



Alachua Transitional Acreage

17441 NW 149th Pl, Alachua, Florida 32615

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Sale Price

\$4,343,000

Offering Summary

Acreage:	86.86 Acres
Price / Acre:	\$50,000
State:	Florida
City:	Alachua
County:	Alachua
Property Type:	Transitional, Residential Development

Property Overview

An exceptional opportunity awaits with this 86.86 ± acre parcel located within the City Limits of Alachua, FL. Currently zoned for agriculture, this expansive tract is ideally situated for transitional development as the region experiences steady growth. Just minutes from both I-75 and US Highway 441, the property offers excellent access and visibility in one of North Central Florida’s most promising corridors.

Surrounded by momentum, the immediate area features several active and approved development projects—including multifamily communities, residential neighborhoods, and a newly approved golf course just across CR 235A. As development pressure continues to rise, this site presents a strategic opportunity for a forward-thinking developer to introduce new housing options and help shape the future of the Alachua community.

An additional ± 25-acre parcel may also be available, offering increased frontage along CR 235A and potential access to NW 138th Avenue, enhancing both development flexibility and access.

Whether you're looking to establish a new residential community, invest in Alachua's expanding future, or secure a prime tract for long-term development, this property delivers location, scale, and unmatched potential.

LOCATION DESCRIPTION



Location Description

The City of Alachua has emerged as one of North Central Florida's most attractive destinations for residential and mixed-use development. With its strategic location along the I-75 corridor, just minutes from Gainesville and the University of Florida, Alachua offers a unique blend of small-town charm, strong infrastructure, and access to major economic drivers.

Alachua is known as "The Good Life Community" for a reason—offering a high quality of life, excellent schools, and a growing job market fueled by innovation and industry. It's home to the thriving Progress Corporate Park, which houses over 30 companies, including biotech firms and tech startups, many of which are spin-offs from UF's renowned research programs. This business-friendly environment, combined with affordable land and a supportive city government, makes Alachua a standout location for smart growth.

In recent years, developers have taken note. The city is experiencing a wave of new projects, from master-planned neighborhoods and multifamily housing to commercial centers and recreational amenities—including a newly approved golf course just off CR 235A. As demand for housing continues to climb and Gainesville's footprint expands, Alachua offers the space, infrastructure, and momentum needed to accommodate thoughtful, long-term growth.

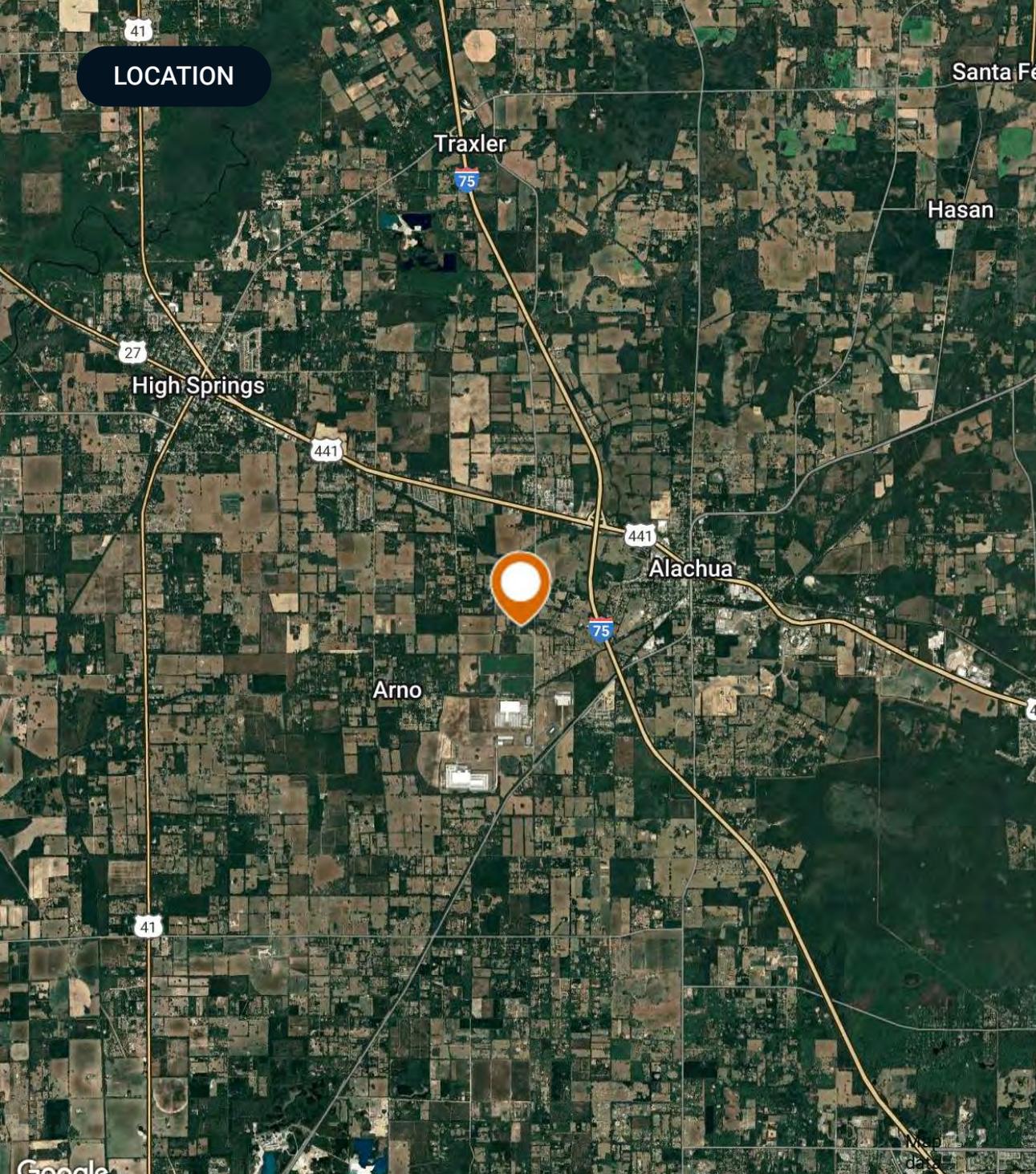
For developers, Alachua isn't just a place to build—it's a place to invest in a thriving, future-ready community.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Land Investment• Land Other• Residential Development• Transitional
Uplands / Wetlands:	Upland: 86.20 Wetland: .66
Soil Types:	Lochloosa Fine Sand Norfolk Loamy Fine Sand Bivans Sand Millhopper Sand
Zoning / FLU:	Agriculture
Water Source & Utilities:	Power lines along 235A
Road Frontage:	Access in two spots to 235A
Nearest Point of Interest:	Alachua Gainesville Ocala Orlando Tampa Jacksonville
Fencing:	Perimeter fencing
Current Use:	The property is currently a hay farm.
Grass Types:	Coastal Bermuda



Location & Driving Directions

Parcel: 03876-000-000

GPS: 29.7902214, -82.5298113

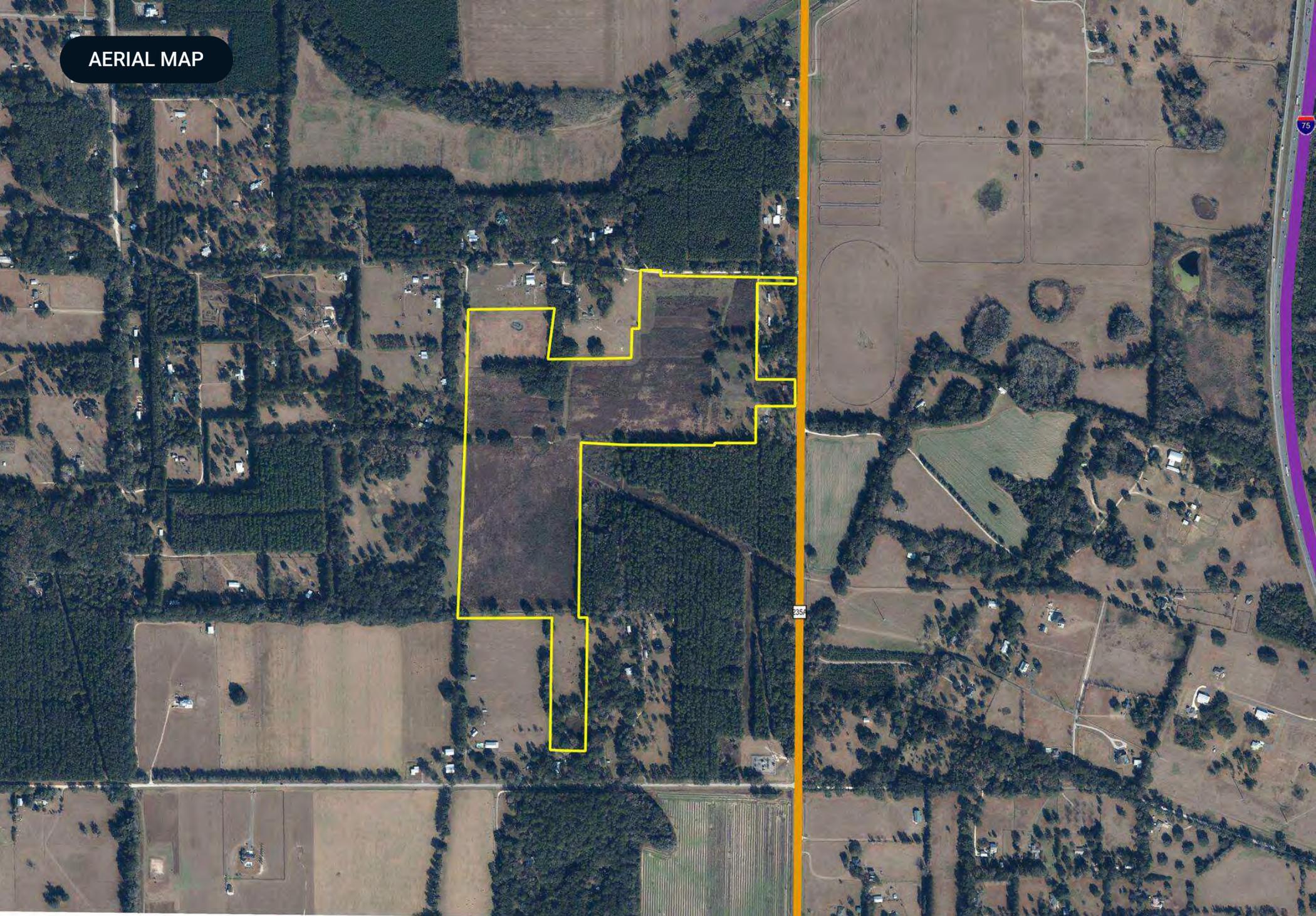
**Driving
Directions:**

- From I-75, take exit 399
- Head NW on US Highway 441 for approximately 3/4 mile
- Turn South onto 235A
- Subject property will be on your right in approximately 5,000 feet.

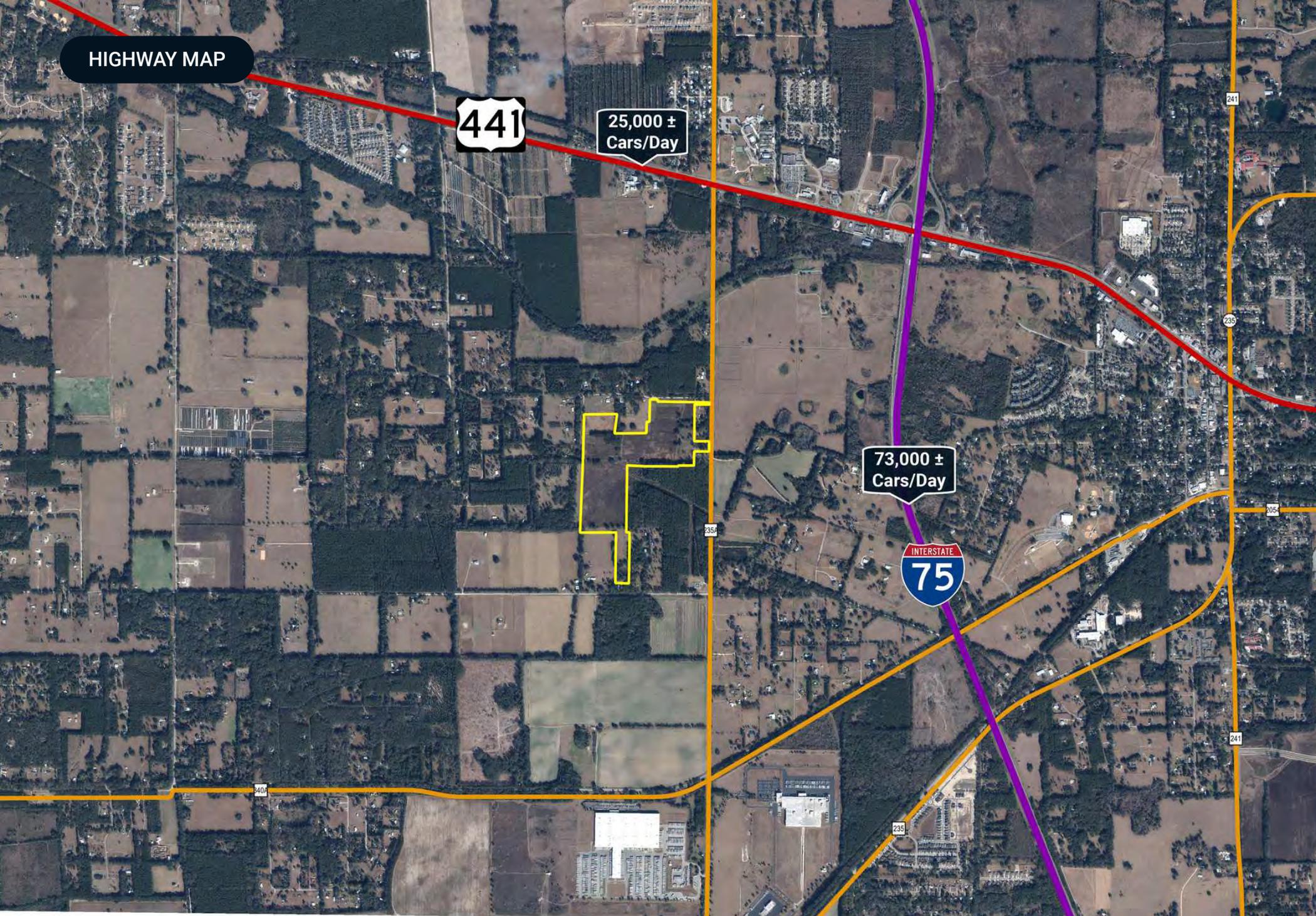
**Showing
Instructions:**

Call Listing Agent for Showing

AERIAL MAP



HIGHWAY MAP



SURROUNDING DEVELOPMENTS

Farmlands

- Approximately 155.5 ± Acres
- 246 single family homes
- Approved at the end of 2023

Briarwood Phase 4

- Approximately 34.17 ± Acres
- 115 single-family homes
- Final plat approval scheduled for 7/22/25

Tomoka Hills Golf Facility

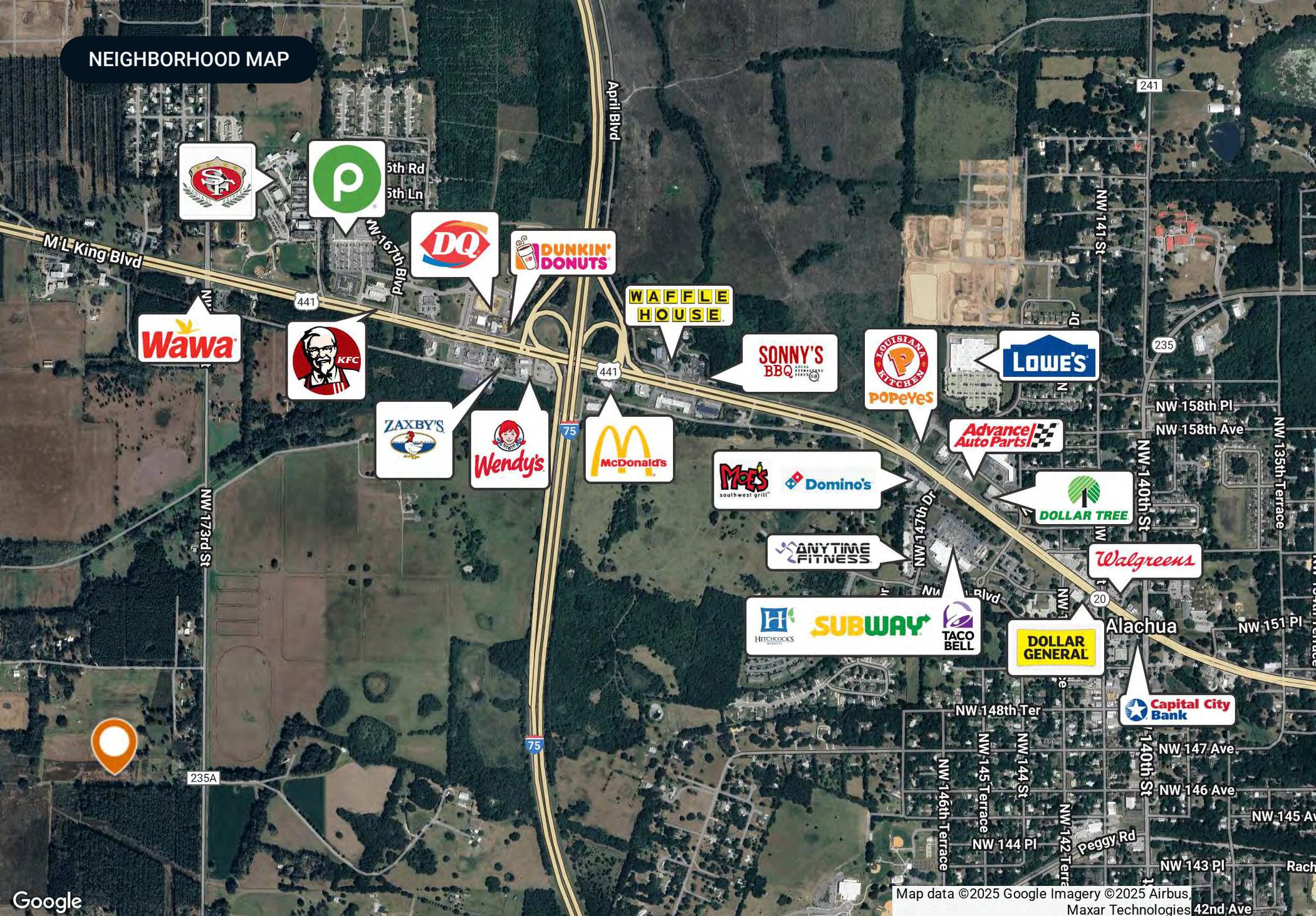
- Approved 18-hole golf course (approved 4/15/25)
- Developer is pursuing additional approvals for housing surrounding the course

SUBJECT →

Fletcher Trace

- Approximately 118.2 ± Acres
- 349 single-family attached homes + 128 attached single family dwellings
- Final plat approval received on 4/21/25

NEIGHBORHOOD MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies 42nd Ave

CITY



Alachua

ALACHUA COUNTY

Founded	1905
Population	11,040 (2024)
Area	29 sq mi
Website	cityofalachua.com
Major Employers	Progress Corporate Park Biosciences Three major distribution centers

After being established on a railroad line in 1884 and getting its first post office in 1887, Alachua was incorporated as a city on April 12, 1905. At the time, the city only had a population of 526. Now, the city is part of the Gainesville Metropolitan Statistical Area and was home to a population of 10,830 per the 2023 census.

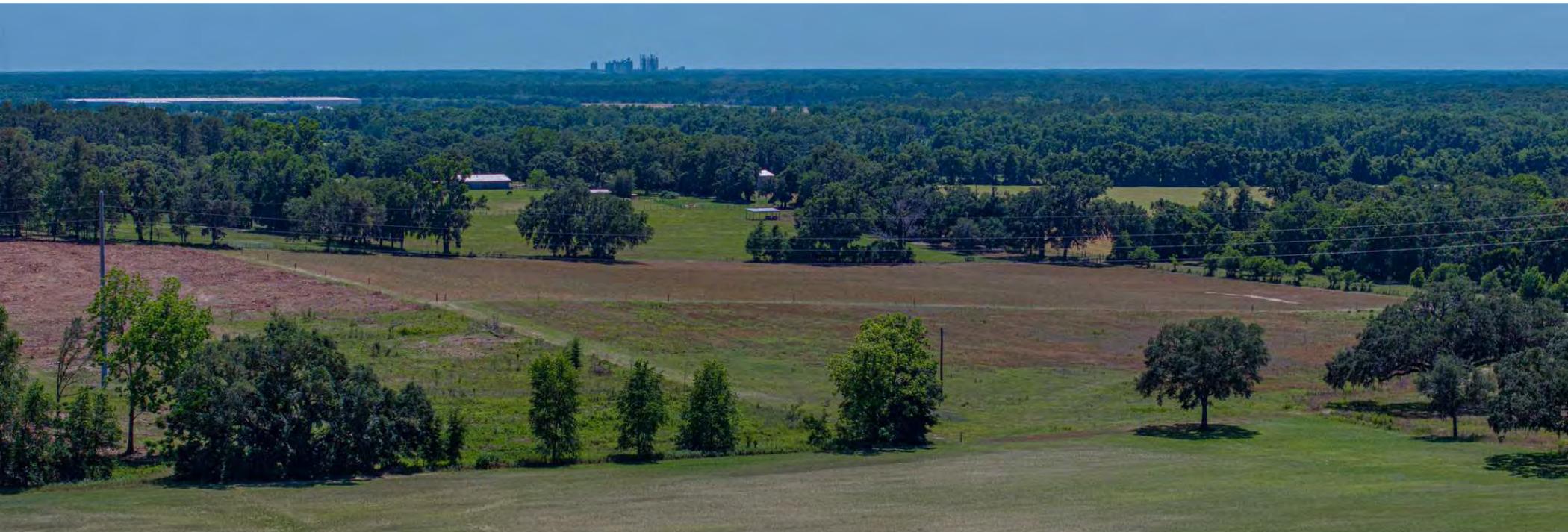
Alachua is within a 15-minute drive to the University of Florida, the UF Health Shands Hospital, and the North Florida Regional Medical Center. The city is also home to Florida's third-largest concentration of biosciences companies. Established by the University of Florida, the 204-acre Progress Corporate Park is a private corporate park housing 25 companies and over 1,100 employees

Alachua is also one of North Florida's fastest-growing municipalities, with a high median household income. Residents have access to four public schools as well as the University of Florida and Santa Fe College. Additionally, the city boasts a robust retail downtown and hosts monthly 'Main Street' events

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Shea R. Booster

Advisor

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Professional Background

Shea Booster is an Advisor at Saunders Real Estate.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at Saunders, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



Dean Saunders, ALC, CCIM

Managing Director/ Senior Advisor

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Professional Background

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at Saunders Real Estate.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles (D-FL).

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand. The brokerage was also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

In 2025, the agency returned to its origins, parting ways with SVN and rebranding as Saunders Real Estate. This new identity reinforced its commitment to comprehensive real estate services, establishing Saunders Land and Saunders Commercial as distinct divisions focused on land and commercial real estate, respectively.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Dean resides in Lakeland, FL, with his wife, Gina, and enjoys spending quality time with their children and grandchildren. He is an avid hunter with numerous trophy mounts. Each year, the Saunders family commissions an original painting to add to The Saunders Art Collection: Natural Lands of Florida and Agricultural Heritage from well-known Florida wildlife artists.

Dean specializes in:

- Legacy Ranches



For more information visit www.saundersrealestate.com

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