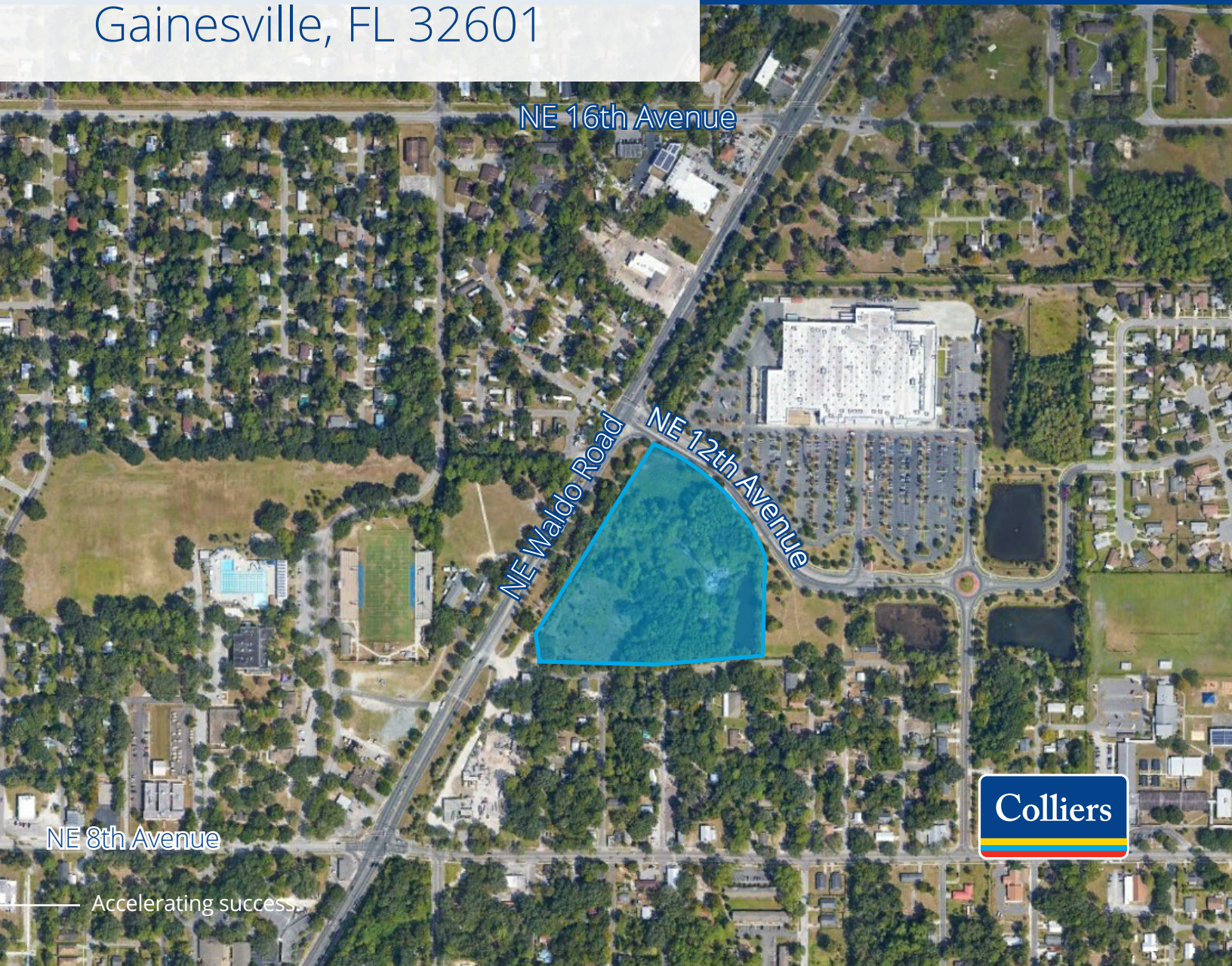


For Sale

10.13± Acres | Call for Pricing

Corner of NE Waldo Road
& NE 12th Avenue
Gainesville, FL 32601



Colliers

NE 8th Avenue

Accelerating success.



NE 16th Ave. | AADT: 9,500

NE Waldo Road | AADT: 29,500

E Universite Ave. | AADT: 24,000

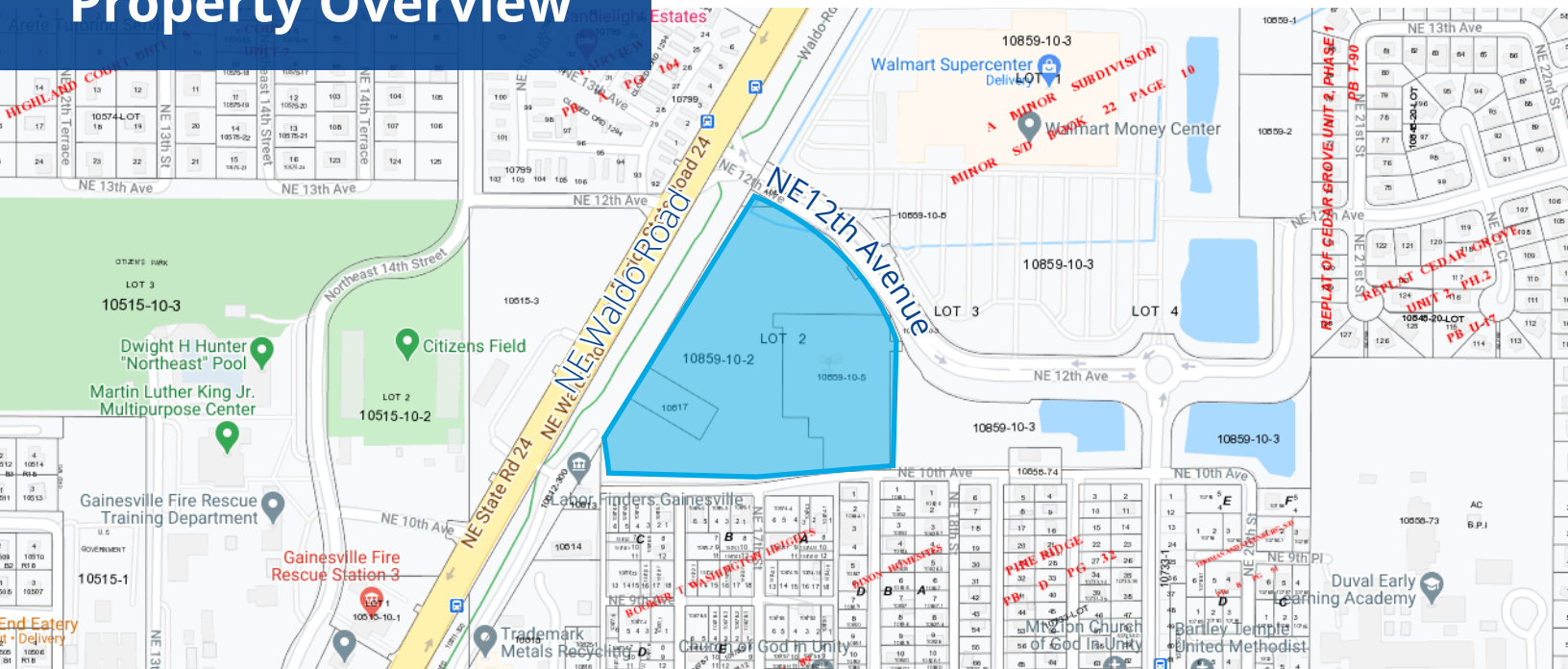
Property Overview

Great development opportunity next to Walmart! Excellent mixed-use development site on Waldo Road with Walmart Super Store directly on the north side of the property and over 29,500 AADT. This parcel has road frontage on Waldo Road, NW 12th Avenue and NE 10th Avenue with a traffic light-controlled corner at Waldo Road & NE 12th Avenue. Land is zoned MU2 (Mixed Use Low Intensity) allowing for a wide variety of uses including multi-family, Assisted Living, drive-thru's, health services, office, recreation, restaurant/retail, schools, and gas stations (SUP).

Highlights

- Excellent Mixed Use development site
- Close proximity to Walmart Super Store
- Road frontage on NE Waldo Road, NE 12th Avenue and NE 10th Avenue
- Traffic light-controlled corner at NE Waldo Road and NE 12th Avenue
- 6.5 miles to University of Florida
- 2.6 miles to Gainesville Regional Airport
- Over 29,500 AADT
- Connected to Rails to Trail
- Directly across from Citizens Field

Property Overview



- 10.13± AC | Call for Pricing
- Zoning Designation: MU2 (Mixed Use Low Intensity)
- Tax Parcels: #10859-010-002, #10817-000-000 & #10859-010-005

Area Demographics

Source: ESRI Business Analyst
5 mile radius



2020 Estimated
Household Income
\$56,140



2025 Projected
Household Income
\$60,890



2020 Estimated
Population
112,489



2025 Projected
Population
116,049



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