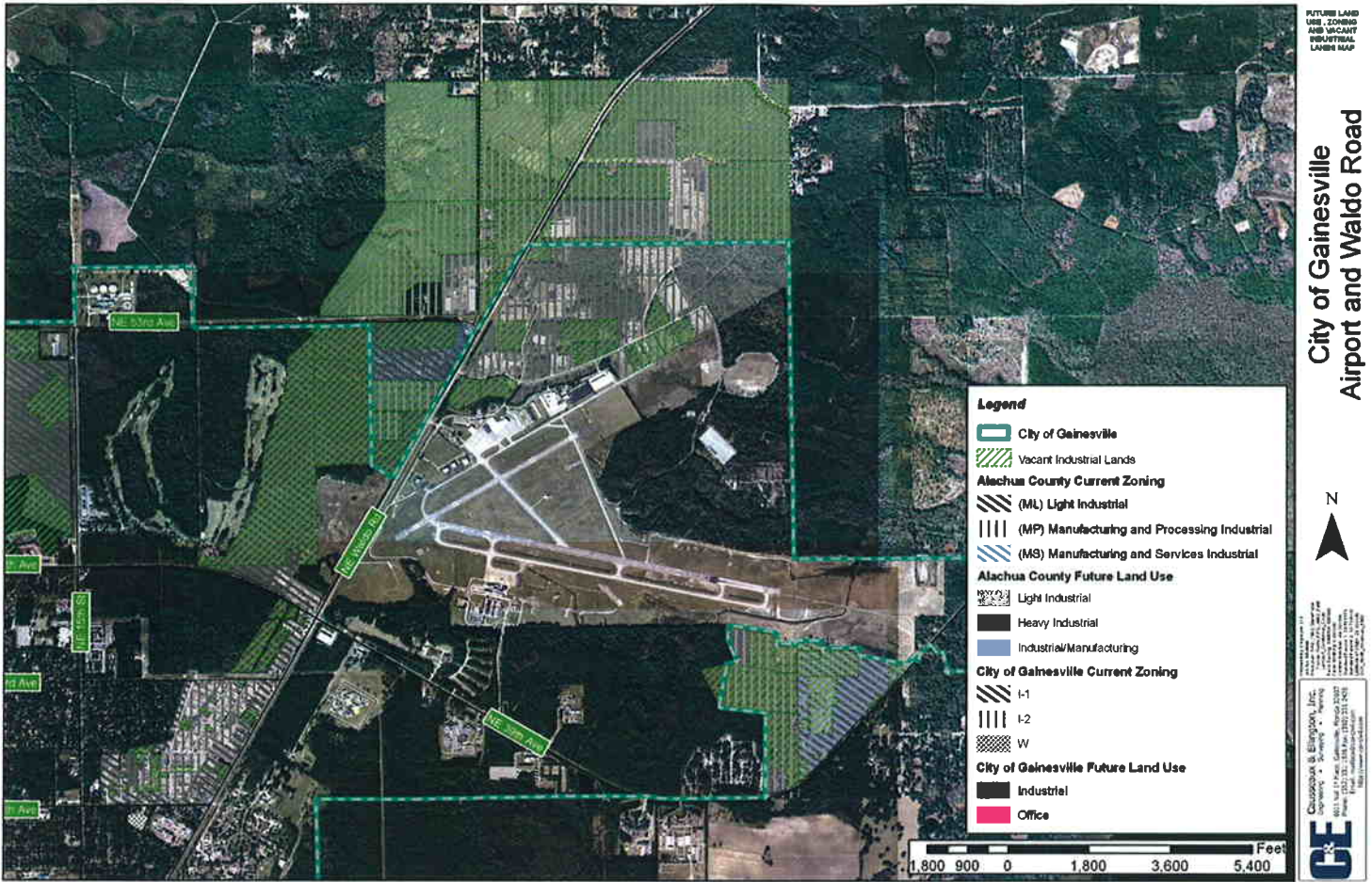


US 441 and SR 121

Total Industrial Land	1,685 acres
Vacant Industrial Land	1,032 acres
Total Office Land	84 acres
Vacant Office Land	44 acres

Due to the historical presence of the railroad, the area north of U.S. 441 from NW 6th Street to just east of State 121 has continued to emerge as a growing industrial corridor. While many companies have located within this area, 1,032 acres of 1,685 acres set aside for industrial uses along this corridor, remain vacant. As similar and complimentary types of industries locate in proximity to one another, synergies begin to develop which can create nodes or “clusters.” As these clusters develop, the areas surrounding them begin to grow as well to accommodate the ancillary needs of these businesses. The U.S. 441/SR 121 cluster has a diverse mix from heavy industrial-type uses, such as a material distribution yard, to service-type uses such as the local delivery hubs for FedEx and UPS. In addition, the local corporate headquarters of M & S Bank is located in this vicinity.

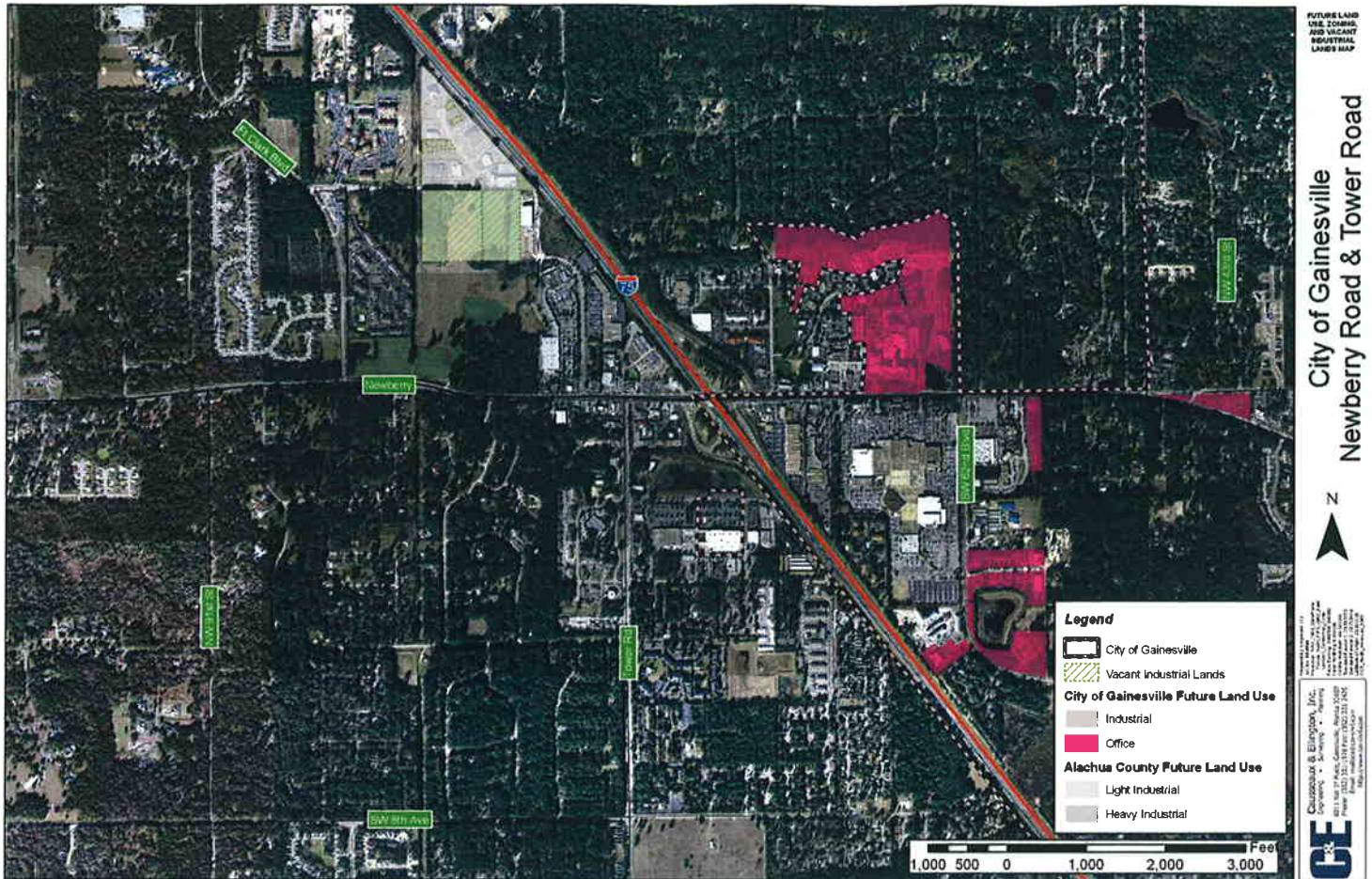
The economic viability of existing industries, as well as future economic opportunities within the City of Gainesville and Alachua County in general, would benefit greatly by attracting new industries to this area which would, in turn, increase the demand for new restaurants, service businesses, and retail establishments.



The Gainesville Regional Airport and Waldo Road Area

Total Industrial Land	1,865 acres
Vacant Industrial Land	1,335 acres
Total Office Land	0 acres
Vacant Office Land	0 acres

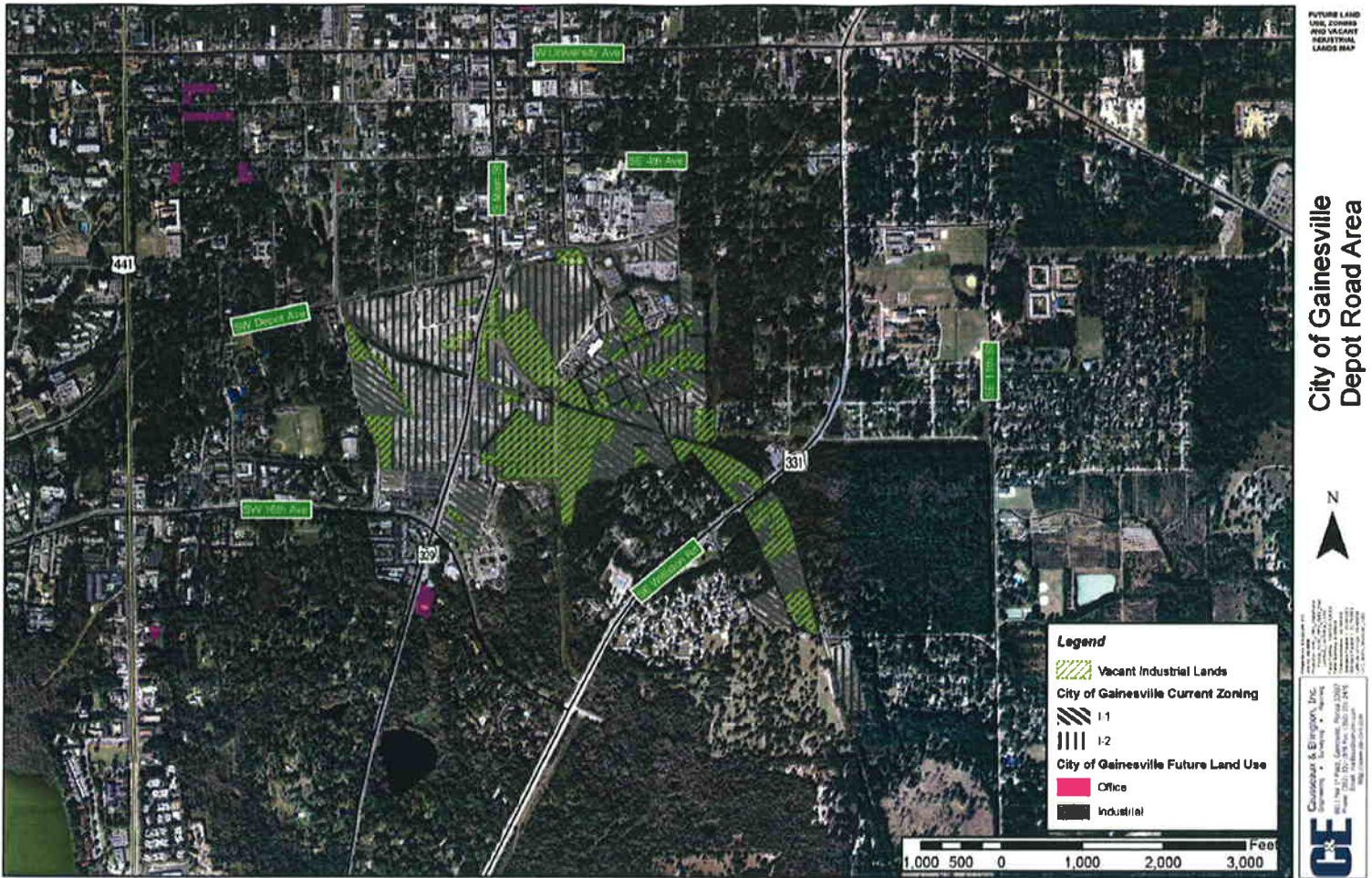
The Airport and Waldo Road area are in the midst of exciting new development due to the relocation of the fairgrounds and the building of a new office and industrial park. In addition, Eclipse Jet Aviation has recently located in Gainesville bringing new jobs and commerce. Proximity to an airport is a valuable asset that many businesses and corporations look for when choosing a location. With 1,335 acres of vacant industrial land in the airport area, it should be a priority of the City of Gainesville, Alachua County and the Chamber of Commerce to encourage businesses to locate in the Airport/Waldo Road corridor.



Newberry Road and Tower Road

Total Industrial Land	49 acres
Vacant Industrial Land	27 acres
Total Office Land	97 acres
Vacant Office Land	23 acres

The Newberry Road/Tower Road area does not have a large amount of land available for industrial land uses. However, many supportive businesses and commercial establishments such as general office, medical office, restaurants and retail shopping are available which make the area appealing for additional office development. An effort should be made to provide additional land for office uses in this particular area to attract more high-income jobs and to diversify the economy.

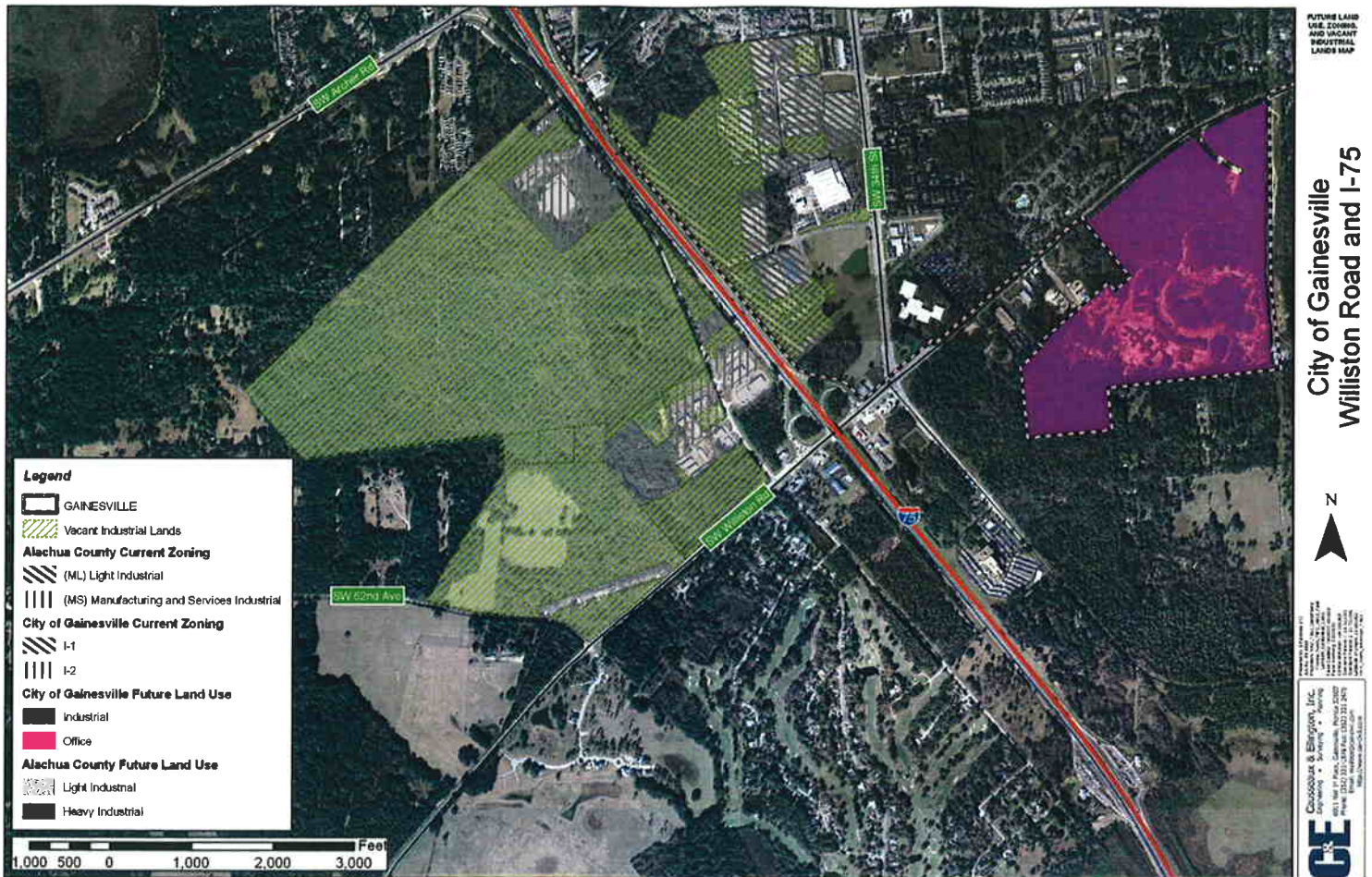


Depot Road Area

Total Industrial Land	232 acres
Vacant Industrial Land	75 acres
Total Office Land	8 acres
Vacant Office Land	1 acres

The Depot Road Area continues to be a high priority area where the City of Gainesville is reshaping an important urban area and corridor. Due to its proximity to the University of Florida, Downtown Gainesville, Shands Medical complex, and Alachua General Hospital, the Depot Road area could serve as the future location to host of new industries. In order to capitalize on its location relative to the University of Florida Medical establishment and the hospitals in the area, the Depot Road Area may best be suited as a future cluster for bio-tech and medical industries.

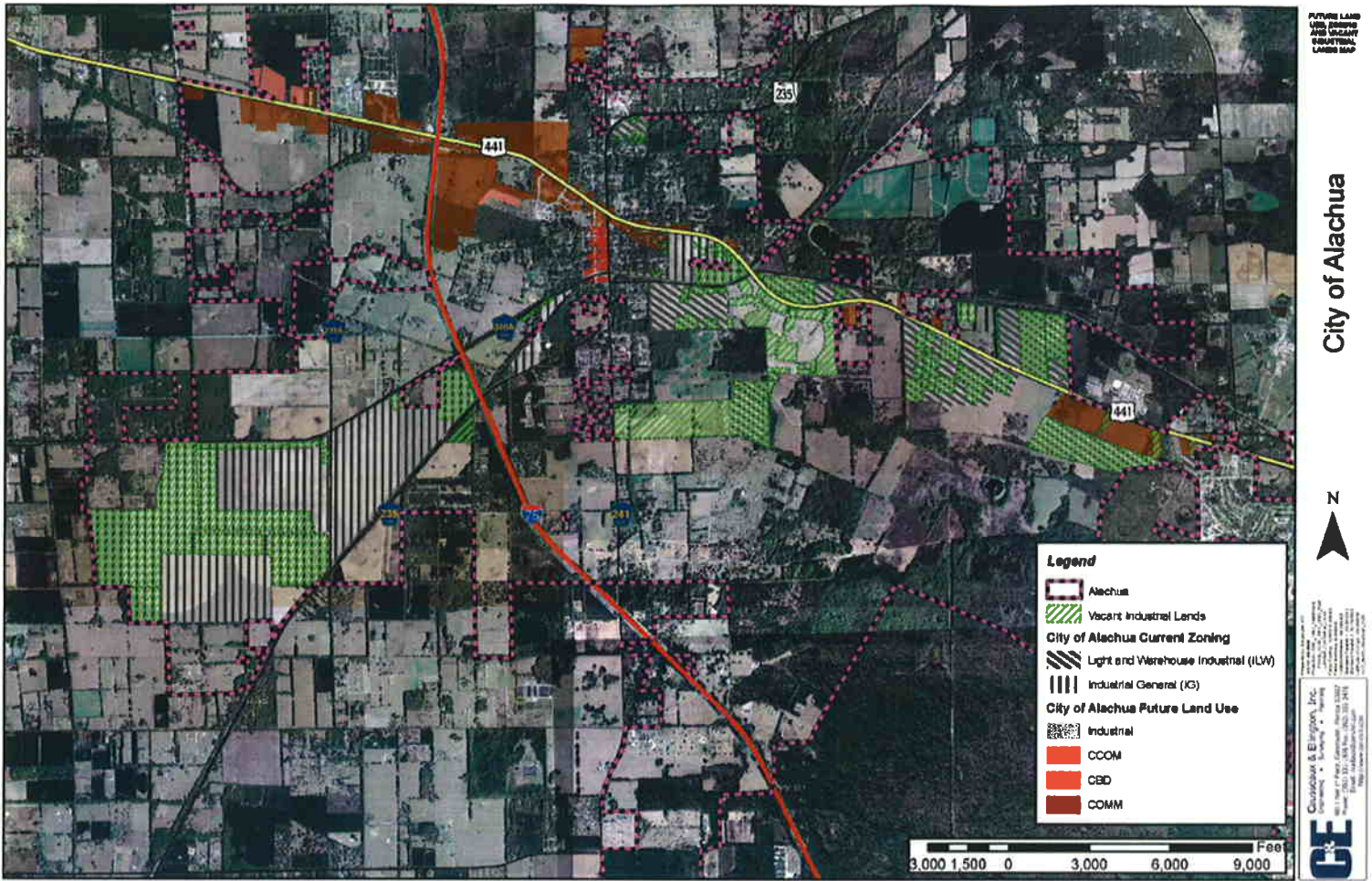
In addition, the proximity to numerous colleges of education, engineering, and computer science, could provide a much needed synergy and adjacency to foster additional corporate campus-type development. This could emerge as a new center where employees, employers, and residents of the area co-exist in an urban form such as the traditional neighborhoods designed to support a vibrant and diverse live-work-play environment.



Williston Road and I-75

Total Industrial Land	627 acres
Vacant Industrial Land	516 acres
Total Office Land	160 acres
Vacant Office Land	24 acres

The Williston Road and I-75 Interchange Area is prime for industrial development. With its close proximity to Interstate 75, the area offers quick access to a national transportation corridor which serves the state, region and nation. The existing industries in this area are mainly located off SW 34th Street (US 121) and abutting I-75 to the east. The land in the Williston Road/I-75 Area could be ready to be developed and occupied in a very short amount of time. This area would provide great opportunities for businesses looking to locate in Gainesville and Alachua County. In addition, this area is within a short commute from many residential neighborhoods as well as restaurants and numerous retail shopping areas.

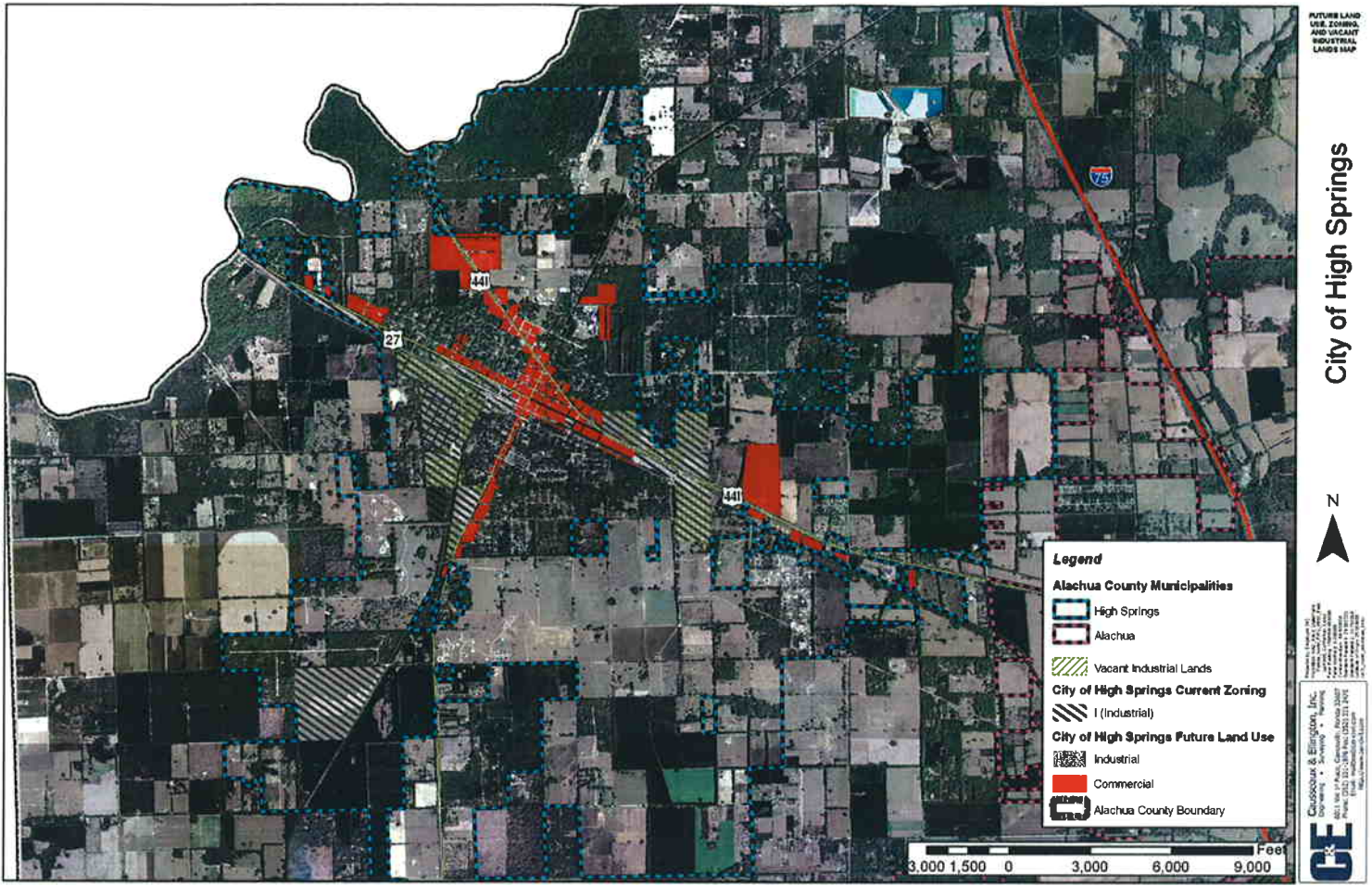


City of Alachua

Total Industrial Land	2,346 acres
Vacant Industrial Land	1,659 acres
Total Office Land	805 acres
Vacant Office Land	687 acres

The City of Alachua is experiencing healthy and rapid growth as businesses in the area expand and look for larger locations. The Progress Corporate Park in Alachua has attracted several successful bio-tech, medical research, and development businesses. With the addition of three large distribution centers (Wal-Mart, Dollar General, and Sysco Systems) to the area, support services will be needed to accommodate an influx of workers and citizens.

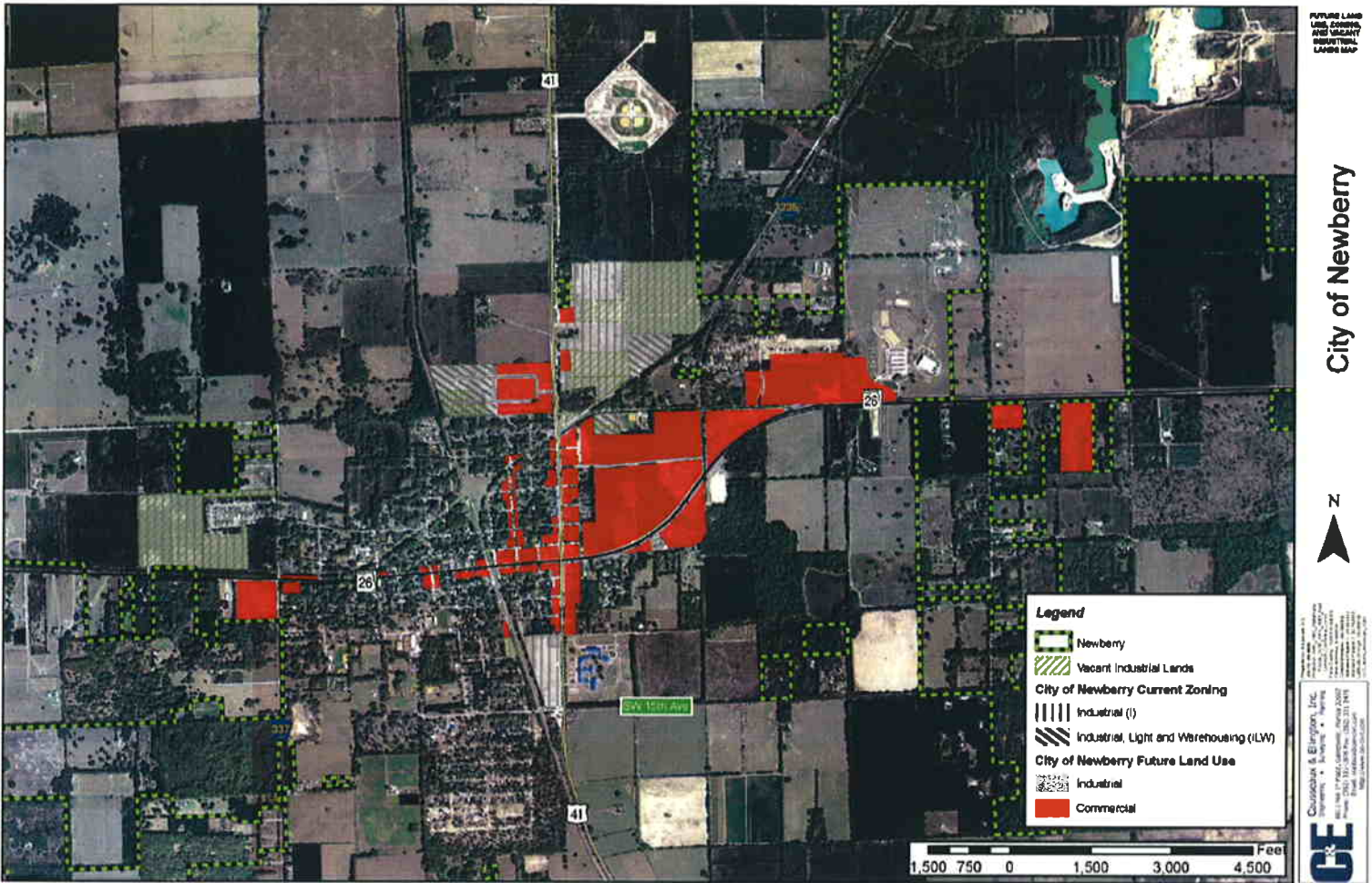
Even with the amount of new industry coming to the area in recent years, the City of Alachua still has adequate land set aside for additional industrial growth. The most opportune place for new industrial uses to locate is between Peggy Road and County Road 235. This area is part of a new “industrial employment hub,” which is being supplemented by new housing developments to the east of CR 235, which provide residences for the employees of the new industries.



City of High Springs

Total Industrial Land	574 acres
Vacant Industrial Land	242 acres
Total Office Land	457 acres
Vacant Office Land	302 acres

In the City of High Springs, of the 574 acres set aside for industrial land use, a little over half is occupied. Much of the land is contiguous and ready for construction. High Springs offers a great opportunity for businesses desiring to locate in Alachua County because it is also convenient to the I-75 corridor.



FUTURE LAND USE, ZONING AND VACANT INDUSTRIAL LANDS MAP
 City of Newberry
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 Denver, Colorado 80202
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 Fax: (303) 733-1111
 www.cusseaux.com

City of Newberry

Total Industrial Land	189 acres
Vacant Industrial Land	131 acres
Total Office Land	281 acres
Vacant Office Land	193 acres

The City of Newberry has about 189 acres designated for industrial use. However, what is designated for industrial uses is 70% vacant. The City of Newberry would be more attractive for industrial development if it had more industrial land available which, in turn, would create other supportive businesses. The City of Newberry is an area that is ready to see additional growth in the long term as more residents move to Alachua County and begin to discover the Newberry area.

The one drawback affecting the City of Newberry's ability to attract new industry is the lack of roadway concurrency on the two-lane section State Road 26. This situation has essentially placed a moratorium on most new development within the City of Newberry. The City of Newberry is actively seeking solutions to remedy this situation.