



ARCHER COMMERCIAL LAND AND BUILDING

13046 SW State Road 45, Archer, FL 32618

Shea R. Booster

541.771.1177

shea@saundersrealestate.com

Bryant Peace, ALC

229.726.9088

bryant@saundersrealestate.com





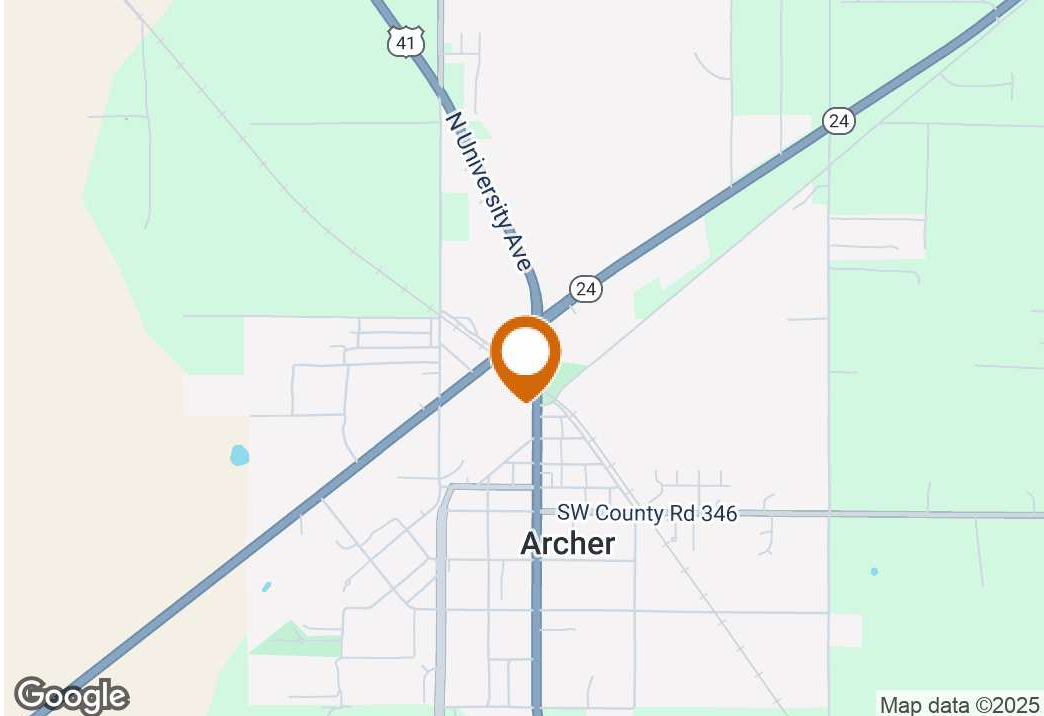
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,050,000
Acreage:	4.96 Acres
Building Size:	3,078 SF
Price / Acre:	\$211,694
City:	Archer
County:	Alachua
Zoning:	C-2

PROPERTY OVERVIEW

Located in Archer, Florida, just 10 miles southwest of Gainesville, this prime commercial property offers a rare opportunity to establish or expand your business in a high-visibility location with incredible flexibility. The property features C-2 zoning, allowing for a wide range of uses, including: Enclosed storage, veterinary office, professional office space, drive-thru restaurant, repair shop, convenience store, gas station, and more!

Previously utilized as both an equipment and event rental business and a feed store, the property is well-suited for a variety of ventures. With direct access to State Road 41, you'll enjoy seamless connectivity to nearby hubs, including Newberry, Williston, Gainesville, and I-75. This property offers an excellent combination of strategic location, zoning flexibility, and accessibility, making it an ideal investment for entrepreneurs and business owners looking to thrive in a growing area.

PROPERTY HIGHLIGHTS

- C-2 zoning offers flexibility for various uses
- Previously utilized for equipment and event rental business
- Direct access to State Road 41 for seamless connectivity
- Ideal for entrepreneurs and business owners

SPECIFICATIONS & FEATURES



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Land Types:	<ul style="list-style-type: none">• Land Investment• Commercial
Uplands / Wetlands:	Uplands: 4.96 ± AC
Soil Types:	Arredondo Fine Sand Arredondo-Urban Land Complex Millhopper Sand
Taxes & Tax Year:	2024: \$8,612.57
Zoning / FLU:	C-2
Road Frontage:	Approximately 185' ± on SR 41
Nearest Point of Interest:	Gainesville: 9 Miles
Fencing:	The property is fenced and gated
Current Use:	The property is currently vacant. The approximately 4.96 acres features a retail store front of approximately 3,078 SF.
Structures & Year Built:	Retail Building: 1900

LOCATION DESCRIPTION

[VIEW PROPERTY WEBSITE](#)



LOCATION DESCRIPTION

Located in the town of Archer in Alachua County, this property offers a strategic location in one of Florida's most vibrant regions. Alachua County is home to the University of Florida, a world-renowned institution and economic driver that brings a diverse population, innovative industries, and a steady stream of visitors to the area.

The property is situated just 10 miles southwest of Gainesville, the county's largest city and cultural hub. Gainesville boasts a thriving economy anchored by healthcare, education, agriculture, and emerging tech industries, as well as a robust arts and entertainment scene. This location provides easy access to I-75, a critical corridor connecting Florida's major cities and markets, enhancing the property's appeal for businesses requiring regional connectivity.

Alachua County is celebrated for its natural beauty, including state parks, springs, and outdoor recreation opportunities. The area is also known for its growing population, strong community infrastructure, and business-friendly environment, making it an ideal spot for commercial ventures.

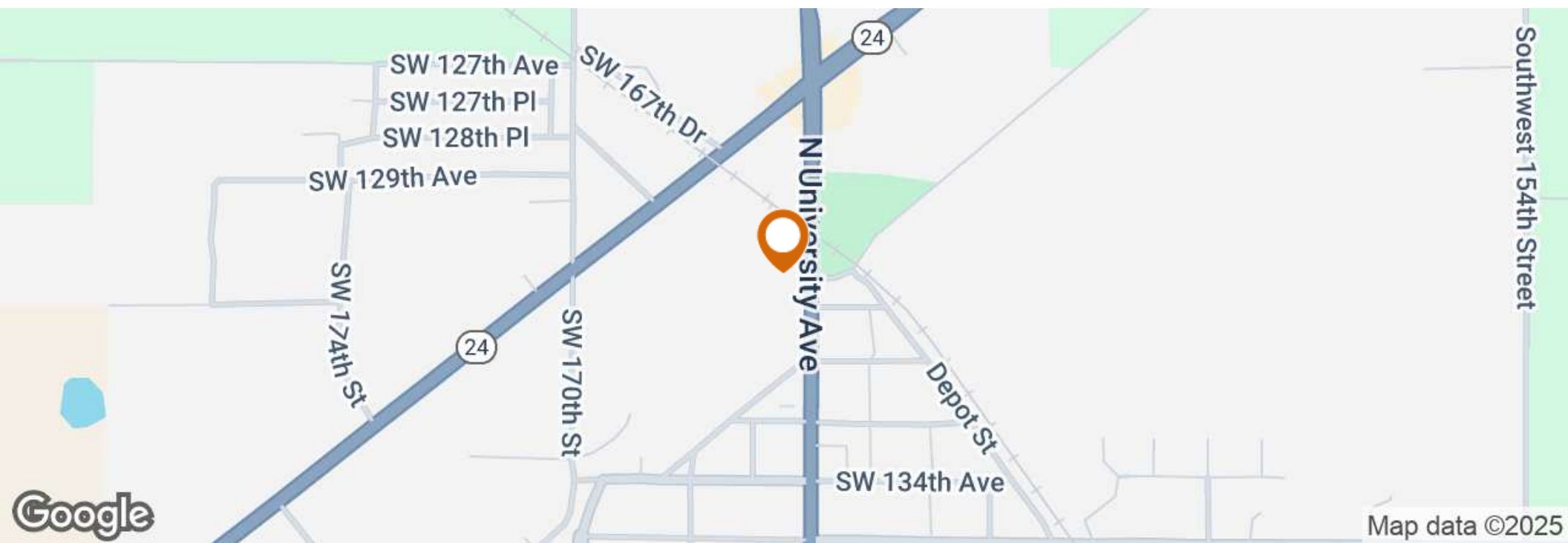
With its proximity to Gainesville, access to a skilled workforce, and positioning in a thriving and scenic region, this Archer property offers an exceptional opportunity for businesses looking to establish a foothold in Alachua County.



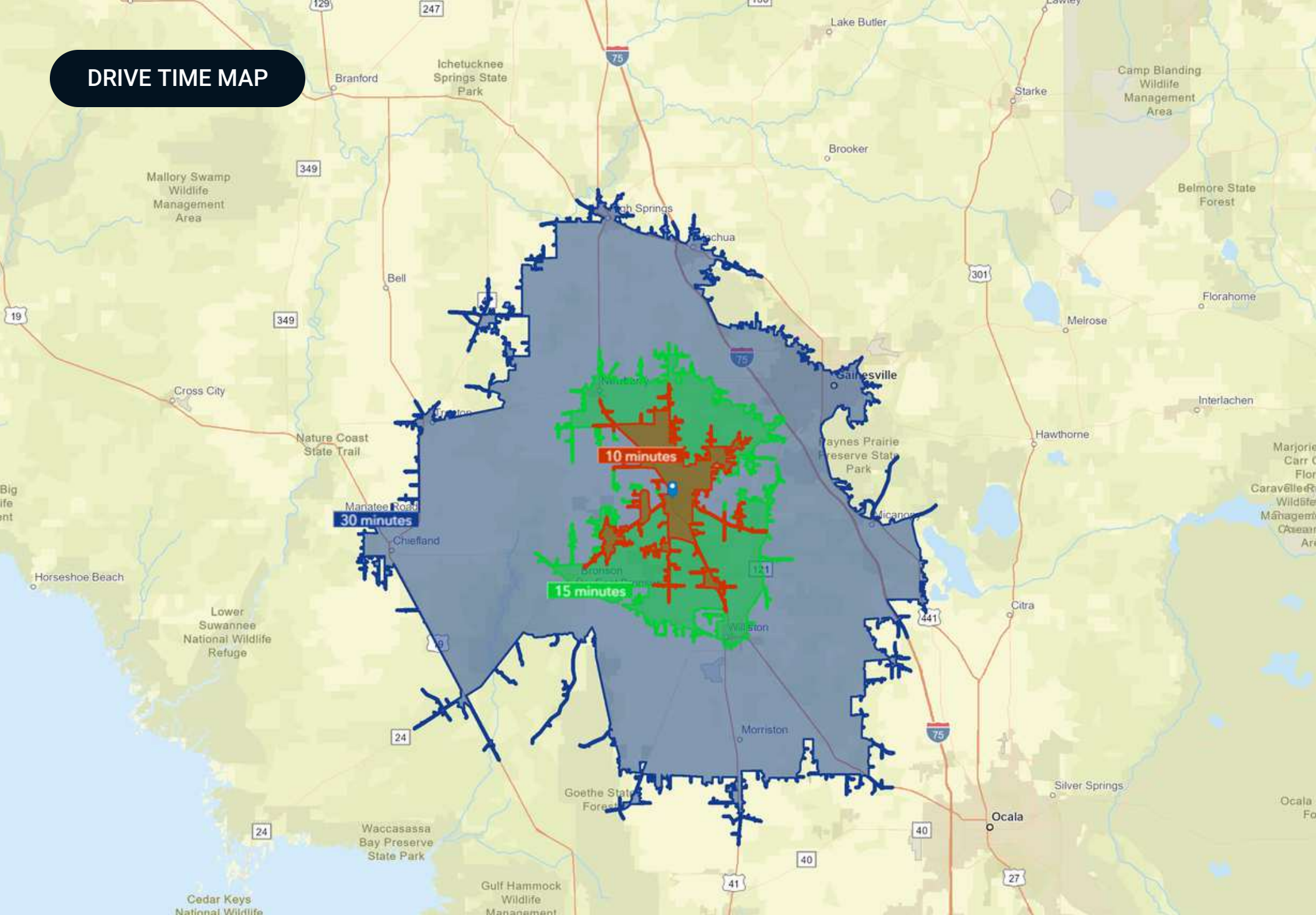
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FAMILY DOLLAR





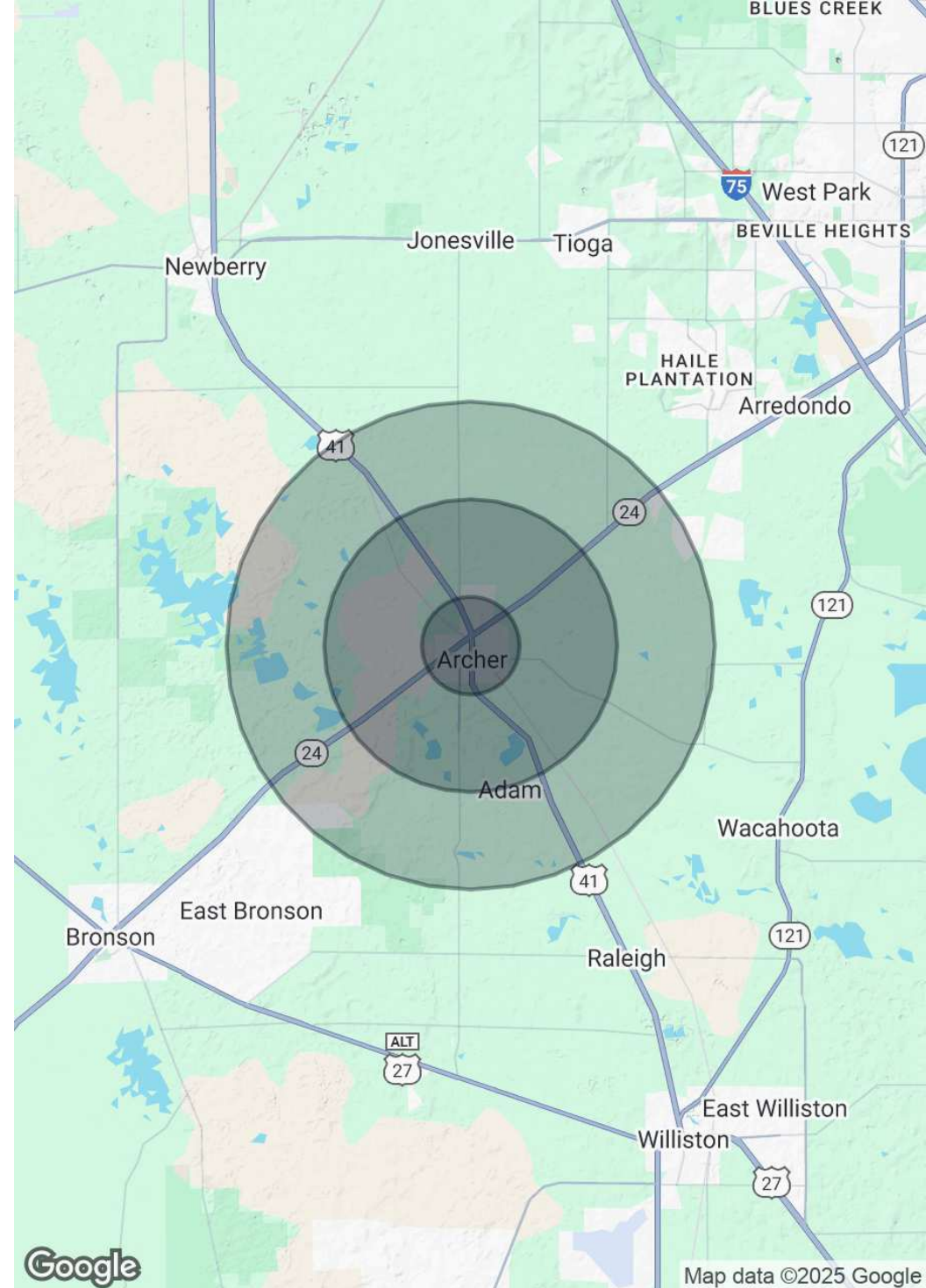
DRIVE TIME MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,149	2,680	6,559
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	451	1,058	2,569
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$90,605	\$114,494	\$120,780
Average House Value	\$278,699	\$298,944	\$306,510

Demographics data derived from AlphaMap





ALACHUA COUNTY FLORIDA



Founded	1824	Density	282.9 (2019)
County Seat	Gainesville	Population	285,938 (2023)
Area	969 sq mi	Website	alachuacounty.us

Located in North Central Florida, Alachua County is widely known for its many cultural and sporting events, great educational programs, and leading medical centers. Serving as the county seat, the city of Gainesville is home to the University of Florida, one of the top public universities in the entire nation. This institution alone brings large crowds of sporting enthusiasts who come to see the Florida Gators play. Alachua County is also known as one of the leading medical centers in the southeast, with four hospitals serving the area.

Alachua County boasts a great location just a short drive from many of Florida's pristine beaches. Additionally, the area is approximately 1.5 hours from the Georgia state line, the Gulf of Mexico, and the Atlantic Ocean. In total, Alachua County covers around 965 square miles, including 68 square miles of water.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



SHEA R. BOOSTER

Associate Advisor

shea@saundersrealestate.com

Direct: **877.518.5263 x393** | Cell: **541.771.1177**

PROFESSIONAL BACKGROUND

Shea Booster is an Associate 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

ADVISOR BIOGRAPHY



BRYANT PEACE, ALC

Senior Advisor

bryant@saundersrealestate.com

Direct: 877.518.5263 x374 | Cell: 229.726.9088

PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at Saunders Real Estate.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land brokerage for SVN Saunders Ralston Dantzler throughout Florida, Georgia and Alabama. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

- Timberland Development
- Recreational Land
- Agricultural Properties



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

