



Commercial Acreage

City of Alachua

4.5 Acre

\$9,000,000

Silvia Moukhtara Nemer

Broker

+352.870.8772

Silvia@NemerRealEstate.com

Philip Moukhtara

+352.278.1497

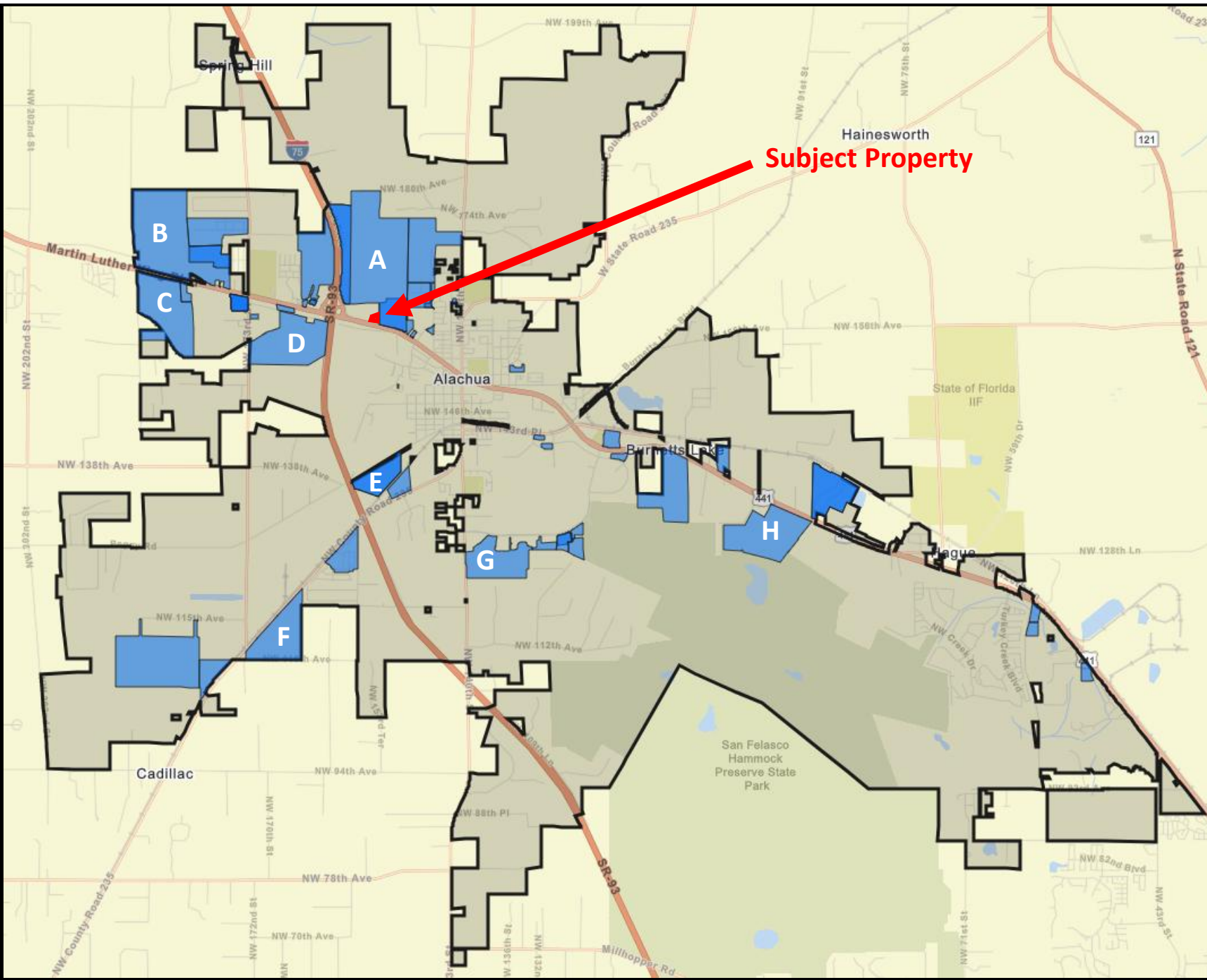
Philip@NemerRealEstate.com



NEMER
REAL ESTATE, LLC



Growth and Development



A: Tara Forest - 1,091 New Homes in an Amenitized Community; four hotel sites, two restaurant sites, plus 40-acres of commercial

B: Briar Wood Town Center with Multi-Family and Single-Family Homes

C: Farmlands - 246 New Homes

D: 72,000 Commercial Headquarters Office Building

E: Peggy Road - 150 New Homes

F: Fletcher Trace - 477 New Homes

G: Trailhead Landing - 399 New Homes

H: Cellon Creek - 199 New Homes

Zoning and Land Use

Zoning and Land Use	Allowable Uses	Maximum Lot Coverage	Maximum Floor to Area Ratio	Maximum Height	Setbacks
Commercial Intensive/ Commercial	<ul style="list-style-type: none"> • Restaurant • Multi-Family • Pharmacy • Bank • Movie Theatre • Medical/ Dental Clinic or Lab • Outpatient Facility • and others 	No Maximum Lot Coverage	146,600+/- sqft; 0.75 FAR for parcels less than five acres	65ft; or 200ft with Special Exception	20ft front setback; 15ft rear setback

