

FOR SALE

9422 SW State Road 121, Lake Butler, FL 32054



Prime Agri-Business or Industrial Opportunity Near Gainesville

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Each Office Is Independently
Owned and Operated.



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Executive Summary

9422 SW State Road 121, Lake Butler, FL 32054



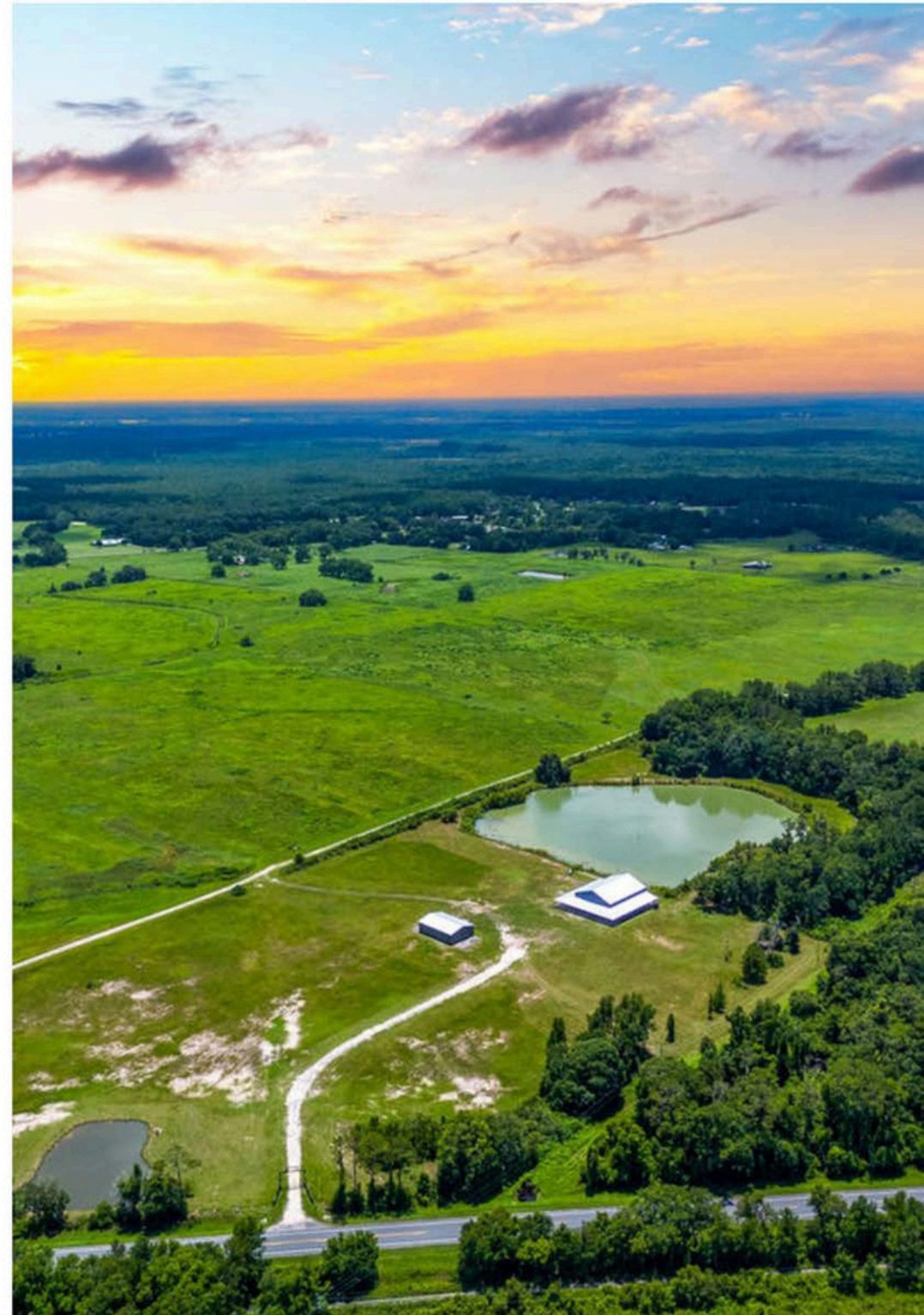
Property Summary

Property Details

Price	\$700,000
Available SF	±10,200 SF
Tenancy	Vacant / Owner-User Opportunity
Address	2830 NW 41st Street, Gainesville, FL 32606
Land Area	±27.6 Acres
Building FAR	0.4
Zoning	General Commercial

Located at 9422 SW State Road 121 in Lake Butler, FL, this ±27.6-acre property presents a prime opportunity for redevelopment or adaptive reuse. Featuring a ±10,200 SF pre-engineered steel building and flexible A (Agricultural) zoning, the site is ideal for agri-business, light industrial use, or an owner-user setup.

With direct frontage on SR 121, the property offers excellent access—just 30 minutes to Gainesville and 60 minutes to Jacksonville. Its strategic location near local government buildings and emerging residential areas, along with proximity to Gainesville Regional Airport and Jacksonville Port, enhances its appeal. The property is being offered under sealed bid through the City of Lake Butler.



Investment Highlights



Prime Development Opportunity

Rare ±27.6-acre site in a growing North Florida submarket, ideal for long-term strategic use or redevelopment.



Clean Title & Bid-Ready

Fully entitled with a clean title and ready for bid – perfect for developers or end-users seeking scale and control.



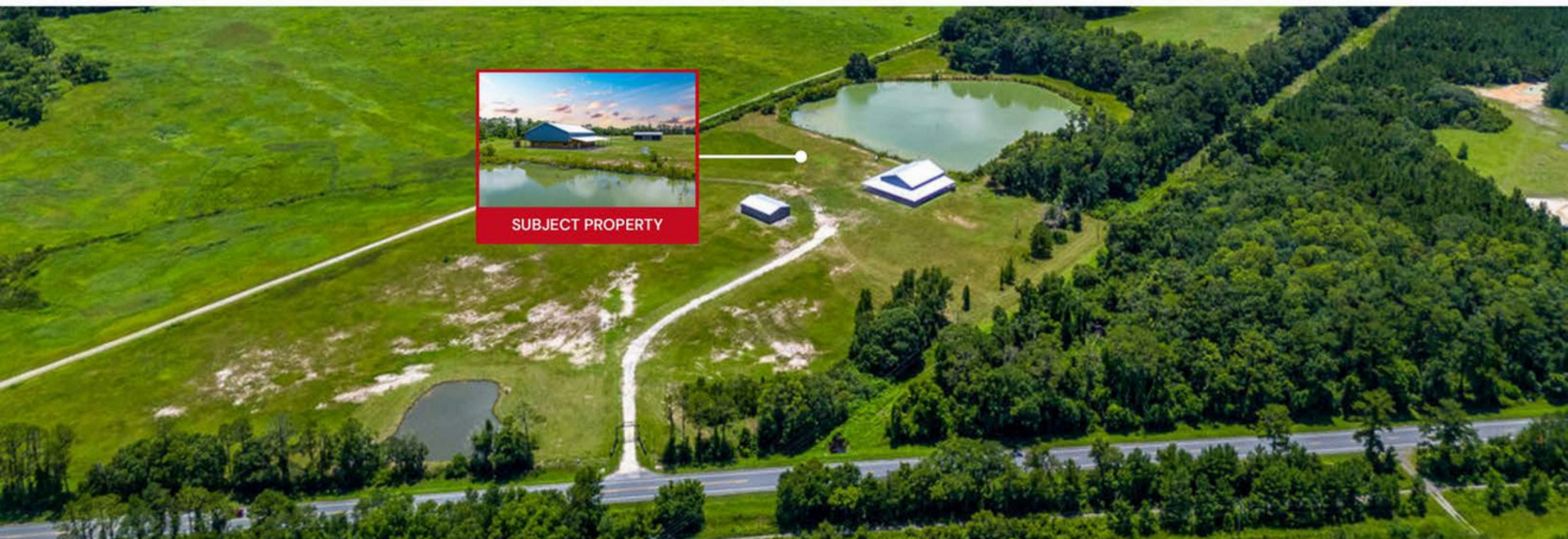
No Immediate Competition

Offers county-level exposure with no surrounding large-scale development – a unique opportunity for dominance in the area.



Repositioning Upside

Low cost basis with potential to reposition or adapt existing steel structure for operations, storage, or expansion.



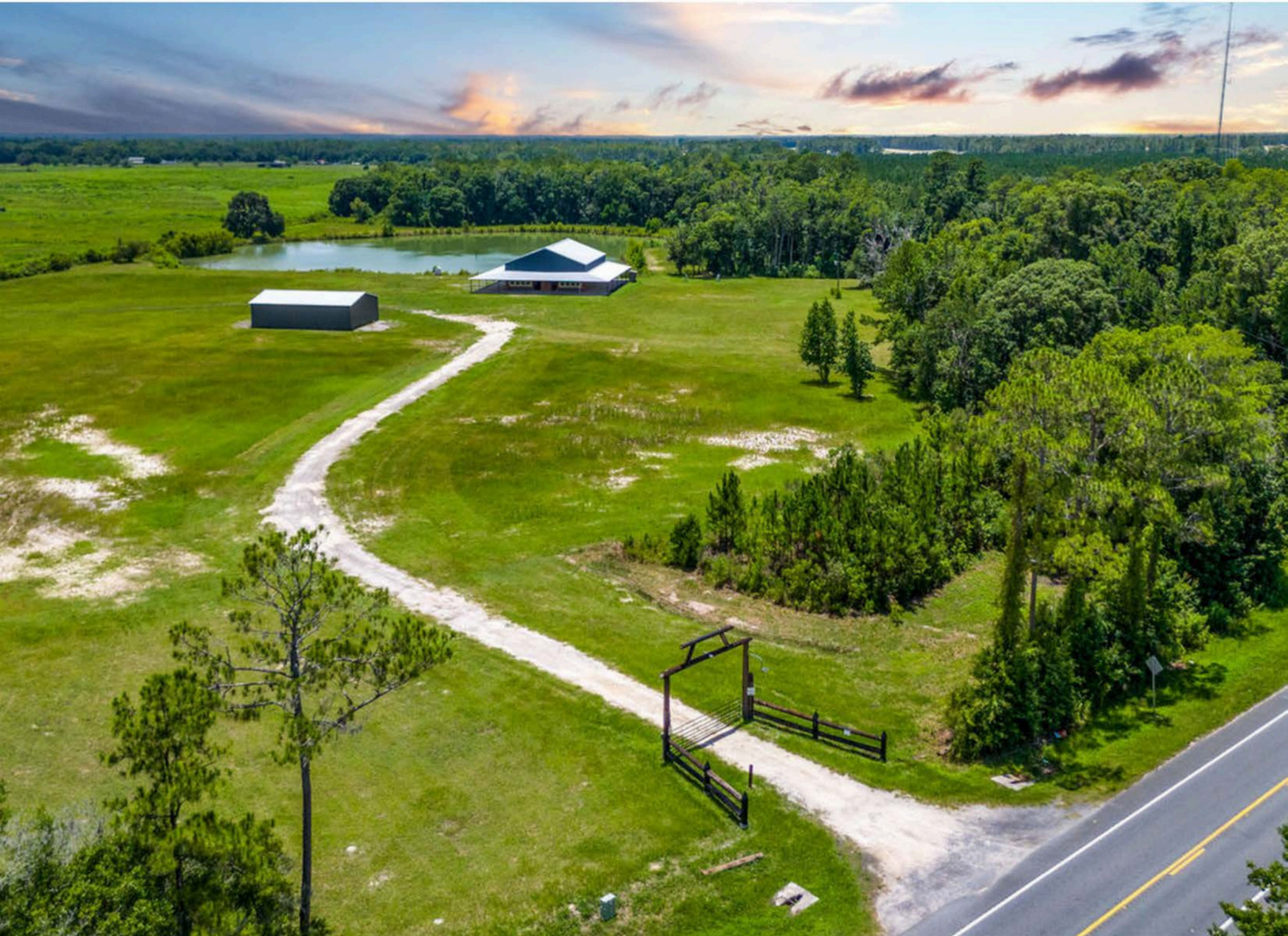
Property Gallery

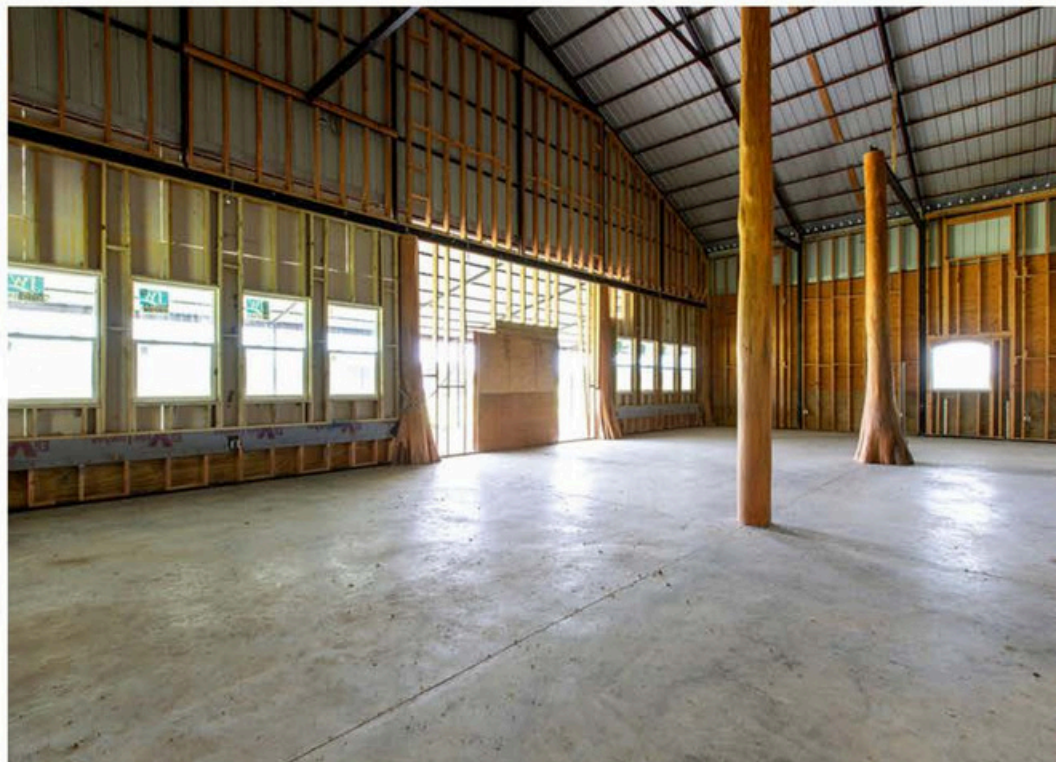
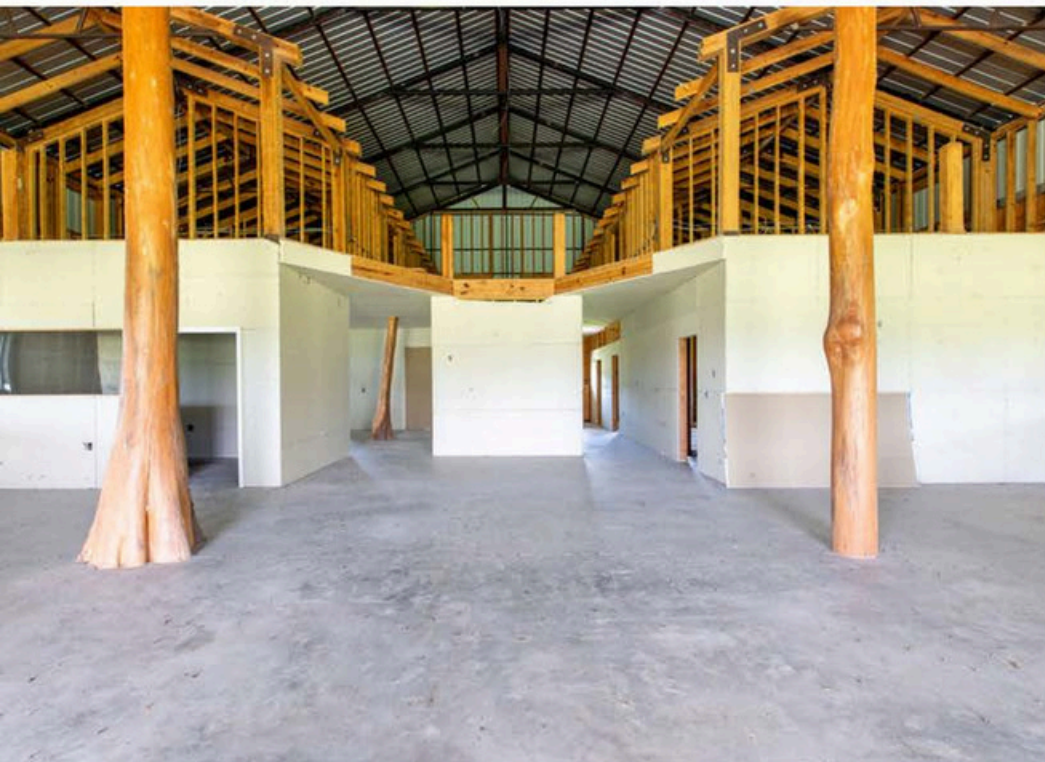
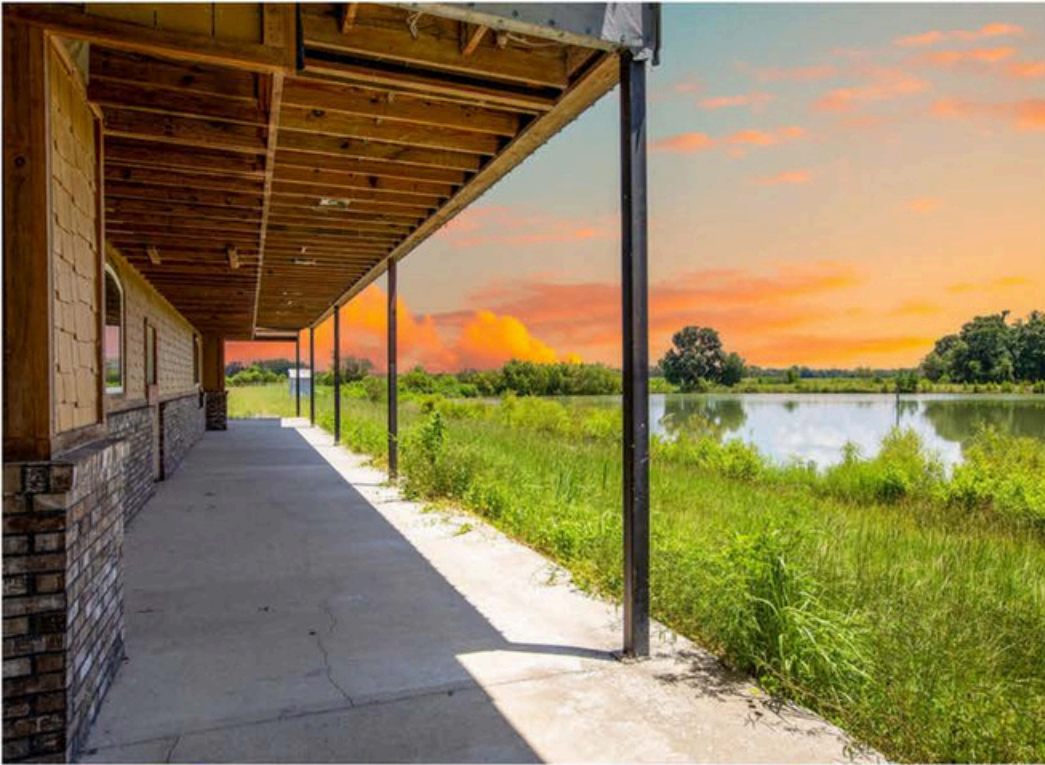
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Key Businesses & Retailers

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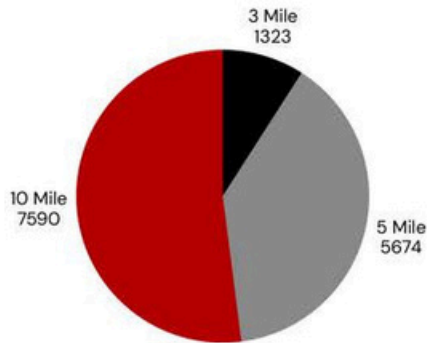


Demographic Report

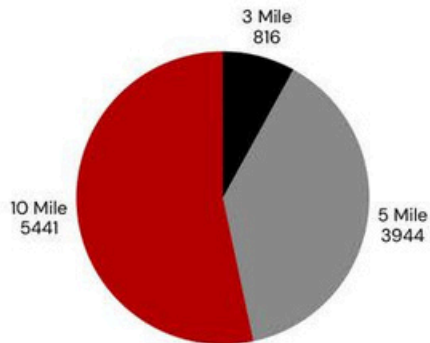
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Demographic Report



2029 Population Projection



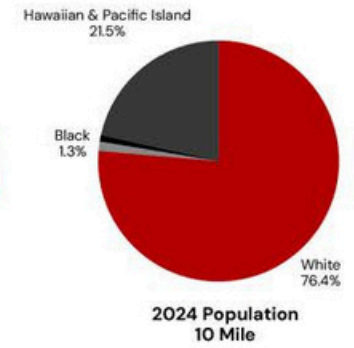
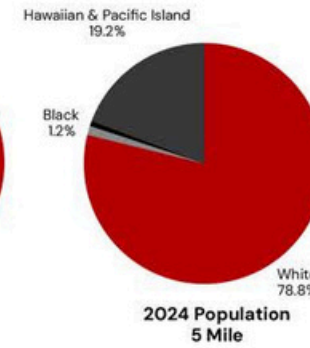
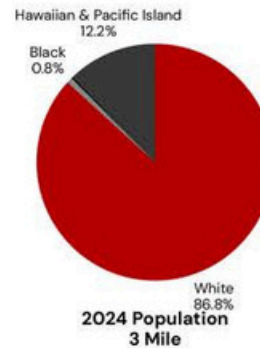
2024 Population

2020 Census		Growth 2024 - 2029	
3 Mile	-4.91%	3 Mile	-12.96%
5 Mile	-8.12%	5 Mile	-8.57%
10 Mile	-8.58%	10 Mile	-8.48%

2024 Population by Hispanic Origin

3 Mile: 1,323 | 5 Mile: 5,674 | 10 Mile: 7,590

Radius	3 Mile	5 Mile	10 Mile			
Households	159	1,215	1,798			
2029 Projection	183	1,400	2,062			
2024 Estimate	181	1,419	2,117			
2020 Census	-13.11%	-13.21%	-12.80%			
Growth 2024 - 2029	1.10%	-1.34%	-2.60%			
Growth 2020 - 2024	117	63.93%	905	64.64%	1,387	67.26%
Owner Occupied	66	36.07%	495	35.36%	675	32.74%



Demographic Report



2024 Avg Household Income

3 Mile: \$68,160 | 5 Mile: \$68,479 | 10 Mile: \$68,988

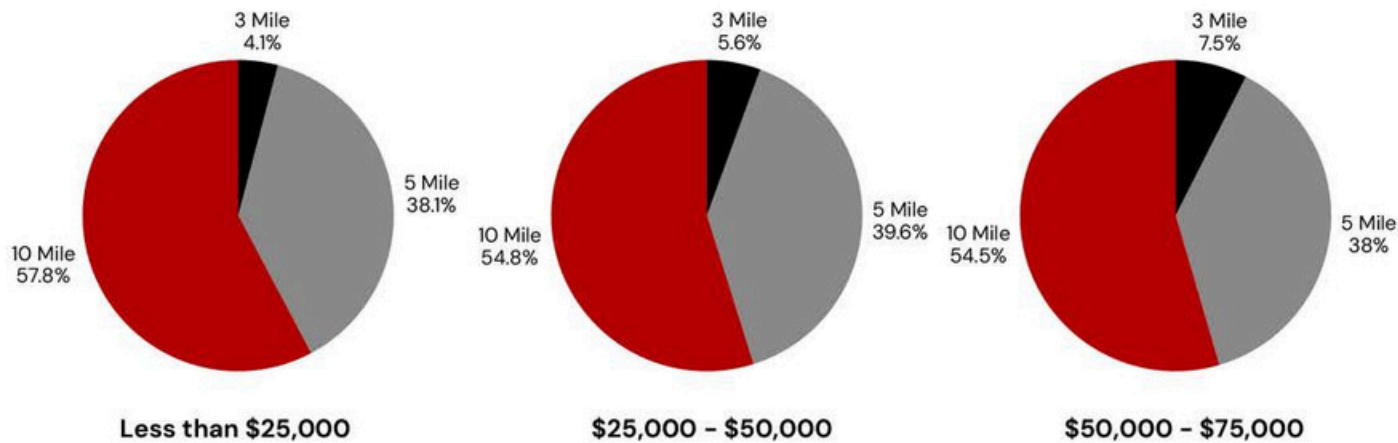


2024 Med Household Income

3 Mile: \$57,727 | 5 Mile: \$56,626 | 10 Mile: \$57,834

2024 Households by HH Income

3 Mile: 1,323 | 5 Mile: 5,674 | 10 Mile: 7,590



Radius	3 Mile		5 Mile		10 Mile	
Income: \$75,000 - \$100,000	33	18.23%	168	11.98%	241	11.69%
Income: \$100,000 - \$125,000	17	9.39%	135	9.63%	205	9.95%
Income: \$125,000 - \$150,000	16	8.84%	111	7.92%	155	7.52%
Income: \$150,000 - \$200,000	6	3.31%	60	4.28%	90	4.37%
Income: \$200,000+	0	0.00%	19	1.36%	33	1.60%

Discover Growth & Opportunity

9422 SW State Road 121, Lake Butler, FL 32054



About Lake Butler, Florida

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Lake Butler, Florida, located in the heart of Union County, offers a uniquely serene and community-oriented environment that continues to attract families, investors, and businesses alike. This small but growing city is known for its scenic surroundings, including picturesque lakes, forested landscapes, and access to nearby state parks—offering a high quality of life rooted in nature, safety, and simplicity.

Lake Butler's economy is primarily supported by education, agriculture, and local government services, with an emerging interest in residential development and small business growth. The presence of strong public schools, proximity to major regional employers, and a dependable local workforce create a foundation for long-term economic resilience.

Strategically positioned within reasonable driving distance to Gainesville, Lake City, and Jacksonville, Lake Butler provides convenient access to broader employment markets and higher education institutions, while maintaining its rural character and affordability. This combination makes it an attractive option for those seeking lower costs of living without sacrificing accessibility or lifestyle.



Discover Lake Butler's Growth and Opportunity

Economic Expansion

- **Downtown Revitalization Efforts:** Lake Butler has continued to invest in its historic downtown core through streetscape enhancements, public facility upgrades, and support for small businesses. These efforts aim to strengthen local commerce, preserve the town's charm, and attract new entrepreneurs to the area.
- **Residential Development Growth:** In recent years, Lake Butler has seen a steady increase in interest from residential developers due to its affordable land and proximity to larger cities like Gainesville and Lake City. New housing subdivisions and single-family developments are being planned to accommodate population growth and meet the rising demand for quality housing.

Infrastructure and Transportation

- **Roadway Improvements and Access:** Union County has prioritized road maintenance and infrastructure upgrades, including improvements to State Road 121 and nearby connectors, helping to ensure safe and efficient travel between Lake Butler and surrounding employment hubs.
- **Proximity to Regional Hubs:** Lake Butler's location offers direct access to major regional markets via US-90 and I-75. This connectivity enables residents and businesses to benefit from the amenities of nearby urban centers while enjoying the peace and affordability of a smaller community.



Urban Revitalization and Development Projects

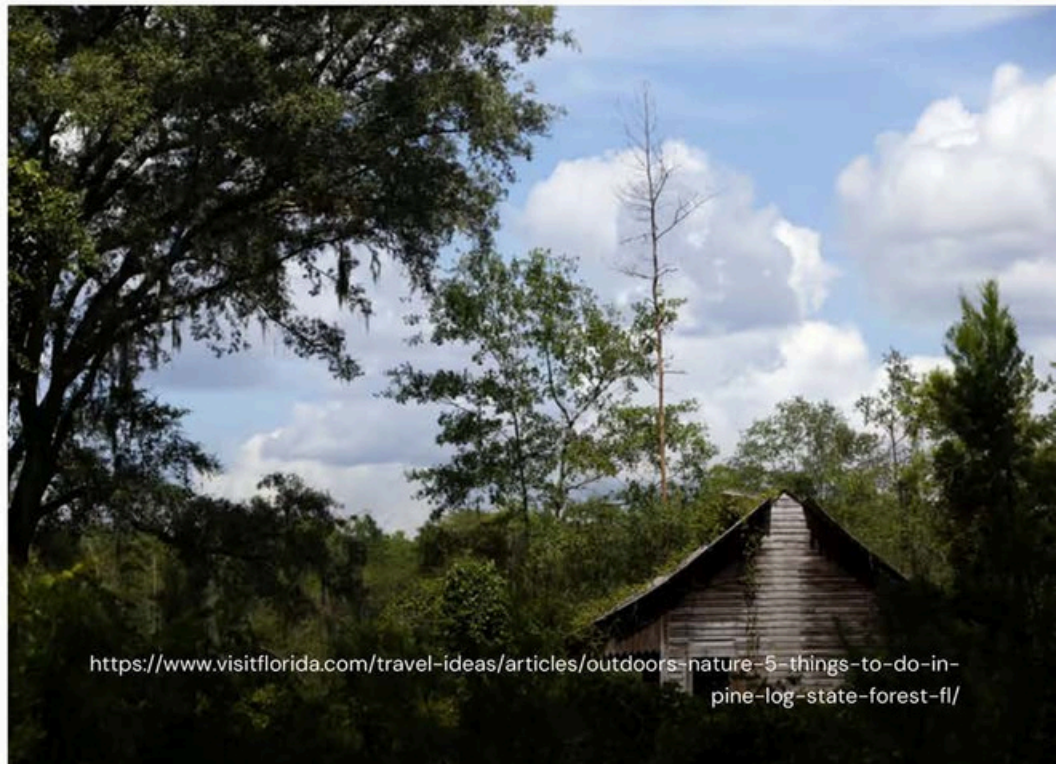
- **Downtown Enhancement Programs:** Lake Butler has made continued efforts to enhance its historic downtown district through beautification projects, small business incentives, and upgrades to public amenities. These initiatives aim to preserve the town's character while supporting future economic development and attracting local entrepreneurs.
- **Community Facility Improvements:** Union County has invested in the improvement of public facilities such as the Union County Public Library and recreational spaces, supporting both educational enrichment and family-oriented community programs that strengthen civic engagement.

Population Growth and Community Development

- **Steady Population Growth:** As rural communities in Florida become more attractive due to affordability and quality of life, Lake Butler has seen a gradual increase in population. Its central location, safe neighborhoods, and proximity to Gainesville and Lake City continue to appeal to families, retirees, and remote workers seeking a quieter lifestyle.
- **Affordable Housing and Local Development:** In response to the evolving housing needs, Lake Butler has welcomed new single-family developments and affordable housing projects, providing expanded homeownership opportunities for working professionals, teachers, and longtime residents.



<https://www.visitflorida.com/travel-ideas/articles/outdoors-nature-5-things-to-do-in-pine-log-state-forest-fl/>





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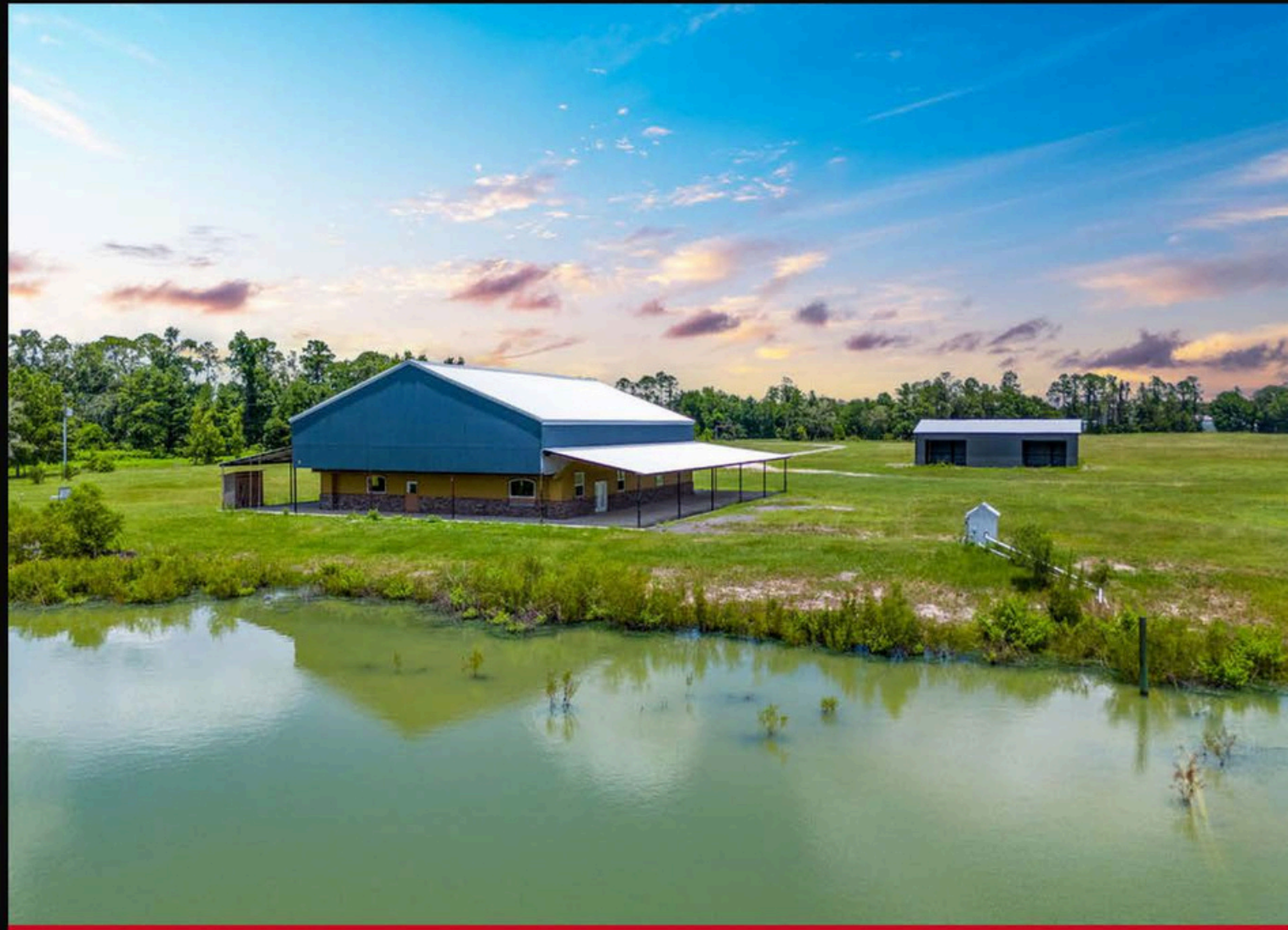
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