

\$225,000 - Nw 218th Lane, ALACHUA

MLS® #GC532585

\$225,000

Bedroom, Bathroom,
Land on 16.97 Acres

MILL CREEK ESTATES, ALACHUA, FL

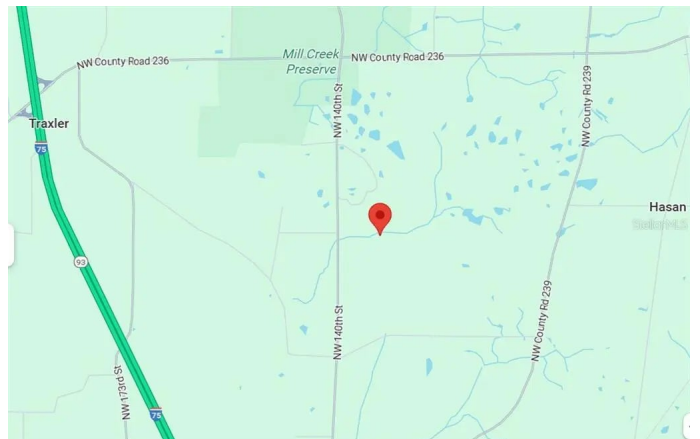
Nearly 17 Acres with Creek Frontage in Mill
Creek Estates

16.97 acres offered inside the gated community of Mill Creek Estates in Alachua County. This property brings together multiple sought-after features – Mill Creek runs directly through the center of the land, while approximately 2 acres near the road sit in an X flood zone with a cleared, buildable area ready for a homesite. The front section is open and accessible, while the wooded acreage and creek flow through the center and rear, creating a rare mix of buildable and natural terrain in one tract.

Zoned Agricultural, the land supports both residential and recreational use. Deed restrictions are in place to maintain long-term value, requiring site-built homes of at least 2,000 sq ft, prohibiting mobile or modular homes, and disallowing hunting within the subdivision. Full HOA documents are available for review.

Electric service is nearby, and access is via private limerock roads maintained by the HOA. Water and sewer are not yet installed, leaving improvements open to buyer design. HOA dues are \$350 annually, supporting shared road maintenance and gated entry.

Located just 20–25 minutes from Gainesville, this is one of the few available



parcels offering acreage, creek frontage, cleared land, and gated community access. Acreage with these combined features is scarce in Alachua County, making this a property to consider for both personal use and investment. Be sure to view the drone flyover and virtual tours for a complete aerial perspective.

Essential Information

MLS® #	GC532585
Price	\$225,000
Acres	16.97
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	Nw 218th Lane
Area	Alachua
Subdivision	MILL CREEK ESTATES
City	ALACHUA
County	Alachua
State	FL
Zip Code	32615

Amenities

Amenities	Gated
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Additional Information

Date Listed	July 18th, 2025
Days on Market	107
Zoning	A

Listing Details

Listing Office	FLORIDA HOMES REALTY & MORTGAGE GVILLE
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