

North Florida Residential and Solar Farm

14222 Northwest 173rd Street, Alachua, Florida 32615

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PROPERTY OVERVIEW



Sale Price

\$50,000 / Acre

Property Overview

Great property for homesite, solar farm or development conveniently located near Alachua, Newberry, and Gainesville with easy access to I-75.

Offering Summary

Acreage:	46 Acres
State:	Florida
County:	Alachua
City:	Alachua
Property Type:	Development Land, Acreage and Estates, Solar

Property Highlights

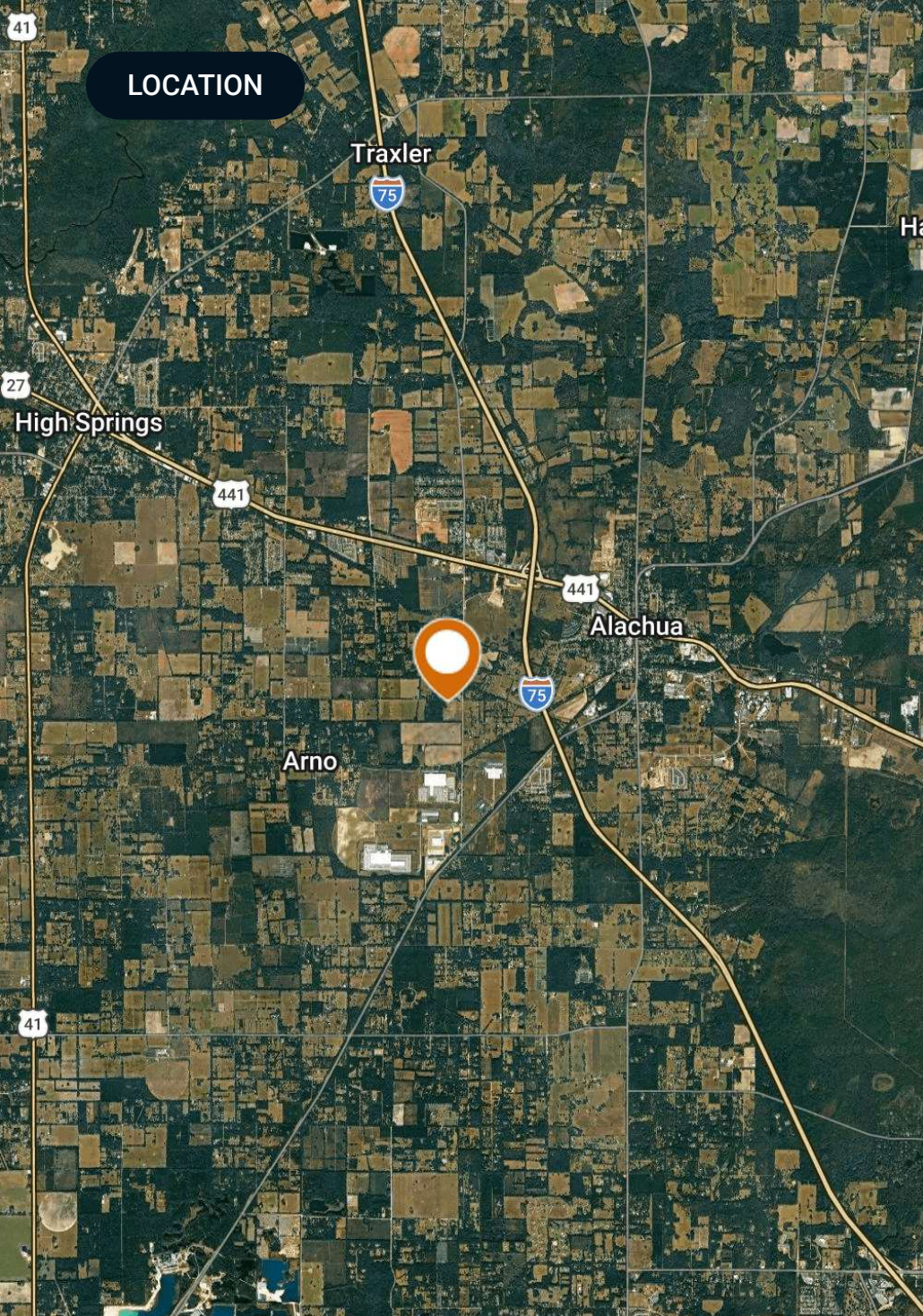
- Great location convenient to Alachua or Gainesville
- Power lines on property for a potential solar farm
- Large acreage for a homesite in this part of the county
- Property does not have wetlands
- Great residential development potential

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Zoning / FLU:	Agriculture
Water Source & Utilities:	Water supply across CR 235A
Road Frontage:	CR 235A
Nearest Point of Interest:	Alachua Newberry Gainesville University of Florida Santa Fe Community College
Current Use:	Cut over Timberland
Land Cover:	Cut over timberlands
Structures & Year Built:	None



Location & Driving Directions

Parcel: 03876-005-000 03876-008-000 03876-007-000 03876-011-000 03876-012-000

GPS: 29.7885038, -82.5297589

Driving Directions: Located south of Alachua on 235A

Showing Instructions: Contact agent

AERIAL



Central Alachua



AERIAL

sysco

DOLLAR GENERAL
Distribution Center

Walmart
Distribution Center

KEITH
CO.

NW 173rd Street

AERIAL MAP



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Alachua Homestead,
Transitional, and Solar Farm

Polygon
Census Roadways TIGER



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FLOOD ZONE MAP



FEMA Flood Zones DFIRM

- Polygon
- Census Roadways TIGER
- FEMA Flood Zones DFIRM: Outside any floodplains

ZONE	DESCRIPTION	ACRES
X		48.44
TOTAL		48.44



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SOILS MAP



Soils

- Polygon
- Census Roadways TIGER
- Soils

MUID	COMPONENT NAME	ACRES
30	Kendrick	20.09
8	Millhopper	10.84
75	Blichton	6.70
76	Bivans	5.09
71	Millhopper	3.93
73	Kendrick	1.35
3	Arredondo	0.38
5	Fort Meade	0.06
TOTAL		48.44



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ELEVATION MAP



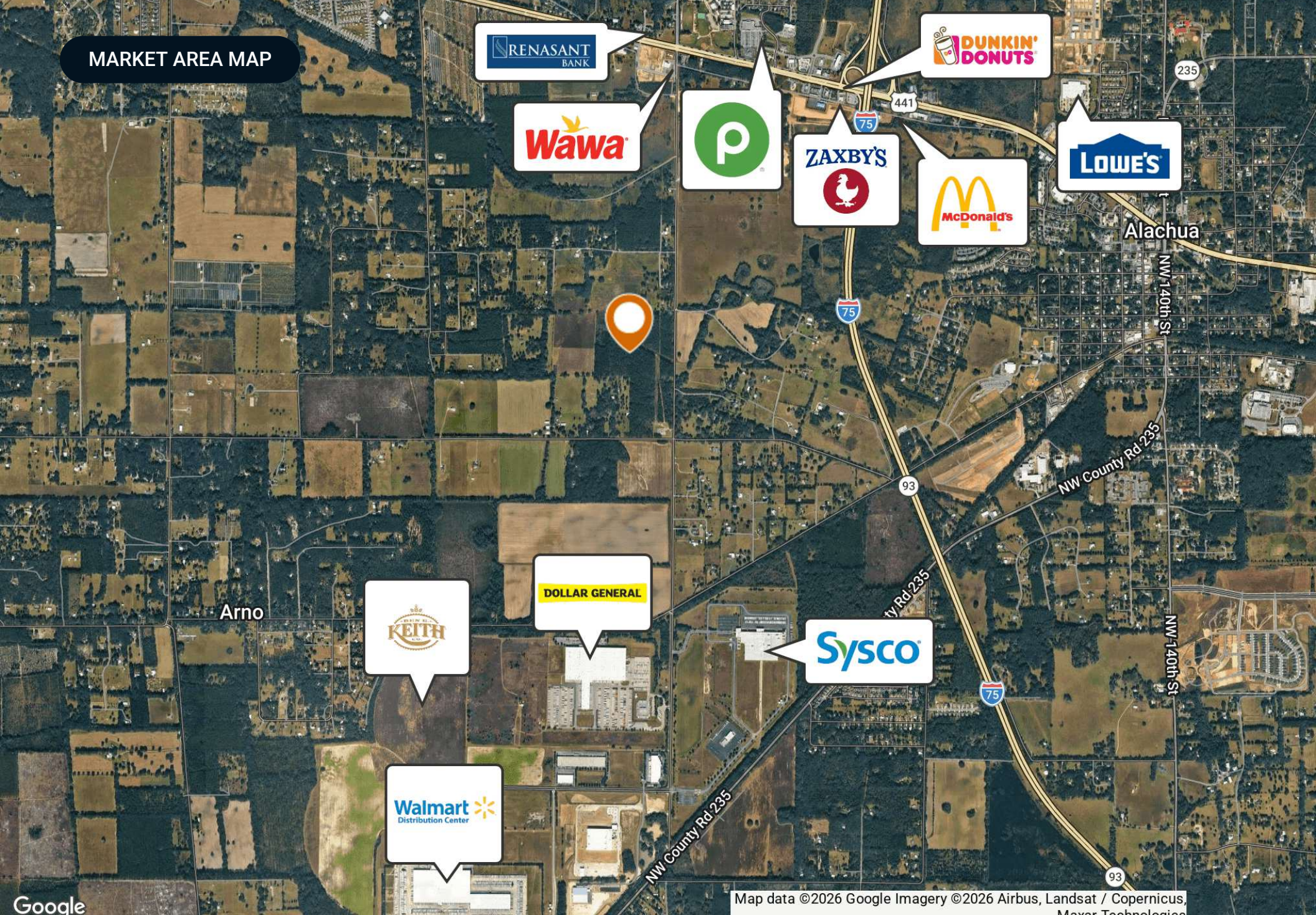
Alachua Homestead, Transitional, and Solar Farm

- Polygon
- Elevation
- Census Roadways TIGER



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MARKET AREA MAP



RENASANT BANK

Wawa

P

ZAXBY'S

DUNKIN' DONUTS

McDonald's

LOWE'S

Alachua

Arno

KEITH'S

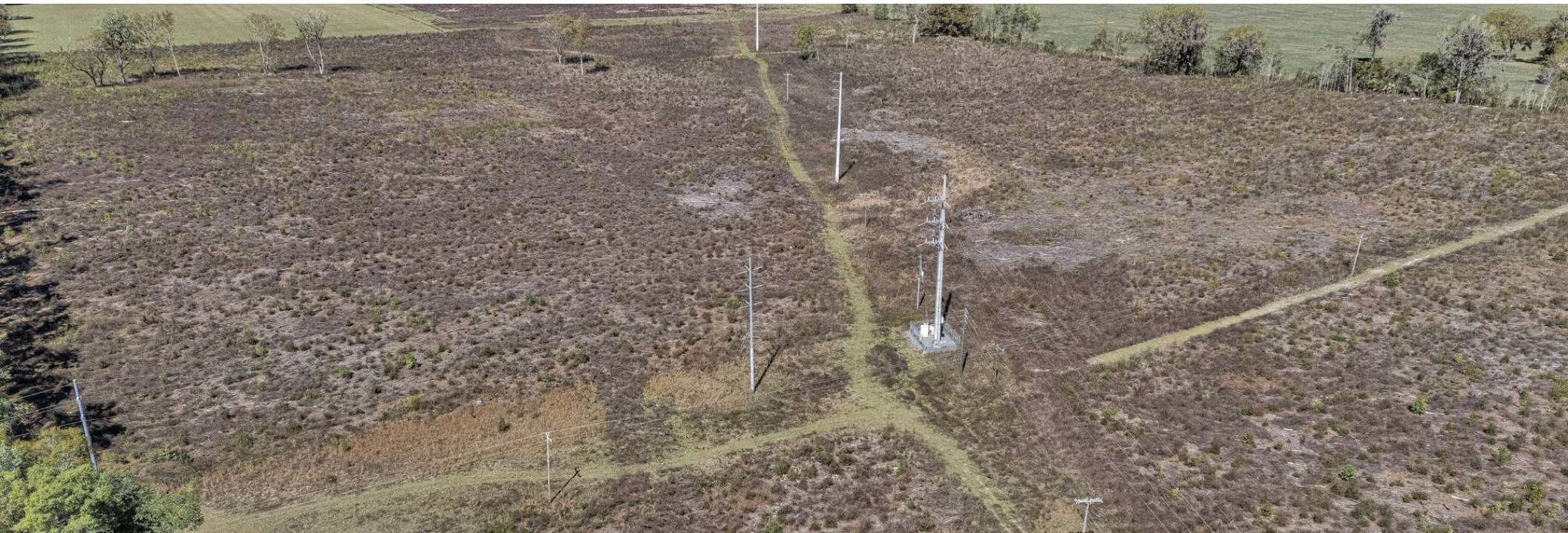
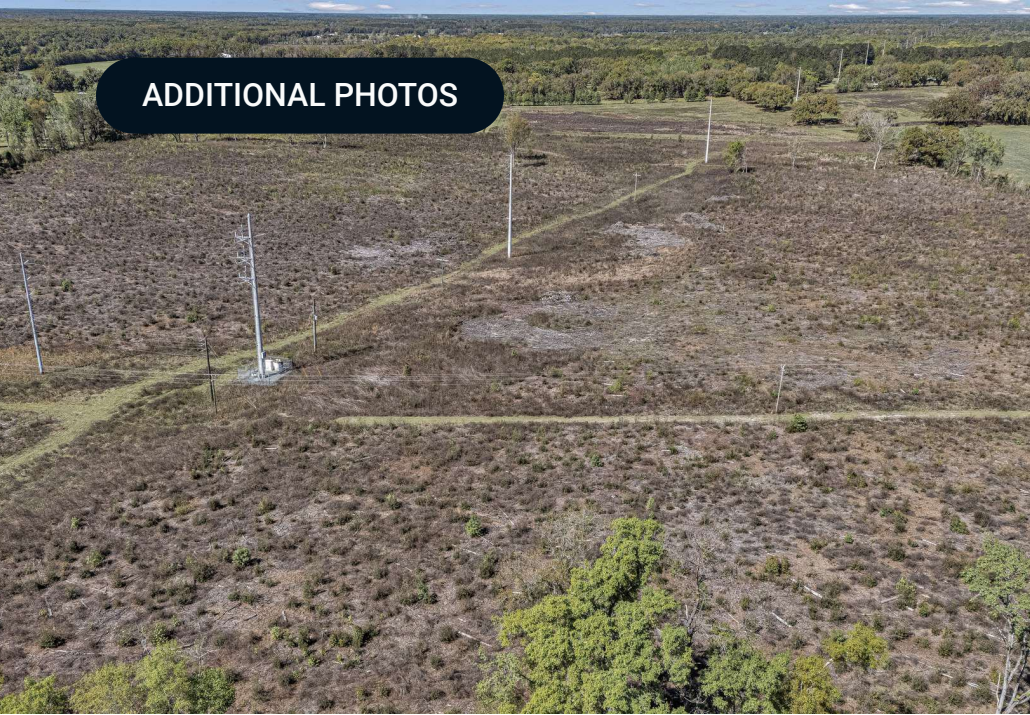
DOLLAR GENERAL

Sysco

Walmart Distribution Center

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ADDITIONAL PHOTOS





Alachua County

FLORIDA



Founded	1824	Density	282.9 (2019)
County Seat	Gainesville	Population	285,938 (2023)
Area	969 sq mi	Website	alachuacounty.us

Located in North Central Florida, Alachua County is widely known for its many cultural and sporting events, great educational programs, and leading medical centers. Serving as the county seat, the city of Gainesville is home to the University of Florida, one of the top public universities in the entire nation. This institution alone brings large crowds of sporting enthusiasts who come to see the Florida Gators play. Alachua County is also known as one of the leading medical centers in the southeast, with four hospitals serving the area.

Alachua County boasts a great location just a short drive from many of Florida's pristine beaches. Additionally, the area is approximately 1.5 hours from the Georgia state line, the Gulf of Mexico, and the Atlantic Ocean. In total, Alachua County covers around 965 square miles, including 68 square miles of water.



Alachua

ALACHUA COUNTY

Founded	1905
Population	10,830 (2023)
Area	29 sq mi
Website	cityofalachua.com

Major Employers	Progress Corporate Park Biosciences Three major distribution centers
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After being established on a railroad line in 1884 and getting its first post office in 1887, Alachua was incorporated as a city on April 12, 1905. At the time, the city only had a population of 526. Now, the city is part of the Gainesville Metropolitan Statistical Area and was home to a population of 10,830 per the 2023 census.

Alachua is within a 15-minute drive to the University of Florida, the UF Health Shands Hospital, and the North Florida Regional Medical Center. The city is also home to Florida's third-largest concentration of biosciences companies. Established by the University of Florida, the 204-acre Progress Corporate Park is a private corporate park housing 25 companies and over 1,100 employees

Alachua is also one of North Florida's fastest-growing municipalities, with a high median household income. Residents have access to four public schools as well as the University of Florida and Santa Fe College. Additionally, the city boasts a robust retail downtown and hosts monthly 'Main Street' events

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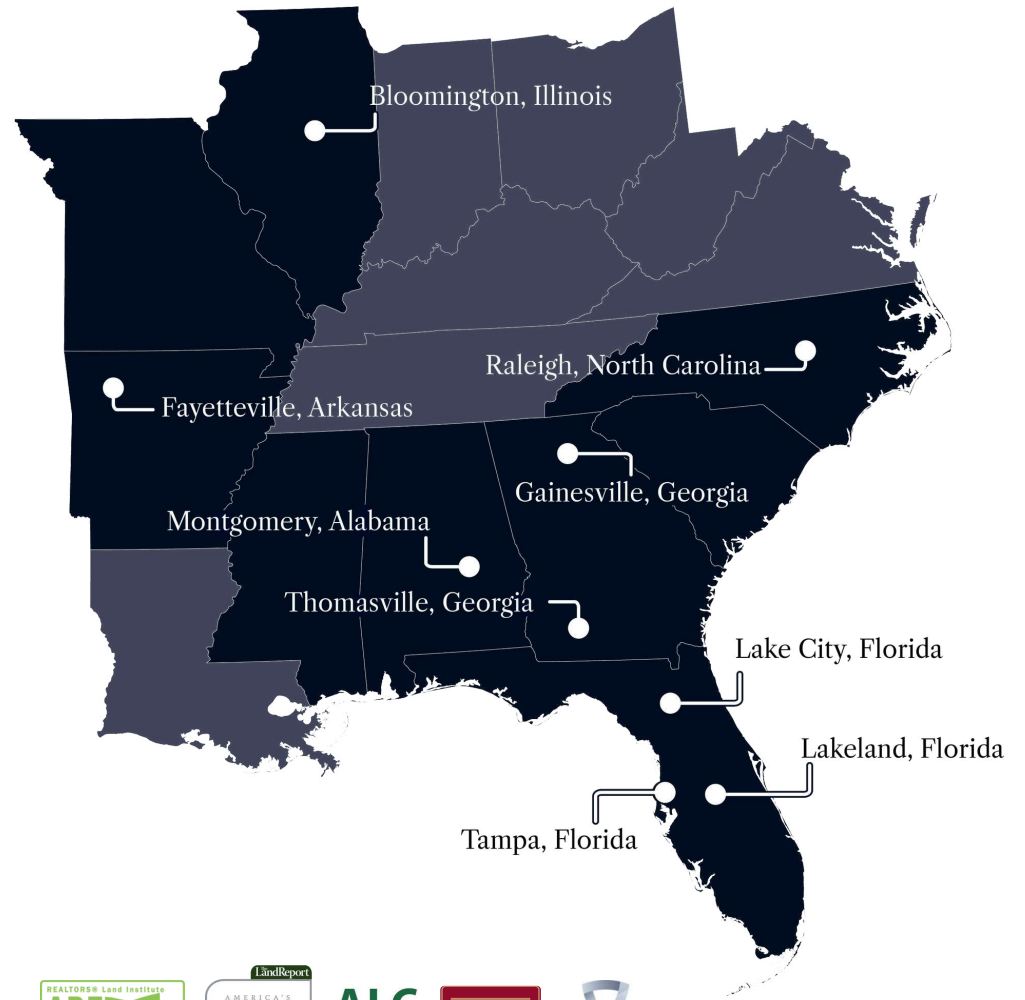
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LAND

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COMMERCIAL

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AUCTIONS

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VALUATIONS

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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