

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This prime 2,000-unit development in Alachua County, in High Springs, presents an exceptional opportunity in one of North Central Florida's most sought-after growth corridors. The project has been approved and master-planned, entitled for 1,437 single-family 70'-100' lots and 563 multi-family lots that could also be villas or smaller home sites, catering to the increasing demand for quality housing in the region. The owner has already developed 106 single-family 70'-100' lots, which are infrastructure-ready and positioned for immediate vertical construction. These completed lots offer builders a jumpstart in delivering much-needed housing inventory to the market, capitalizing on the area's population growth and strong demand for both single-family and multi-family housing options.

LOCATION DESCRIPTION

Nestled in the thriving region of Alachua County, this exceptional property offers a completely dry, build-ready parcels located just minutes from the charming city of High Springs. Known for its blend of small-town charm and strategic location, High Springs is a rapidly growing community with strong connectivity to major urban centers such as the University of Florida in Gainesville, just 20 miles to the southeast, a Publix 5 miles away, and easy access to Interstate 75, which provides seamless north-south travel throughout Florida.

MUNICIPALITY

City of High Springs

PROPERTY SIZE

686.76 Acres

ZONING

PUD

PRICE

See Pricing Breakdown

BROKER CONTACT INFO

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Pricing Breakdown

Single Family Lots (SFL)

70' x 120'	983 Lots @ \$37,500 = \$36,825,500
80' X 120'	294 Lots @ \$42,500 = \$12,495,000
100' X 120'	160 Lots @ \$47,500 = \$7,600,000

Total: **1,437 Lots** **\$56,920,000**

Multi-Family (MF)

- Single Family & Attached Homes
- Patio Homes
- Duplex Homes
- Town Homes
- Condominium
- Age Restricted Homes
- Assisted Living
- Memory Care

Total: **563 DU's @ \$27,750 p/u** **\$15,623,250**

Finished **106 Lots: 70'-100'** +
Site improvements Phase 1* **\$7,540,000**

Phase 2 engineering site plans in
progress **\$153,250**

Grand Total (SFL & MF) 2,000 DU's **\$80,236,500**

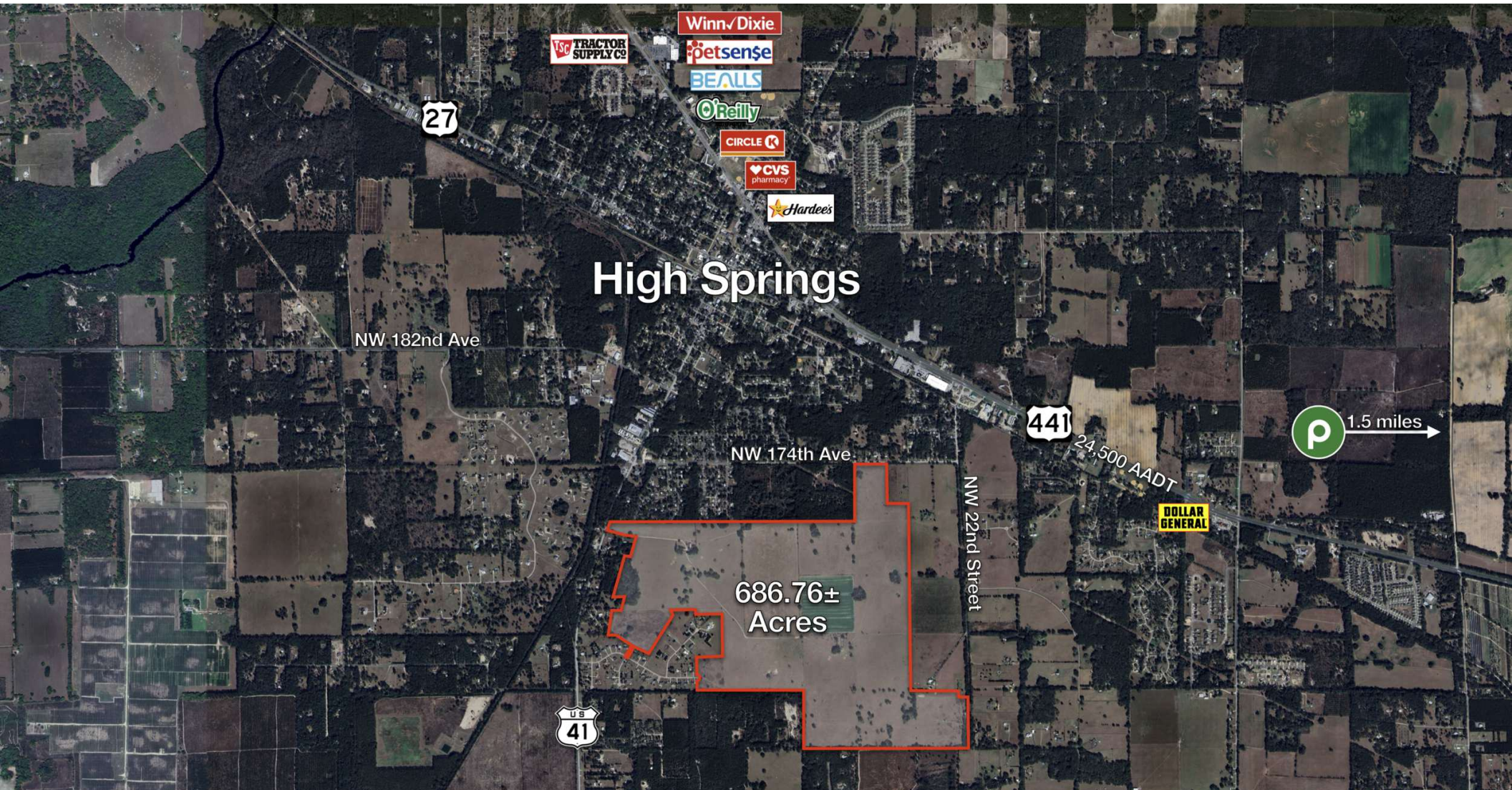
Aerial East



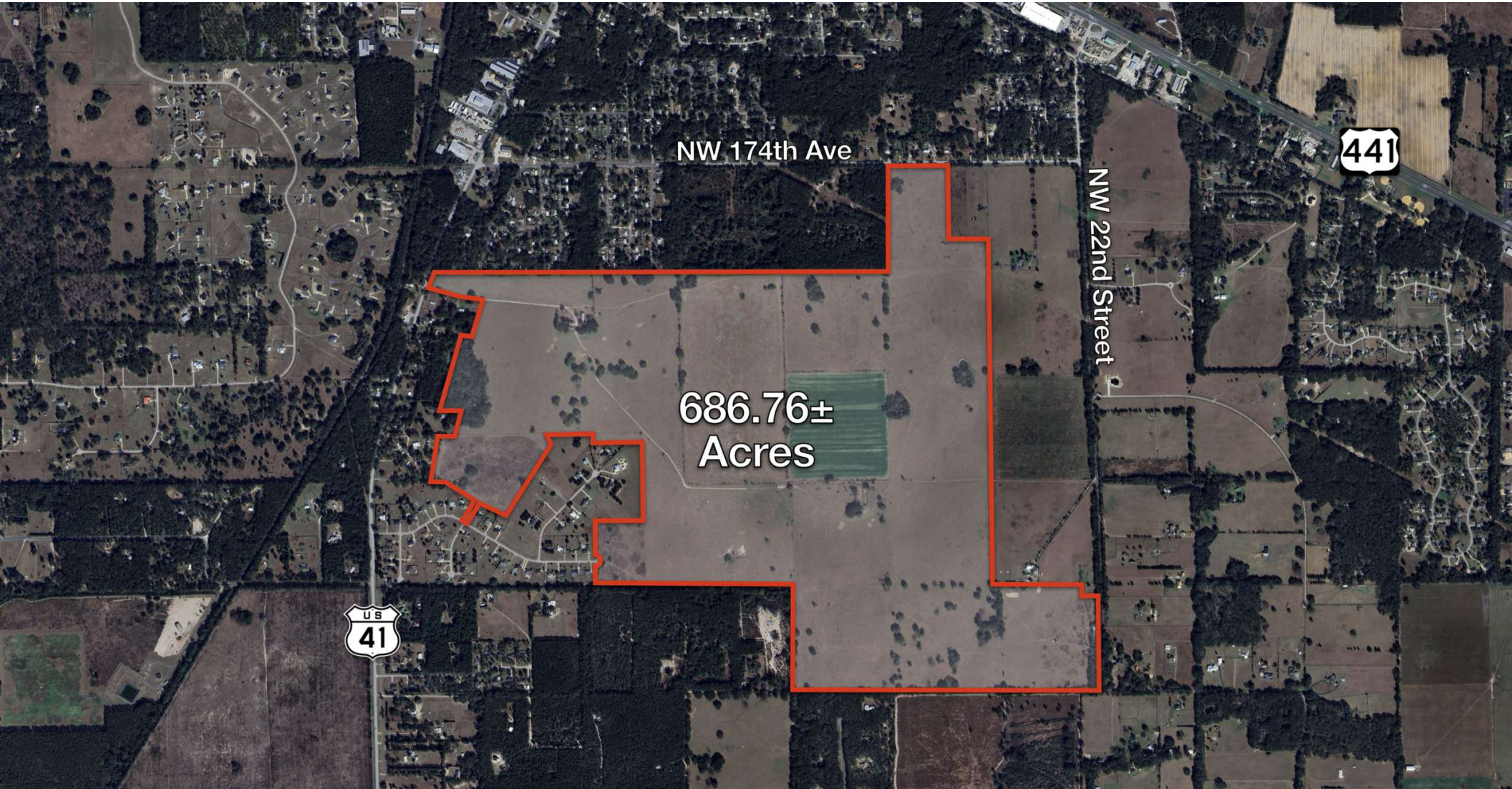
Aerial - Northwest



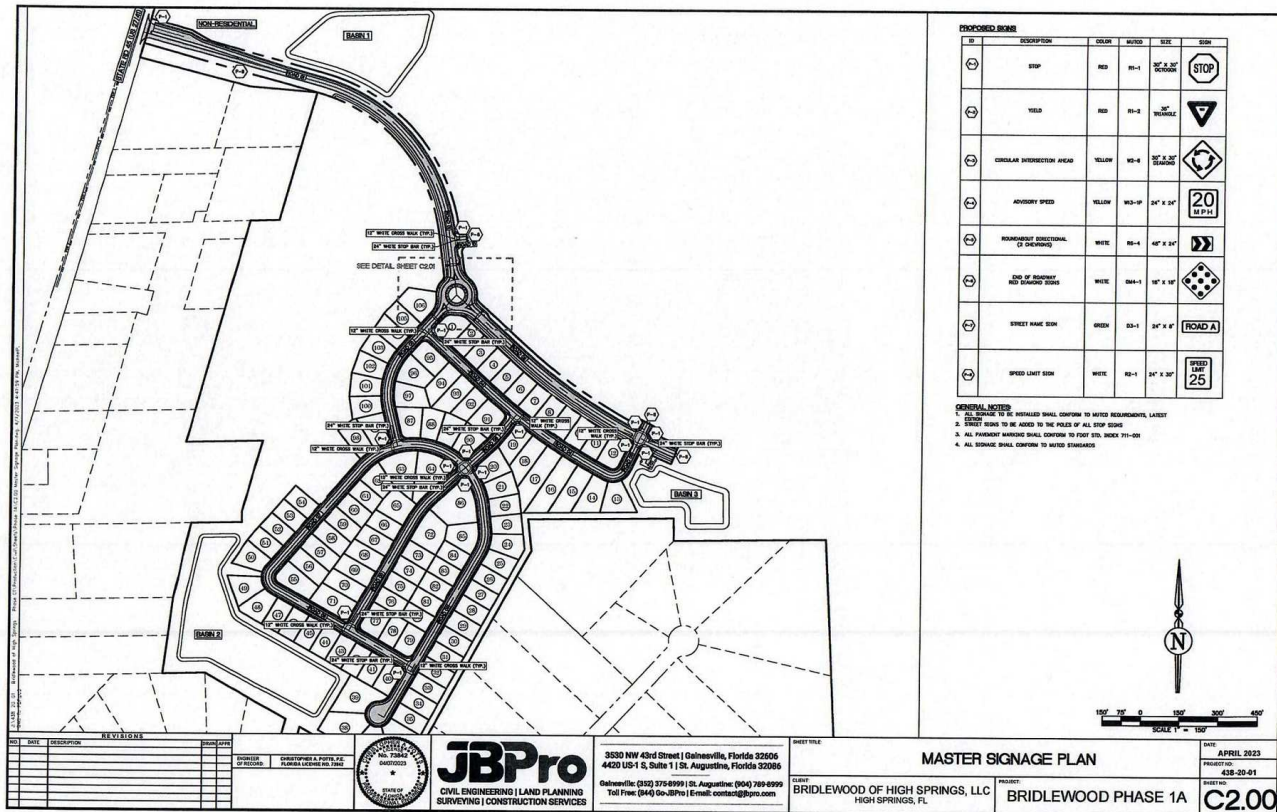
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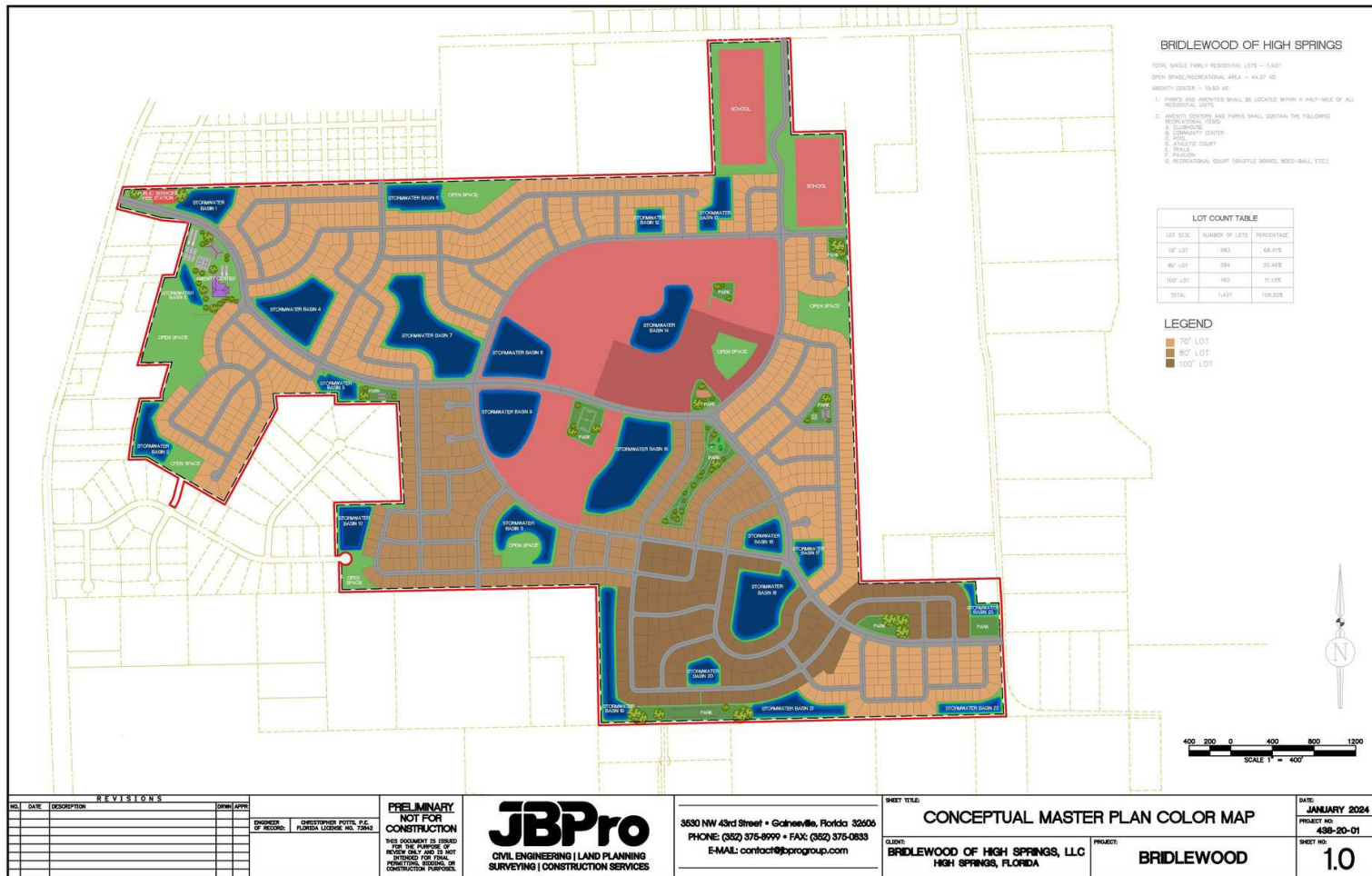
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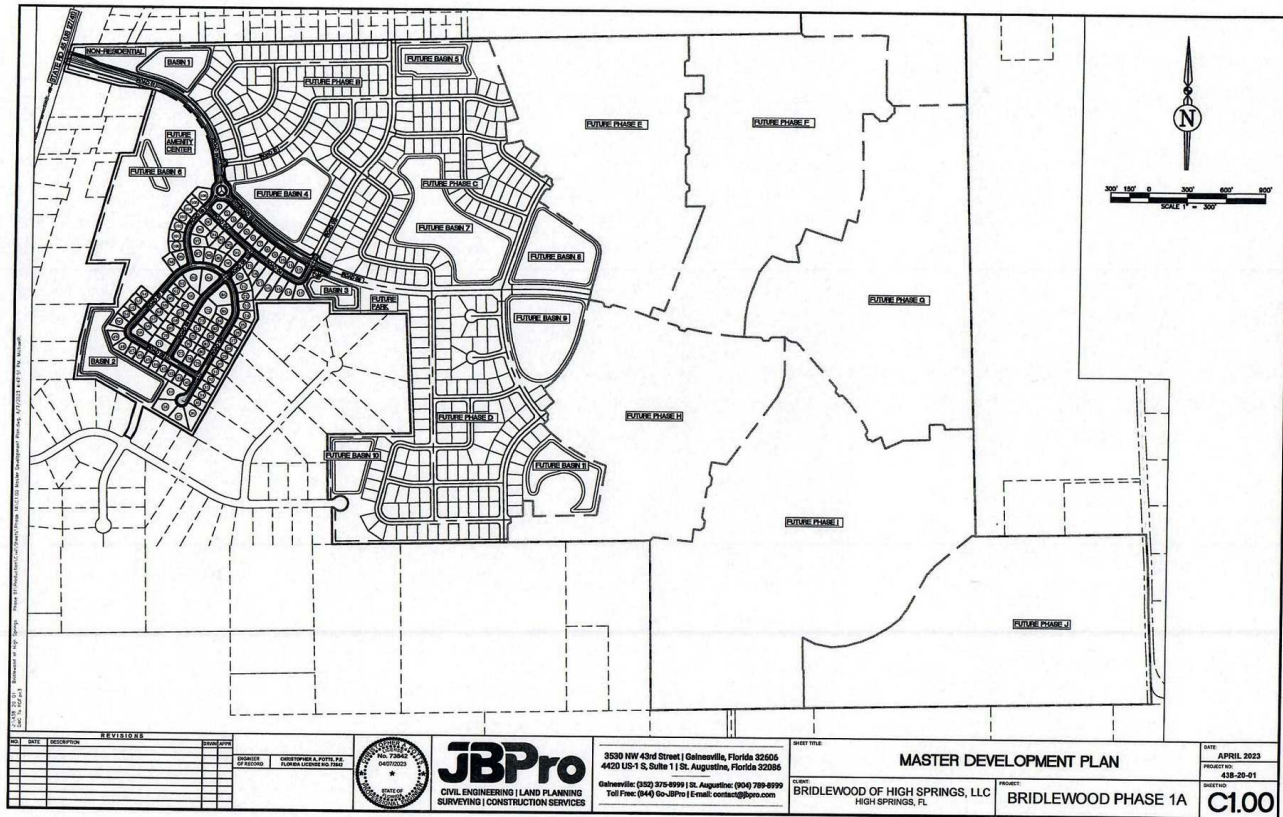
Site Plans - Phase 1



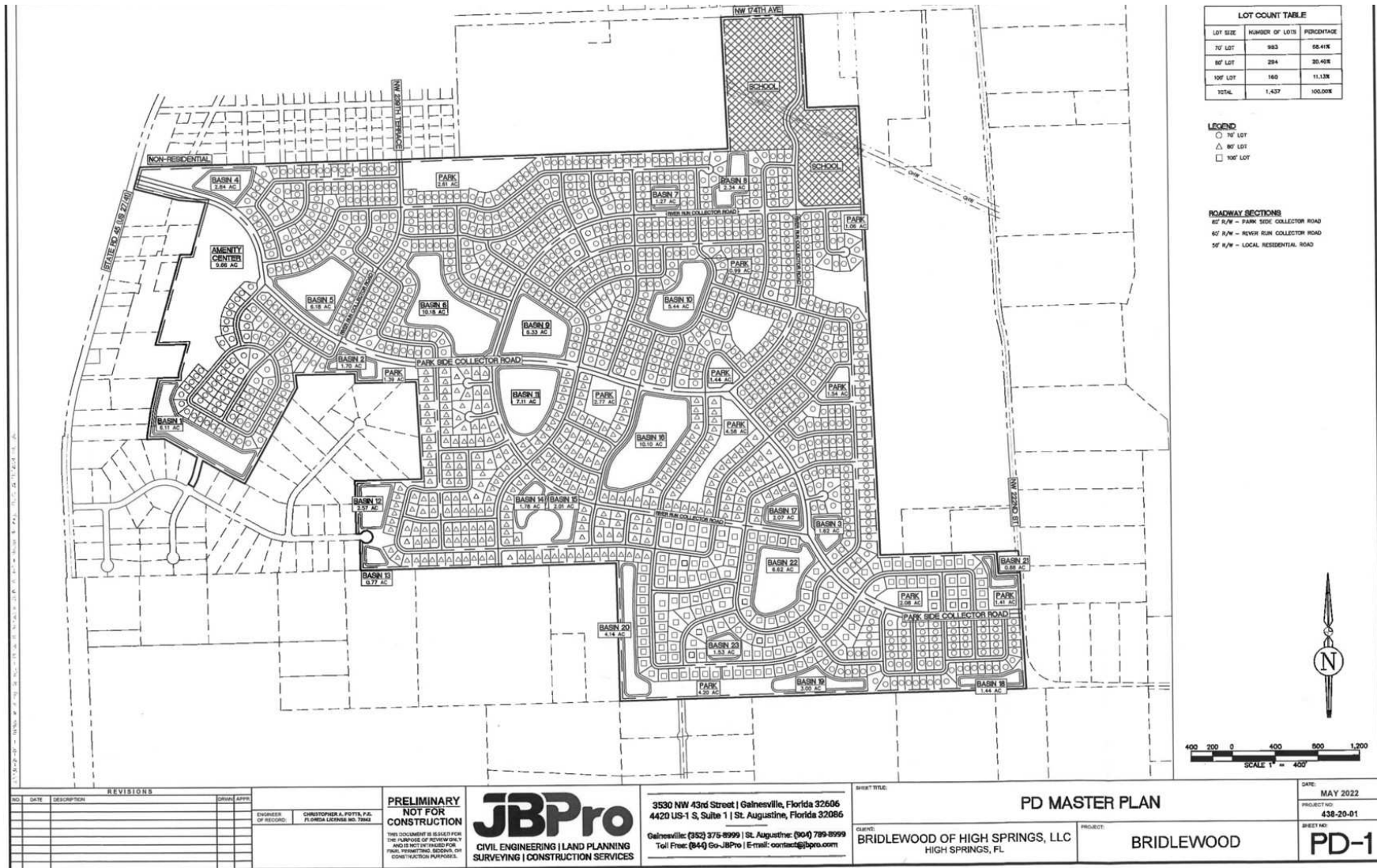
Site Plans - All Phases



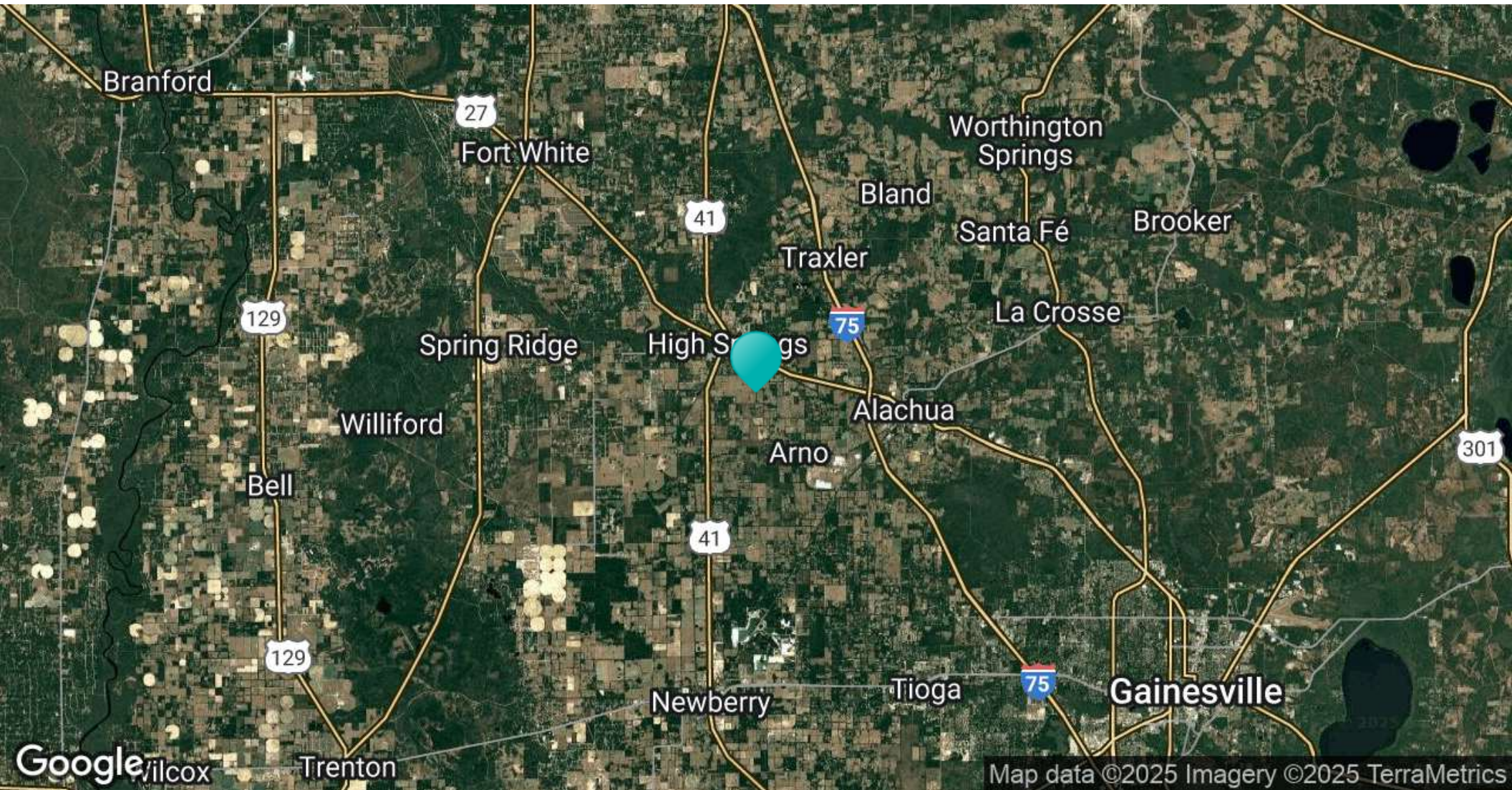
Site Plans - All Phases



Site Plans - All Phases



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.