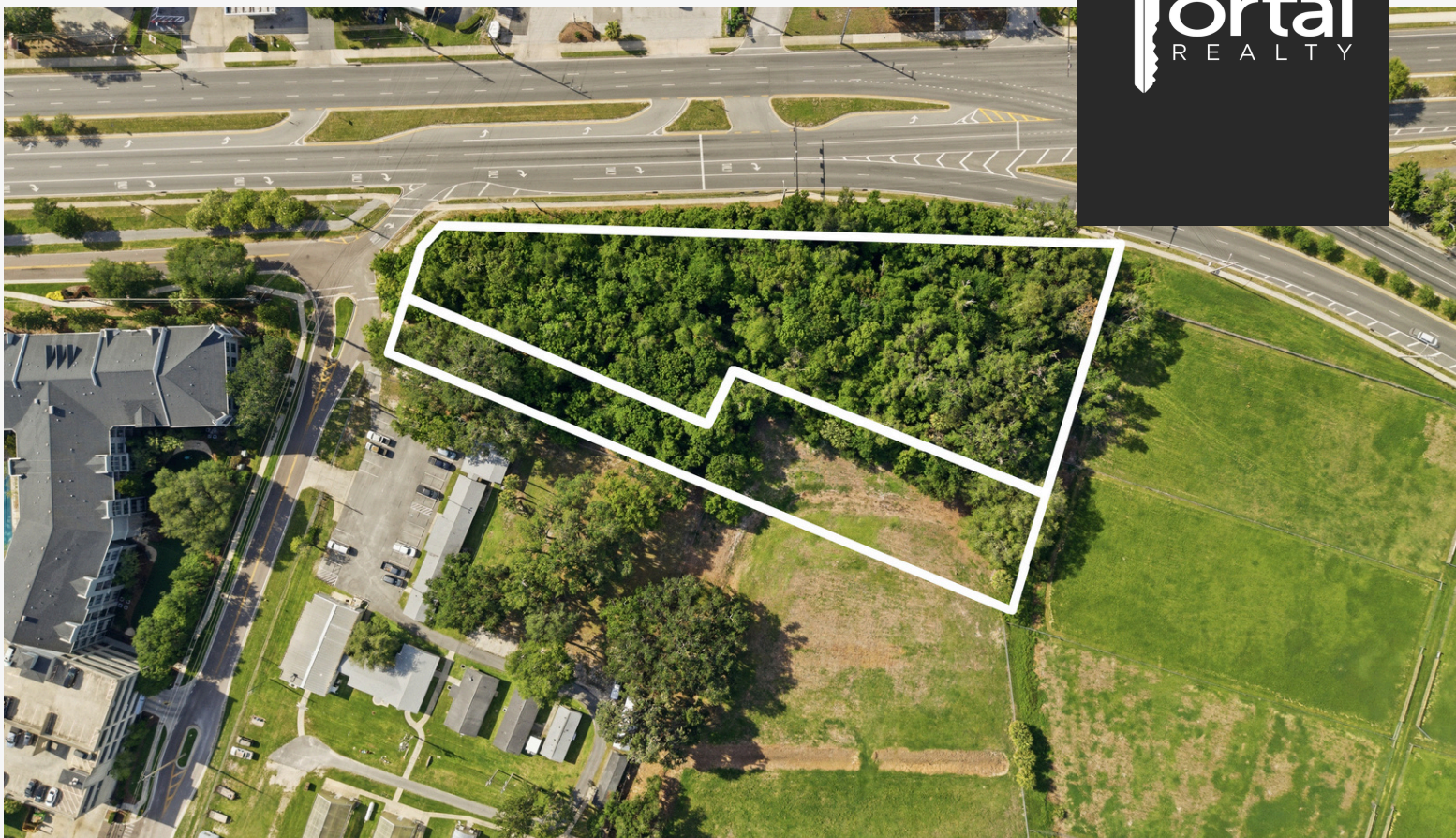


ARCHER RD & SW 16TH AVE

LAND FOR SALE



Summary Info

Sale Price: \$5MM
Lot Size: 2.61 Acres
Price/Acre: \$1.92MM
Zoning: U9

LISTING AGENTS

TERESA CALLEN

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PROPERTY OVERVIEW

Exceptional 2.61-acre commercial development opportunity on 2 parcels located on Gainesville's premier retail and medical corridor directly along SW Archer Road. Zoned U9, the property allows for a broad range of high-intensity mixed-use development opportunities, including multifamily, office, medical, retail, hospitality, and vertically integrated mixed-use projects. U9 is Gainesville's highest-intensity urban transect zoning district outside of Downtown and is intended to support dense, walkable, urban-scale development with a mix of residential and commercial uses.

The site benefits from outstanding visibility with an AADT of 54,000 along Archer Road, one of Gainesville's busiest commercial corridors and the primary connection between the University of Florida, UF Health/Shands, Butler Plaza, Celebration Pointe, and Interstate 75.

Surrounded by major employers, healthcare facilities, retail destinations, hotels, and dense residential neighborhoods, the property sits in the heart of Gainesville's strongest growth corridor. Utilities are available in the area, and the location offers convenient access to both UF and I-75.

ARCHER RD & SW 16TH AVE LAND FOR SALE



AADT: 54,000

DEMOGRAPHICS



Population and People
Total Population (2024)
122,573



Income and Poverty
Median Household Income
\$44,452



Employment
Number of Employees
110,300



Housing
Total Housing Units
40,552



Business and Economy
Total Employer Establishments
1,032



Housing Values
Median Home Value
\$232,873

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Zoning: U9

PROPERTY FEATURES

- Heart of Gainesville's premier commercial corridor
- Excellent traffic count with an AADT of 54,000+
- High-Intensity mixed-use zoning allows a variety of retail, office, medical, hospitality, and residential development opportunities
- Strategically located between UF Health, Butler Plaza, Celebration Pointe, and I-75

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