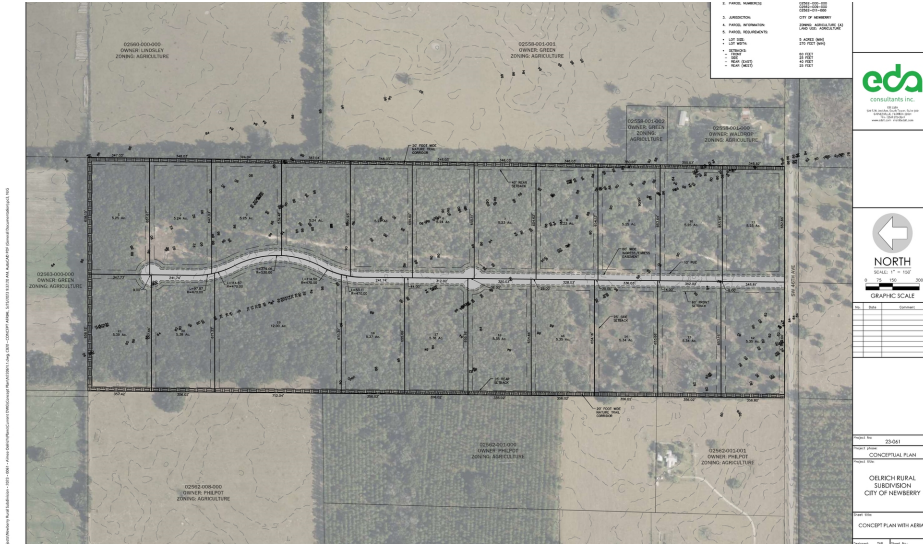


117.5 ACRES IN NEWBERRY, FLORIDA

EXECUTIVE SUMMARY

SW 46th Avenue | Newberry, FL 32669



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	117.5 Acres
Price / Acre:	\$15,319
Market:	Land

PROPERTY OVERVIEW

Introducing an exceptional development opportunity in Newberry, Florida! This remarkable 117-acre property, located less than 9 miles from Jonesville, presents endless possibilities for investment and growth. With its elevated and well-drained terrain, this site offers excellent accessibility and is conveniently situated near the prestigious University of Florida.

This development site is ideally suited for various ventures, such as creating a family estate, horse farm, or current zoning allows for a 5-acre gated community, granting you the chance to explore multiple development avenues. Furthermore, there is the exciting prospect of rezoning the property as a small-scale rural subdivision. This would permit the allocation of 1-acre plots on 20% of the land, while reserving the remaining 80% for personal use or future development.

Comprising three distinct parcels—02562-009-000, 02562-011-000, and 02562-000-000—the entirety of this incredible property must be sold as a single entity. By acquiring this expansive land, you gain the advantage of owning a significant and cohesive parcel, offering even more flexibility for your envisioned project.

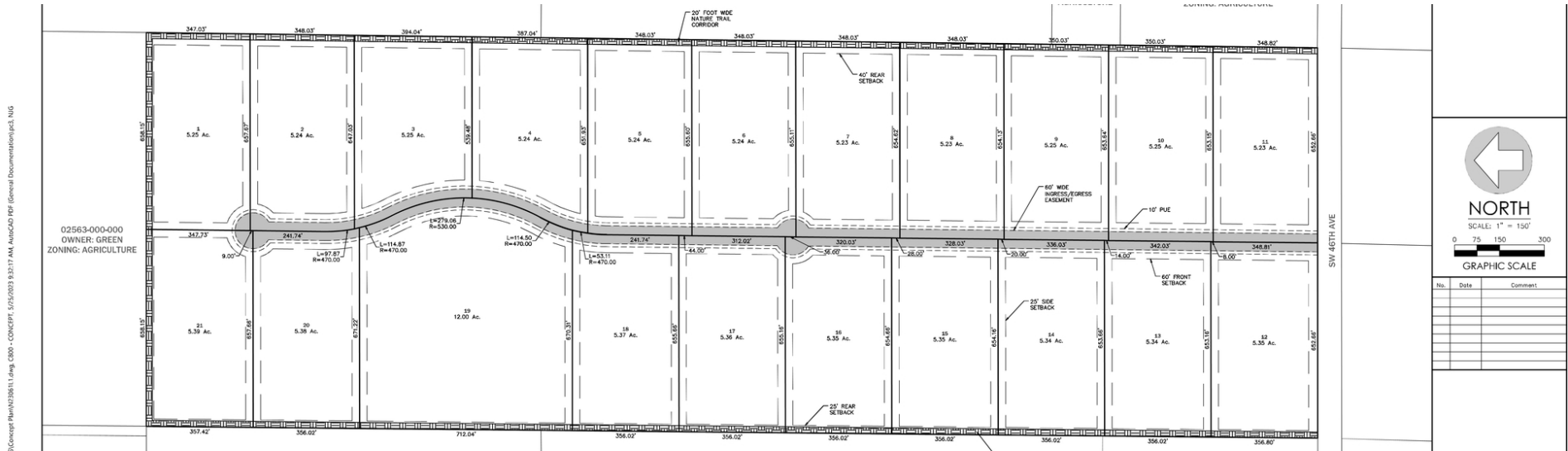
FOR MORE INFORMATION:



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SW 46th Avenue | Newberry, FL 32669



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117.5 ACRES IN NEWBERRY, FLORIDA

ADDITIONAL PHOTOS

SW 46th Avenue | Newberry, FL 32669



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117.5 ACRES IN NEWBERRY, FLORIDA

PARCEL MAP

SW 46th Avenue | Newberry, FL 32669



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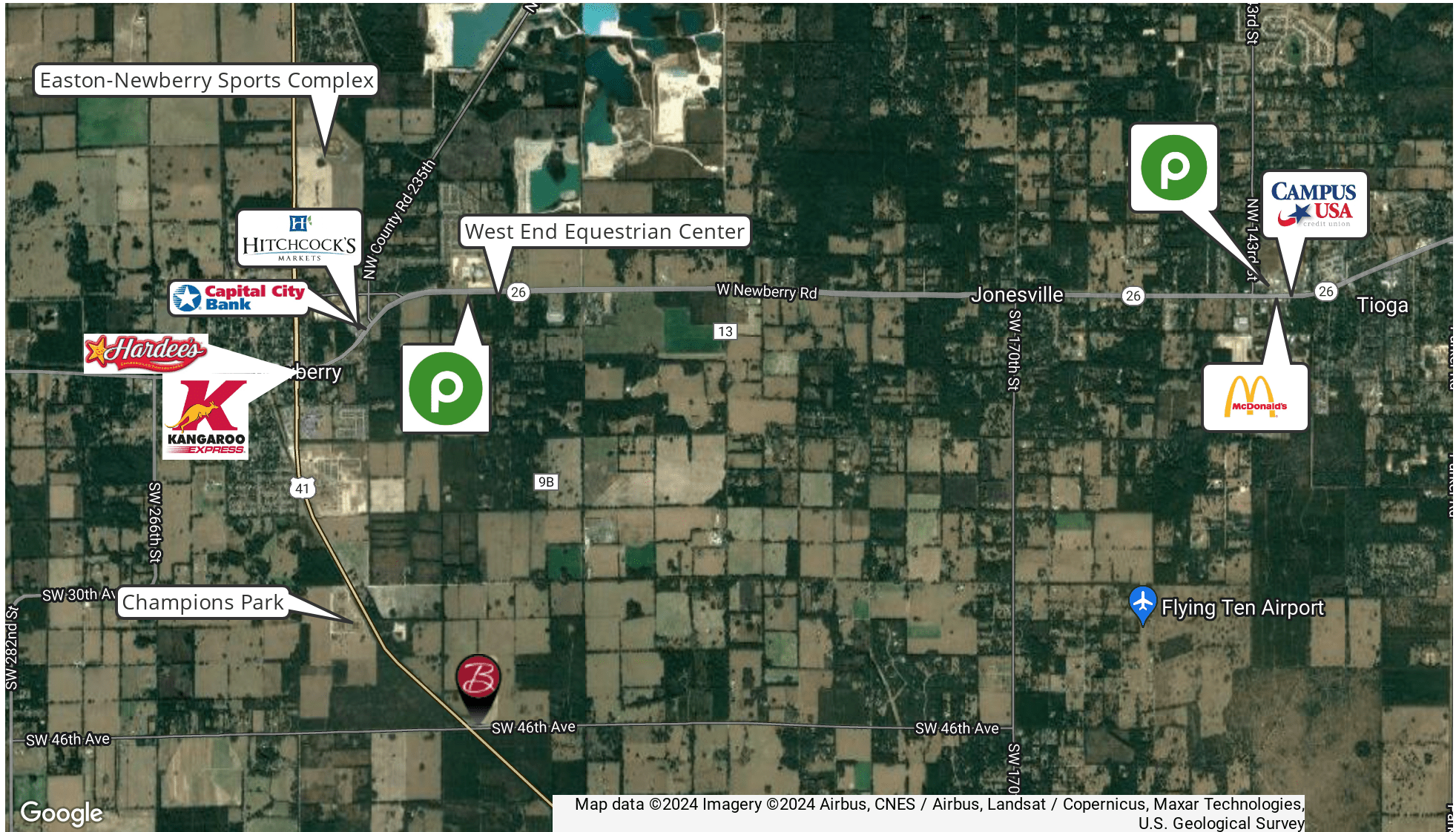
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117.5 ACRES IN NEWBERRY, FLORIDA

RETAILER MAP

SW 46th Avenue | Newberry, FL 32669



FOR MORE INFORMATION:



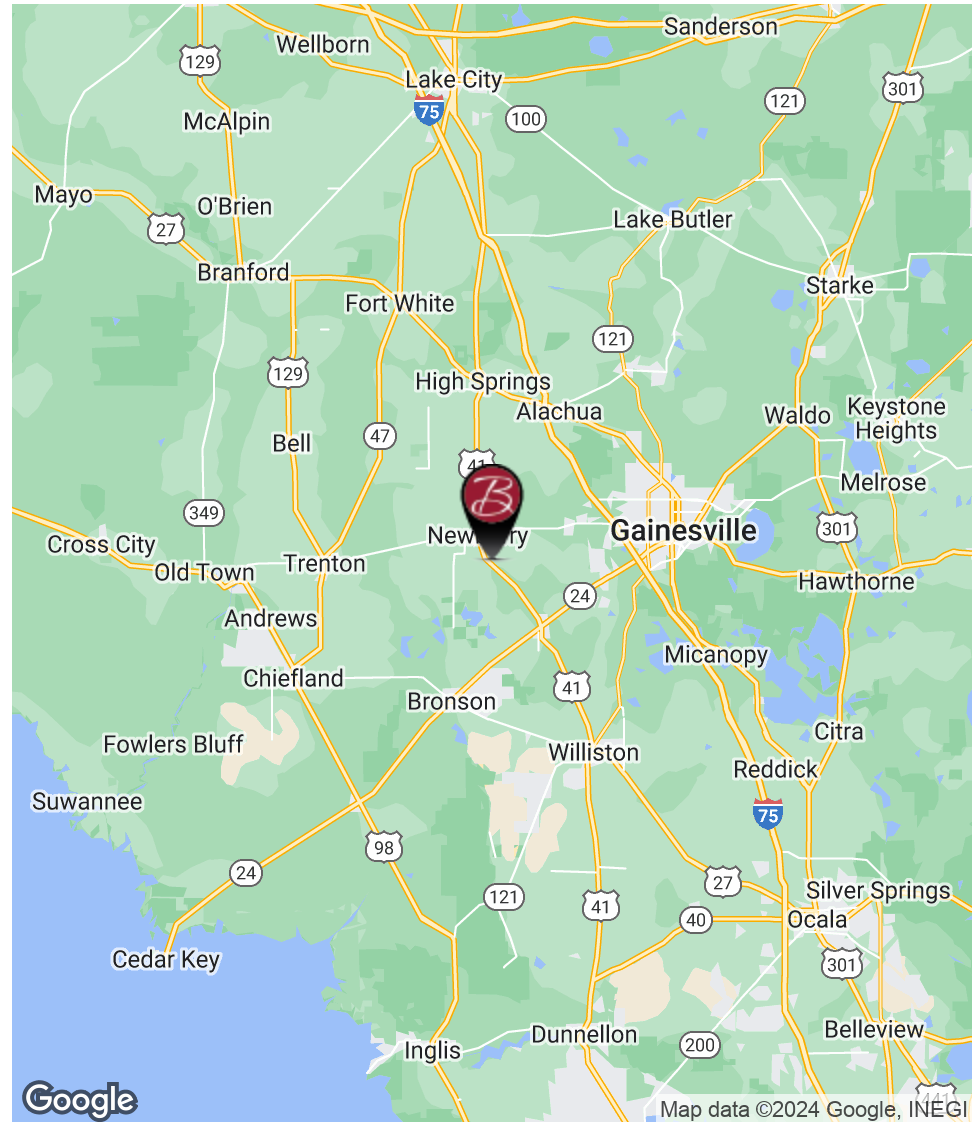
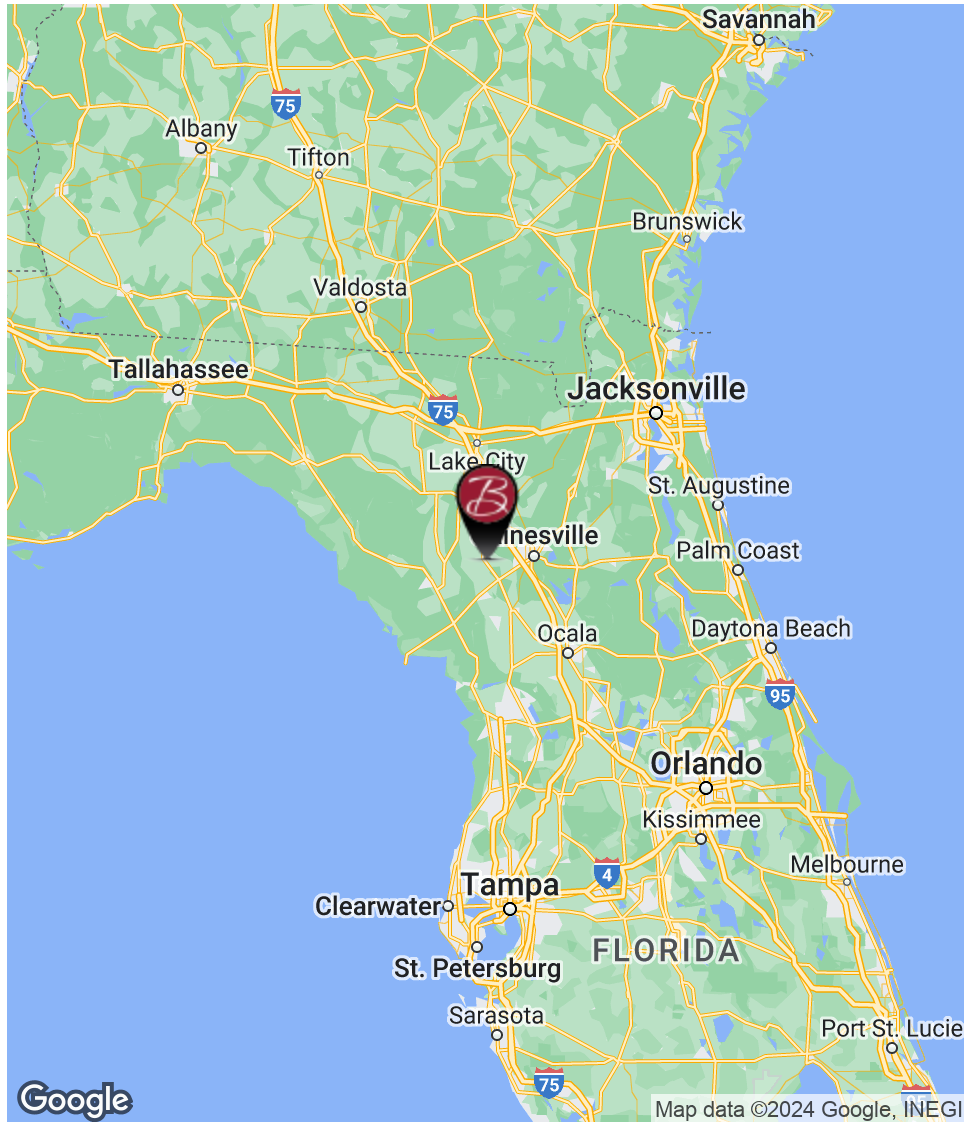
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117.5 ACRES IN NEWBERRY, FLORIDA

LOCATION MAP

SW 46th Avenue | Newberry, FL 32669



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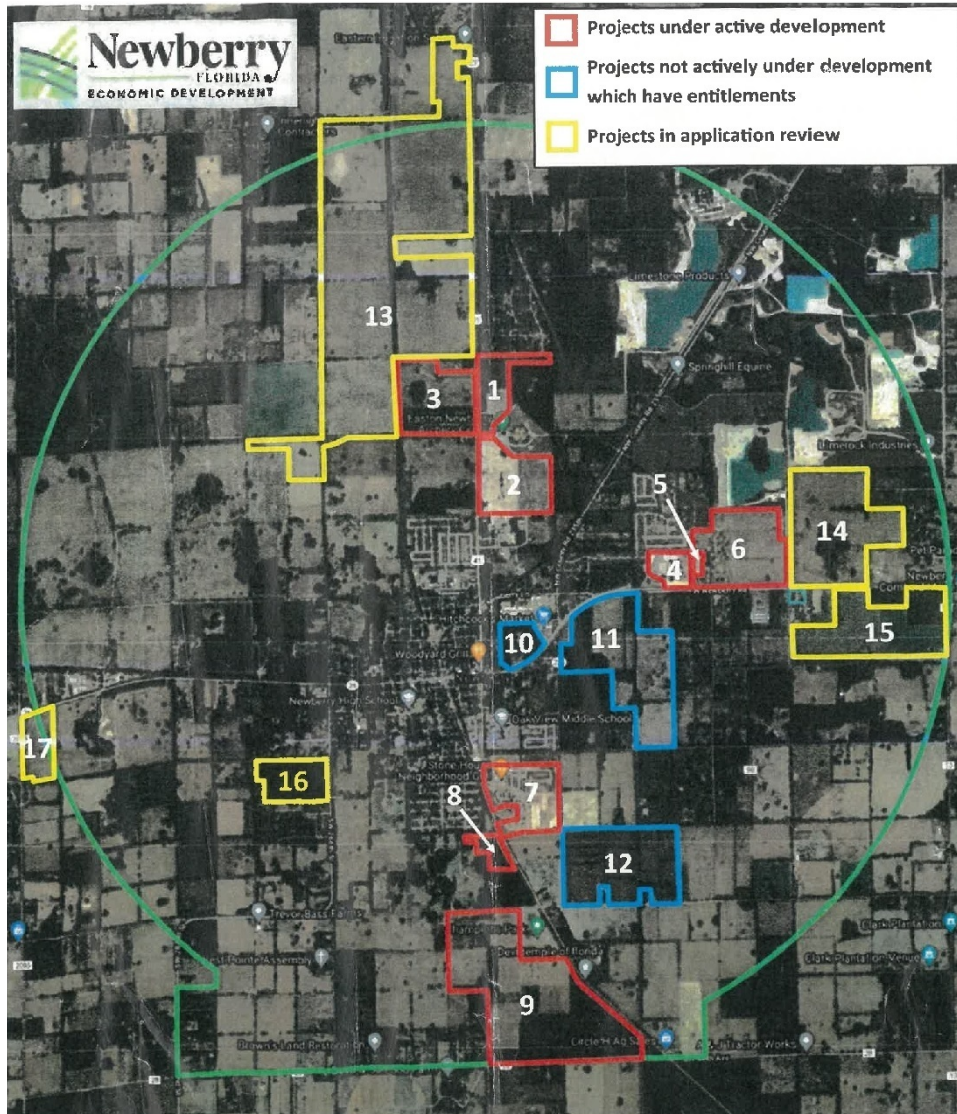
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117.5 ACRES IN NEWBERRY, FLORIDA

NEWBERRY DEVELOPMENT PROJECTS

SW 46th Avenue | Newberry, FL 32669



Project Index:

1. Avalon Woods, 260 single family units.
2. Avalon Woods MU 440 residential units, 210,000 sq. ft. Commercial.
3. Treehouse Village RV Resort, 850 RV sites/cottages.
4. Ala. Co. Agricultural & Equestrian Event Center, show arena, clubhouse, stables.
5. Ala. Co./iFAS Extension Office, 7,000 sq. ft. offices, 13,000 sq. ft. conference center.
6. Newberry Agri-Tech Park, 170-acres, research laboratories, office, light industrial.
7. Country Way Town Center Planned Development, 365 single family units, XX apartments, 180,000 sq. ft. Commercial.
8. Country Way South, 94 single family units.
9. Sandia Town Park Planned Development 1,450 residential units (single and multifamily), 1,000 seat baseball stadium, 150,000 sq. ft. sports arena, 300,000 sq. ft. nonresidential, 550,000 sq. ft. light industrial.
10. Heritage Oaks Planned Development, 40-acres remaining, up to 387 residential units, 200,000 sq. ft. commercial.
11. American Retirement Communities, age restricted 55+ MU Retirement Community, 900 single family units, 70,000 sq. ft. commercial.
12. Newberry Ridge Mixed Use Development, 999 residential units, 390,000 sq. ft. non-residential.
13. Norfleet Proposed Planned Development 1,300-acres, 6,500 Residential Units, 1,500,000 sq. ft. nonresidential.
14. Sapp Mixed-Use Development, 1,040 residential units, 240,000 sq. ft. commercial.
15. Tanglewood Mixed Use Development, 700 single family units, 220-acres, 100,000 sq. ft. commercial.
16. CR337 Investments, 67-acres, 215 single family units.
17. Pat Post-Industrial Park Project, 50-acres, variable sized lots.

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