

FOR SALE

36.88 ACRES AVAILABLE

13000 Block Northwest 23rd Avenue Gainesville, FL 32606



PROPERTY DESCRIPTION

This 36.88 tract of land is located in the Jonesville Area between the City of Gainesville and the City of Newberry, in unincorporated Alachua County. The land use and zoning on the property allows up to 4 units per acre (142 units). The property is located near shopping and the Jonesville Recreation Park Area. This is a great property for an investor looking to add property to their portfolio for future development. There is also the potential to add an additional 60 acres to the north of the site. The property would also be a great for an individual looking for a secluded site for a family homestead/compound.

PROPERTY HIGHLIGHTS

- 36.88 ACRES VACANT LAND FOR SALE
- LOCATED NEAR JONESVILLE RECREATION PARK AREA
- ZONING ALLOWS FOR 4 UNITS PER ACRE (142 UNITS)

OFFERING SUMMARY

Sale Price:	\$2,766,000
Lot Size:	36.88 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	767	2,325	4,484
Total Population	1,957	5,972	11,885
Average HH Income	\$103,902	\$103,940	\$106,955

RALPH HILLIARD
352 284 4977

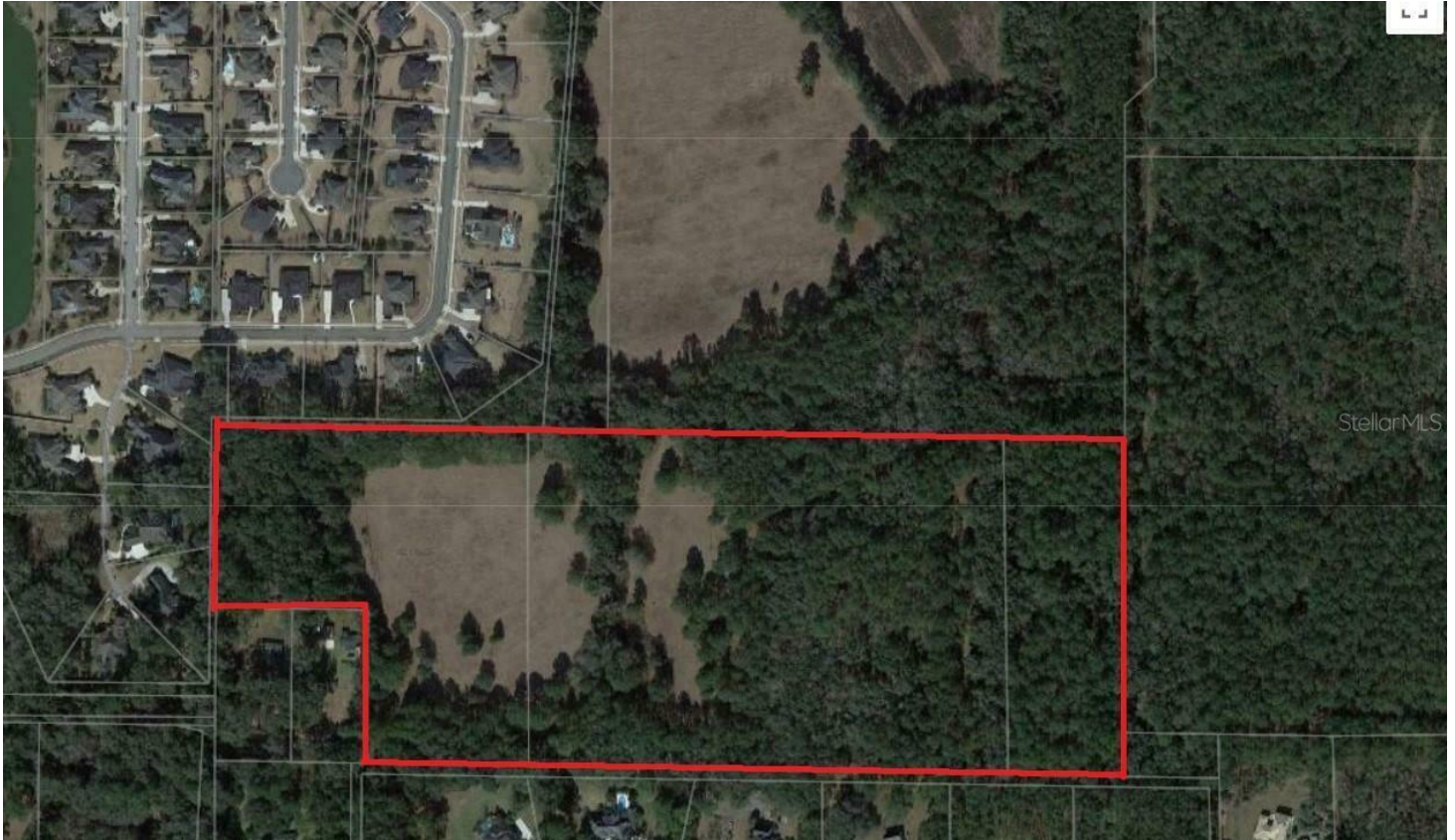


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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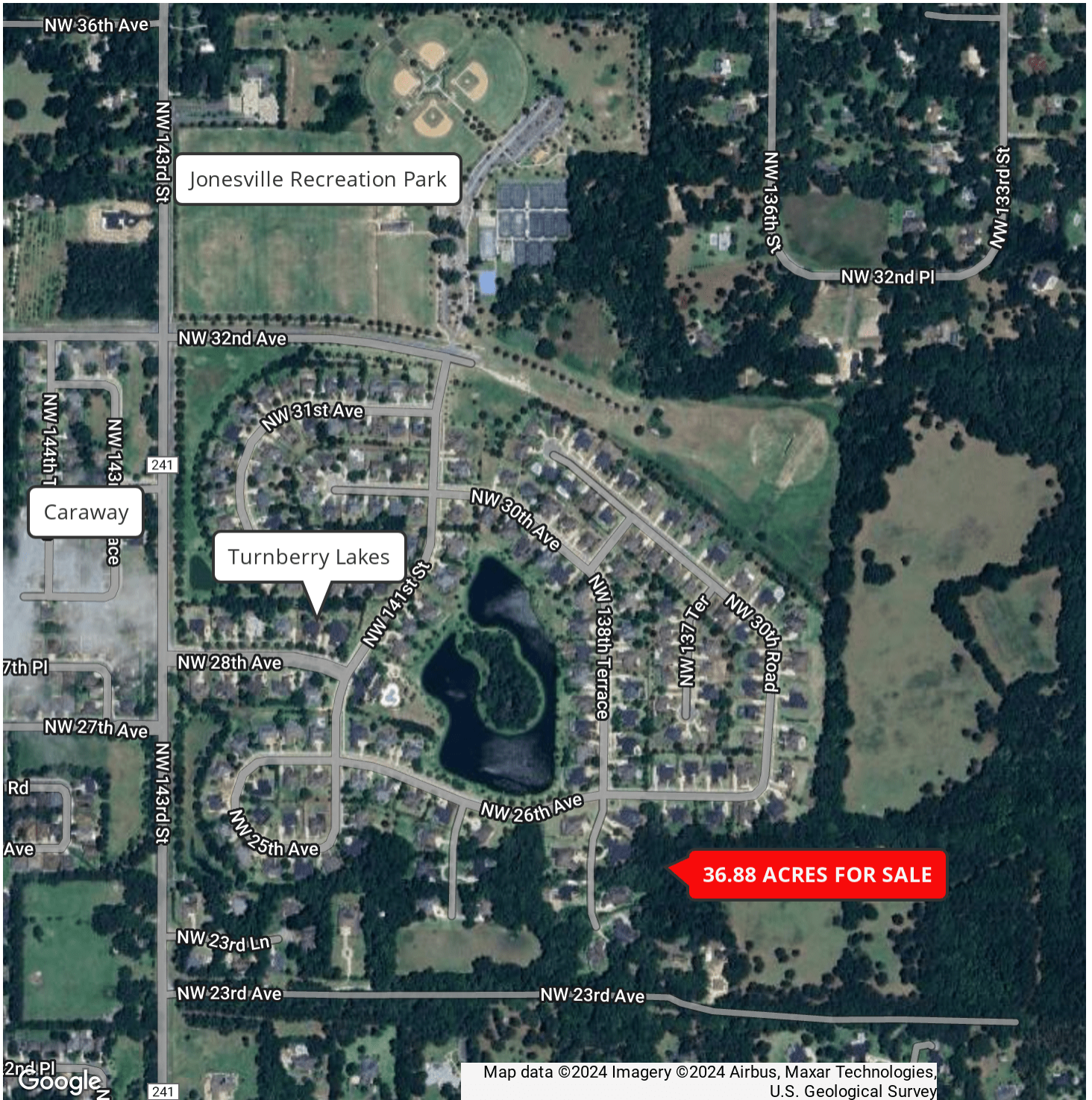


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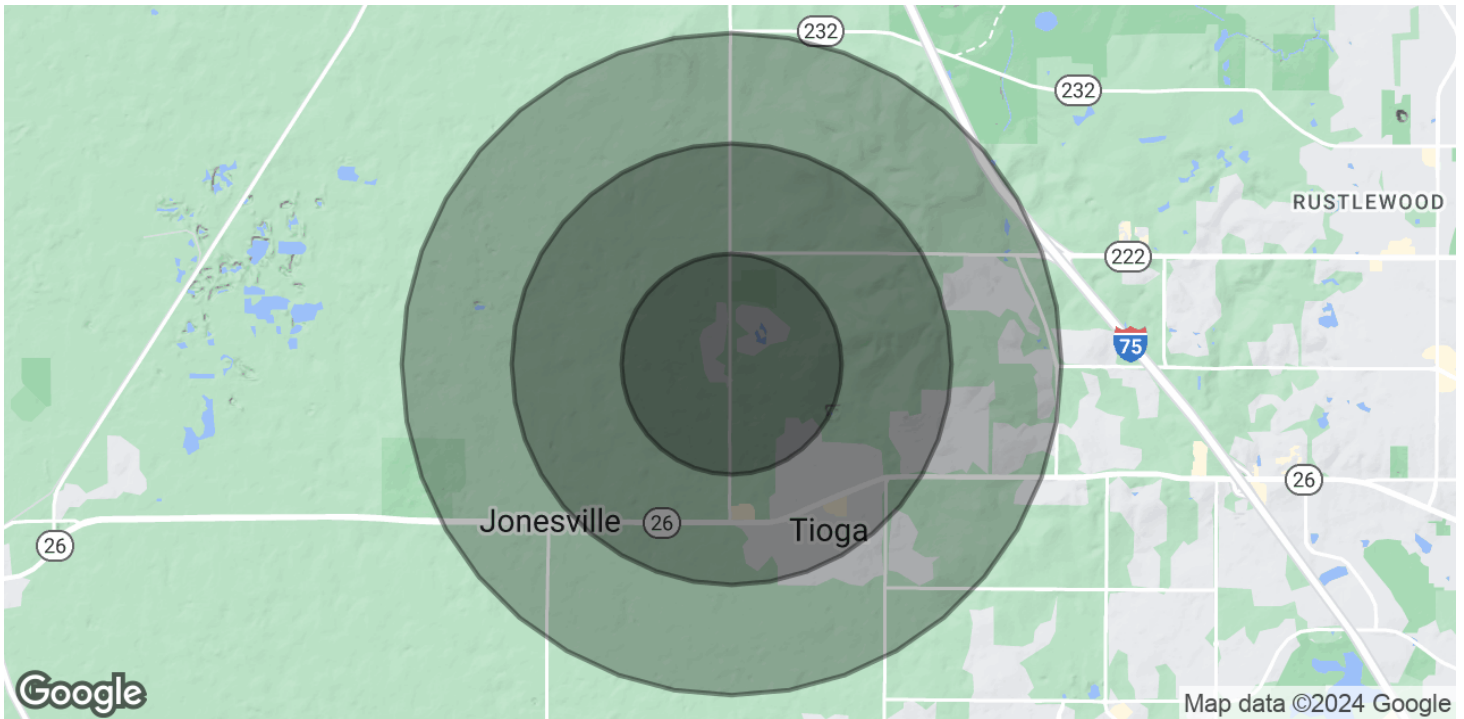


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,957	5,972	11,885
Average Age	40.3	40.7	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	767	2,325	4,484
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$103,902	\$103,940	\$106,955
Average House Value	\$237,301	\$244,190	\$270,295

* Demographic data derived from 2020 ACS - US Census

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RALPH HILLIARD

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