

Brian Oen

Senior Vice President +1 352 664 2567 brian.oen@colliers.com **Ken Mears**

Associate +1 352 664 2564 ken.mears@colliers.com Colliers 104 SW 6th Street Gainesville, FL 32601 colliers.com/gainesville





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



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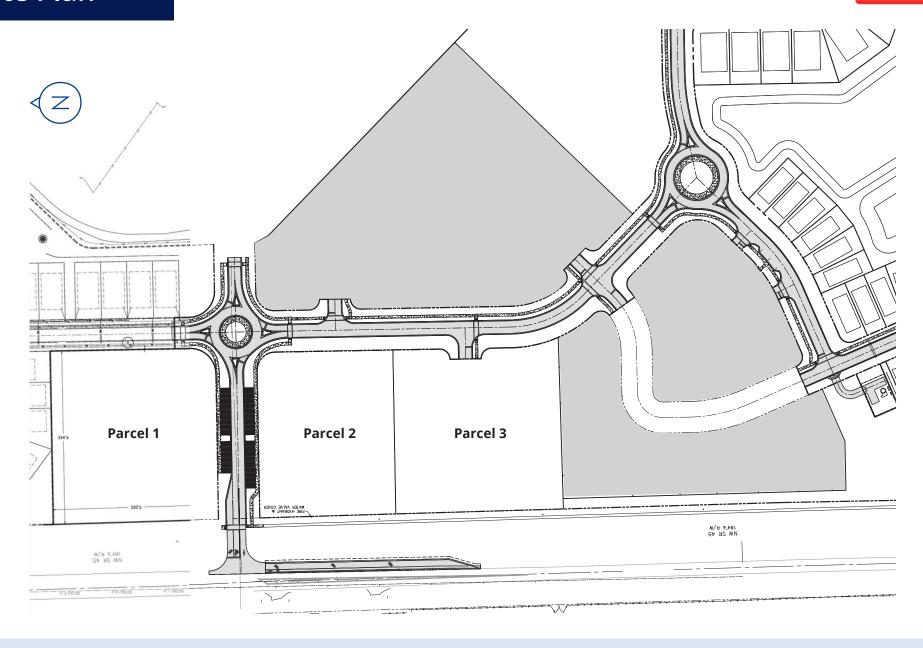


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Site Plan









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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