

# ALACHUA I-75 & US HWY 441 INTERCHANGE LAND

537± acres • Alachua, FL

**REMAINDER UNDER  
CONTRACT**

LAND FOR SALE



## LOCATION

Located at the I-75 and US Hwy 441 interchange in Alachua - approximately 8 miles north of Gainesville, Florida.

## SIZE

398.6± acres - UNDER CONTRACT  
Seller will divide (incl. several comm. outparcels)

138.4± Acre - SOLD

## PRICE

\$8,220,000 or \$20,000/acre

## ZONING

CI (commercial), RSF-4 (single-family), RMF-8 (multi-family), Agricultural and Conservation

## ROAD FRONTAGE

1± mile on E and W sides of I-75  
2,580'± on US Hwy 441

## DESCRIPTION

- Excellent mixed-use site located at the I-75 and US Hwy. 441 interchange
- Primary trade district north of Gainesville including new Publix, Lowe's and Wal-Mart coming soon
- Includes commercial outparcels from 0.70± acre to 40± acres fronting US Hwy 441
- Excellent accessibility to I-75 and US Hwy 441
- Prime location for development and growth for both commercial and residential uses
- Ranked as "Top 40 US City" for advanced manufacturing with Progress Park including Nano Pharmaceuticals and Coqui (coming soon)
- All utilities available
- 10 minutes to Gainesville/University of Florida/Santa Fe Community College
- Excellent aesthetic appeal with rolling hills and great frontage on I-75 and US Hwy 441
- Includes several billboard signs along I-75

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

**Maury L. Carter & Associates, Inc.**  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

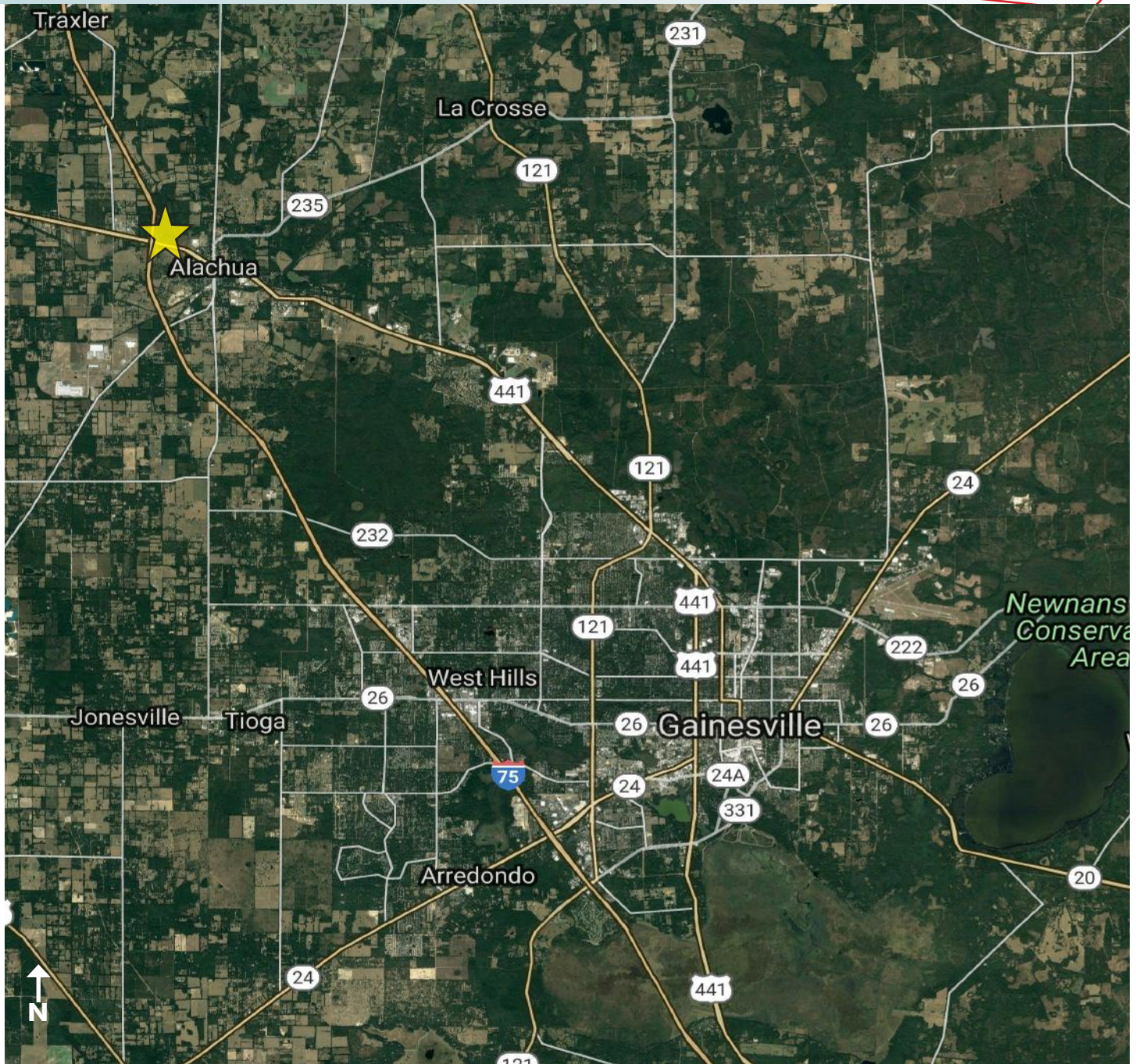




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LOCATION MAP

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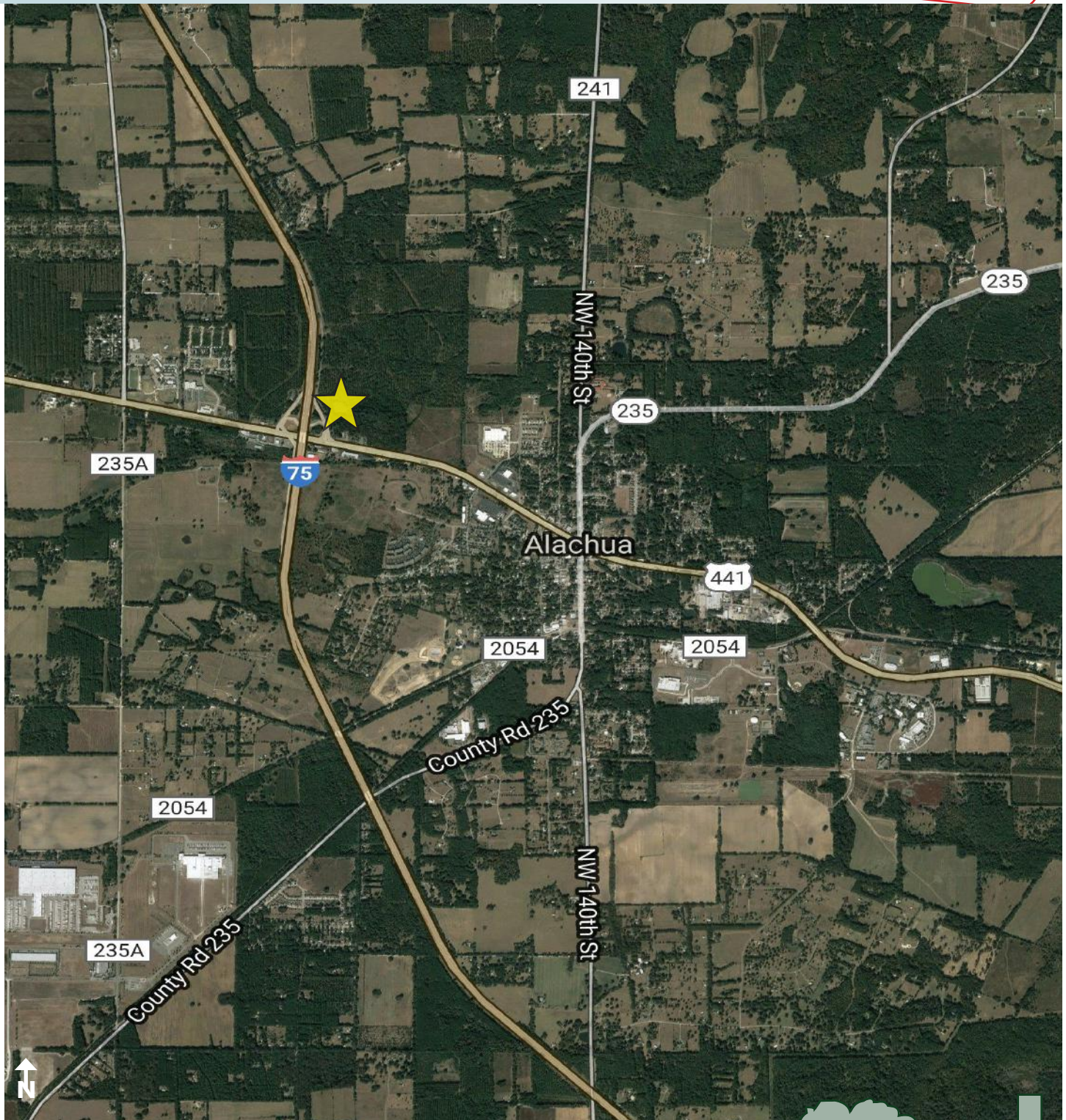




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REGIONAL MAP

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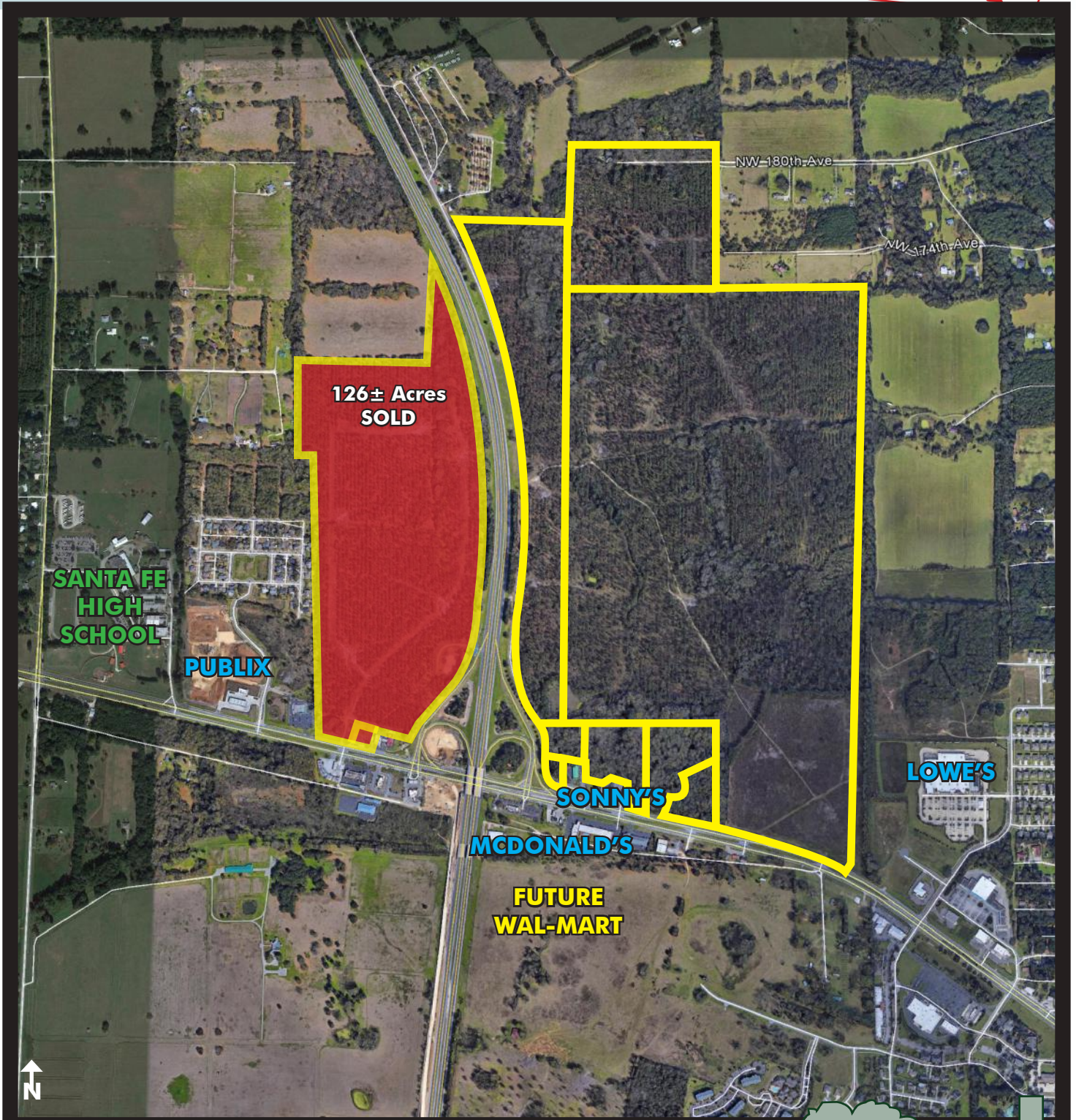




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RETAIL MAP

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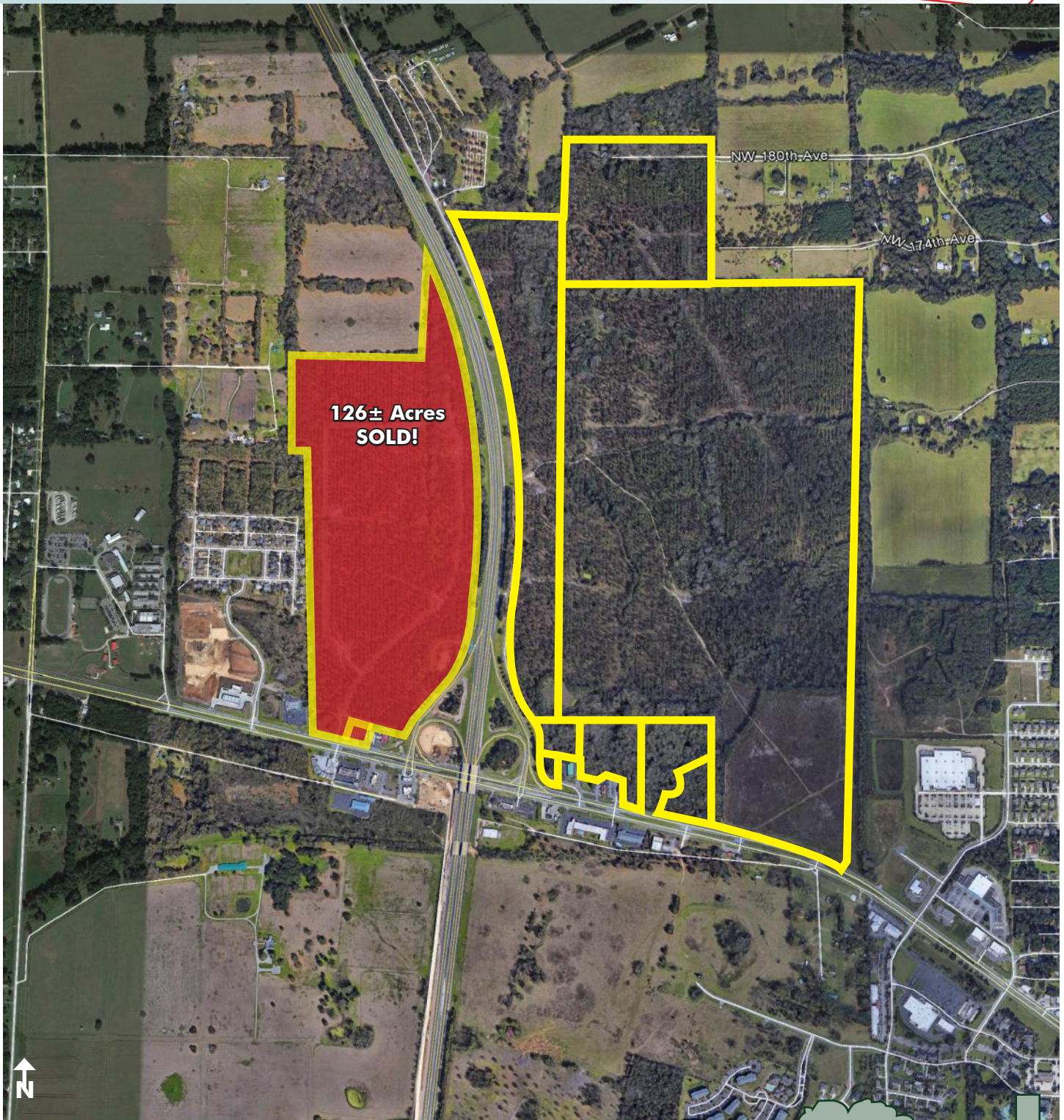




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PARCEL MAP

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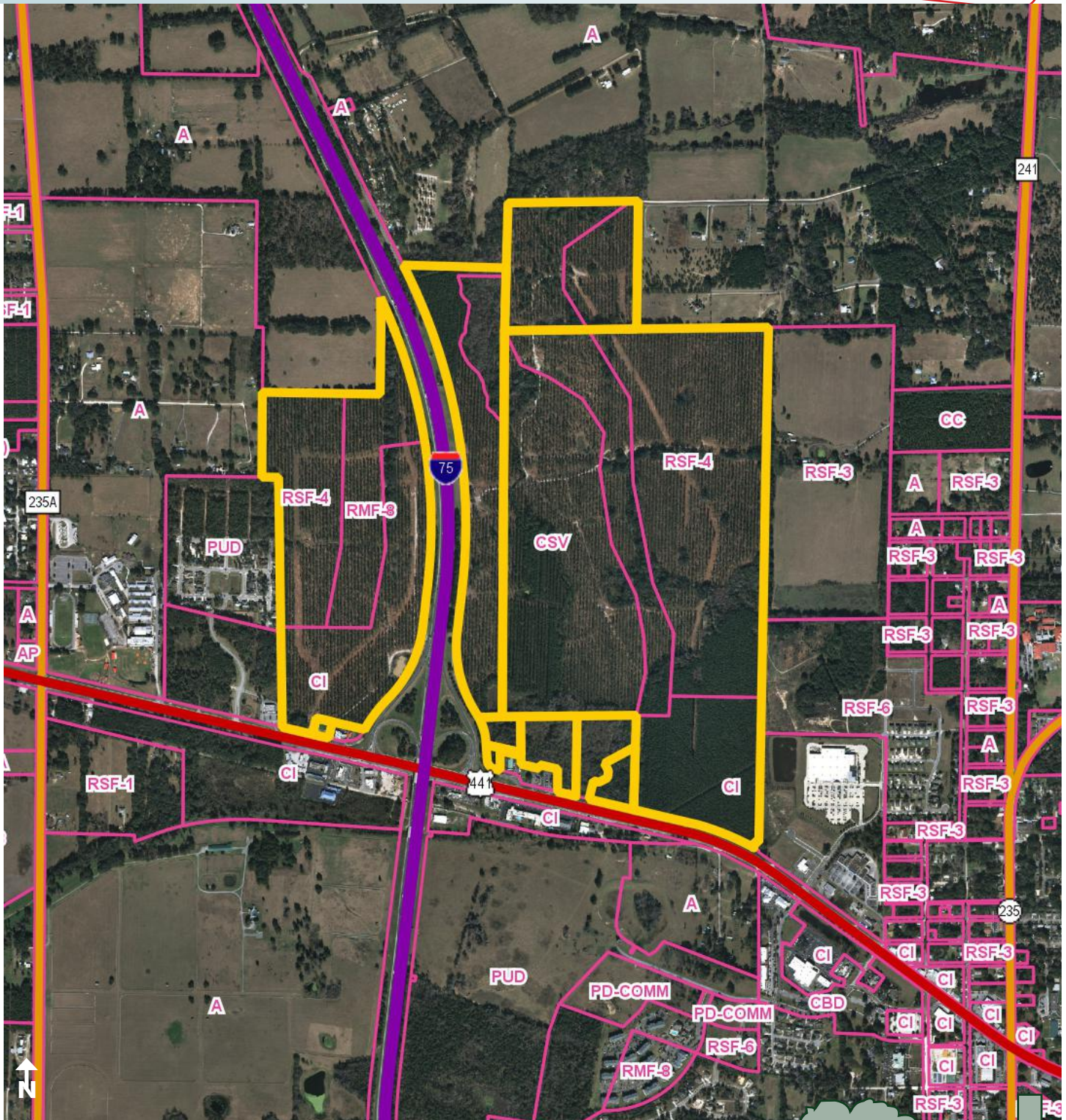


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Licensed Real Estate Broker



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## SURVEY

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