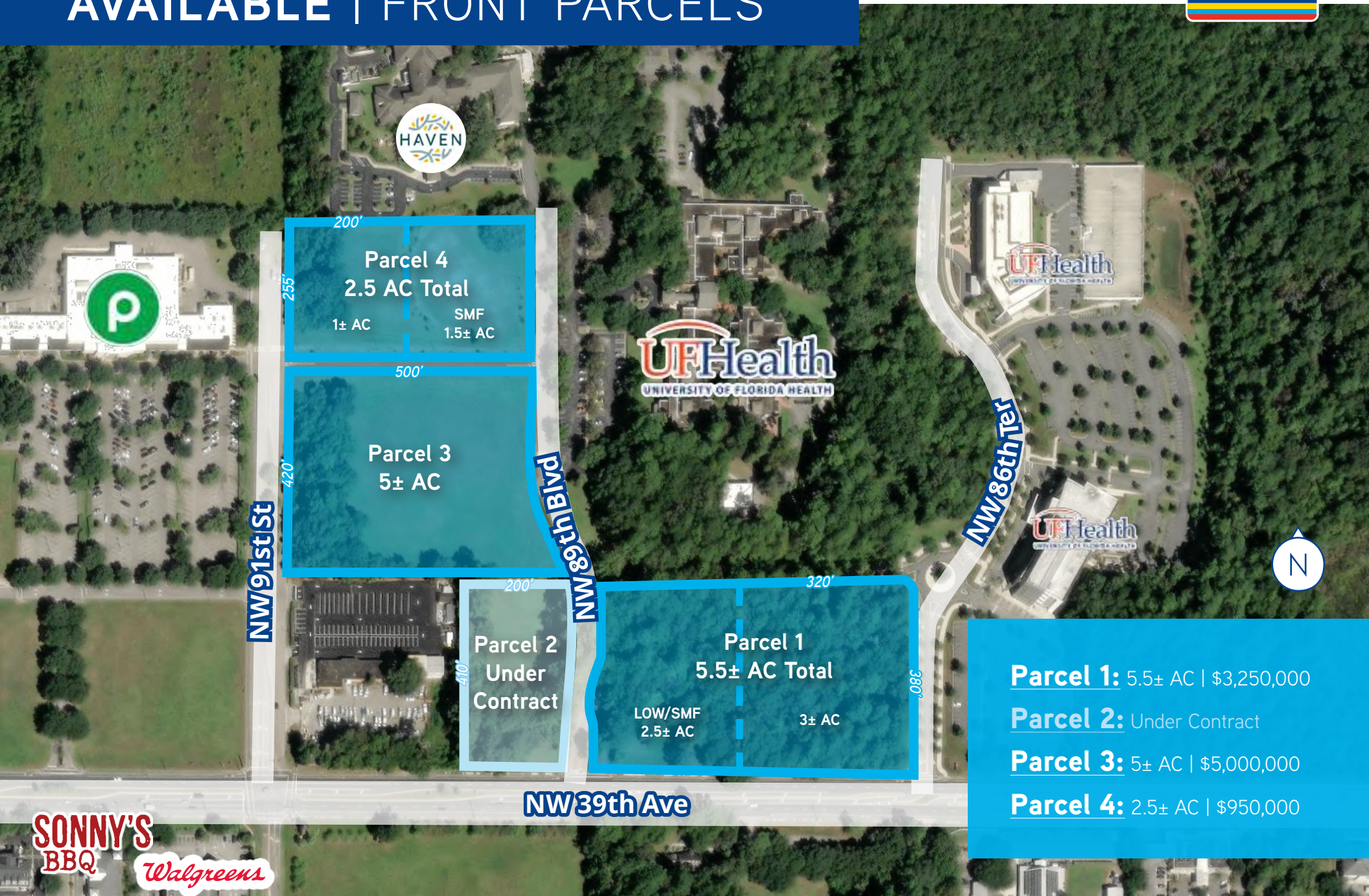
20± ACRES
AVAILABLE



Front parcels also for sale. See **Page 6** for details.

AVAILABLE | FRONT PARCELS

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Parcel 1: 5.5± AC | \$3,250,000

Parcel 2: Under Contract

Parcel 3: 5± AC | \$5,000,000

Parcel 4: 2.5± AC | \$950,000

UNDER CONTRACT

Colliers

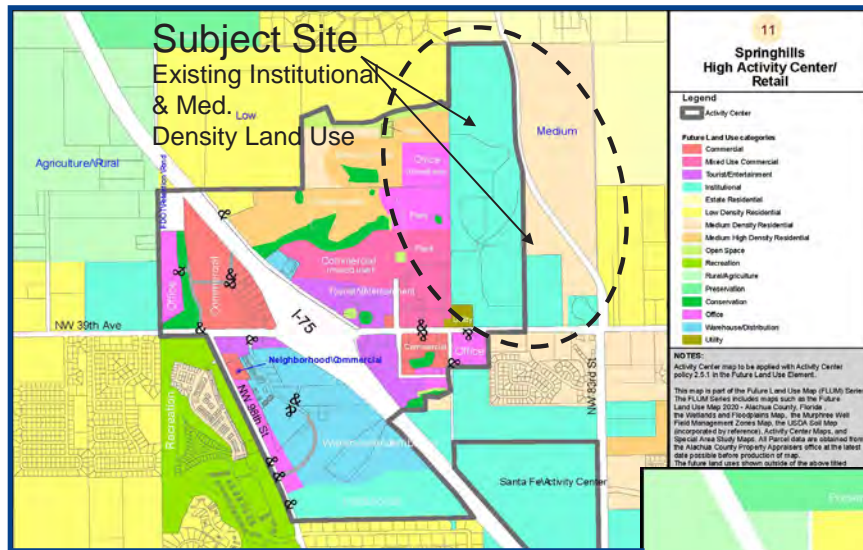
EDWARDS C. PEDDIE CORPORATE CENTER BUILDING | 40,179± SF

Improvements

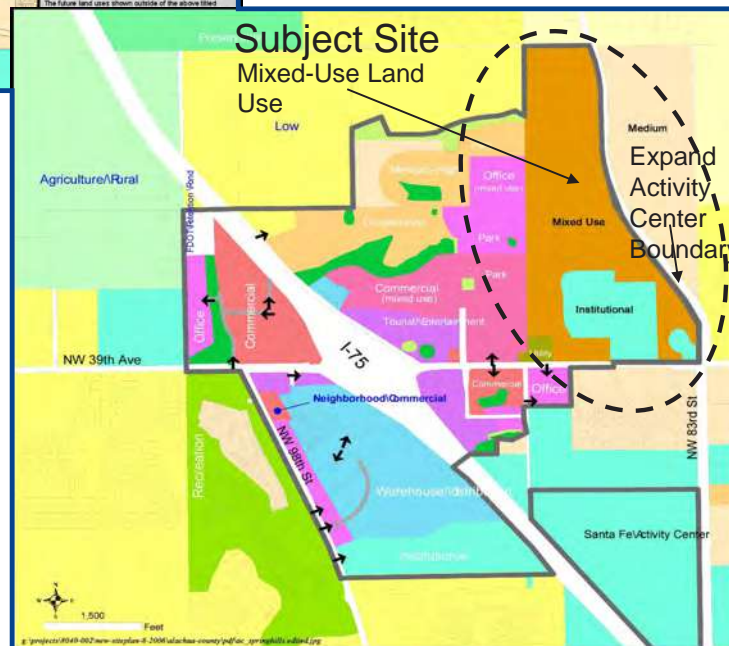
- Excellent location with convenient access to I-75
- Prestigious building located in the beautiful office park of Santa Fe Village Health Park
- Centrally located with other medical facilities and office buildings
- Abundant parking
- Three-story corporate office building
- Located within walking distance to Publix, shopping, restaurants, soccer fields, walking trails and more
- Zoned HM. Property has a Transit Oriented Design overlay designation. All office type uses are permitted uses (general, medical, etc.)
- Furnishings are optional and may be included in the lease for an agreed upon additional fee



EXISTING DEVELOPMENT ENTITLEMENTS



The image above depicts potential build-out of area viewed looking north, northwest toward the existing Robert Hudson Building.



Comprehensive Plan

AMENDMENT APPROVED IN 2011

Land Use Designation = Mixed-use

Zoning Designation = TOD (Transit Oriented Development)



EXISTING DEVELOPMENT ENTITLEMENTS

Preliminary Development Plan (PDP)

Alachua County Board of County Commissioners approved PDP Master Plan in September of 2013, which:

- Creates three development zones:
 1. Village Center (**beige**)
 2. Transit Supportive Area (**brown**)
 3. Outside Transit Supportive Area (**yellow**)
- Establishes minimum and maximum densities and intensities of uses within each development zone with requirements for achieving a vertically and horizontally mixed-use walkable urban environment
- Designates Conservation Areas: 45 acres under conservation easement with easement conveyed to Alachua Conservation Trust (**dark green**)
- Establishes a 30-year phasing schedule

PDP PROVIDES FLEXIBILITY IN ALLOWED USES AND INTENSITY

Within the Village Center, up to 48 UPA is allowed with up to 500 SF of non-residential use for each residential unit.

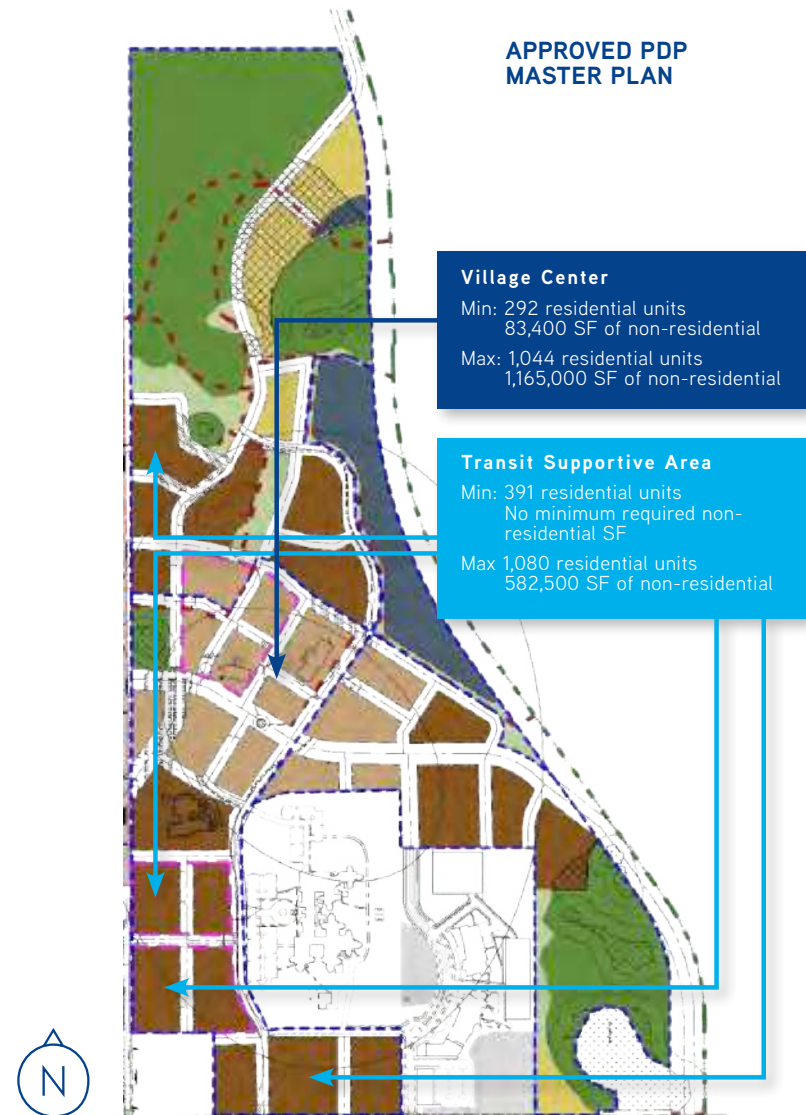
Minimum & Maximum Development Rights Established by PDP

- Minimum required residential = 734
- Maximum allowed residential = 2,310
- Minimum required non-residential = 83,400 SF
- Maximum allowed non-residential = 1,165,000 SF

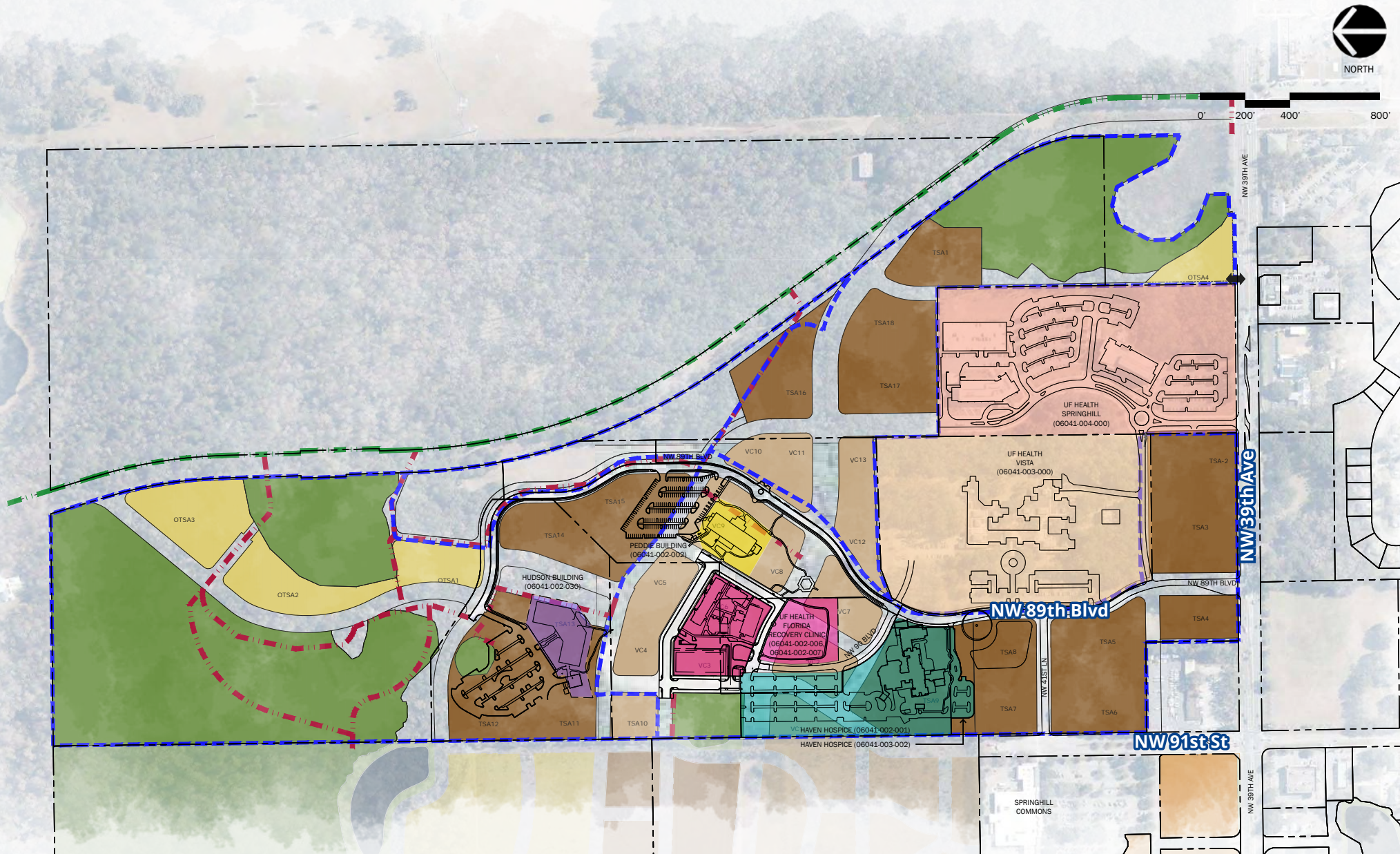


ENTITLEMENT DOCUMENTS

APPROVED PDP MASTER PLAN



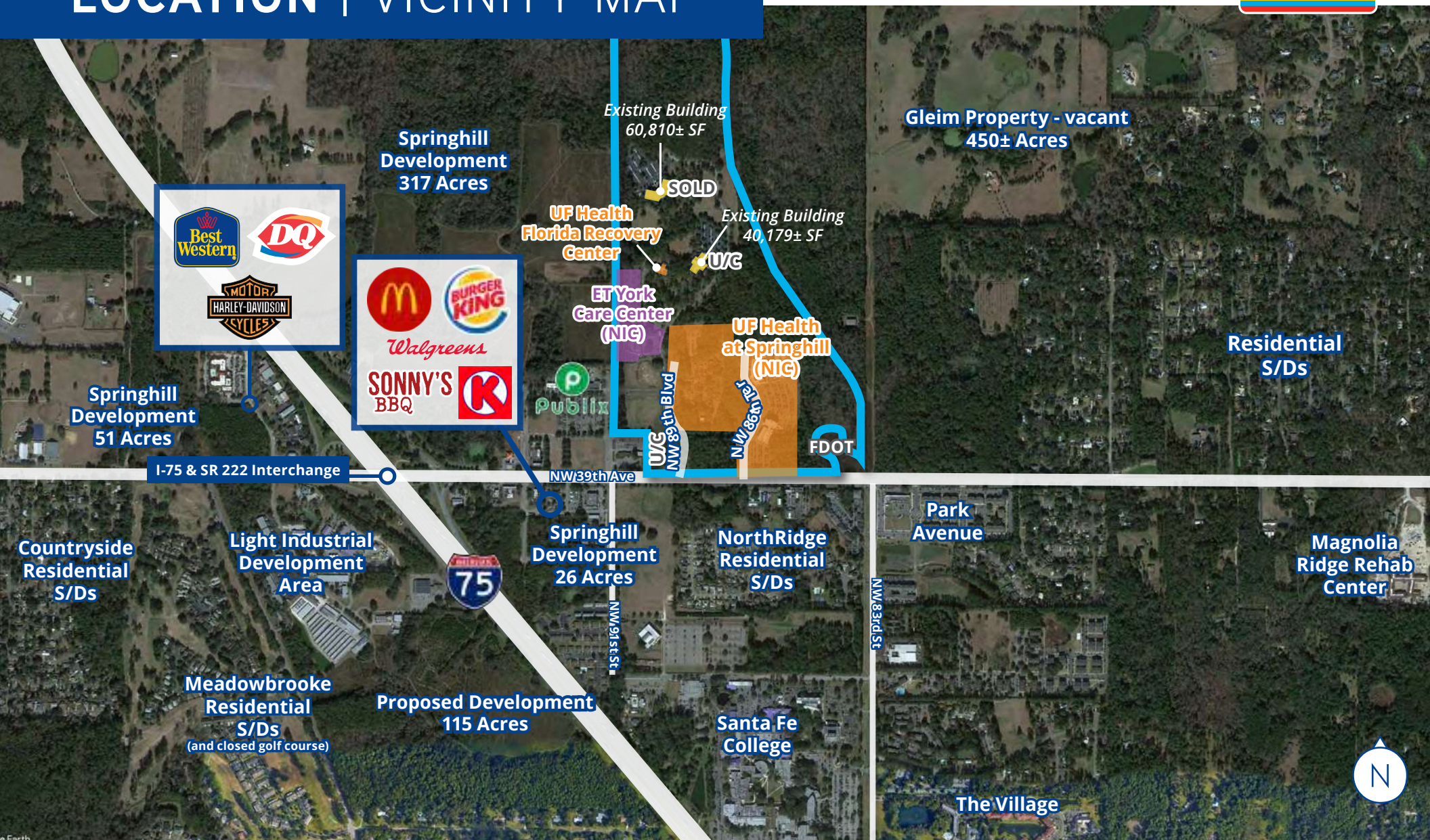
CURRENT TOD BLOCK EXHIBIT



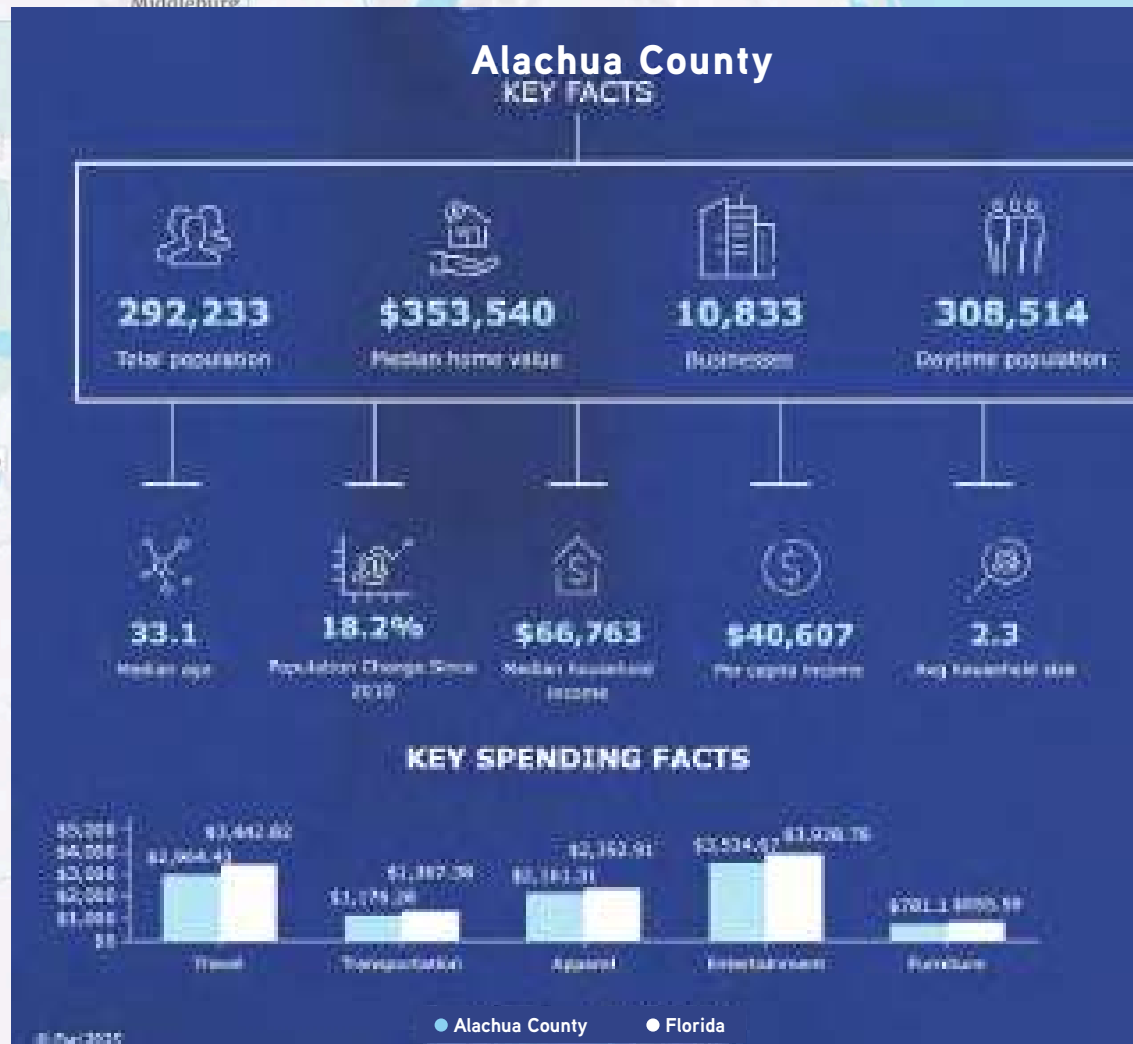
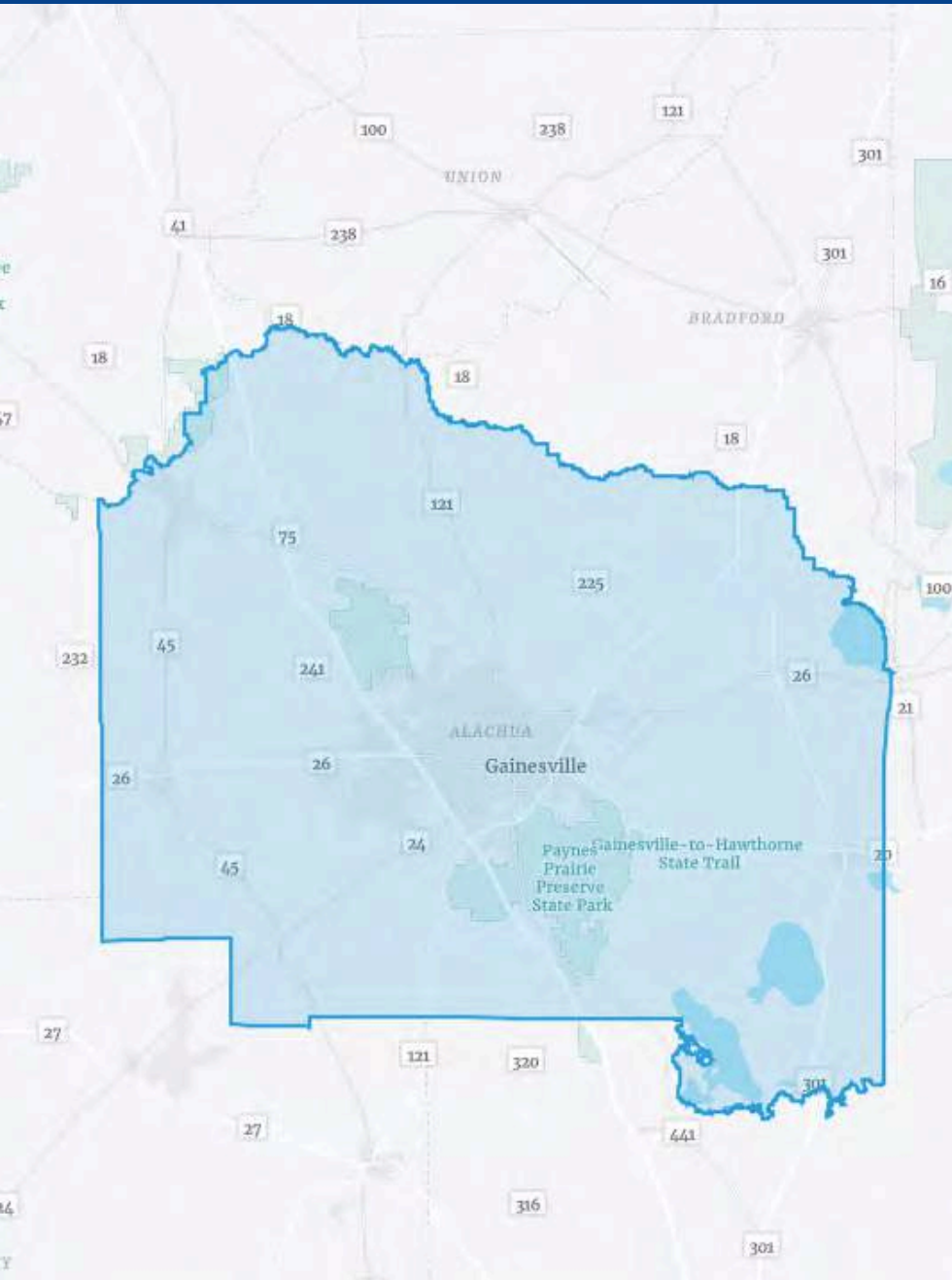
LOCATION | OVERVIEW



LOCATION | VICINITY MAP



LOCATION | DEMOGRAPHICS



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