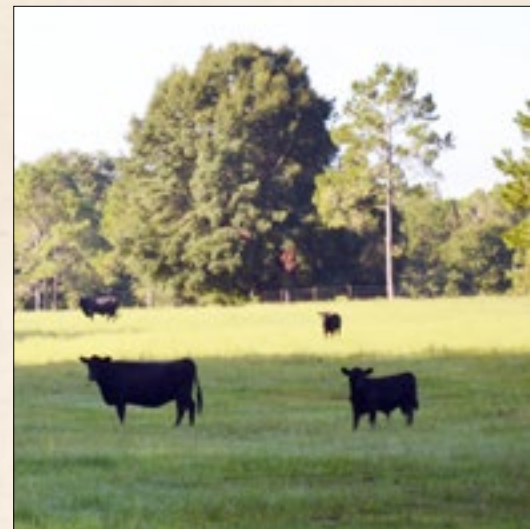
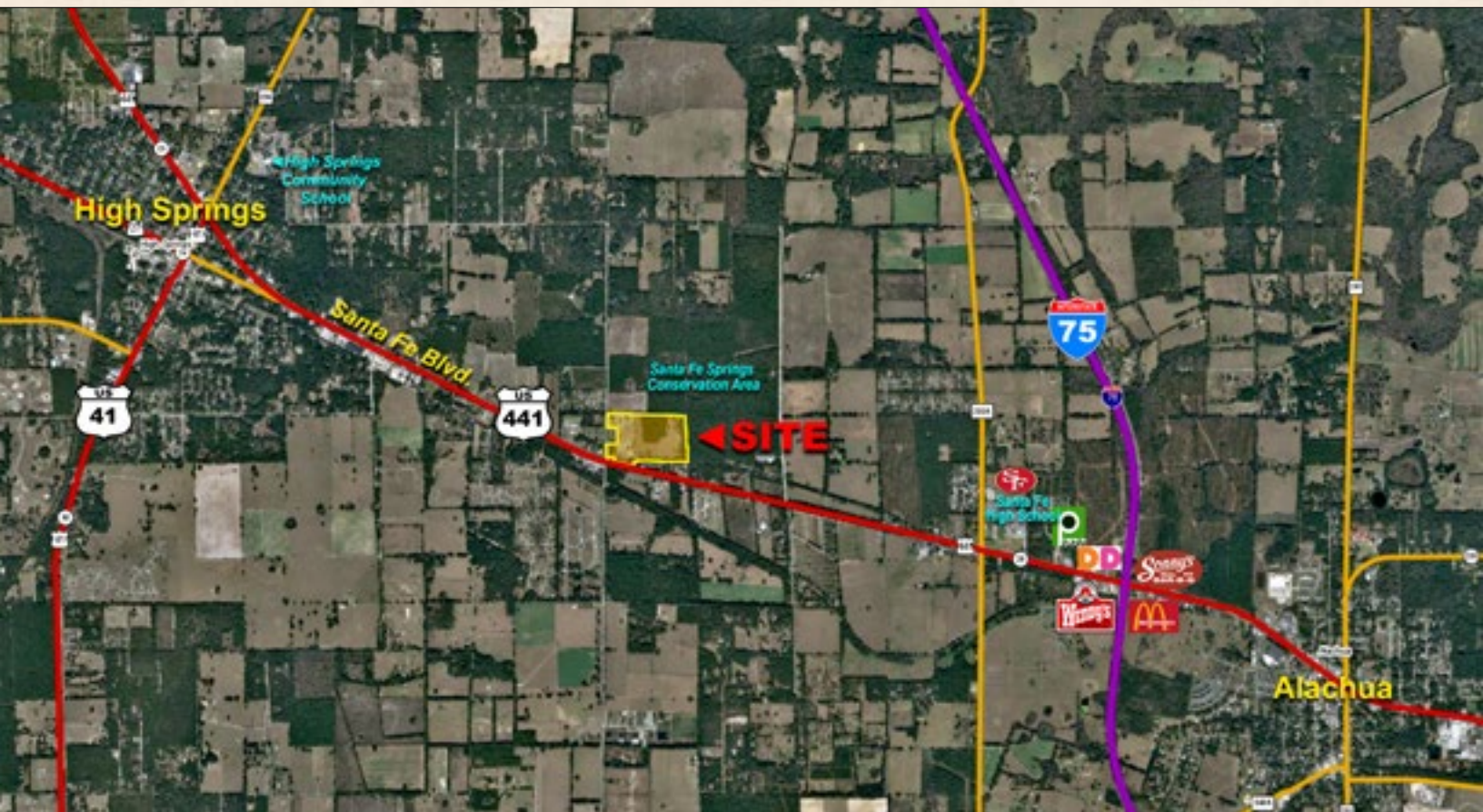


# US 441 Mixed Use Development

High Springs, FL • Alachua County

64 +/- Acres



**Frontage on Main Commercial Corridor, US 441 (AADT 19,300)**

**FLU Designation of Business/Commerce**

**Property Location Offers Possible Uses From Residential to Commercial Development**





**Parcel IDs:**

- 03031-000-000
- 03031-001-002
- 03031-003-000

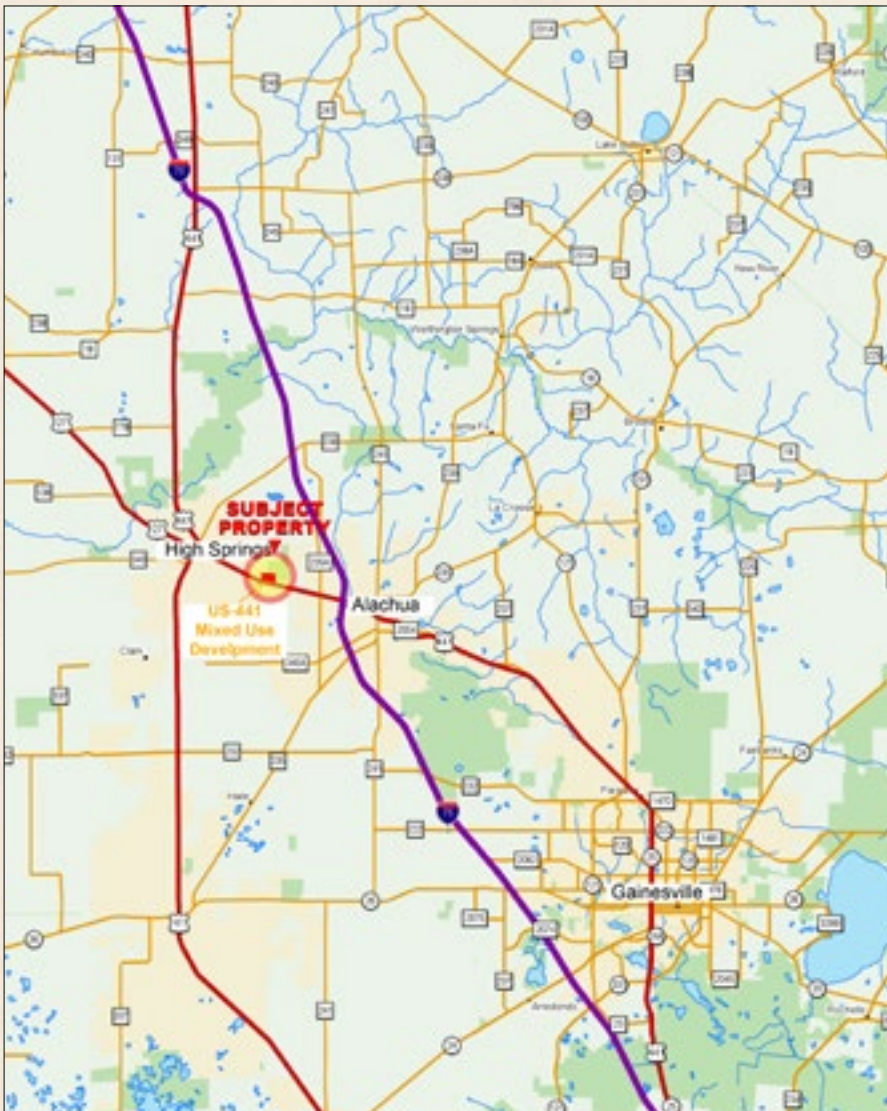
**GPS:** Lat 29.811398 Lon -82.55975

**Driving Directions:**

- From the intersection of I-75 and US 441 at Alachua (Exit 399), go 2.8 miles west on US 441.
- Property will be on the right at the intersection of US 441 and NW 202nd Street

**Showing Instructions:**

- Gates are locked; to access for showing contact listing agent
- Much of the property can be viewed from US 441 and NW 202nd Street



**2.5 +/- Miles to High Springs**

**3 +/- Miles to I-75**

**4.5 +/- Miles to Alachua**

**20 +/- Miles to Gainesville**

**40 +/- Miles to I-10**





# US 441 Mixed Use Development

High Springs, FL • Alachua County

This is a 100% upland undeveloped parcel of land that is ideally located near the historic town of High Springs, the North Florida natural springs region, but only 2.8 miles from I-75. It is located adjacent to the 372-acre Santa Fe Springs Conservation Area owned by the Suwannee River Water Management District.

With less than a 30-minute drive to downtown Gainesville, the University of Florida, and Shands Hospital, you have access to big city amenities.

The US 441 frontage (AADT 19,300) and FLU designation of Business/Commerce, offers a wide range of possible uses from residential to commercial development.

It is fully fenced and currently is being used for cattle grazing. This property has agricultural exemption status.

**Acreage:** 64 +/- acres

**Sale Price:** \$990,000

**Price per Acre:** \$15,469

**County:** Alachua

**Site Address:** Santa Fe Blvd. (US 441), High Springs, FL 32655

**Road Frontage:**

- 600 +/- FT on US 441
- 800 +/- FT on NW 202nd Street
- 1,600 +/- FT on NW 170th Lane

**Water Source & Utilities:** City water and sewer is available directly across US 441

**Soil Types:** Predominately Gainesville and Millhopper Sands; Arrendono Fine Sands

**Uplands/Wetlands:** 100% uplands

**Land Cover:** Mix of improved pasture, natural hardwoods and pine woodlands

**Fencing:** Fully fenced with barbed wire and board fencing

**FLU:** Business Commerce

**Zoning:** Commercial Intensive (C-3)

**Traffic Counts:** US 441 AADT = 19,300

**Current Use:** Cattle grazing

**Income Features:** Development potential

**Potential Uses:** Cattle grazing, residential development

**Taxes:** \$280.76 (2015) - Agricultural Exemption



**Under 3 Miles to I-75**

**Only 25 Minutes to Downtown Gainesville!**

[www.SREland.com/US-441Land](http://www.SREland.com/US-441Land)



**Saunders**  
REAL ESTATE

**863.648.1528**

114 North Tennessee Ave.

3rd Floor

Lakeland, FL 33801

**64 +/- Acres Mixed Use Residential & Commercial Development**  
*Frontage on Main Commercial Corridor, US 441 (AADT 19,300)*  
*FLU Designation of Business/Commerce*

## **US 441 Mixed Use Development**

High Springs, FL • Alachua County

**64 +/- Acres**

**[www.SREland.com/US-441Land](http://www.SREland.com/US-441Land)**



### **Coldwell Banker Commercial Saunders Real Estate**

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Lakeland, FL 33801

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