



41

Parcel 1

Parcel 2

Parcel 3

For Sale | US Highway 41
Commercial Land
US Highway 41 | Newberry, FL 32669

1.91± - 2.43± Acres | From \$175,000/Acre

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Property Overview

Office, retail or special purpose land available along US Highway 41 in growing Newberry, Florida. Existing City of Newberry MU Zoning allows for a variety of uses.

Surrounded by more than 700 new residential units, these buildable lots range in size from 1.91 acres to 2.43 acres as presented.

Offsite stormwater retention and access to City of Newberry public water and wastewater provide additional value to these well positioned properties.

 **Description:**
Commercial Land Available for Sale

 **Land Use:**
Commercial MU Zoning

 **Size:** 1.91± - 2.43± Acres

 **Location:**
Newberry, FL 32669

Availability

	Size	Price	Zoning
Parcel 1	2.43± Acres	\$250,000/Acre	MU
Parcel 2	1.91± Acres	\$250,000/Acre	MU
Parcel 3	2.30± Acres	\$175,000/Acre	MU





Newberry Sports
Complex North

Parcel 1
2.43± AC

Parcel 2
1.91± AC





Avalon Woods
700± Residential Units
Under Development

**Newberry Sports
Complex North**

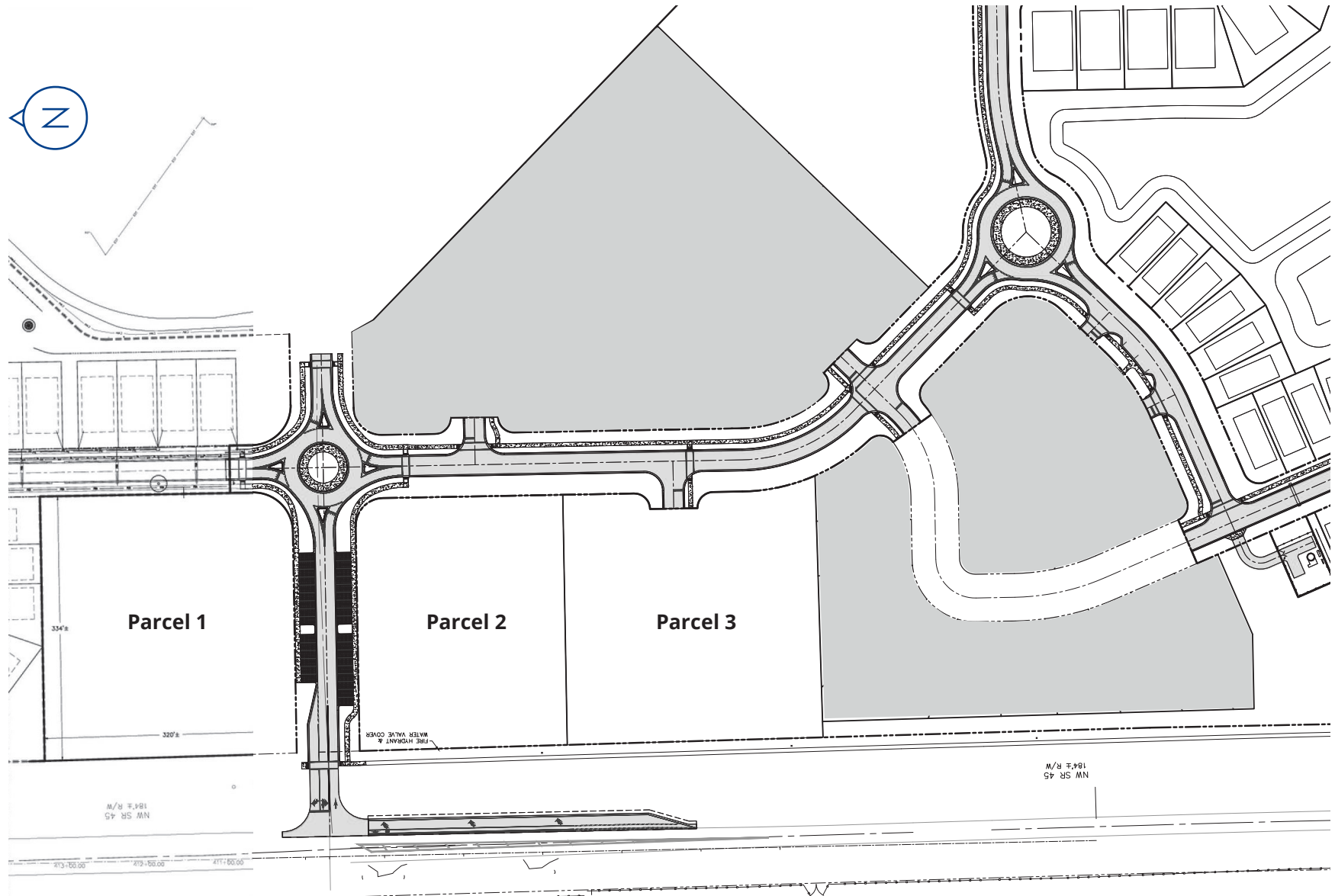
Parcel 1
2.43± AC

Parcel 2
1.91± AC

Parcel 3
2.30± AC



Site Plan



Trade Area



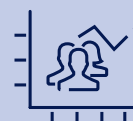
Demographics

Source: ESRI Business Analyst



2024 Population

1 Mile: 1,284
3 Mile: 7,597
5 Mile: 11,482



2029 Projected Population

1 Mile: 1,376
3 Mile: 8,338
5 Mile: 12,793



2024 Average HH Income

1 Mile: \$99,035
3 Mile: \$99,468
5 Mile: \$101,356



2029 Projected HH Income

1 Mile: \$126,495
3 Mile: \$124,053
5 Mile: \$125,921

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