

SALE

TBD NW 46TH AVENUE
TBD NW 46th Avenue Newberry, FL 32669



PROPERTY DESCRIPTION

Sheer limestone bluffs tower over turquoise aquifer-filled waters of 2 lakes ringed with Red Cedars & Cherry trees on this truly extraordinary 127-acre property. Comprised of 4 parcels, this exceptional property offers nearly 100 feet of elevation rise & fall, offering expansive vistas & long-range views more reminiscent of the Appalachian Mountains than land found in North Florida.

Well located, this tract features both tranquility & convenience to Gainesville, home to world-class health care services from UF Health/Shands & North Florida Regional Medical Center, as well as Florida's preeminent academic institution: The University of Florida. Shopping & dining options at Celebration Pointe & Butler Town Center are a just a short drive, as is the quaint small-town charm of Newberry, FL, located just a few miles to the southwest.

Formerly a limestone quarry, these parcels comprise perhaps the single finest estate/family homestead property in North Florida. Alternatively, the cliffs offer unparalleled options for cliffside executive estates with commanding views & exceptional privacy. Forests filled with Heritage Live Oaks, Laurel Oaks, Cherry, & Cedar provide endless options for recreation areas or accessory development lots, while the deep quarry lakes teem with large-mouth bass.

If you're a discerning buyer looking for the most unique, private, & accessible estate tract available, look no further. If you're a visionary who understands the potential this property offers for either development or as a homestead, this property is without equal in North Florida.

VIDEO

OFFERING SUMMARY

Sale Price:	Bring Offers!
Total Acreage:	127 Acres
Parcel: 04144-001-000	40.34 Acres
Parcel: 04145-000-000	83.03 Acres
Parcel: 04147-017-000	1.74 Acres
Parcel: 04147-016-001	1.88 Acres

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**COLDWELL BANKER
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M.M. PARRISH REALTORS

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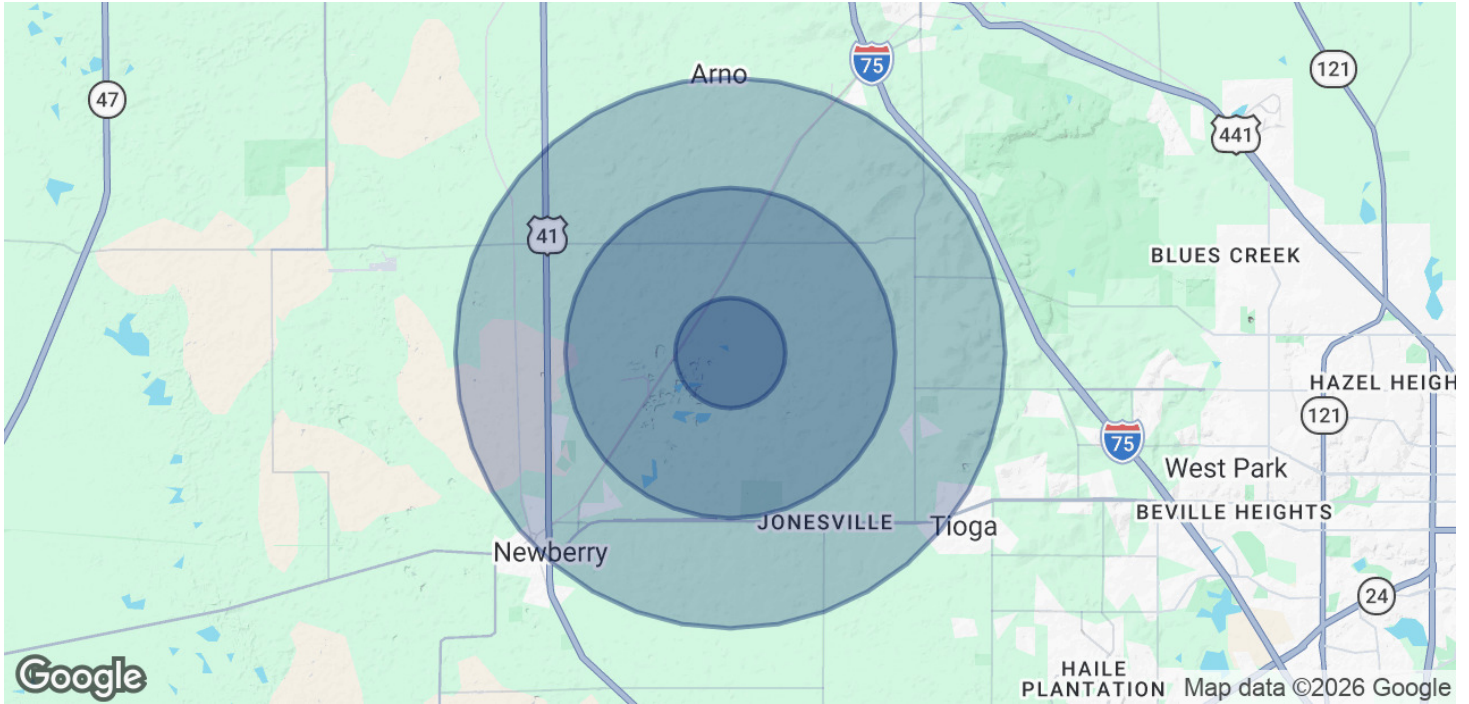
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	356	2,689	8,778
Average Age	33	35	38
Average Age (Male)	32.7	34.2	35.2
Average Age (Female)	33.7	35.5	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	123	964	3,406
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$70,129	\$70,684	\$71,948
Average House Value	\$204,772	\$202,461	\$202,548

2020 American Community Survey (ACS)

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

