

131 ACRE SF RESIDENTIAL ENTITLED DEVELOPMENT

NEWBERRY, FL | ALACHUA COUNTY

131 ± ACRES TOTAL



DESCRIPTION

Dylan's Grove is a gated, single family, upscale development in 2 phases:

- **Phase 1** has completed infrastructure with 5 home sites (2 to 3 acres each) remaining with this listing.
- **Phase 2** has 120 acres (currently green-belted) with fully entitled (but not recorded) 28 home sites of 2 to 3 acres each.

This is a shovel ready opportunity with all government entitlements in place so horizontal development can start immediately. The current improvements include:

- Community Lodge (3,000 SF) with a double sided fireplace, summer kitchen, large dining area, restrooms and swimming pool.
- Landscaped gated entrance with "Dylan's Grove" stone signage.
- Divided, landscaped, paved roadway through phase 1.
- Three and a half (3.5) miles of paved wooded nature hiking trails.
- Large wooded home sites, plentiful deer and other Florida wildlife in a tranquil environment, design code, and HOA.

This land is all upland, totally out of the flood zone, and beautifully wooded. Power is available on the site, well and septic systems are required on the large home sites. The site plans, engineering construction cost estimates and other development documents are available upon request.

Dylan's Grove is located in the city of Newberry in Alachua County, Florida, just 8 miles from I-75 and Gainesville. This upscale area offers great shopping, dining, nature parks and museums. It is the perfect place to live for someone in any stage of life.

Gainesville has quietly but steadily marched to the head of the class. The University of Florida is the area's largest employer, and the economic picture, recently mixed, has recovered well and the area is now one of the strongest and most diverse economies in the state. Gainesville is a small self-sufficient city. It has most of the things anyone would need. It has a vibrant downtown with numerous restaurants, many cuisines, pubs, night-life, arts and drama etc.

Community Lodge with pool, summer kitchen, restrooms, etc.





SPECIFICATIONS & FEATURES

Acreage: 131 ± acres

Sale Price: \$2,400,000 (Includes Phase 1 infrastructure; community lodge, gated entry, road ways, trails, etc., as well as entitlement work for Phase 2)

Price per Acre: \$18,320

Price per Lot: \$72,727

Average Lot Sizes: 2.5 ± acres

Permitted Lots: 33 Lots

Site Address: 18909 SW 21st Place, Newberry, FL 32669 (Near Gainesville)

County: Alachua

Road Frontage: SW 15th Ave

Nearest Intersection: SW 15th Ave & SW 188th St

Nearest Points of Interest: University of Florida, I-75, numerous area amenities

Uplands/Wetlands: All uplands

Utilities: Power to site, well, septic

Taxes: \$1,012 (2018)

Zoning/FLU: PRRD Planned Rural Residential Development

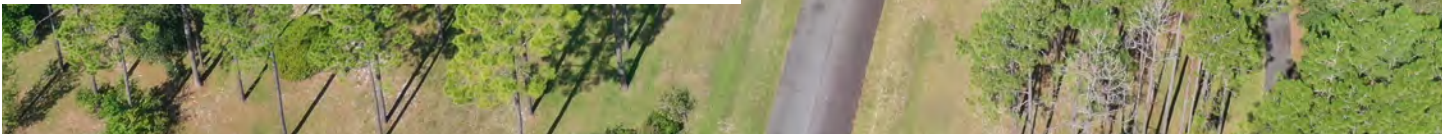
Planning/Permits: All entitled

COA or HOA: Dylan's Grove HOA

Structures & Amenities: The community lodge provides a fireplace, pool, lanai, shelter, kitchen, dining areas and restrooms. Other amenities include gated entry, hiking nature trails, etc.



Community Lodge and Roadway to Phase 2



LOCATION & DRIVING DIRECTIONS

Parcel IDs: PID for 32.16 acres is 04389-010-000, and PID for 118.75 acres is 04392-000-000.

GPS Location: -82.55104, 29.63817 or 29° 38' 22.8" N 82° 32' 50.1" W

Driving Directions:

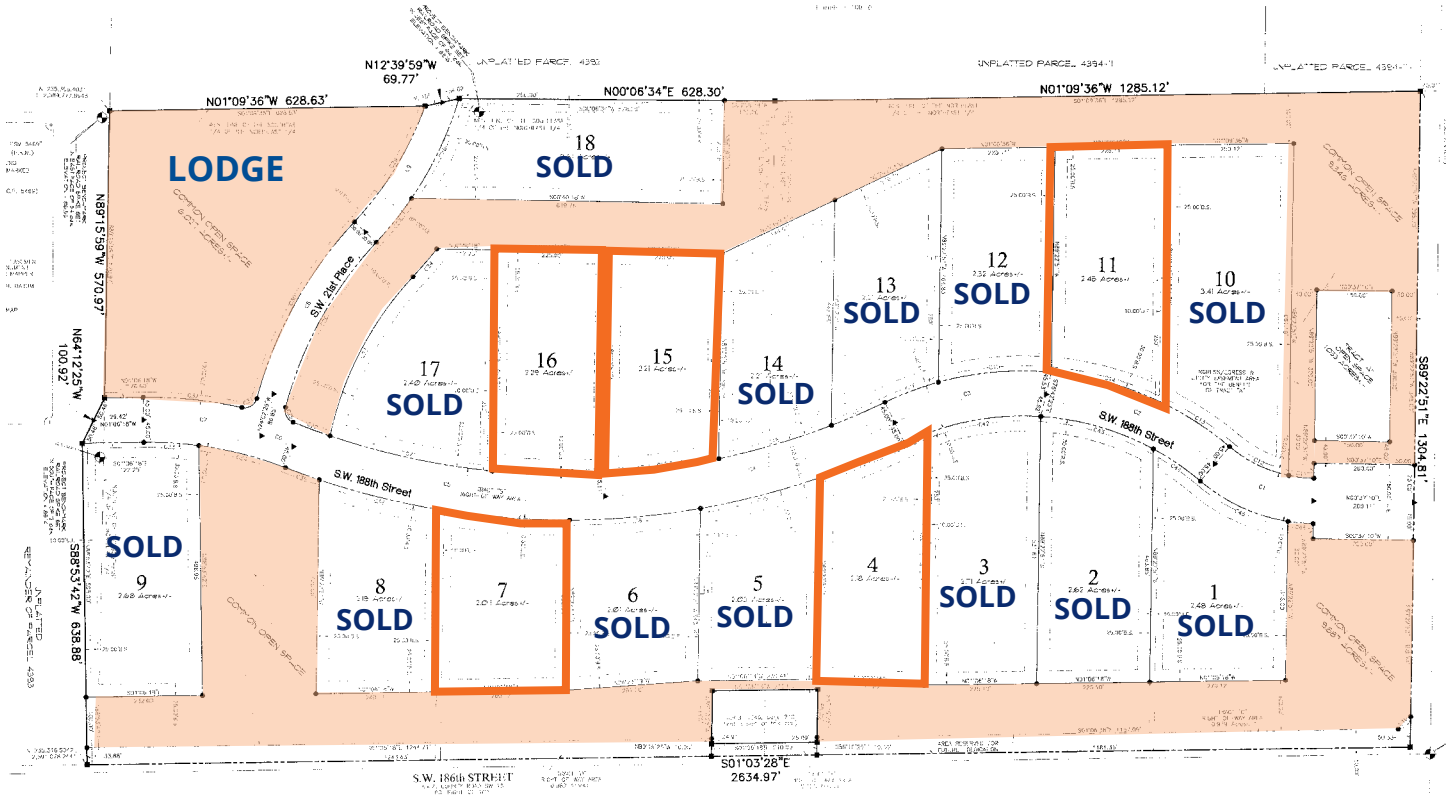
To Dylan's Grove:

- From I-75 in Gainesville, drive west on FL-26 W, turn left (south) onto SW 170 St.
- Turn right onto SW 15th Ave.
- Turn left onto SW 188th Street into "Dylan's Grove".

Showing Instructions: Contact the listing broker, Steve Toner 813-391-0302 or Steve.Toner@SVN.com



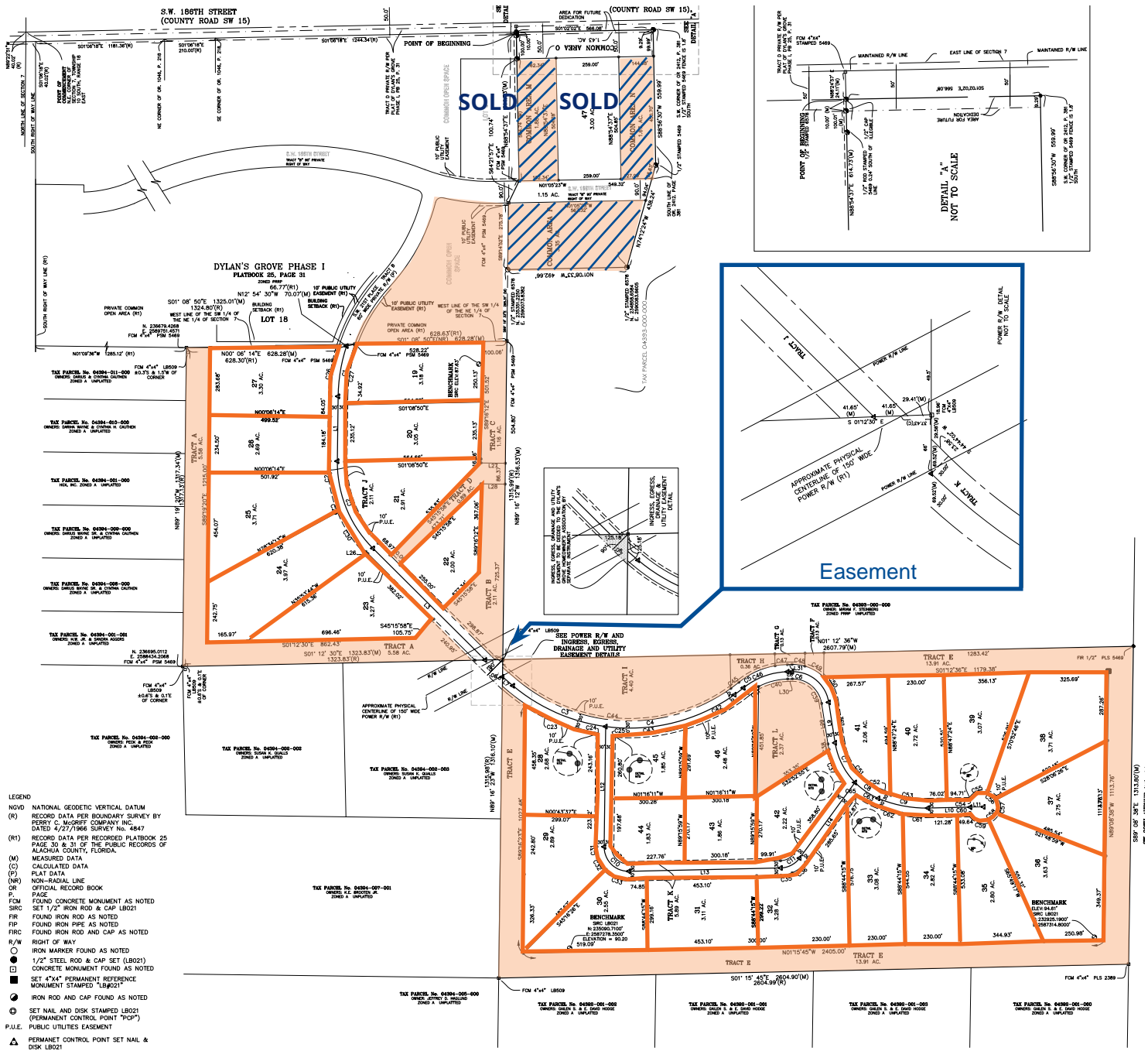
PHASE 1 DEVELOPMENT



- Available Lot Property Boundaries
- Common space Owned by the Home Owners



PHASE 2 DEVELOPMENT



- Available lots to be developed in Phase 2 property boundaries
- Drainage & Utilities Easements
- Common space owned by the Home Owners Association
- Open space kept by owner of lot

Aerial of Phase 2 Land



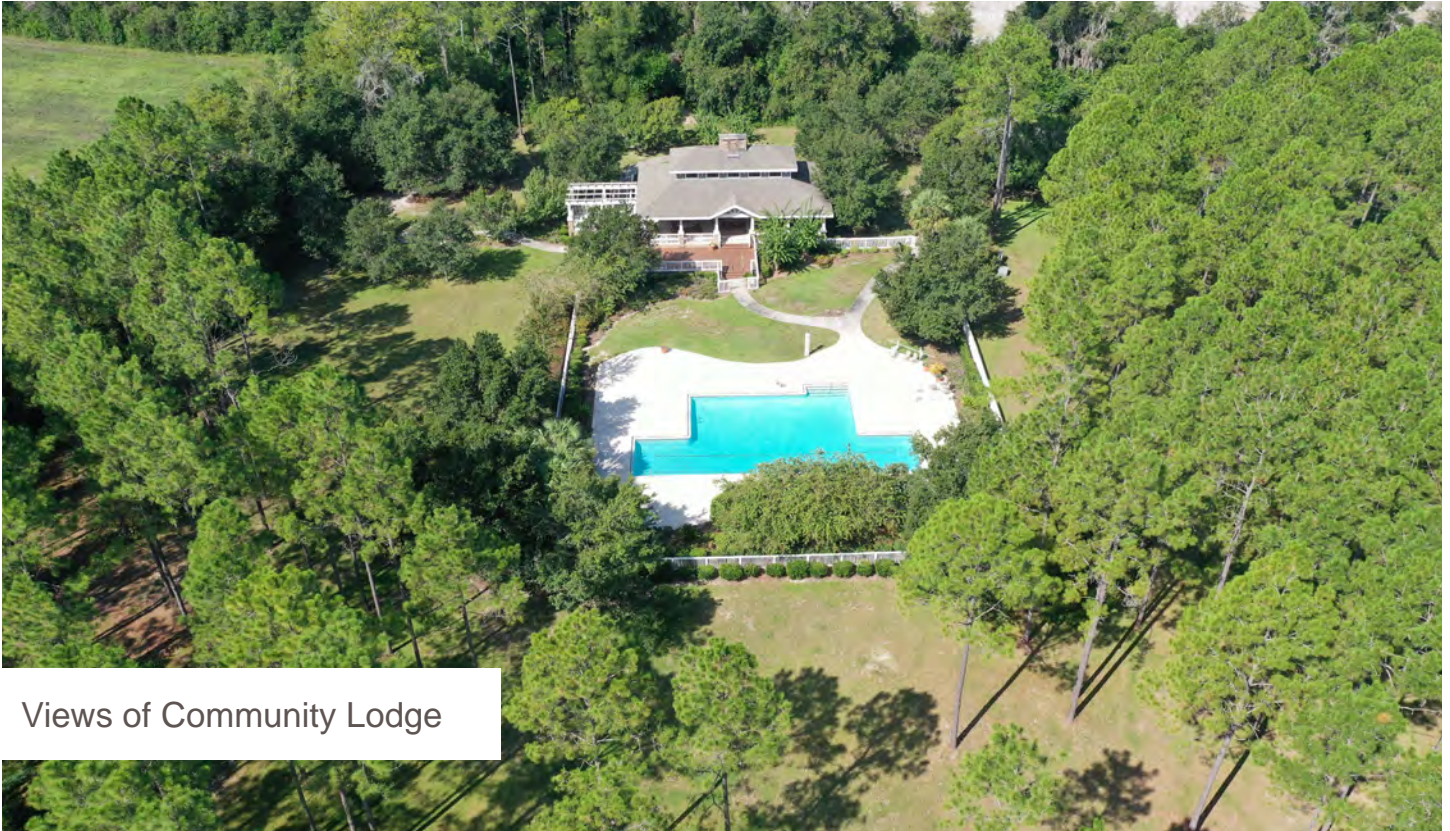
Quality Neighboring Homes



Available Lot for Sale



Aerial of Phase 2 Land



Views of Community Lodge







114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

131 ± Acres • Dylan's Grove is a gated, single family, upscale development in 2 phases
Large wooded home sites, plentiful deer and other Florida wildlife
Located just west of Gainesville, Florida

SREland.com/131AcreSFDevelopment

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