

\$319,000 - 13706 Nw 147th Avenue, ALACHUA

MLS® #GC532373

\$319,000

Bedroom, Bathroom,
Land on 1.60 Acres

CLARKES 1ST ADD TO ALACHUA,
ALACHUA, FL

Discover an exceptional development opportunity in a peaceful yet conveniently located area of Alachua. This property is zoned RMF-8 (Residential Multi-Family), allowing for up to 10 dwelling units, with potential for additional density pending approval by the City of Alachua. Buyers are encouraged to verify zoning and permitting details directly with the City of Alachua Building and Zoning Department.

Imagine transforming this spacious lot into a thoughtfully designed multi-family community, featuring a mix of duplexes, triplexes, quadplexes, or single-family homes with accessory dwelling units. Whether you're a developer seeking strong rental income potential or a homeowner envisioning a custom estate with space for extended family or rental possibilities, the options are abundant.

The property's natural setting offers the perfect canvas for creating a neighborhood with shared green spaces and a welcoming sense of community—ideal for families or anyone seeking a quiet retreat with modern convenience. Sustainable elements and private outdoor areas could further enhance the vision, making this an attractive project for forward-thinking builders. There is currently a mobile home on the property that can either convey with the sale or be removed prior to



closing depending on the buyer's wishes.

Located just 3 miles from charming downtown Alachua and 4 miles from I-75, the site provides easy access to Gainesville, Ocala, and surrounding areas. Don't miss this rare chance to shape the future of one of Alachua's most versatile parcels.

Essential Information

MLS® #	GC532373
Price	\$319,000
Acres	1.60
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	13706 Nw 147th Avenue
Area	Alachua
Subdivision	CLARKES 1ST ADD TO ALACHUA
City	ALACHUA
County	Alachua
State	FL
Zip Code	32615-6229

Additional Information

Date Listed	July 10th, 2025
Days on Market	115
Zoning	RMF-8

Listing Details

Listing Office	KELLER WILLIAMS GAINESVILLE REALTY PARTNERS
----------------	---

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on November 4th, 2025 at 12:11pm EST