

16916 NW US HWY 441, High Springs, FL 32643

Brian Oen & John Thomas | brian@thomasgrouprealty.com | johnthomas@thomasgrouprealty.com | 352.494.2100 | 352.538.4453





FOR SALE

\$3,500,000

SIZE 20+ Acres
35,000 +/- sq. ft.

BHGRE Thomas Group is offering this multipurpose opportunity with three buildings totaling 35,000 +/- sq.ft., all public utilities on site, sitting on a 20+acre parcel fronting US Hwy 441. This location sees over 22,000 auto trips per day. These well-maintained buildings are currently being used as a church. The sanctuary holds up to 500 people, and the property includes a 10,000 sqft gymnasium with a full commercial kitchen, over 30+ offices, conference and activity rooms, and eight bathrooms. Property is located within city limits of High Springs a 6,000+ community and one of Alachua counties fastest-growing communities. Located just minutes from Gainesville the Home of the University of Florida. This vibrant town filled with unique art, antiques, and plenty of outdoor adventures, and its natural springs, and rivers attract visitors from across the state and beyond. Though it is currently a church, it could be reimagined as a perfect home for a charter school, public or private school, an activity center, or a community space. Buyers could also redevelop the property for a mixed-use commercial/residential community space.



HIGHLIGHTS

- Three well maintained buildings totaling 35,000+ sf
- All Public utilities to site (water, electric and sewer)
- Property 20+ acres with 1,221 feet of Hwy 441 frontage
- 22,000+ Auto Trips Per Day
- Located 2.4 Miles from I-75 & 4 miles to Lowes and Publix
- Property 2 miles from City of Alachua with 12,000+ residence
- Just 15 miles Northwest of the city of Gainesville home to University of Florida
- Best uses are Church, Charter School, High End Day Care and Mix-Use Development with Commercial and Multi-Family Component or ALF



PROPERTY







CONTACT US



THOMAS GROUP



BRIAN OEN

BROKER ASSOCIATE, PRESIDENT OF
COMMERCIAL & LAND DIVISION

352.494.2100

brian@thomasgrouprealty.com

brianoen.thomasgrouprealty.com

While in college, Brian's entrepreneurial spirit led him to start a beer delivery business, but when he was approached to join the nation's largest independent real estate title search company, he knew he couldn't refuse. He spent ten years working his way up the corporate ladder, and eventually became VP and Director of Operations, overseeing 150+ employees. Throughout that time, he also became skilled and successful at investing in real estate on the side, learning how to evaluate any property or area for top performance.

When his wife became pregnant with twins, the memories and dreams from his youth came flooding back. He had paid his corporate dues, and it was time to go all in as an entrepreneur, and take action to help other determined professionals grow their entire real estate portfolio and wealth using the expertise, experience and success from his own investing.

Today, Brian uses his exclusive 360 approach to help his clients with their personal home, commercial space, and income producing properties. He has a genuine interest and determination to help his clients take action to grow their wealth through real estate. In fact, he has built an Action Team, dedicated to exhausting every effort to locate the perfect opportunities for investors. He's also the founder of Gainesville's Real Estate Investors Association.



JOHN THOMAS

REALTOR®, COMMERCIAL
& LAND DIVISION

352.538.4453

johnthomas@thomasgrouprealty.com

johnthomas.thomasgrouprealty.com

John Thomas has been with Thomas Group Realty since January 2012. Born and raised in Gainesville, John graduated from Gainesville High School in 1966, then continued on to receive a degree in Marketing from the University of Florida, and a Master's degree in Accounting from Rollins College. John, a Vietnam Era Veteran, spent 29 years in the forest products industry with Georgia-Pacific Corporation, a Fortune 100 Company. Looking for a change of pace, John explored his career options, and having been a real estate investor for over 30 years made him a natural for commercial real estate. He has been working in commercial real estate since 2000. John has been a Multi-Million Dollar Producer, Member of Presidents Club, Entrepreneur of the Year award winner, Top Total Listing Associate as well as a Top Selling Agent.

John has assembled many development properties for developments such as University Corners (The Standard), Roberts Stadium Club, Wal-Mart, Publix, several Student Housing Developments, Assisted Living and Nursing Home Facilities, as well as many other Gainesville developments. John understands the development process very well. John's customers will tell you that he is an honest, hardworking Realtor®, with a commitment to their needs.