



**FOR SALE** | 14623 W Newberry Rd | Jonesville, FL 32669

# Laureate Village

## 30± AC Mixed Use Site

- Laureate Village is a 121± acre mixed-use development having received Preliminary Development Plan approval from the Alachua County BOCC that is valid for 10 years.
- The development was approved under the Alachua County regulations for Traditional Neighborhood Development (TND). As such the development of the subject property must adhere to a unique set of regulations governing the use, the design and the architecture.
- The available 30± acres, with frontage on W Newberry Road (SR-26), is the Village Center and the location of the proposed multifamily (432 maximum) and office/commercial uses (160,600 SF maximum) of the overall Laureate Village development.

**\$5,750,000**  
(30 acres)  
will consider subdividing

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## THE AREA

The development of the single-family portions, produced by GW Robinson Homes will begin construction in 2020 as final development reviews are currently underway. The construction will include the ingress/egress off SW 143 Street at the new roundabout, 100+ new homes and street/site infrastructure supporting the single-family development and will serve the 30± acres as well. The single family element of the overall development may occupy up to 221 of the allowed residential units.

## THE 30 ACRES

Fully entitled for up to 432 residential units and up to 160,600 SF of non-residential building area (if all 432 residential units were constructed). The development program offers a multitude of configurations and a flexible mix of uses. The 30 acre minimum development program must include 30,000 SF of non-residential uses (office/retail) and 108 residential units.



**Direct**  
Highway  
Access



**Utilities**  
Available



**30±**  
Acre Site

## DISTANCE

Newberry	1.3 mi.
Gainesville	4.2 mi.
Alachua	4.5 mi.

## Property Specifications

<b>Address</b>	14623 W Newberry Road Jonesville, FL 32669
<b>Available size</b>	29.55± AC
<b>Tax parcel</b>	04350-003-000
<b>Zoning</b>	R-1B overlay traditional neighborhood design (TND)
<b>Future land use</b>	Medium Density (4-8du/acre)
<b>Frontage</b>	1,022'± along SR 26 (Newberry Rd)
<b>Utilities</b>	Water: Gainesville Regional Utilities Electricity: Clay Electric Internet/Cable: Cox Internet: AT&T
<b>Sales price</b>	Market

## AREA DEMOGRAPHICS

5 mi. radius Source: ESRI Business Analyst



**Current Population**  
(2019)  
39,205



**Projected Population**  
(2024)  
41,863



**Average Household Income** (2019)  
\$111,914



**Projected Average Household Income** (2024)  
\$126,458




# Laureate Village Site Plan

AVAILABLE SITE MARKED IN RED



## Legend

	RESIDENTIAL AREA		STORMWATER MANAGEMENT AREA - 15.05 AC (11.62%)
	TRANSIT SUPPORTIVE AREA		COMMON AREA
	VILLAGE CENTER		PAVEMENT
	RIGHT-OF-WAY		LIFT STATION

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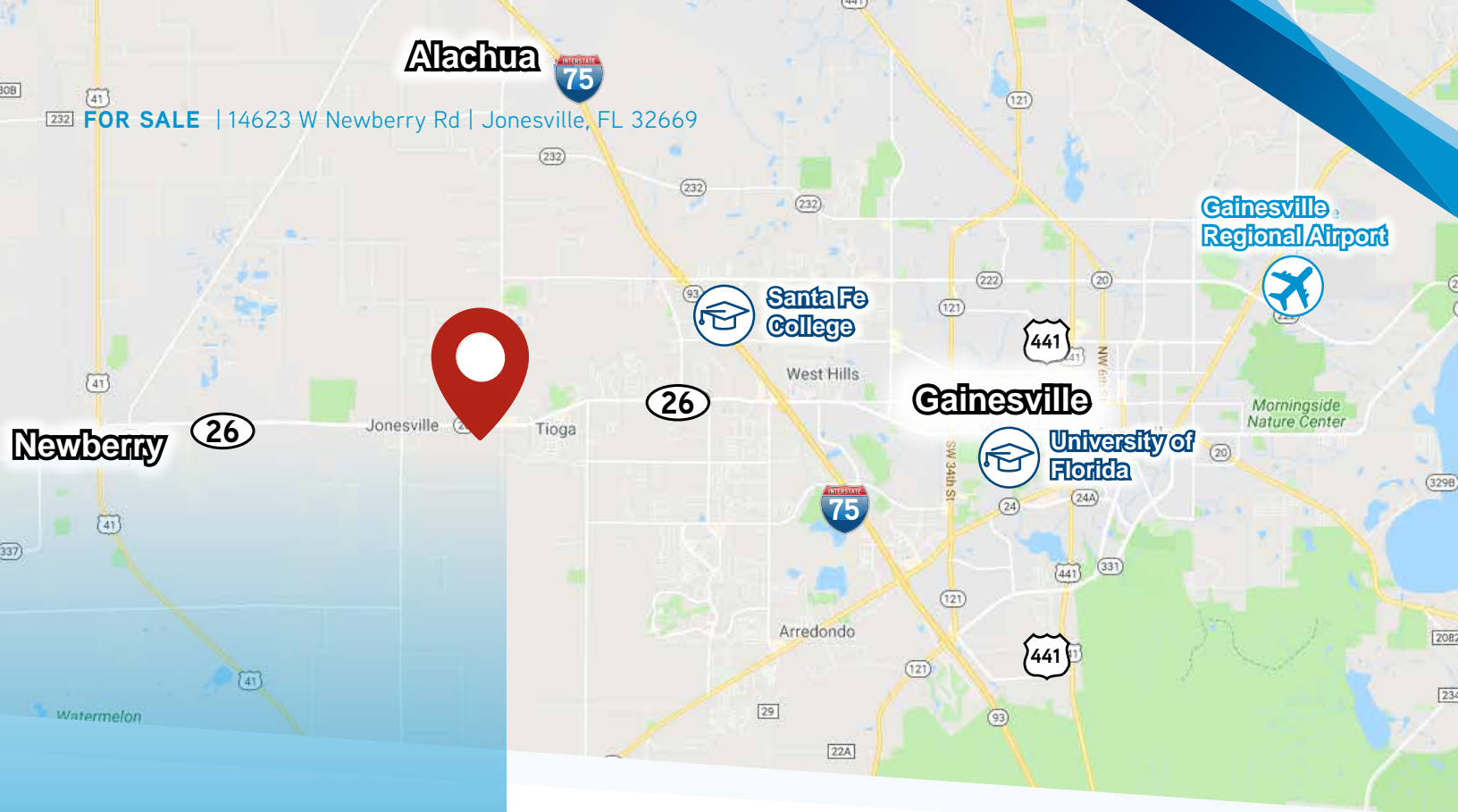
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**Alachua**



**FOR SALE** | 14623 W Newberry Rd | Jonesville, FL 32669

**Gainesville Regional Airport**



**Santa Fe College**



**University of Florida**

**Gainesville**

**Newberry**

**26**

**26**



**441**

**441**

**JONESVILLE AREA DEMOGRAPHICS**



**Current Population**  
(2019)  
6,084



**Projected Population**  
(2024)  
6,507



**Average Household Income** (2019)  
\$108,976



**Projected Average Household Income** (2024)  
\$126,736

**Jonesville Area**

Jonesville is a young, thriving community located in north central Florida, just west of Gainesville in Alachua County. Over the past 40 years, Jonesville has become more populated as the city of Gainesville has continued to grow and residents have moved west towards less dense communities. Coinciding with the growth in the area population, Jonesville has seen an increase in both commercial developments and residential developments.

Within this area, commercial developments like Publix, Campus USA, Arbor Greens office park, Rotary Park the premier sports and family park housing soccer fields and tennis courts for organized sports activities, and many new retailers and restaurants have been on a steady increase.





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## Gainesville MSA



Total Population: 270,000  
Males: 48.7%  
Females: 51.3%  
Median Age: 27.9 years  
Median HH Income: \$39,142  
Median Home Price: \$199,149

### AREA DEVELOPMENT DRIVERS



### TOP REASONS TO LIVE, WORK AND INVEST IN THE GAINESVILLE MSA

SOURCE: LIVABILITY.COM/FL/GAINESVILLE



#### AFFORDABILITY

In 2013, Forbes ranked Gainesville MSA in the Top 25 Best Places to Retire for its climate, things to do and low cost of living.



#### PROXIMITY TO MAJOR MARKETS

Located in north central Florida, Gainesville's offers easy access East Coast and Southeast markets.



#### INNOVATION

Through the area's iG (Innovation Gainesville) initiative, community leaders, stakeholders and government officials work to create jobs, promote the area, and bring in and retain successful businesses.



#### BIOTECH INDUSTRY

Access to research and resources drive innovation, growth in Gainesville's life sciences sector



#### HEALTHCARE

Gainesville is home to two of the state's best medical centers – University of Florida Health and North Florida Regional Medical Center – and Veterans Affairs Medical Center.





Total area = 30 acres  
 VC 1 = 65,866 SF (1.51 acres)  
 VC 2 = 37,220 SF (0.85 acres)  
 VC 3 = 126,395 SF (2.90 acres)  
 VC 4 = 150,386 SF (3.45 acres)  
 VC 5 = 118,593 SF (2.72 acres)  
 Net developable = 11.43 acres



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# Laureate Village Possible Development Concept

[VIEW ONLINE](#)

AVAILABLE SITE MARKED IN RED



BUILDING NO.	RESIDENTIAL					OFFICE			RETAIL		
	Floor Area	No. of units per floor (Assuming unit size of 1,200 sf)	No. of Floors	Total Area in Square Feet	No. of Units per Building (Assuming unit size of 1,200 sf)	Floor Area	No. of Floors	Total Area in Square Feet	Floor Area	No. of Floors	Total Area in Square Feet
1	10282	9	3	30846	26						
2	19428	16	3	58283	49						
3	15408	13	3	46223	39						
4	15539	13	3	46616	39						
5	15328	13	3	45983	38						
6	22589	19	3	67767	56						
7						23264	1	23264	23264	1	23264
8									25831	1	25831
9						14711	1	14711	14711	1	14711
10						18575	1	18575	18575	1	18575
<b>TOTAL</b>				<b>295718</b>	<b>246</b>			<b>56551</b>			<b>82382</b>

PARKING					
RESIDENTIAL			NON-RESIDENTIAL		
OFF STREET PARKING			OFF STREET PARKING		
Block	Area in Square Feet	No. of Spaces (Assuming 325 sf per Parking space)	block	Area in Square Feet	No. of Spaces (Assuming 325 sf per Parking space)
a.	53388	164			
b.	54229	167			
c.	22645	70			
			d.	20926	64
ON STREET PARKING			ON STREET PARKING		
		147			453
Total No. of Parking Spaces for Residential		<b>548</b>	Total No. of Parking Spaces for Commercial		<b>517</b>
Min. Parking Ratio Per Residential Unit = 1 unit to 1.2 spaces					
Achieved Parking Ratio Per Residential Unit = 1 unit to 2.0 spaces					

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