

Alachua Land

16.1± AC Available for Sale

13669 & 13663 NW US HWY 441 | Alachua, FL 32615

San Felasco,
Tech City



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Property Details

- **Positioned in Alachua** — a globally recognized biotechnology hub, known for attracting life sciences, research and advanced technology companies with international reach and credibility.
- **Strategic proximity to San Felasco Tech City**, a major innovation and employment center supporting technology, biotech, and professional service users.
- **Minutes from Progress Corporate Park at the UF Sid Martin Biotech Incubator**, one of the nation's most successful university-affiliated biotech incubators and a catalyst for industry growth.
- **Outstanding access along US Highway 301**, providing direct connectivity to regional markets while remaining embedded in Alachua's innovation corridor.
- **Surrounded by a strong talent and research pipeline**, supported by the University of Florida and its world-class scientific and engineering programs.
- **Ideal for biotech, life sciences, medical, flex, light industrial, or technology-driven users** seeking a location within a proven innovation ecosystem.
- **Located in a business-friendly community** with a track record of supporting biotech startups, established firms and long-term commercial investment.
- **A high-visibility address in a growth-oriented market**, offering long-term value for owner-users or investors looking to align with Alachua's continued expansion in science and technology.

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Address: 13669 & 13663 NW US HWY 441

City, State, Zip: Alachua, FL 32615

Parcel ID(s): 05970-004-000

Zoning: Commercial, Intensive(CI), Industrial, Light and Warehousing(ILW)

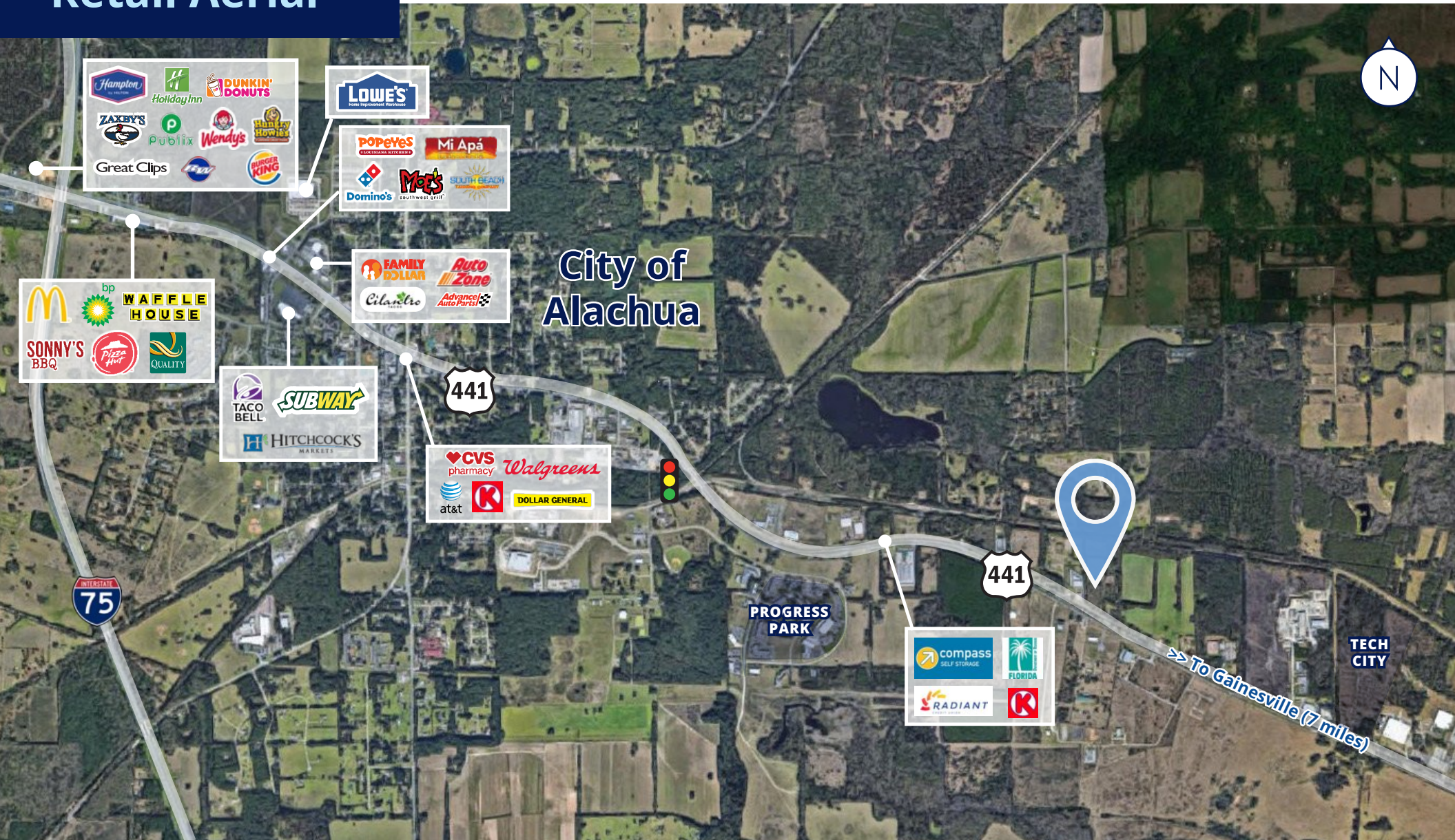
Parcel Size: 16.1 AC

Photo Gallery

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Retail Aerial



Area Overview

Alachua, FL

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 taken from a Timucua word meaning "sinkhole."



Demographics

ESRI Business Analyst, 5 mile radius



2025 Estimated
Population

13,961



2030 Projected
Population

15,248



2025 Estimated
Average Income

\$105,967



2030 Projected
Average Income

\$122,032

Progress District Development

The Progress District

The Progress District is a thriving business hub strategically located for success. Boasting 800 acres and home to 35 companies employing more than 1,100 individuals, this district offers a unique blend of affordability, cooperation, and a highly educated workforce. Benefit from its close proximity to Downtown Gainesville and the University of Florida (11 miles), Downtown Alachua (2 miles) and the natural beauty of surrounding state parks (10 square miles). The Progress District provides an ideal environment for businesses seeking growth, innovation and a forward-thinking approach to economic development.



San Felasco Tech City

San Felasco Tech City in Alachua, Florida, is a groundbreaking mixed-use development designed to be a sustainable “live-work-play” community for innovators and entrepreneurs. This forward-thinking hub seamlessly integrates Class A office and warehouse spaces with residential homes, all within a “green” environment powered by solar energy, including solar trees and a large bifacial solar array. Offering a dynamic ecosystem for tech companies and startups, San Felasco Tech City provides spaces ranging from 2,500 to 270,000 square feet, complemented by community amenities like a preschool, clubhouse, and recreational facilities. Residents enjoy convenient access to the 7,200-acre San Felasco Hammock State Park and its trails, with future developments including a multi-use tower featuring a rock-climbing facility and restaurant, making it the perfect destination for businesses seeking both growth and a vibrant lifestyle.



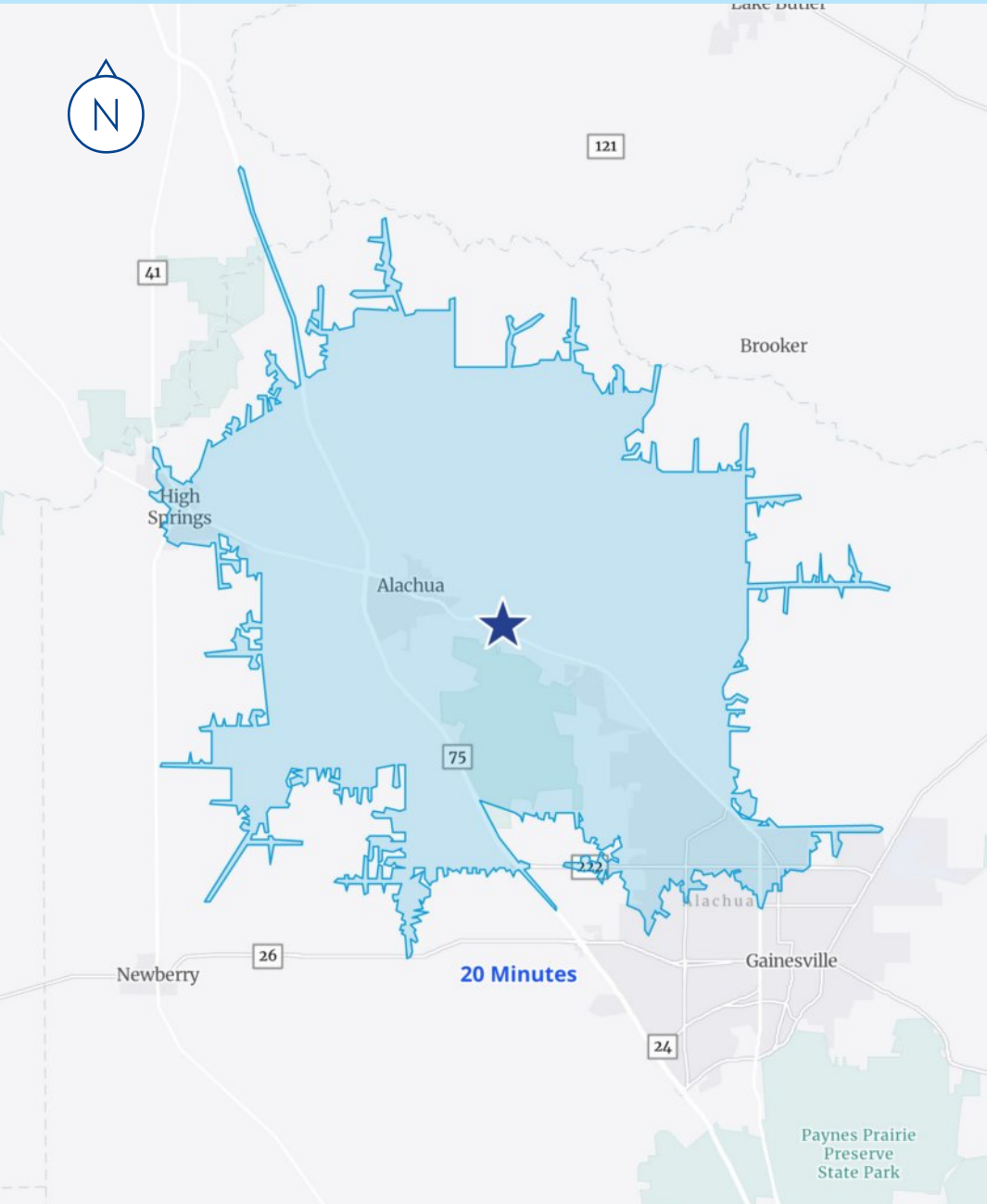
Proposed New Development

Master Plan Community Coming Soon

The Weyerhaeuser Company's new development plans in Gainesville, Florida, will include thousands of homes. Spanning over 1,200 acres of land, the project aims to transform the area into a vibrant mixed-use community. It will feature a blend of 7,800+ residential units, commercial, and recreational spaces, with a strong focus on sustainability. The development will offer green spaces, trails, and seamless connectivity within the neighborhood. This ambitious project is expected to create numerous job opportunities and provide housing options for the growing population, making it an exciting prospect for the area. The overall development plan has been approved by the City of Gainesville.



Demographics



2025 Population

20 Min 122,285



2025 Average Household Income

20 Min \$107,572



2025 Daytime Population

20 Min 123,777



2030 Average Household Income

20 Min \$122,239



Contact Us

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