



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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107 SW 7th Street  
Gainesville, FL 32601





# 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 Fall 2020



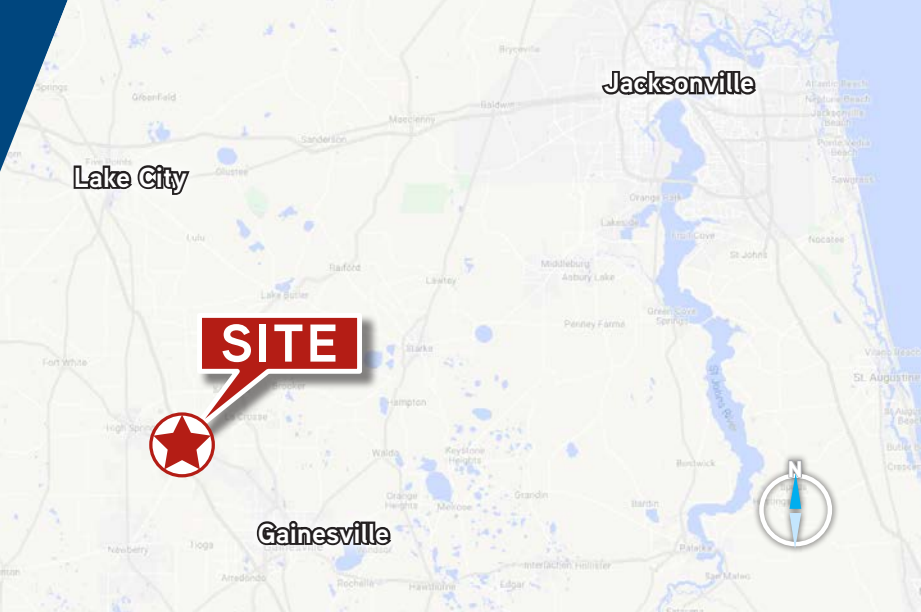
28 miles to Lake City and 15 miles to Gainesville



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



Multifamily Office Retail/Commercial





### SITE SPECIFICATIONS

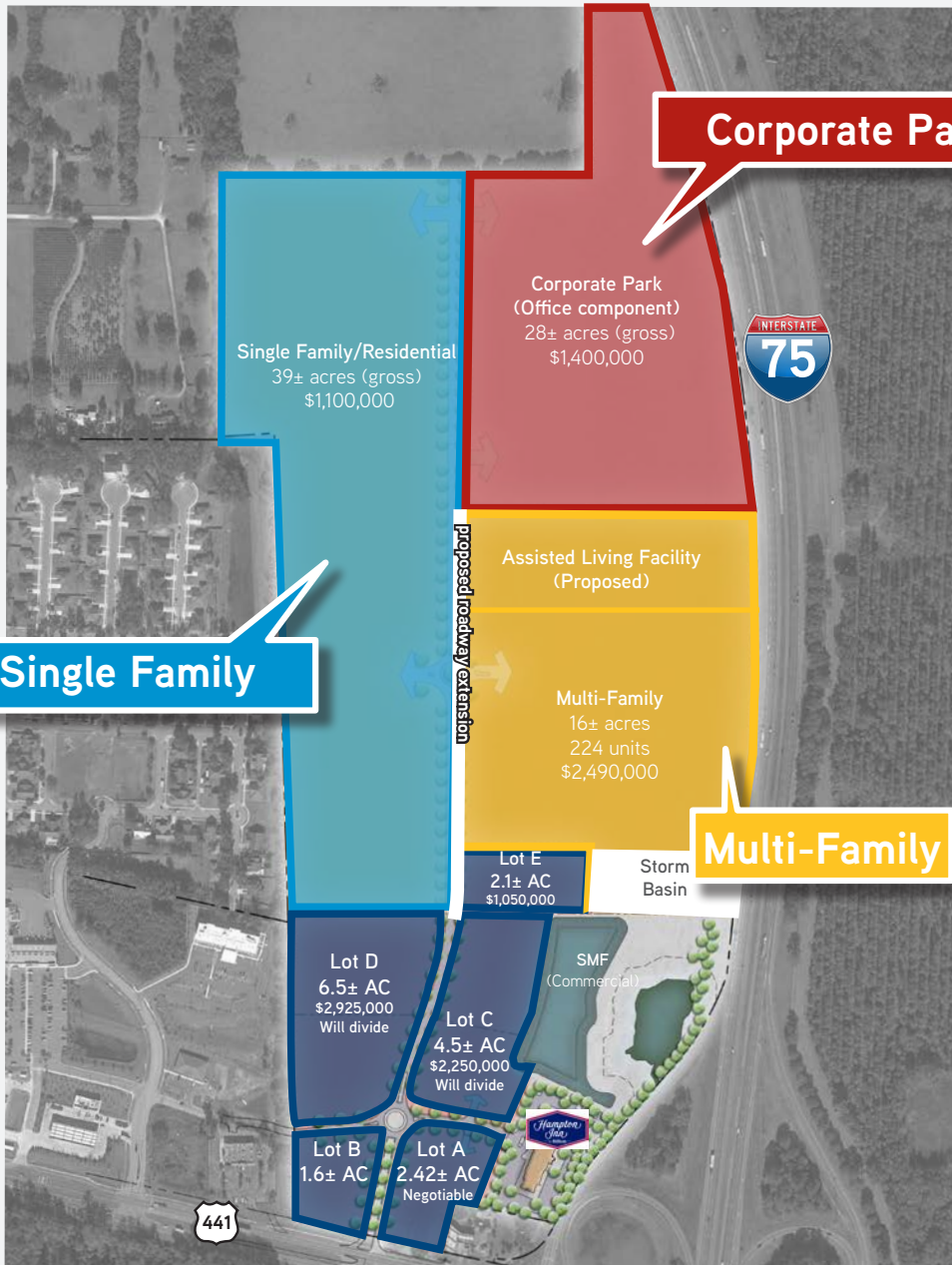
Address	NWQ I-75 & US 441 Alachua, FL 32615
Land Use	Mixed Use Development
Site Area	112± AC
Residential Site	39± AC gross
Corporate Park Site	28± AC gross
Multifamily Site	28± AC gross
Commercial Site - Lot A	2.42± AC
Commercial Site - Lot B	1.60± AC
Commercial Site - Lot C	4.50± AC (divisible)
Commercial 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	16± AC
Zoned	Multifamily
Entitlements	224 units max (14 UPA)
Sales price	\$2,490,000

AVAILABILITY - COMMERCIAL/RETAIL SITES



**Lot D - 6.5± AC**

**Lot B - 1.6± AC**

**Lot A - 2.42± AC**

**Lot C - 4.5± AC**

**Lot E - 2.1± AC**

**LOT A**

Size	2.42± AC
Zoned	Commercial Intensive
Divisible	Yes
Sales price	Negotiable

**LOT B**

Size	1.6± AC
Zoned	Commercial Intensive
Divisible	No
Sales price	Negotiable

**LOT C**

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

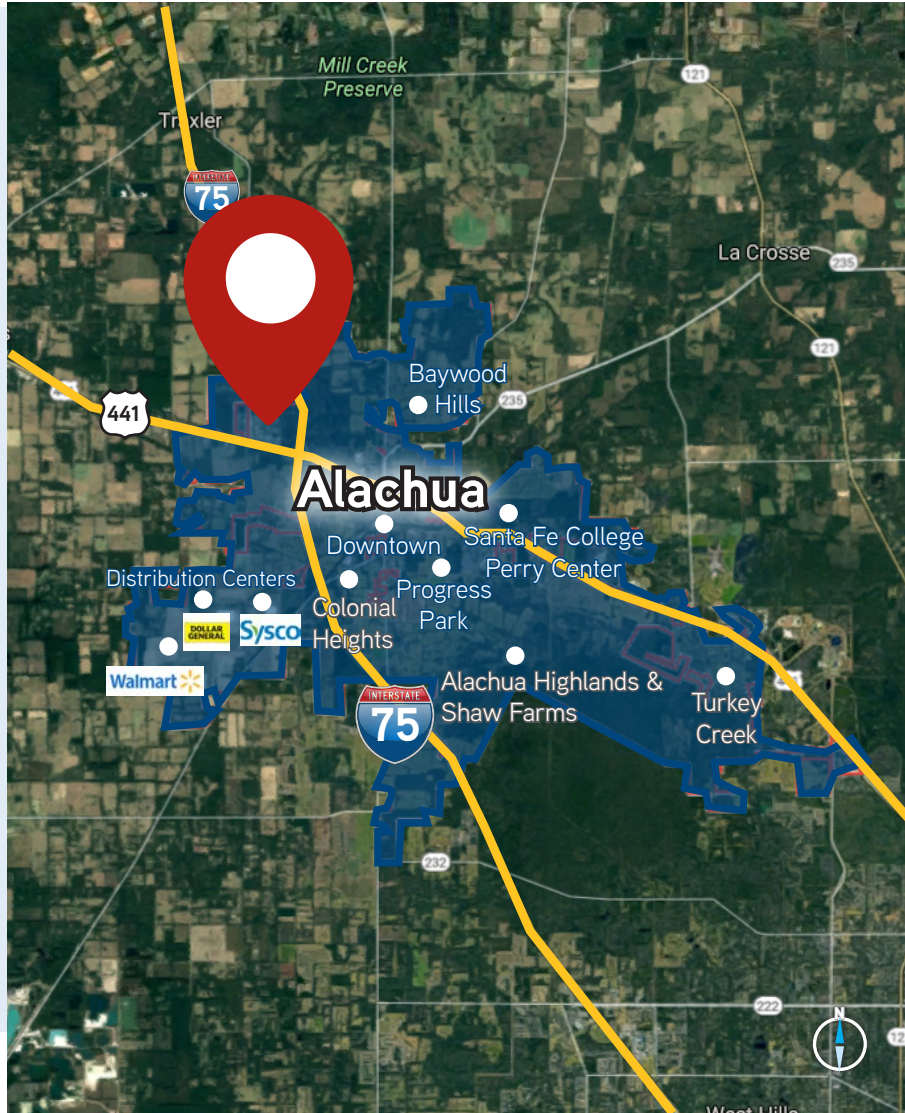
**LOT D**

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

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%

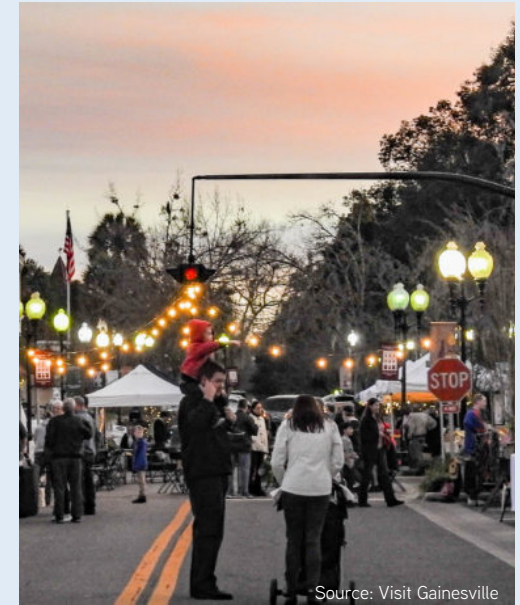


**Major Roadways**  
Interstate 75  
US HWY 441



**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

**SITE**

441

INTERSTATE 75

10 miles from 39th to Alachua

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

441

**Gainesville 39<sup>th</sup> Ave. Exit (10 miles)**  
Santa Fe College  
Uf Health  
**SF SANTA FE COLLEGE**  
**UFHealth**  
UNIVERSITY OF FLORIDA HEALTH

2 miles from Newberry to 39th

# Gainesville

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

4.1 miles from Archer to Newberry

Archer Rd.

**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  
**CELEBRATION POINTE** **Butler ENTERPRISES**

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