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Steeplechase
Shopping
Plaza

UF Health
Springhill

NW 39th Avenue

16± Acres For Sale

**Fully Entitled and Approved for 352-Unit
Multifamily Development**

3662 NW 92nd Ct (SE Quadrant of I-75 & NW 39th Avenue)
Gainesville, FL 32606



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Springhill Development

SE Quadrant

This is an unparalleled opportunity to purchase land that is fully entitled and approved for 352 unit multifamily development.

UF Health Springhill

Steeplechase Shopping Plaza

NW 39th Avenue



31,500± AADT

Property Description

Entitled Multifamily Site

The subject property is 16± acres in the SE Quadrant of I-75 and NW 39th Avenue in Gainesville, Florida in the County of Alachua. The property has been entitled and approved for High-Density Multifamily development and comes with a complete set of architectural and structural plans. The site plan is for a twelve building, 352 units (624 beds) that include a clubhouse, an integrated fitness building and pool.

Surrounded by shopping, healthcare, banking, restaurants and schools, this location is prime for multifamily living and the convenience of all that the area has to offer. This parcel has easy access to I-75 and NW 39th Avenue – a main east-west corridor to all points across Gainesville, Florida.

Located a mere one-half mile from Santa Fe College, this college has approximately 14,000 student that can provide an immediate tenant base that is readily available for this development. UF Health Springhill campus and emergency facility is also within a one-mile radius of this location.

Home to the University of Florida, the third-largest public university campus by enrollment in the United States, Gainesville is a hub of activity and growth in North Central Florida with an estimated 360,000± residents and growing year over year.

Tax Parcel: Portions of #06233-001-001, #06233-010-011 and #06233-010-010



\$7,920,000
\$22,500/unit
Sales Price



16± Acres
Land Area



Fully entitled and approved for multifamily
Zoning

1160248



NW 39th Avenue



31,500± AADT



Springhill Development

SE Quadrant Concept Plan

12 building multifamily plan including clubhouse, intergrated fitness building and pool.



Multifamily Parcel



\$7,920,000
\$22,500/unit
624 beds



1
Parcel



16.0±
Total AC



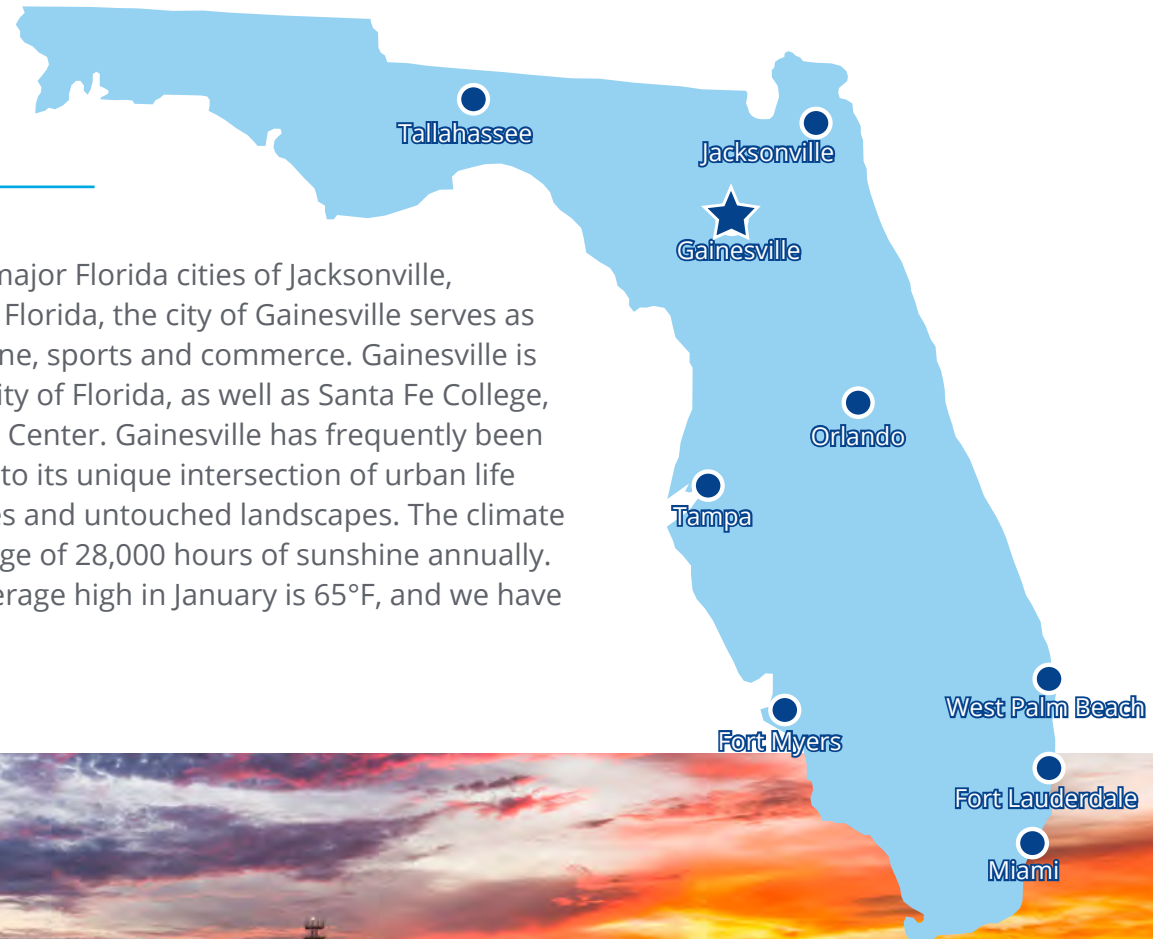
Architectural Site Plan



ARCHITECTURAL SITEPLAN LEGEND	
	BUILDING TYPE I (1) (MULTIFAMILY 3-STORY, 46 UNITS)
	BUILDING TYPE II (3) (MULTIFAMILY 4-STORY, 32 UNITS)
	BUILDING TYPE III (2) (MULTIFAMILY 4-STORY, 32 UNITS)
	BUILDING TYPE IV (3) (MULTIFAMILY 3-STORY, 24 UNITS)
	BUILDING TYPE V (1) (MULTIFAMILY 4-STORY, 28 UNITS) -INTEGRATED FITNESS-
	BUILDING TYPE VI (1) (MULTIFAMILY 3-STORY, 46 UNITS) -INTEGRATED MAIL CENTER-
	BUILDING TYPE VII (1) CLUBHOUSE
	BUILDING TYPE VIII (1) MAINTENANCE/PET SALON
	GAZEBO (BY OTHERS)
	TRANSFORMERS AND CABINETS
	EV CHARGING PARKING EXTENTS

Area Overview

Gainesville is centrally located midway between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes and untouched landscapes. The climate consists of mild winters and warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89°F, while the average high in January is 65°F, and we have a 255-day growing season.





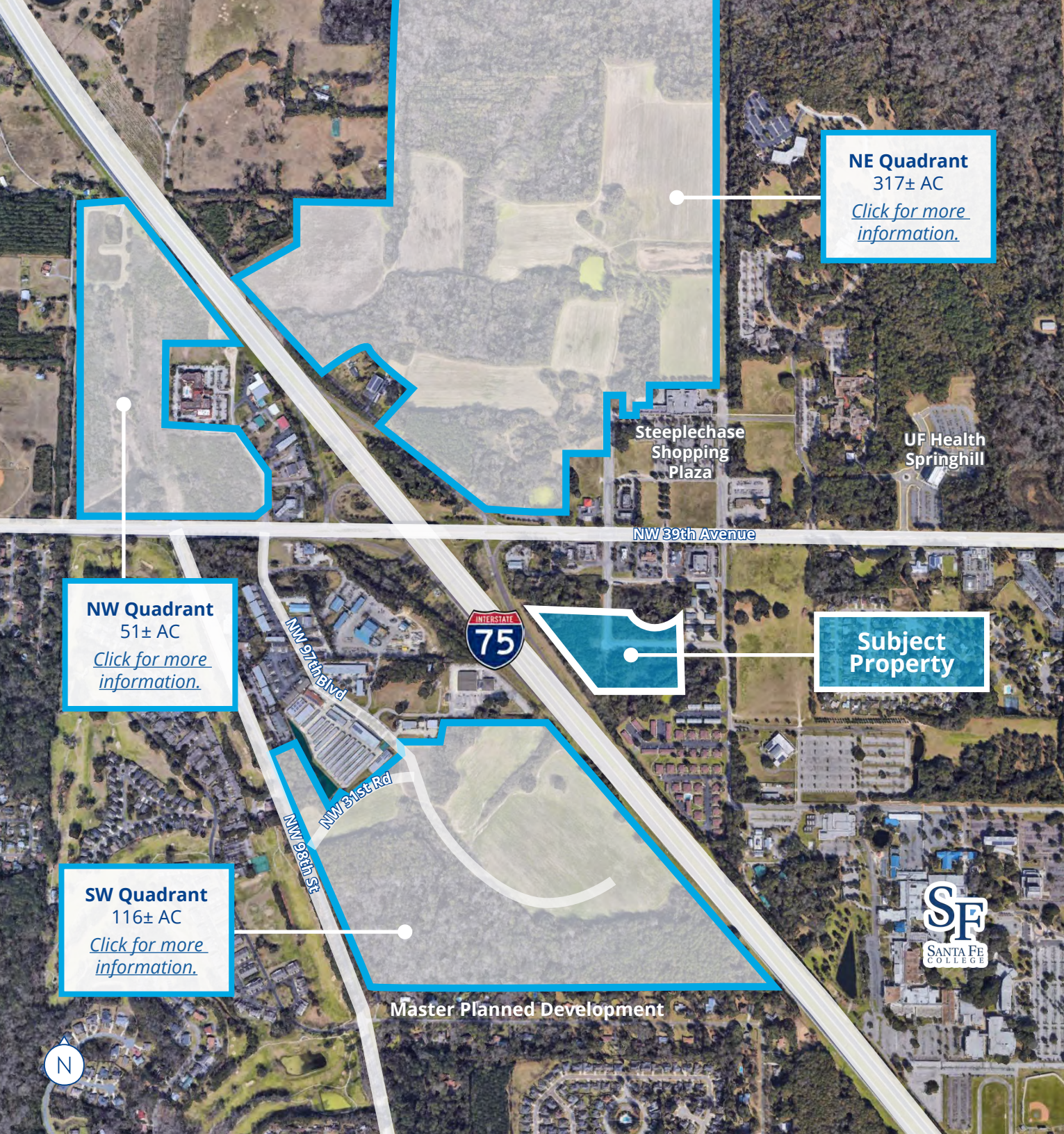
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NE Quadrant
317± AC
[Click for more information.](#)

NW Quadrant
51± AC
[Click for more information.](#)

SW Quadrant
116± AC
[Click for more information.](#)

Subject Property

Master Planned Development

