

Cinnamon Hills Development Opportunity

16604 NW STATE RD 45, High Springs, FL 32643

 **BHGRE**
COMMERCIAL

Land

For Sale

FOR SALE
\$750,000

40 ACRES



PROPERTY HIGHLIGHTS

- Forty (40) acres of prime acreage ideal for development or personal use located within the gated community of Cinnamon Hills Estates.
- Flexible zoning offers the ability to build your custom dream home on large acreage parcel, or presents development opportunities of 23+/- 1 acre custom homes in one of Alachua county's most charming cities.
- Located within the gated community of Cinnamon Hills Estates, this property is conveniently located minutes to Publix, Winn Dixie, Lowe's, CVS, Walgreens, Ginnie Springs, Santa Fe Rive, Poe Springs, Juniper Springs, Ichetucknee Springs, and other parks and springs featuring recreational activities like swimming, tubing, diving, fishing, kayaking, hiking, camping, and more.
- Short commutes to I-75, and with 25 minutes to the University of Florida, UF Health Shands Hospital System, and the VA Hospital make this an even more attractive and deserving opportunity to take advantage of today!

CONTACT

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DISCLAIMER

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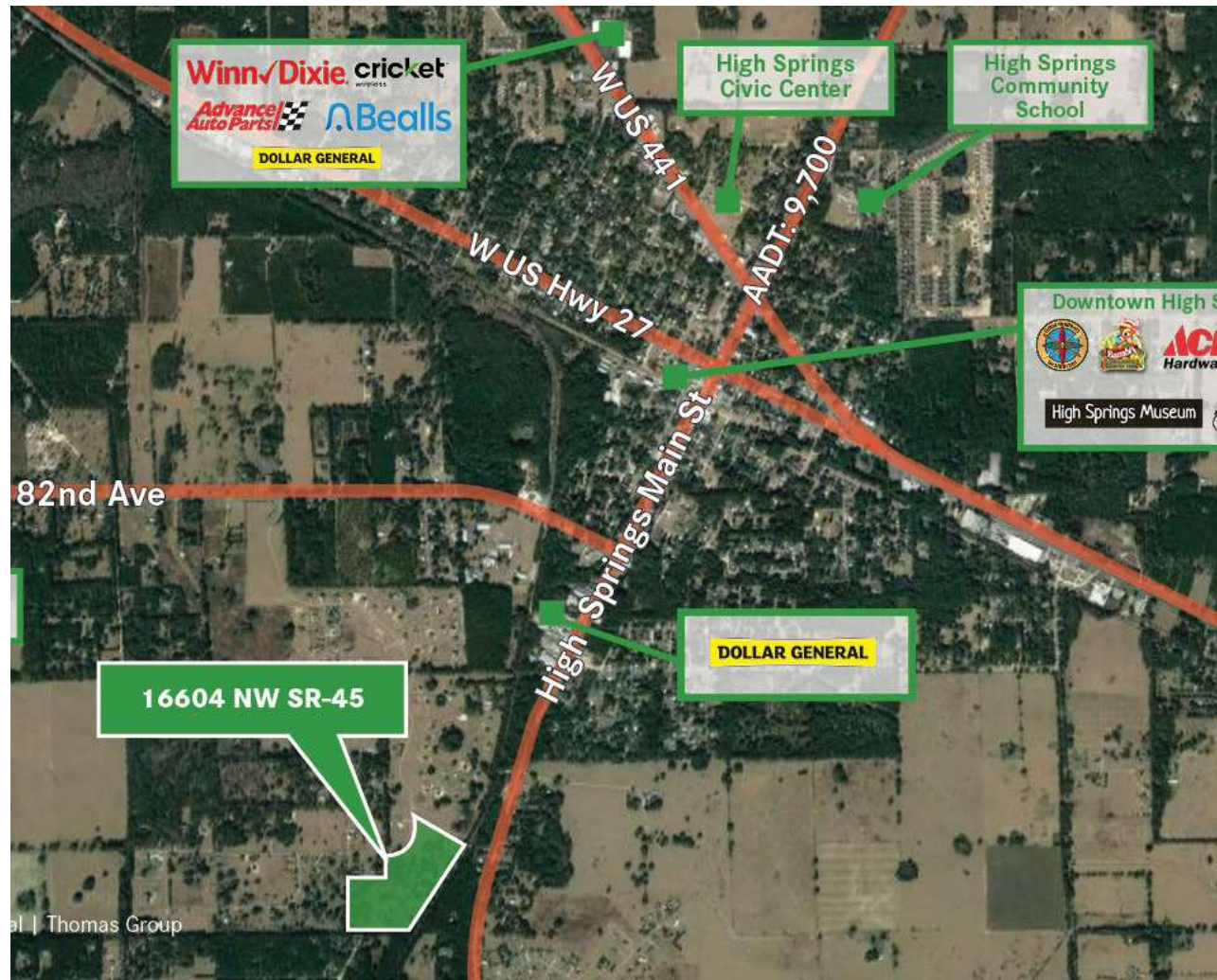


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AERIAL HIGHLIGHTS

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HIGHLIGHTS



Development Opportunity in Gated Community of Cinnamon Hills



**Land Use: - Residential
23+/- 1-Acres Lots**



**Location:
High Springs, FL
32643**



**Parcel:
01481-010-032
Acreage - 40 Acres**

GET IN TOUCH

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ADDITIONAL PHOTOS

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PROPERTY SUMMARY

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ABOUT CINNAMON HILLS ESTATES...

Cinnamon Hills Estates is an established gated community located minutes from Downtown High Springs Florida, and home to world renowned Ginnie Springs, , Poe Springs, Juniper Springs, Ichetucknee Springs, Santa Fe River and other parks and springs featuring recreational activities like swimming, tubing, diving, fishing, kayaking, hiking, camping, and more.

Cinnamon Hills Estates is a planned development community consisting of 40 +/- current home sites, ranging in acreage sizes of 1, 3, 5, and 10 acre homesites.

As of the end of 2023, the average home price in Cinnamon Hills estates is \$518,000 with an average \$/SF of \$199/SF.



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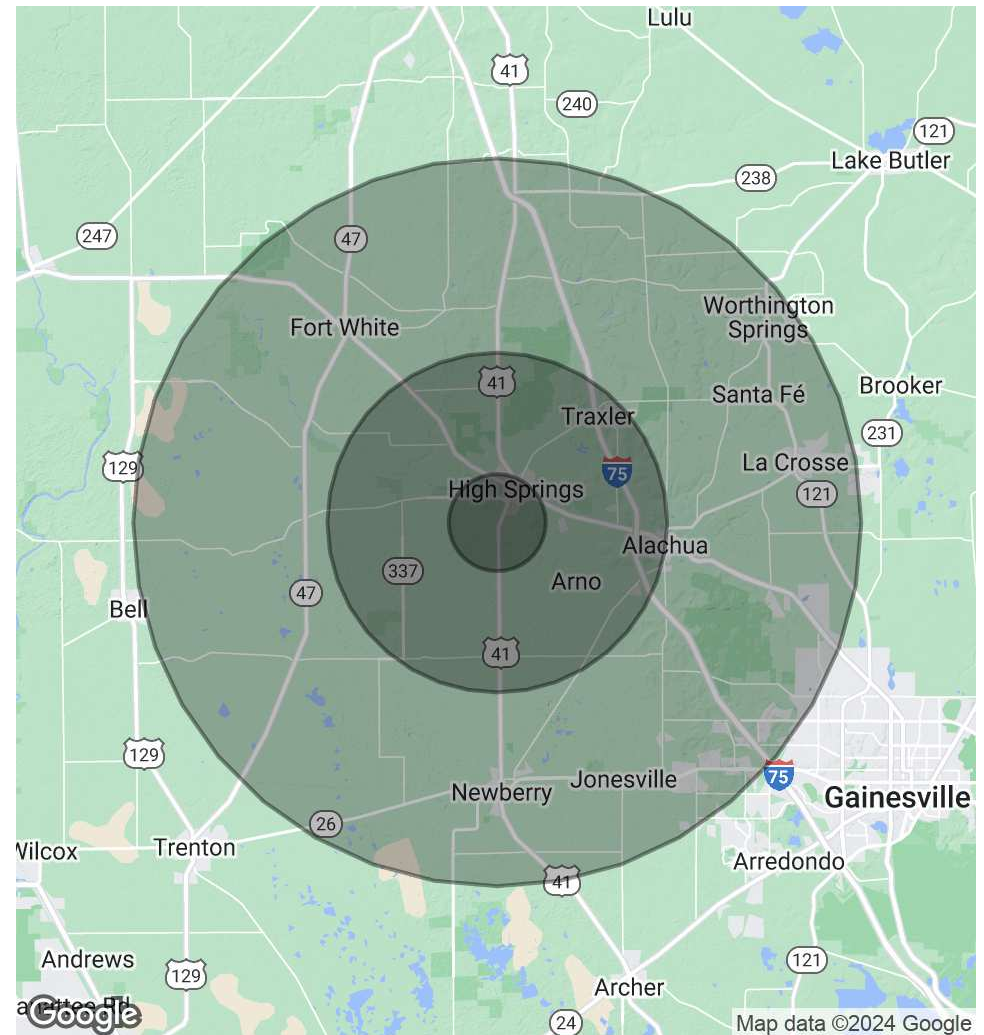
DEMOGRAPHICS MAP & REPORT

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POPULATION	2 MILES	7 MILES	15 MILES
Total Population	2,206	17,534	86,731
Average Age	39.6	40.3	41.9
Average Age (Male)	37.5	40.5	40.0
Average Age (Female)	44.4	40.4	42.9
HOUSEHOLDS & INCOME	2 MILES	7 MILES	15 MILES
Total Households	907	7,228	38,023
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$65,447	\$67,111	\$71,978
Average House Value	\$179,324	\$201,033	\$204,157

* Demographic data derived from 2020 ACS - US Census



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ABOUT US

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

COMMERCIAL
SALES

LAND
DEVELOPMENT

OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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