

NWQ I-75 & US HWY 441

HighPoint Crossing Mixed Use Development

The 112± acres gross land area with multiple development opportunities including: commercial, multifamily, corporate park, and single family. The mixed use site is at the NWQ of Interstate 75 and US Hwy 441 in northern Alachua County between Gainesville and Lake City.

1.6± AC up to 39± AC
PRICED PER LOT

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HighPoint Crossing Mixed Use Development

The current owner is constructing supporting infrastructure to include North/South roadway connection to US 441, East/West roadway connection to Publix Shopping Center area, central utilities, and master stormwater management.



Parcels available from 1.6± AC up to 39± AC



Site is located at Exit 399 along Interstate 75



Two roadway connections to be delivered Spring 2020



Hampton Inn to be completed Spring 2020



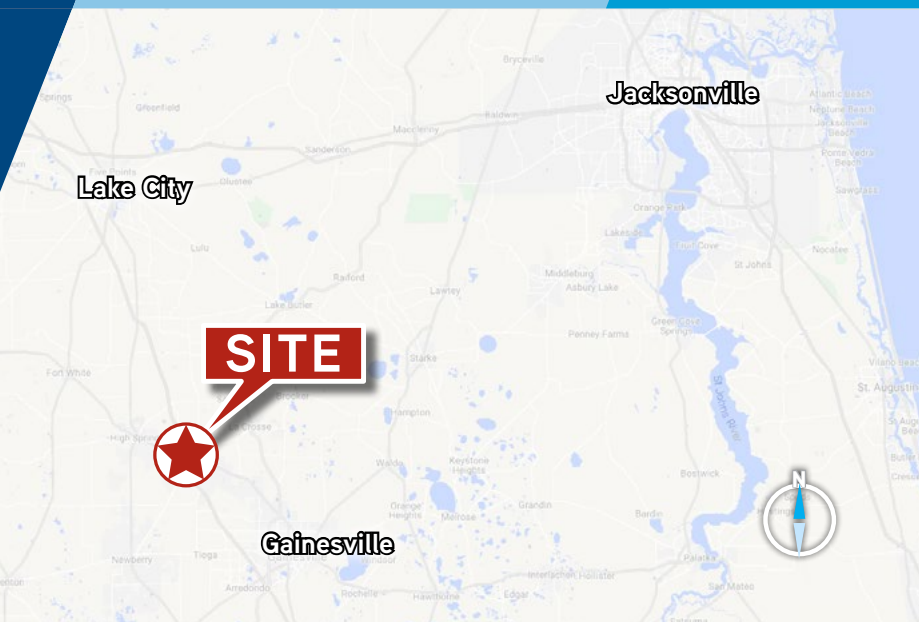
28 miles to Lake City and 15 miles to Gainesville



Opportunity to expand area's sit down restaurants, hotels and shopping



Multifamily Office Retail/Commercial





ZONING MAP

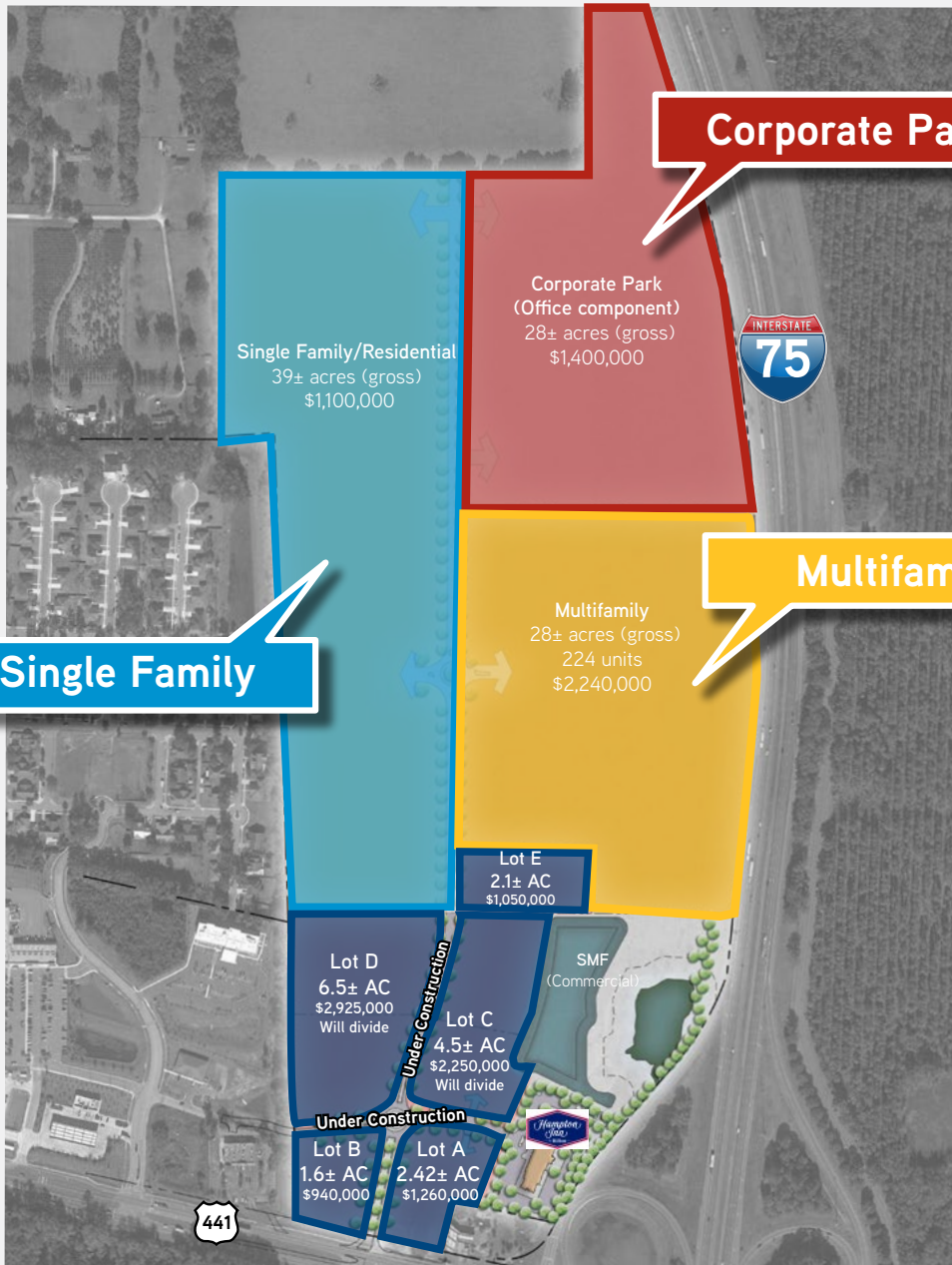
SITE SPECIFICATIONS

Address	NWQ I-75 & US 441 Alachua, FL 32615
Land Use	Mixed Use Development
Site Area	112± AC
Residential Site	39± AC gross
Corporate Park Site	28± AC gross
Multifamily Site	28± AC gross
Commercial Site - Lot A	2.42± AC
Commercial Site - Lot B	1.60± AC
Commercial Site - Lot C	4.50± AC (divisible)
Commercial Site - Lot D	6.5± AC (divisible)
Commercial Site - Lot E	2.1± AC
Access	I-75, US 441

CITY OF ALACHUA ZONING DESIGNATIONS

■ ■	Tax Parcel 03049-000-000	Zoning RSF-4, RMF-15, CI, CP
■ ■	Tax Parcel 03049-003-000	Zoning: CI
■ ■	Tax Parcel 03049-004-000	Zoning: CI

AVAILABILITY - OFFICE, RESIDENTIAL, MULTIFAMILY SITES



CORPORATE PARK

Size	28± AC
Zoned	CP
Entitlements	N/A
Sales price	\$1,040,000

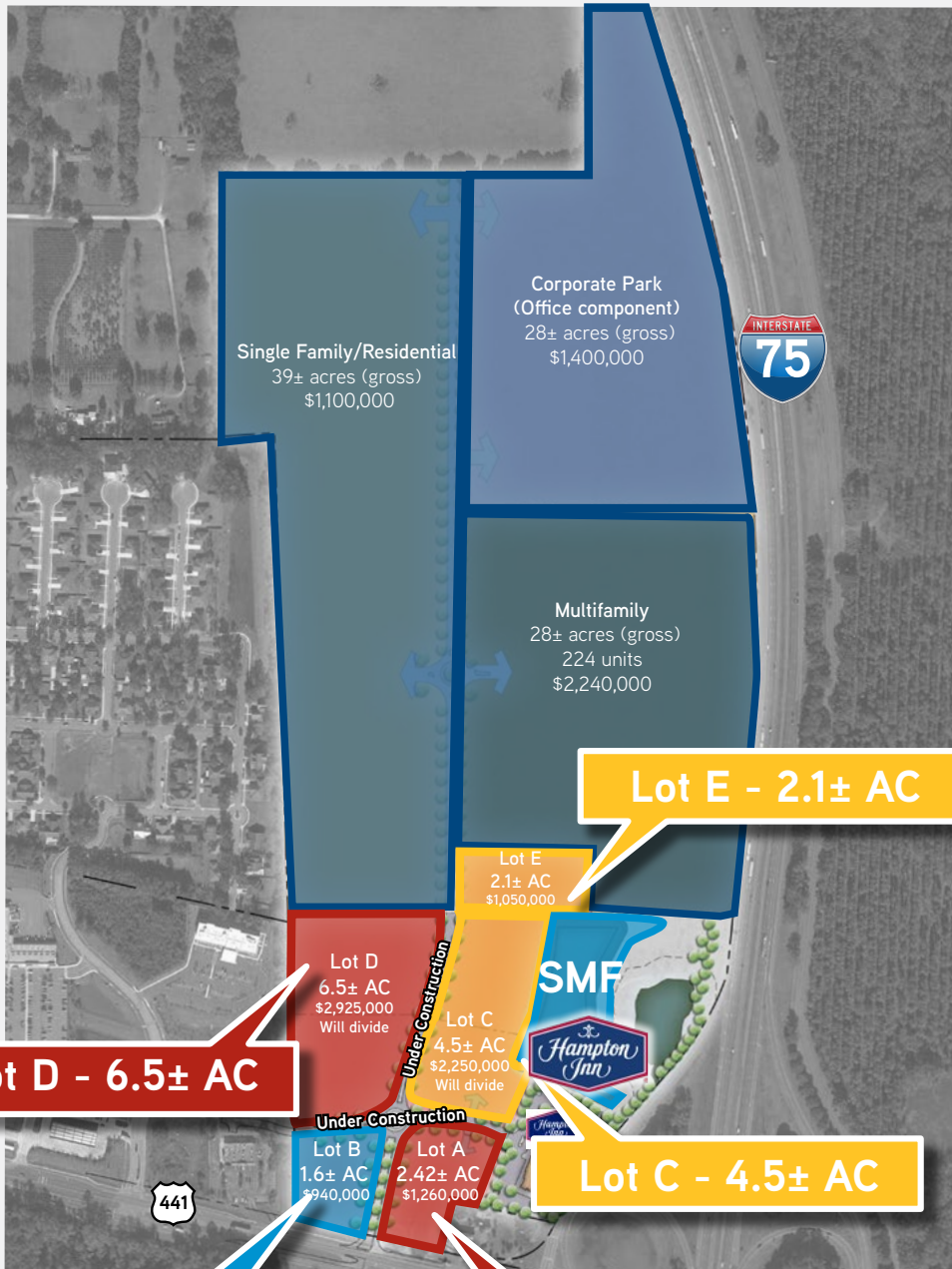
SINGLE FAMILY RESIDENTIAL

Size	39± AC
Zoned	Residential
Entitlements	N/A
Sales price	\$1,100,000

RESIDENTIAL MULTIFAMILY

Size	28± AC
Zoned	Multifamily
Entitlements	224± units
Sales price	\$2,240,000

AVAILABILITY - COMMERCIAL/RETAIL SITES



LOT A

Size	2.42± AC
Zoned	Commercial Intensive
Divisible	Yes
Sales price	\$1,260,000

LOT B

Size	1.6± AC
Zoned	Commercial Intensive
Divisible	No
Sales price	\$940,000

LOT C

Size	4.5± AC
Zoned	Commercial Intensive
Divisible	Yes
Sales price	\$2,250,000

LOT D

Size	6.5± AC
Zoned	Commercial Intensive
Divisible	Yes
Sales price	\$2,925,000

LOT E

Size	2.1± AC
Zoned	Commercial Intensive
Divisible	No
Sales price	\$1,050,000

Lot D - 6.5± AC

Lot B - 1.6± AC

Lot A - 2.42± AC

Lot E - 2.1± AC

Lot C - 4.5± AC



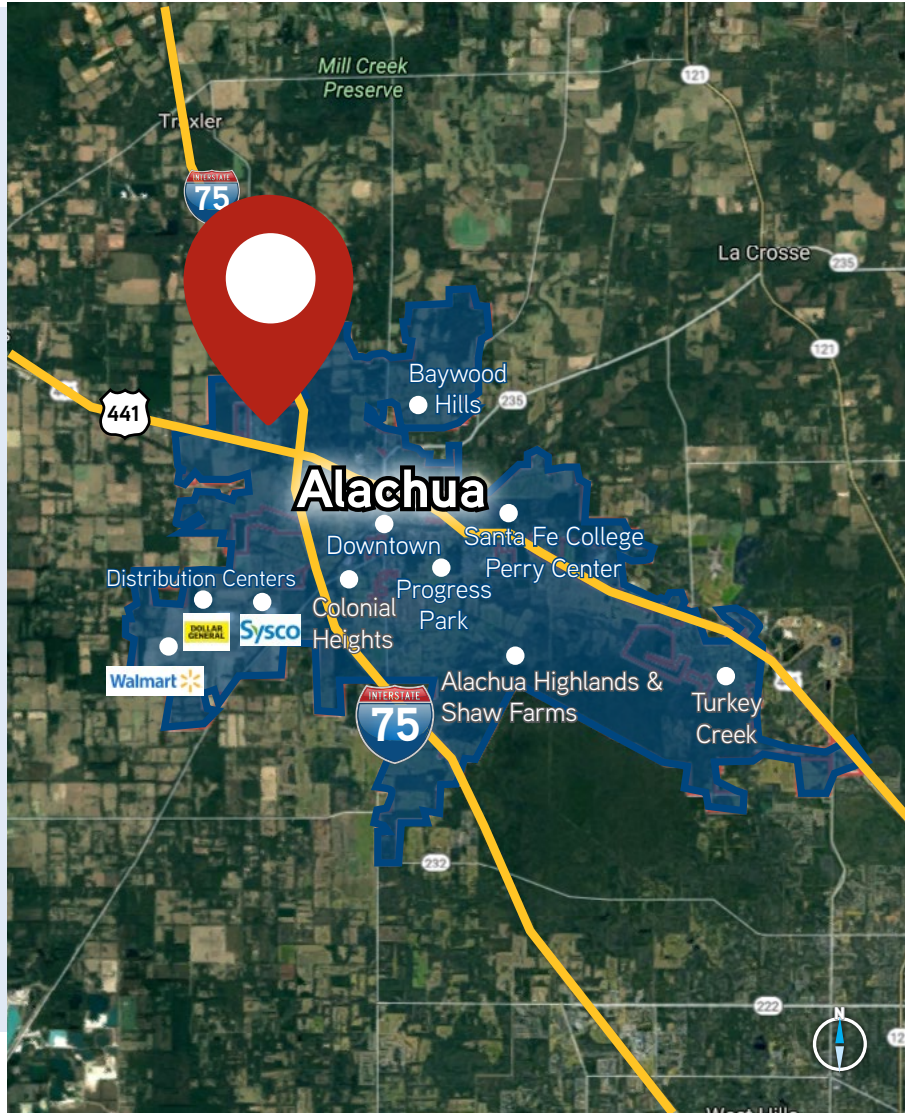
Lake City

112± ACRES



Gainesville

CITY OF ALACHUA



Daytime Population
(2019)
11,161



Projected Population
(2024)
11,457



Average Household Income
(2019)
\$79,492



Projected Average Household Income
(2024)
\$94,404



Education Attainment
Highschool Diploma: 19%
Associates Degree: 15%
Bachelor's Degree: 23%
Graduate Degree: 17%

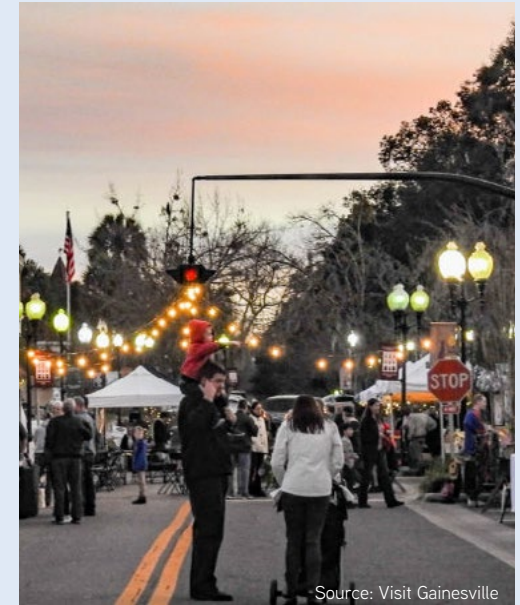


Major Roadways
Interstate 75
US HWY 441



Average Daily Traffic
I-75: 70,000±
441: 28,000±

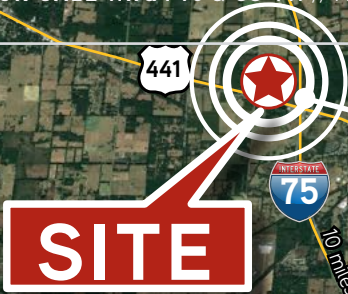
Source: ESRI Business Analyst



Source: Visit Gainesville

North of Gainesville, among fields of wildflowers and piney woods is the town of Alachua, Florida. It's a place rarely found this day and age right down to a Main Street that looks like exactly how small-town America should with small family-owned shops, and restaurants. It's a healthy dose of nostalgia and Old South charm for sure, but that's not all. While a far cry from Silicon Valley, there are a number of high-tech and manufacturing companies that call Alachua home. Not bad for a town whose name is taking from an Timucua word meaning sinkhole.



Source: Visit Gainesville





Alachua/High Springs Exit
Serves Northern Alachua County
Access to High Springs
Santa Fe High School

Gainesville 39th Ave. Exit (10 miles)
Santa Fe College
Uf Health


UNIVERSITY OF FLORIDA HEALTH

Newberry Rd. Exit (12 miles)
Oaks Mall, North Florida Regional
Direct access to Jonesville/Tioga Town
Center via Newberry Road
 **THE OAKS MALL** 

Archer Rd. Exit (16.1 miles to Alachua)
Butler Enterprises, Celebration Pointe, SW
Archer Road and SW 34th Street intersection
Direct access to UF via Archer Road
 

Gainesville

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