



ALACHUA

13932 NW US HIGHWAY 441
ALACHUA, FL 32615

Gail Bowden
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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,300,000
Available SF:	
Lot Size:	114.58 Acres
Price / Acre:	\$28,801
Zoning:	Commercial Land Use/Agricultural Zoning
Market:	Gainesville
Submarket:	Alachua
Traffic Count:	20,500
APN:	03957-000-000
Video:	View Here

PROPERTY HIGHLIGHTS

- Excellent development opportunity
- Located in Heart of Biotech Corridor
- Next to Progress [biotechnology] Park
- Close to University of Florida
- Excellent Visibility on HWY 441
- 1,400 +/- sq feet of frontage on HWY 441
- 4.0+/- miles from I75 Interchange

Property Description

PROPERTY DESCRIPTION

114.5 vacant commercial acres located in one of the hottest technology corridors in Central Florida on Hwy 441. Excellent location in the fast-growing biomedical corridor closely connected with the University of Florida and Shands Medical Hospital. Great opportunity for investment or development. Property features 50+ acres of 10-12 year old planted pine trees. The land use allows for industrial, Medical, Residential, Multifamily, Retail and Multi-Use. The current zoning is agricultural which provides a very low annual property tax. Some of the corporate neighbors include: UF Innovate/Sid Martin Biotech, Nova Bone, Applied Genetics Technologies, TRI Surgical, Brammer Bio, Applied Learning Systems, Greenway Health and Tucker Davis Technologies.

The University of Florida is located in Alachua County - enrollment 2016 52,286 and is approximately 12 miles from the site Santa Fe College is located in Alachua County with an enrollment of about 22,000 and has a biotech campus in Alachua Alachua County is experiencing significant growth and has one of the lowest unemployment rates in the State of Florida

The largest industries in Alachua are Healthcare & Social Assistance, Educational Services, and Retail Trade.

LOCATION DESCRIPTION

Located off I-75 in the growing biomedical medical corridor closely connected with the University of Florida. 2.8 miles from downtown Alachua, 4 miles to I75 and approx 10 miles to Gainesville.

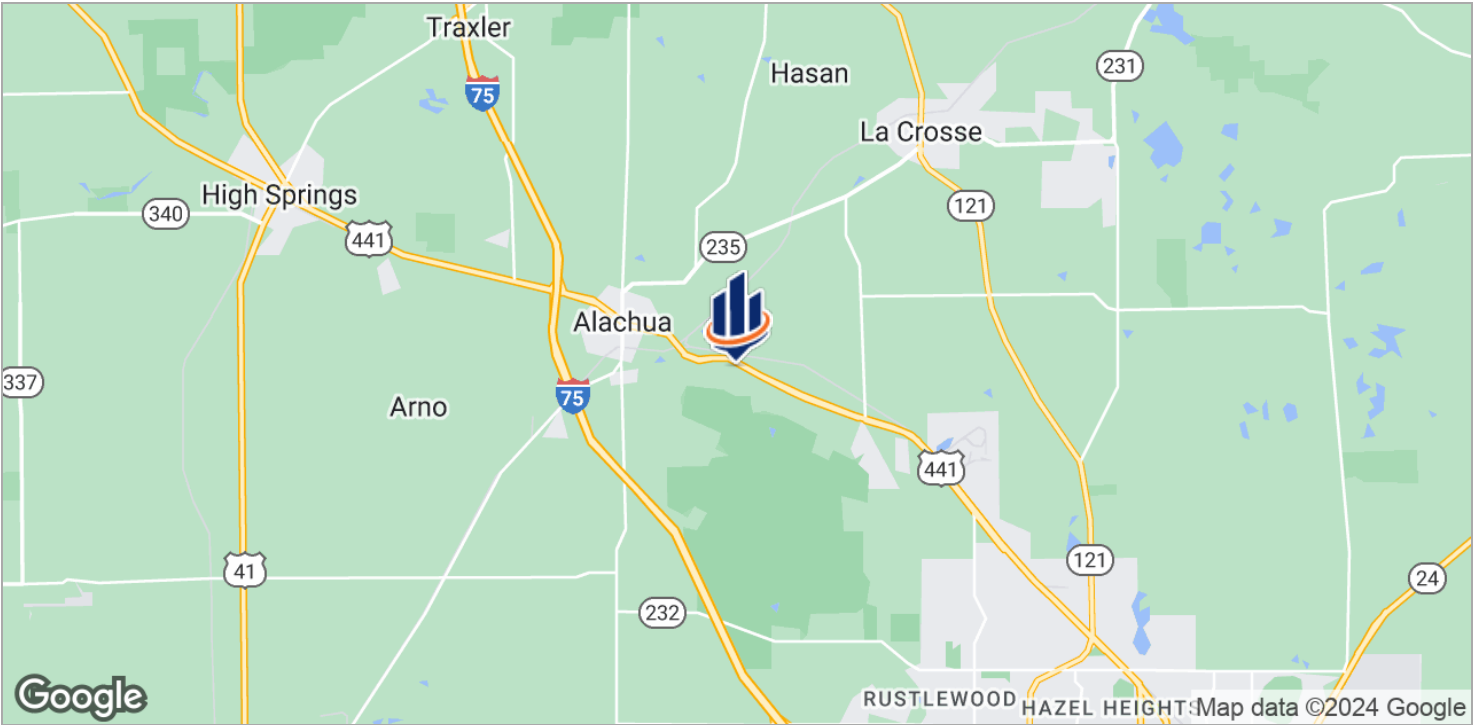
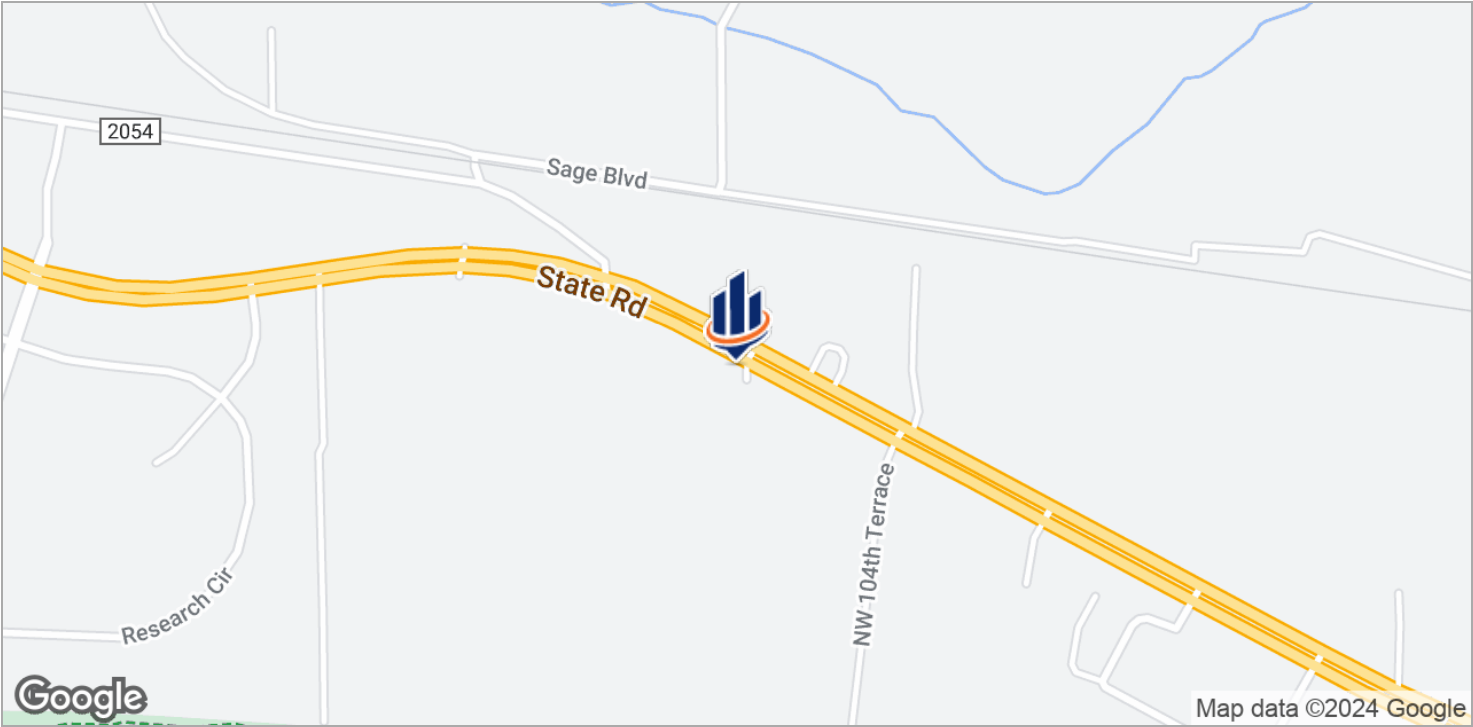
Property Details

Sale Price	\$3,300,000	LOCATION INFORMATION	
PROPERTY INFORMATION		Building Name	Alachua
		Street Address	13932 NW US Highway 441
	Lot Size	City, State, Zip	Alachua, FL 32615
	Zoning	County	Alachua
		Market	Gainesville
	APN #	Sub-market	Alachua
	Lot Frontage		US HWY 441 in between
	Lot Depth	Cross-Streets	Progress Blvd and 104th Terrace
	Traffic Count	Township	08
Traffic Count Street	HWY 441	Range	18
		Section	24
		Side of the Street	South
		Signal Intersection	Yes
		Road Type	Highway
		Market Type	Medium
		Nearest Highway	441
		Nearest Airport	Gainesville Regional Airport 23 miles, Jacksonville International Airport - 56 miles and Ocala International Airport - 55 miles

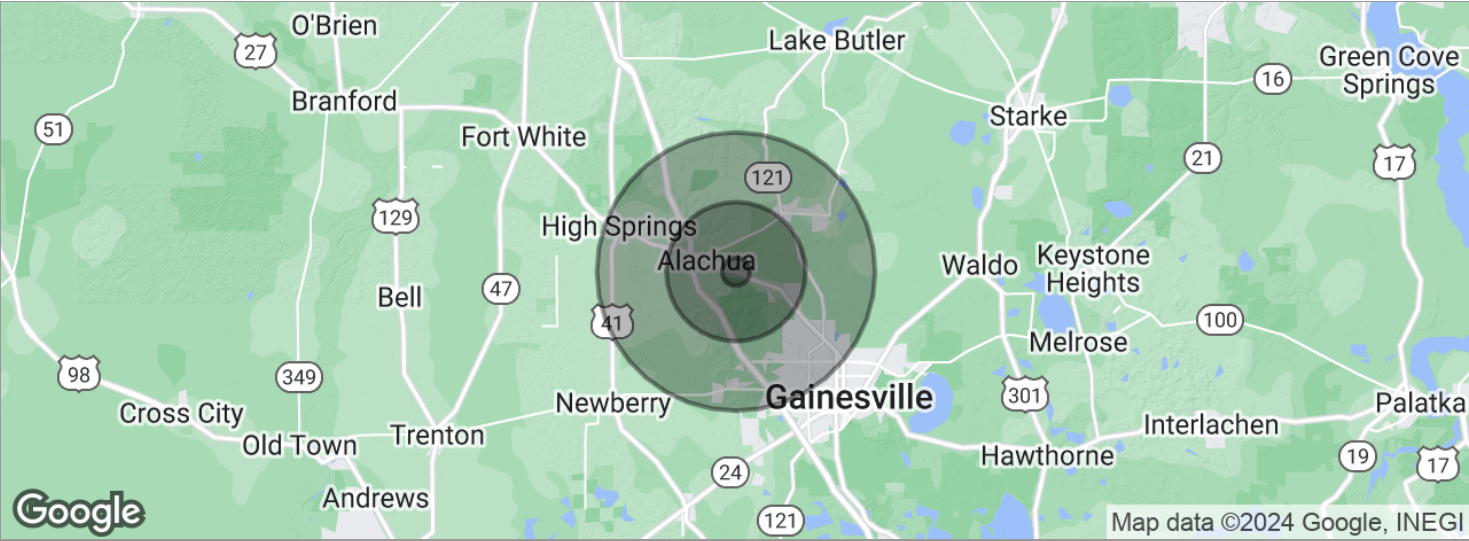
Aerial Maps



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	397	11,143	95,515
Median age	38.3	40.8	38.8
Median age [Male]	32.7	37.5	36.7
Median age [Female]	42.6	43.0	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	150	4,474	39,979
# of persons per HH	2.6	2.5	2.4
Average HH income	\$75,694	\$78,371	\$74,830
Average house value	\$275,099	\$261,344	\$243,344

* Demographic data derived from 2020 ACS - US Census

Sale Comps



★ Subject Property

13932 NW US Highway 441, Alachua, FL 32615

Sale Price: \$3,300,000 **Lot Size:** 114.58 Acres
Price PSF: \$0.66 **Price / AC:** \$28,801



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NW 43rd St @ US Highway 441

Alachua, FL 32615

Sale Price: \$1,750,000 **Lot Size:** 80 Acres
Price PSF: \$0.50 **Price / AC:** \$21,875

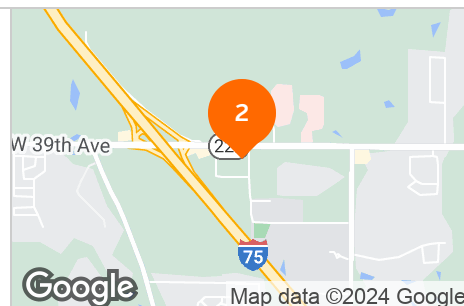


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3700 NW 91st St

Gainesville, FL 32606

Sale Price: \$5,000,000 **Lot Size:** 116 Acres
Price PSF: \$0.99 **Price / AC:** \$43,103

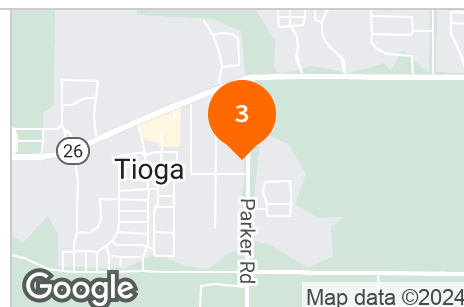


3





104 NW 122nd

Gainesville, FL 32606

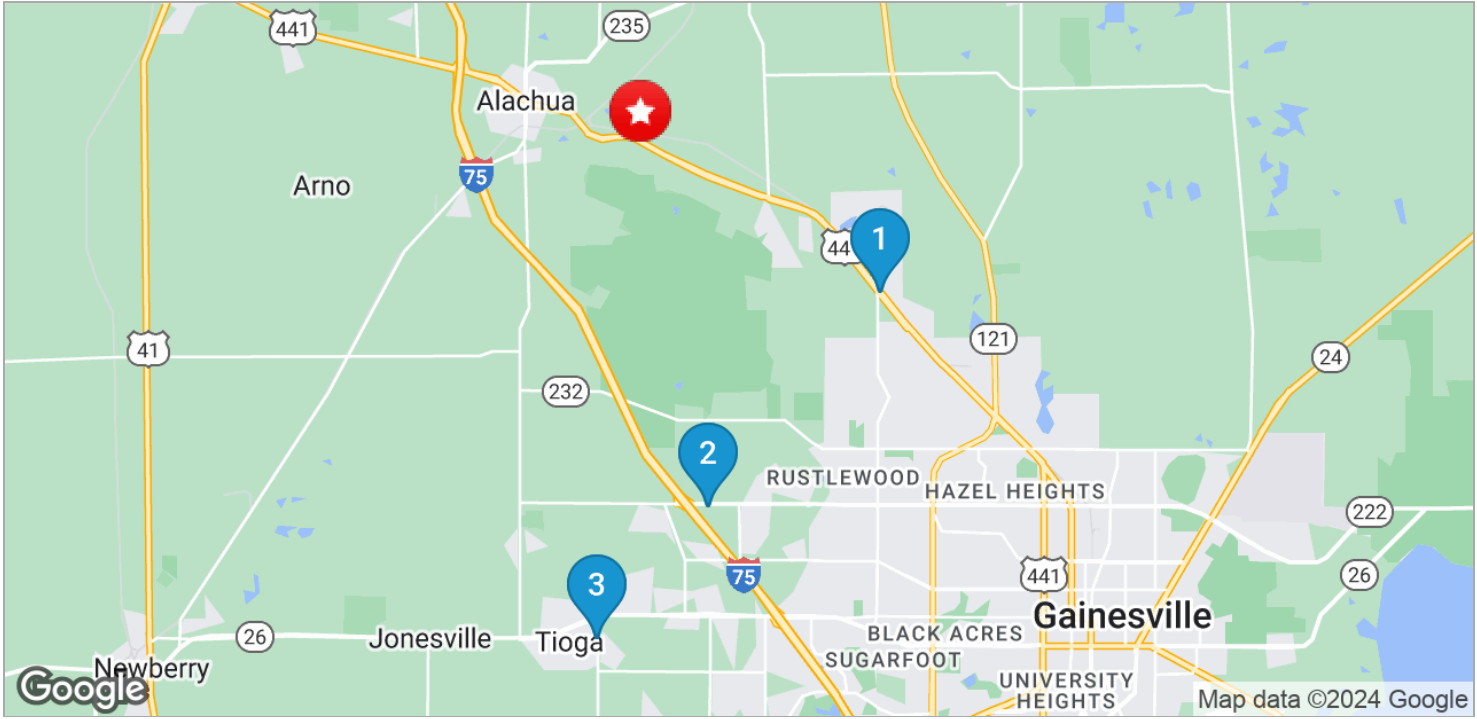
Sale Price: \$1,750,000 **Lot Size:** 70.5 Acres
Price PSF: \$0.57 **Price / AC:** \$24,822
Closed: 03/01/2019



Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP		
	Alachua 13932 NW US Highway 441 Alachua, FL 32615	\$3,300,000	-	114.58 AC	\$0.66	\$28,801	-		
	SALE COMPS	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE	
	NW 43rd St @ US Highway 441 Alachua, FL 32615	\$1,750,000	-	80 AC	\$0.50	\$21,875	-	On Market	
	3700 NW 91st St Gainesville, FL 32606	\$5,000,000	-	116 AC	\$0.99	\$43,103	-	-	
	104 NW 122nd Gainesville, FL 32606	\$1,750,000	-	70.5 AC	\$0.57	\$24,822	-	03/01/2019	
		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE	
Totals/Averages		\$2,833,333	-	88.83 AC	\$0.73	\$31,896	-		

Sale Comps Map



 **SUBJECT PROPERTY**
13932 NW US Highway 441, Alachua, FL 32615



NW 43RD ST @ US HIGHWAY 441
Alachua, FL
32615



3700 NW 91ST ST
Gainesville, FL
32606



104 NW 122ND
Gainesville, FL
32606



GAIL BOWDEN

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres
- SOLD | Land Zoned CG | Venice, FL | 0.69 Acres

SVN | COMMERCIAL ADVISORY GROUP



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