

0000 US HWY 301, WALDO, FL 32694

US HWY 301 IN WALDO-LAND FOR RETAIL DEVELOPMENT

ERIC RAMIREZ

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OFFERING SUMMARY

| | |
|---------------|--------------|
| Sale Price: | \$270,000 |
| Lot Size: | 5.11 Acres |
| Price / Acre: | \$52,838 |
| Zoning: | Agricultural |

PROPERTY OVERVIEW

Vacant undeveloped commercial retail land at U.S Highway 301. This property is located in the heart of Waldo Fl. Highway 301 has utilities available and is ready for commercial retail development. Waldo is within driving distance of major cities including Gainesville and Jacksonville. The town boasts access to many lakes and outdoor recreational activities, which attracts out-of-towners to the area throughout the year.

PROPERTY HIGHLIGHTS

- -Paved county road access.
- -This prime property on a well-traveled road with city water/sewer just in front the property on the other side of the road
- -This property is very close to the flea market and Walmart in Waldo, FL.

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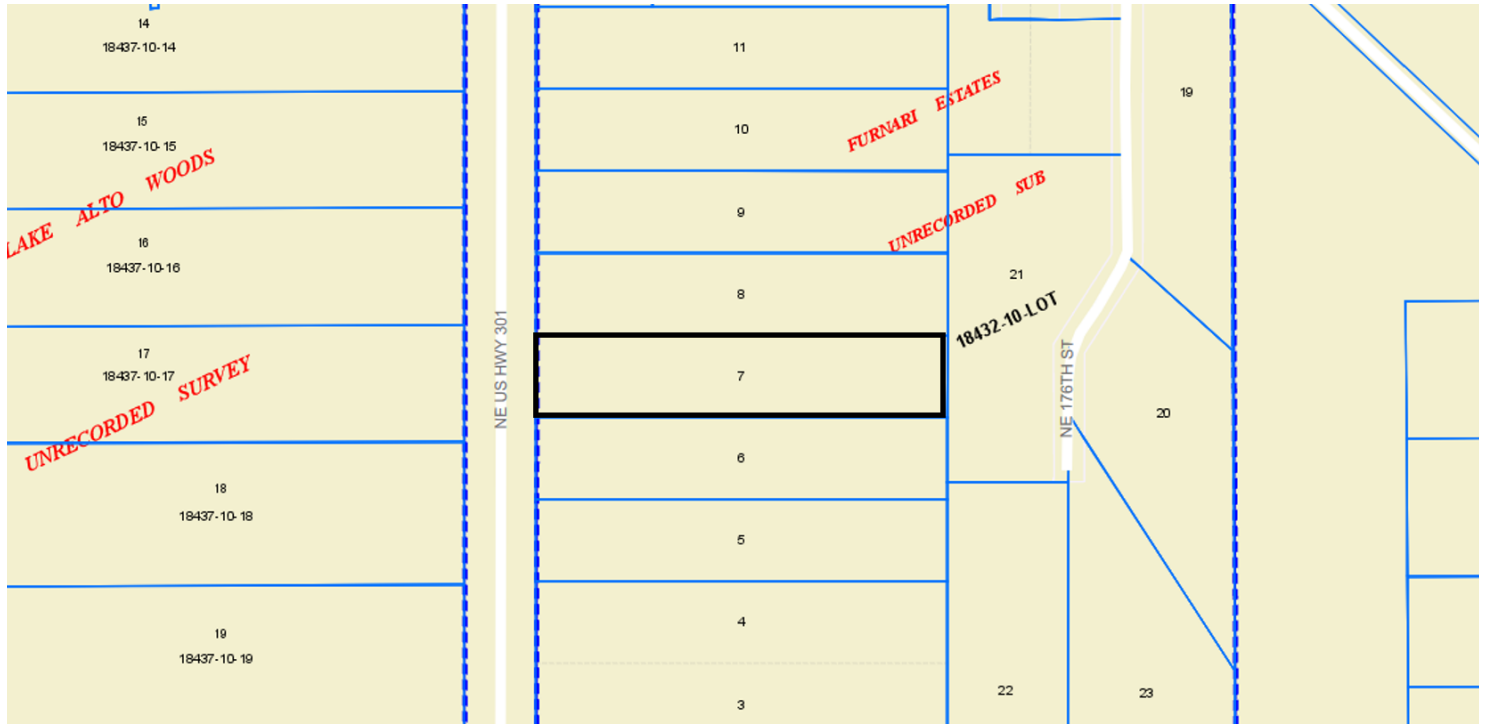
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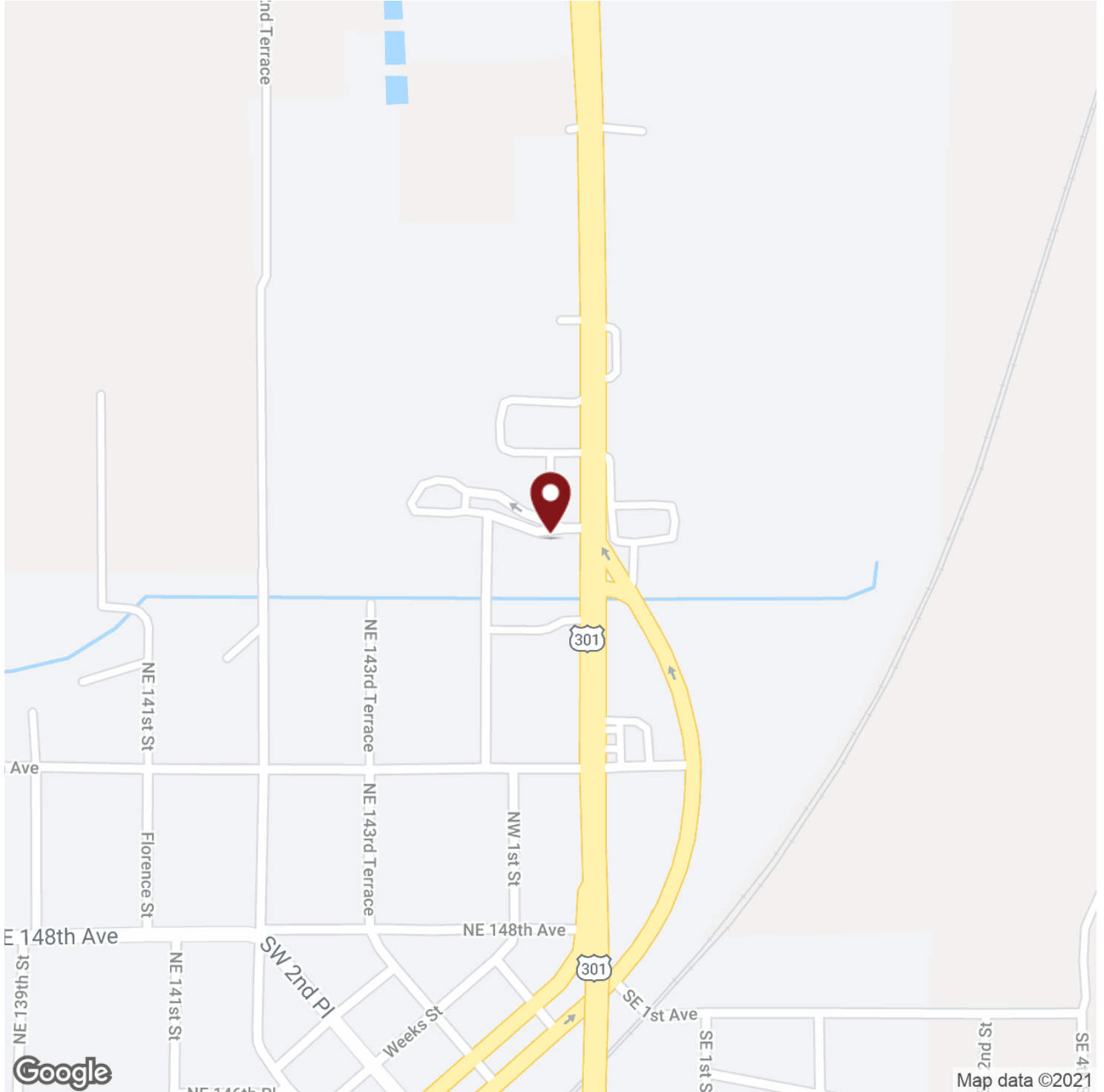
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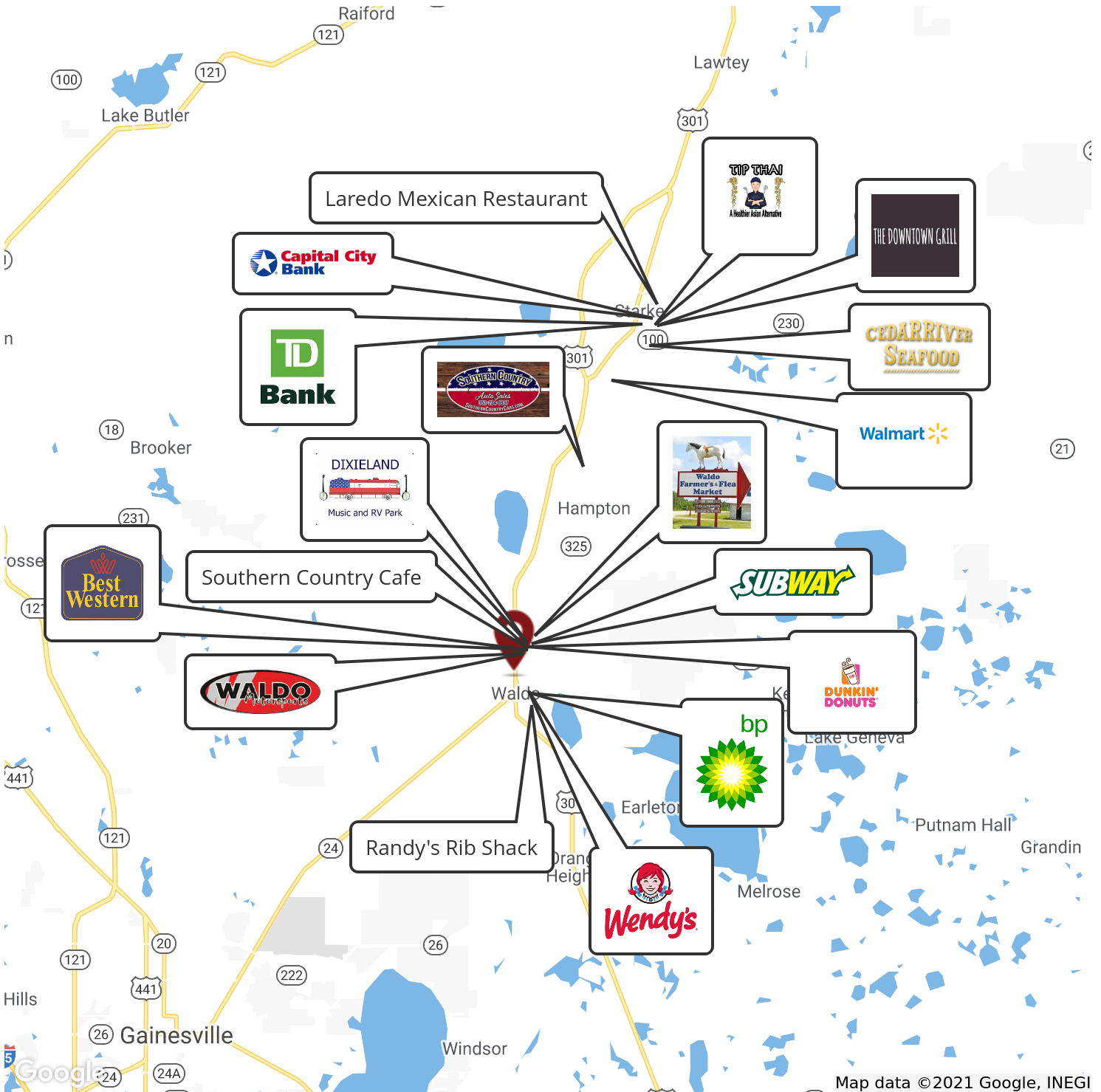
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Waldo is located in North Central Florida. It offers small town charm combined with the benefit of Alachua County resources. It's prime location is within driving distance to Gainesville, Jacksonville, Tampa and Orlando. The current undeveloped land on US Hwy 301 has utilities available and is an excellent development opportunity for retail and other businesses. This land has unlimited possibilities for developers.



Alachua County

Alachua County has an estimated population of 265,246 and a population density of approximately 282.7 persons per square mile. This includes over 50,000 college students at the University of Florida and Santa Fe College.

Alachua County is located in North Central Florida, which is approximately 85 miles from Georgia, 67 miles from Florida's east coast and 50 miles from the Gulf. It is centrally located between the major cities of Jacksonville, Tampa and Orlando.

Why Alachua County?

Alachua County can offer highly educated employees with an accessible transportation network. In addition, the Alachua County Department of Growth Management has created land use policies to assist businesses located near major transportation or employment hubs (Activity Centers). There are new policies that allow Traditional Neighborhood Developments and Transit Oriented Developments (TOD) in many land use categories. These are mixed use communities, which border multi-modal transit lines. This reduces the commute for employees and increases their work-life balance.

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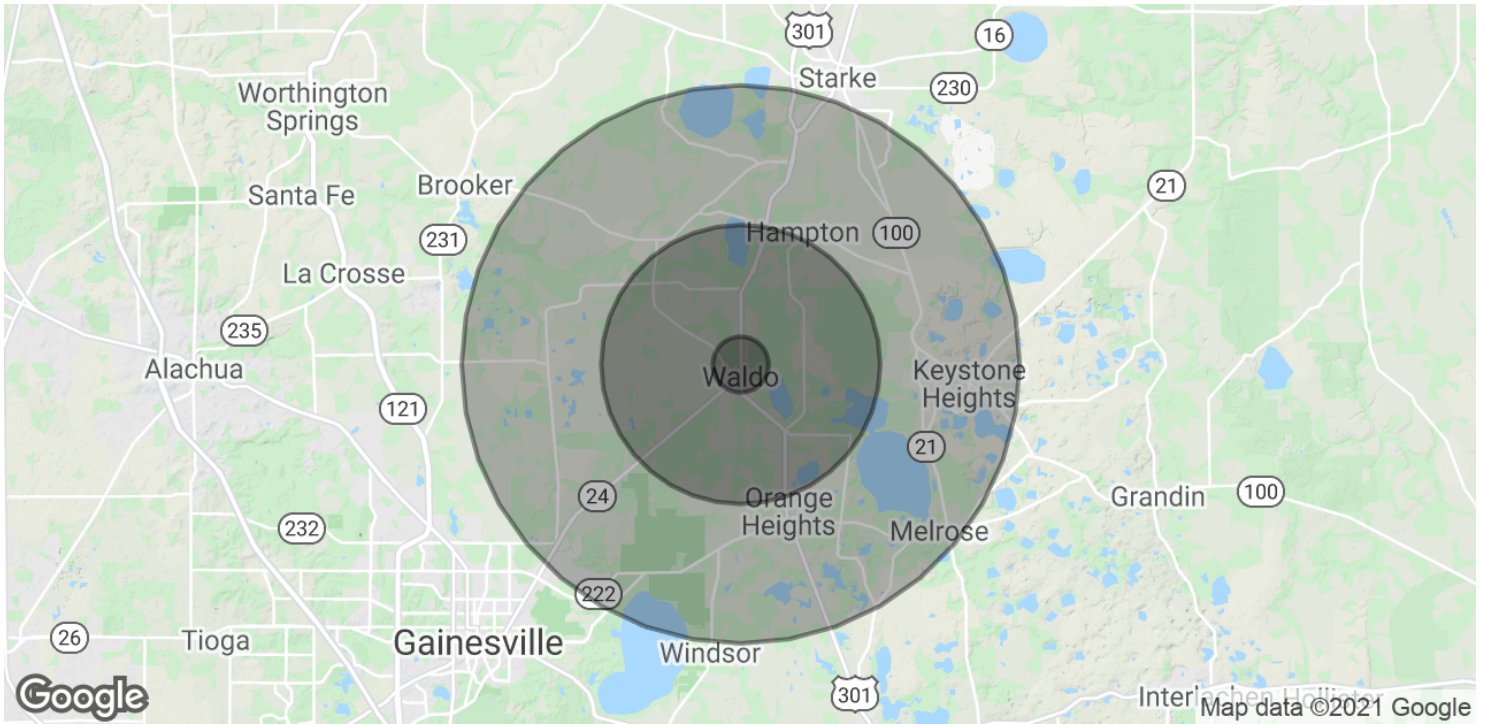
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 139 | 3,609 | 20,441 |
| Average age | 42.3 | 45.0 | 43.2 |
| Average age (Male) | 41.1 | 43.6 | 42.0 |
| Average age (Female) | 43.2 | 46.0 | 44.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total households | 52 | 1,349 | 7,333 |
| # of persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH income | \$57,312 | \$57,640 | \$55,078 |
| Average house value | \$179,661 | \$185,940 | \$178,401 |

* Demographic data derived from 2010 US Census

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