

\$135,000 - 16404 Nw 174th Drive, ALACHUA

MLS® #GC532328

\$135,000

0 Bedroom, 0.00 Bathroom,
Land on 0.66 Acres

HORIZON OFFICE PARK, ALACHUA, FL

Located in growing Alachua, FL, this 0.66-acre Business Intensive (BI) zoned parcel, is ideally situated within the Horizon Office Park plat in the heart of Alachua's rapidly expanding commercial district. Located directly behind Renasant Bank off U.S. Highway 441, this property offers exceptional visibility and accessibility in a high-traffic area experiencing significant development such as the adjacent newly opened Wawa, FireStone Tires, Urgent Care, and future sites of Chick-fil-a, Chipotle, Dutch Bros Coffee and more. This 0.66 acre site also backs up to the new 306 acre "Briarwood Town Center" mixed use development by D.R. Horton slated to bring 968 new homes to the area amongst a plethora of other burgeoning residential projects. Utilities are on site, and the adjacent development will bring sewer tie-ins conveniently within reach.

This site is conveniently located just off 441 and less than a mile from I-75 making for an extremely easy commute for employees and customers regardless of location.

Key Features:

Strategic Location: Positioned across from the upcoming Wawa development, which includes national retailers such as Firestone Tires and a planned Chick-fil-A, Chipotle and Dutch Bros Coffee, attracting consistent consumer traffic.



Infrastructure Ready: Backs up to D.R.
Horton's newly developed Briarwood Town Center, a 306.34-acre project slated for 948 homes, ensuring sewer tie-ins along with the existing on-site utilities

One of the only existing, platted professional office parks west of I-75

Excellent Accessibility: Less than one mile from I-75, providing convenient access for employees and customers.

Don't miss this exceptional opportunity to establish your presence in one of Alachua's most dynamic commercial corridors. With immediate access to major highways and surrounded by thriving businesses, this parcel is primed for development.

Contact Caleb Noble for more information

Essential Information

MLS® #	GC532328
Price	\$135,000
Bathrooms	0.00
Acres	0.66
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	16404 Nw 174th Drive
Area	Alachua
Subdivision	HORIZON OFFICE PARK
City	ALACHUA
County	Alachua
State	FL
Zip Code	32615

Additional Information

Date Listed	July 16th, 2025
Days on Market	103
Zoning	CI

Listing Details

Listing Office	PORTAL REALTY
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