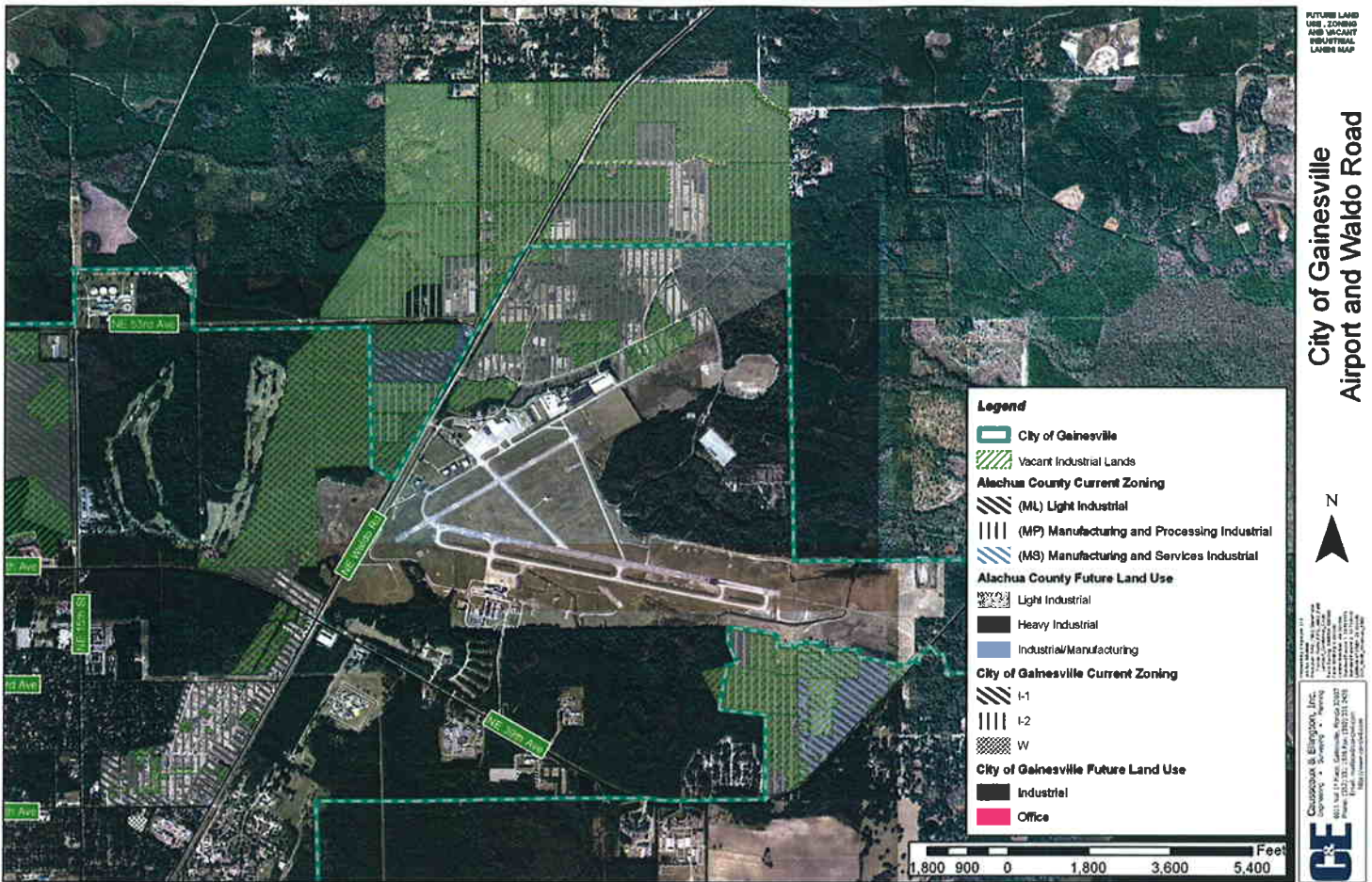


### US 441 and SR 121

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 6<sup>th</sup> 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.

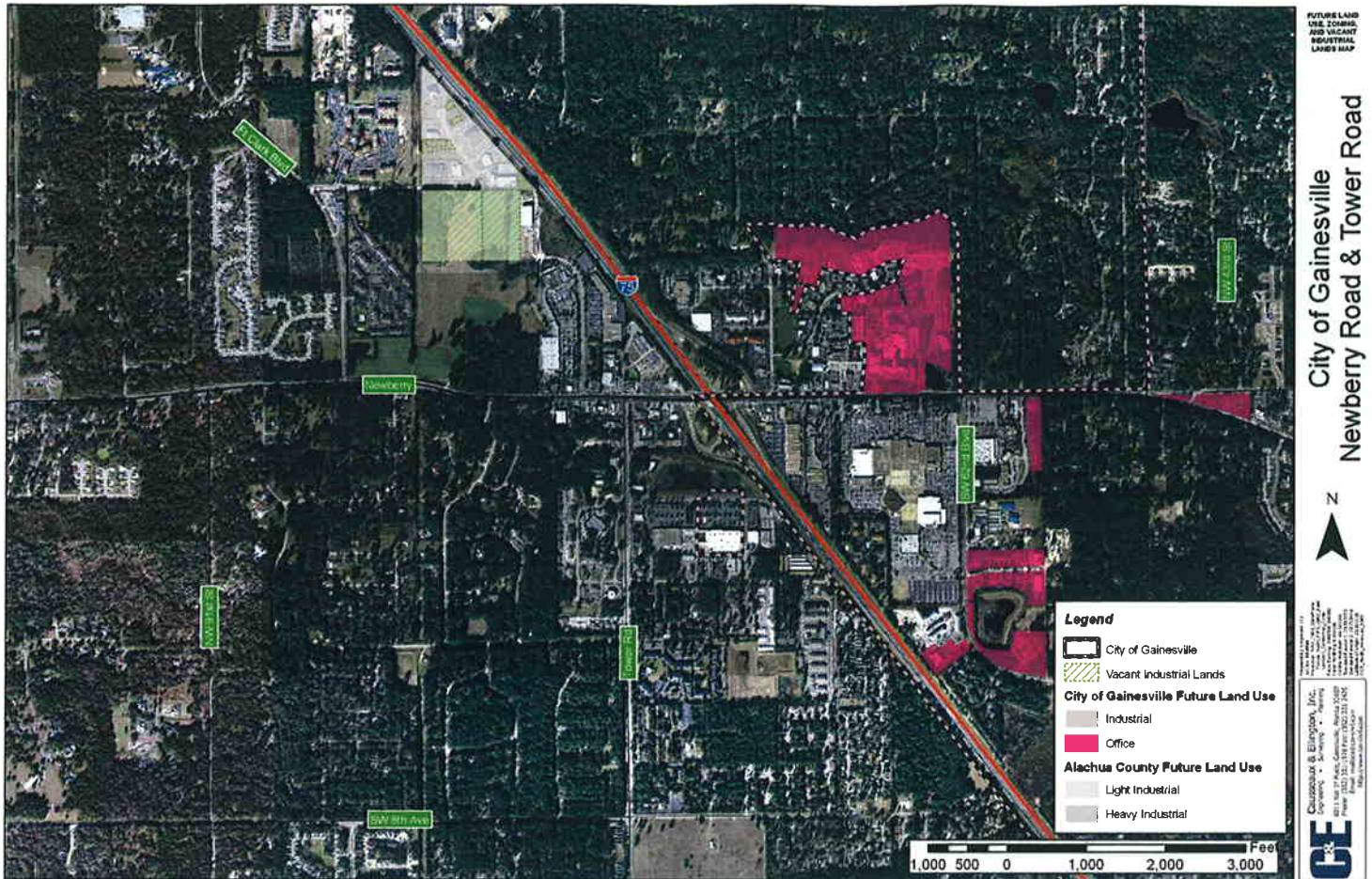
The economic viability of existing industries, as well as future economic opportunities within the City of Gainesville and Alachua County in general, would benefit greatly by attracting new industries to this area which would, in turn, increase the demand for new restaurants, service businesses, and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