

For Sale

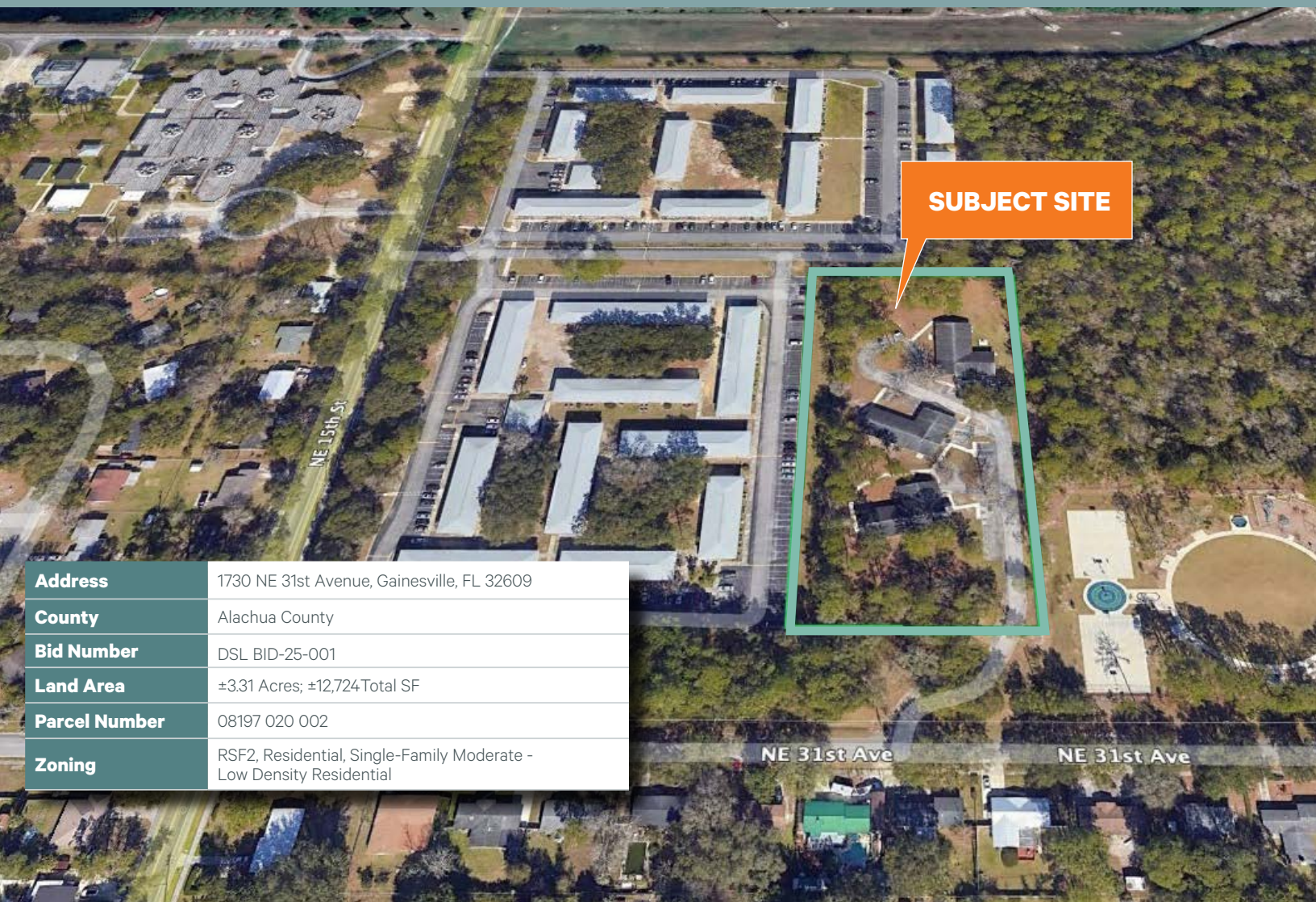
CBRE

# Redevelopment Opportunity in Alachua County

1730 NE 31st Avenue,  
Gainesville, FL 32609

[www.stateoffloridasurpluslands.com](http://www.stateoffloridasurpluslands.com)

±3.31 Acres Available in Alachua County



Address	1730 NE 31st Avenue, Gainesville, FL 32609
County	Alachua County
Bid Number	DSL BID-25-001
Land Area	±3.31 Acres; ±12,724 Total SF
Parcel Number	08197 020 002
Zoning	RSF2, Residential, Single-Family Moderate - Low Density Residential

## OFFERING SUMMARY

### Property Description

The subject property consists of a ±12,724 SF Facility on ±3.31 acres constructed in 1983. From a market perspective, and considering the significant expense of renovating the existing building for an adaptive reuse, it is likely that the current highest and best use of the subject property is as commercial development land.

### Location

Located on NE 31st Avenue in Gainesville, FL, the property benefits from strong access and visibility within a mixed-use corridor that includes institutional, light industrial, and general commercial uses. The surrounding area features a blend of public services, educational institutions, and neighborhood retail, making it a strategic location for a variety of commercial or civic uses.

### Area Information

The site is situated just minutes from downtown Gainesville and the University of Florida, one of the state's largest and most influential institutions. Major nearby employers include UF Health, the VA Medical Center, and a growing cluster of biotech and life sciences companies. The property is also proximate to Gainesville Regional Airport and key transportation routes such as Waldo Road (SR 24) and NE 39th Avenue, providing convenient regional connectivity.

With a metro population exceeding 285,000, Gainesville anchors North Central Florida's economy. The city is a hub for education, healthcare, and innovation, supported by a robust public infrastructure and a highly educated workforce. The University of Florida, with over 60,000 students, continues to drive growth in research, technology transfer, and startup activity.

### Pricing

The property is to be sold via sealed bid "as is", "where is". Bids will be accepted until **NOON, TUESDAY, OCTOBER 14, 2025**. Any bid received after that time will be returned to the BIDDER unopened. The Department of Environmental Protection is not responsible for bids mailed, but not arriving by **NOON, TUESDAY, OCTOBER 14, 2025**. All bids received by the bid submission deadline will be publicly opened at **2:00 PM TUESDAY, OCTOBER 14, 2025**.

A minimum acceptable bid of **\$1,360,000.00** has been set by the State, with a deposit in the amount of **10 percent of the BIDDER'S BID due and included in the prospective buyers bid to purchase the property and is further defined in the bidding package**. Any award made will be to the highest responsive BIDDER, provided it is in the TRUSTEES interest to accept the bid. Any Bids that are less than the minimum acceptable bid will be considered counter proposals and will be deemed non-responsive and rejected. Deposits of buyers who are not the successful buyer of the property will be returned to the bidding party. The TRUSTEES or the DEPARTMENT, as staff to the TRUSTEES, reserves the right to reject any or all bids.

### Disclaimer

All information contained on this website/brochure has been compiled from a variety of sources and, as such, is for general informational purposes only and subject to change without notice. Neither the Florida Department of Environmental Protection (Department) nor the Board of Trustees of the Internal Improvement Trust Fund makes any representations or warranties of any kind, express or implied, with respect to the content, quality, completeness, accuracy, or reliability of any information contained on this website/brochure or through links to other websites. Neither the Department nor the Board of Trustees of the Internal Improvement Trust Fund assumes any legal liability for the content, quality, accuracy or completeness of the information. Any reliance you place on this information is therefore strictly at your own risk. In no event will the Department or Board of Trustees of the Internal Improvement Trust Fund be liable for any loss or damages, whether direct, indirect, general, consequential, incidental, exemplary or special, arising from your use of the information provided in this brochure or on this website or links to any other websites. Interested parties are advised to seek professional assistance or advice prior to submitting a bid form or entering into a sales contract. The acreage used in this brochure/website is estimated and not based on a survey. The purchase price of a surplus property will not be reduced regardless of any difference between the estimated acreage and the acreage determined by a survey or other means.

## Contact Us

### Jason Hurst

Senior Associate

+1 904 596 2940

jason.hurst@cbre.com

### Damaris Arroyo

Associate

+1 904 596 2952

damaris.arroyo@cbre.com



- Located approximately 10 miles northeast of downtown Gainesville, the Northeast Gainesville submarket serves not only as a residential extension of the growing metropolitan area, but also as a hub of economic activity. Major employers in the region include the University of Florida, UF Health Shands Hospital, the VA Medical Center, and several biotech and research facilities within the nearby Innovation District.
- The area is also a destination for ecotourism and outdoor recreation, drawing thousands of visitors annually to explore its natural beauty. Popular activities include hiking, biking, paddling, and birdwatching in scenic locations such as the San Felasco Hammock Preserve State Park and the Newnans Lake Conservation Area. With its proximity to Gainesville's cultural and educational institutions, Northeast Gainesville offers a unique blend of nature, innovation, and community living.

## Area Demographics

292,233

Alachua County  
MSA Population

\$99,422

Alachua County  
Avg HH Income

\$390,296

Alachua County  
Avg Housing Value

	1 Mile	3 Miles	5 Miles
2024 Population	5,372	41,414	101,716
2024 Households	1,956	17,990	40,477
2024 Average Household Income	\$71,366	\$67,446	\$78,419
2024 Median Age	36.80	32.90	28.90
2024 Average Value of Owner Occ. Housing Units	\$320,603	\$290,285	\$315,160

