



Lowe's anchored outparcels available for sale

- The Lowe's Anchored outparcel is located at a signalized intersection and can be divided. Site is approved for a variety of uses.
- The current zoning allows for sit down restaurants, bank branches, fast food, gas stations, professional office, medical office and specialty retail. Price includes a graded and filled, ready to build site with all utilities, roads and infrastructure to the outparcel. Offsite retention is available.
- Storm water is located off-site, and horizontal improvements are in place. All sites have a shared access through existing red light. Parcel A has direct access off US 441.
- Centrally located in Alachua; approximately 0.6 miles east of I-75.

Get more information

Nick Robinson
Senior Vice President
D 352 565 4517
nick.robinson@avisonyoung.com

Land for sale

15893 NW 144th Terrace



Property Description

Land For Sale - \$399,000

Location Description

Premium development opportunity with superb visibility and frontage on US 441 in Alachua, less than a mile from I-75.

Offering Summary

Sale Price:	\$399,000/Acre
Lot Size:	3.13 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	123	3,414	22,883
Total Population	321	8,810	56,215
Average HH Income	\$66,529	\$70,327	\$75,999

**AVISON
YOUNG**
Nick Robinson
Senior Vice President
D 352 565 4517
nick.robinson@avisonyoung.com

Land for sale

15893 NW 144th Terrace



**AVISON
YOUNG**

Nick Robinson
Senior Vice President
D 352 565 4517
nick.robinson@avisonyoung.com

Avison Young - Gainesville | 132 NW 76th Drive | Gainesville, FL 32607 | 352 505 3884

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Land for sale

15893 NW 144th Terrace

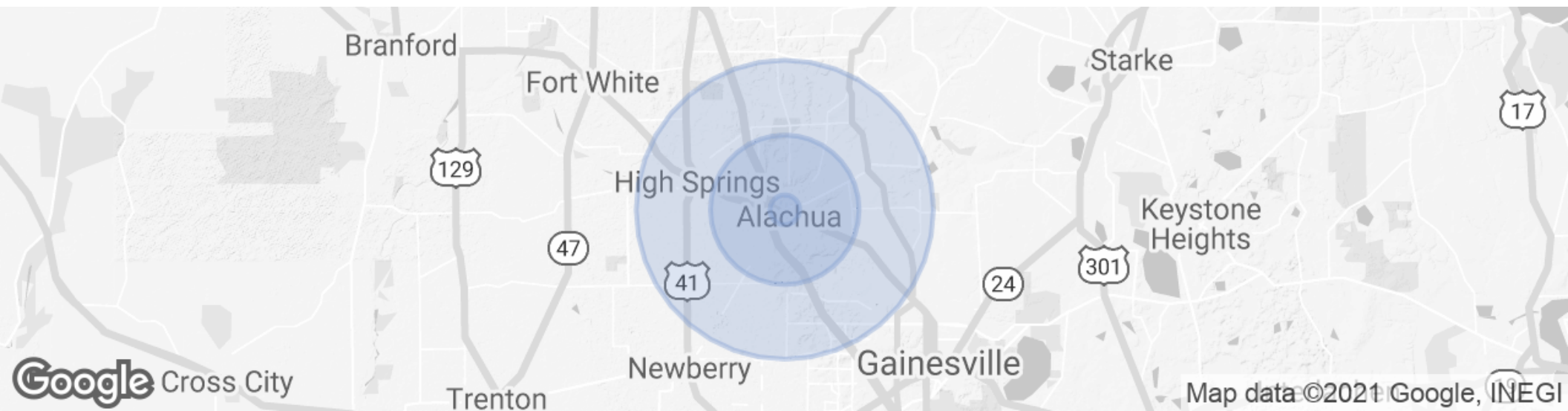


**AVISON
YOUNG**

Nick Robinson
Senior Vice President
D 352 565 4517
nick.robinson@avisonyoung.com

Avison Young - Gainesville | 132 NW 76th Drive | Gainesville, FL 32607 | 352 505 3884

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Population	1 Mile	5 Miles	10 Miles
Total Population	321	8,810	56,215
Average age	41.7	40.8	40.3
Average age (Male)	40.4	38.5	37.9
Average age (Female)	43.0	42.6	41.8

Households & Income	1 Mile	5 Miles	10 Miles
Total households	123	3,414	22,883
# of persons per HH	2.6	2.6	2.5
Average HH income	\$66,529	\$70,327	\$75,999
Average house value	\$265,922	\$260,567	\$245,594

* Demographic data derived from 2010 US Census



Nick Robinson
Senior Vice President
D 352 565 4517
nick.robinson@avisonyoung.com