

INDUSTRIAL LOTS FOR SALE

COPELAND PARK

AT PROGRESS DISTRICT

29.7858047, -82.4840920

ALACHUA, FLORIDA

LOCATED IN THE PROGRESS DISTRICT THE LARGEST BIOTECH CLUSTERS IN FLORIDA

LOCATION:

- IN THE BIOSCIENCE COMMUNITY
- NEAR GAINESVILLE, ALACHUA & I-75

ADJACENT:

- PROGRESS PARK
- FOUNDATION PARK

FRONTING:

- FRONTING C.R. 2054 (RACHEL BLVD)
JUST OFF HEAVILY TRAVELED 441

PROPERTY USES:

- BIOSCIENCE
- LABORATORY
- INDUSTRIAL
- WAREHOUSE
- MANUFACTURING
- FLEX SPACE

HIGHLIGHTS:

- WILL BUILD TO SUIT
- FLEXIBLE LOTS SIZES
- OWNER MAY FINANCE
- CITY SEWER AND WATER
- MASTER STORMWATER PROVIDED

ZONING:

- ILW

 **PRICES VARY**

 **1.0 to 5.69+/-
ACRE LOTS**



SWIFTCREEK
C O M M E R C I A L

AMBER CRAWFORD
BROKER / OWNER

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 SwiftCreekRealty.net

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COPELAND PARK

AT PROGRESS DISTRICT

PROPERTY USES: BIOSCIENCE, LABORATORY, INDUSTRIAL, WAREHOUSE
LOTS SIZE: 1.0 TO 5.69 +/- ACRES
ZONING: ILW
FRONTAGE: FRONTAGE ON C.R. 2054 (RACHEL BLVD) AVAILABLE, JUST OFF HEAVILY TRAVELED HIGHWAY 441

INFRASTRUCTURE IN PLACE INCLUDING SHARED MASTER STORMWATER, RESULTING IN COST AND TIME SAVINGS AND INCREASED DEVELOPABLE AREA

LOCATION HIGHLIGHTS

- COPELAND PARK IS LOCATED AT PROGRESS DISTRICT:
 - HOME TO PROGRESS PARK, FOUNDATION PARK, THE CONVERGENCE
- PROGRESS DISTRICT IS THE LARGEST BIOTECH CLUSTER IN FLORIDA
- MINUTES FROM DOWNTOWN ALACHUA & I-75
- PROXIMITY TO I-75 ALLOWS ALACHUA BUSINESSES TO REACH MAJOR MARKETS AND TRANSPORTATION CENTERS ACROSS FLORIDA
- INFRASTRUCTURE IN PLACE INCLUDING SHARED MASTER STORMWATER FACILITIES, RESULTING IN COST AND TIME SAVINGS AND INCREASED DEVELOPABLE AREA
- SURROUNDED BY HUGE RESIDENTIAL GROWTH:
 - THE CONVERGENCE AT PROGRESS DISTRICT A MIXED-USE PROJECT (LESS THAN A MILE AWAY) ADDING 1,000 NEW HOMES
 - THE CONVERGENCE WILL BOAST 3,000,000 SQUARE FEET OF COMMERCIAL SPACE INCLUDING STORES, RESTAURANTS AND OTHER AMENITIES
 - LENNAR'S TRAILHEAD LANDING IS A NEW RESIDENTIAL COMMUNITY LOCATED AT THE CONVERGENCE IN PROGRESS DISTRICT
 - MOMENTUM LABS AT THE CONVERGENCE, ADJACENT TO COPELAND PARK IS A NEW STATE-OF-THE-ART FACILITY AND IS HOME TO JACKSON LABORATORY



Copeland Park: Prime Location for Life Science Startups as well as other sectors needs for new offices or warehouse facilities...

The properties are located within The Progress District, a well-established business district in Alachua, Florida between Gainesville and Alachua. Copeland Park has flexible zoning and accommodates a mixture of uses including office, warehouse, manufacturing, flex space, as well as the needs of growing technology and biotechnology companies. Copeland Park is a 76-acre established development that is nonresidential and focused solely on businesses.

It is home to Alchem Laboratories, Synquest Laboratories, Metalloy Industries, Petra Research, Amend Surgical.

Parcels are divisible from 1.0 - 5.69 +/- Acres

Key Highlights

- Flexible zoning
- Will build to suit
- City sewer and water
- Master Stormwater provided
- Property Uses:
 - Bioscience
 - Laboratory
 - Industrial
 - Warehouse
 - Manufacturing
 - Flex Space

Market & Growth Drivers

- 37,854 households within 10 miles; avg. income: \$125,074
- The Convergence mixed-use project (1 mile away) adding 1,000 new homes
- Trailhead Landing by Lennar (0.7 miles away) nearly complete
- Growing residential base driving demand for logistics, distribution, and services

Location Advantages

- In Copeland Park, hub for research, life sciences, and innovation
- Fronting C.R. 2054 (Rachel BLVD) just off heavily traveled US-441
- Centrally positioned between Gainesville, Jacksonville, Orlando, and Tampa
- 14.3 miles from Gainesville Regional Airport for travel, shipping, and talent access
- Strong infrastructure within a thriving business community
- Access to a robust labor force of skilled specialists and local labor force

Ideal Location For

- Local businesses needing both office and warehouse functions
- Food & beverage distributors with storage and sales operations
- Logistics and distribution companies optimizing supply chains
- E-commerce businesses streamlining fulfillment and shipping







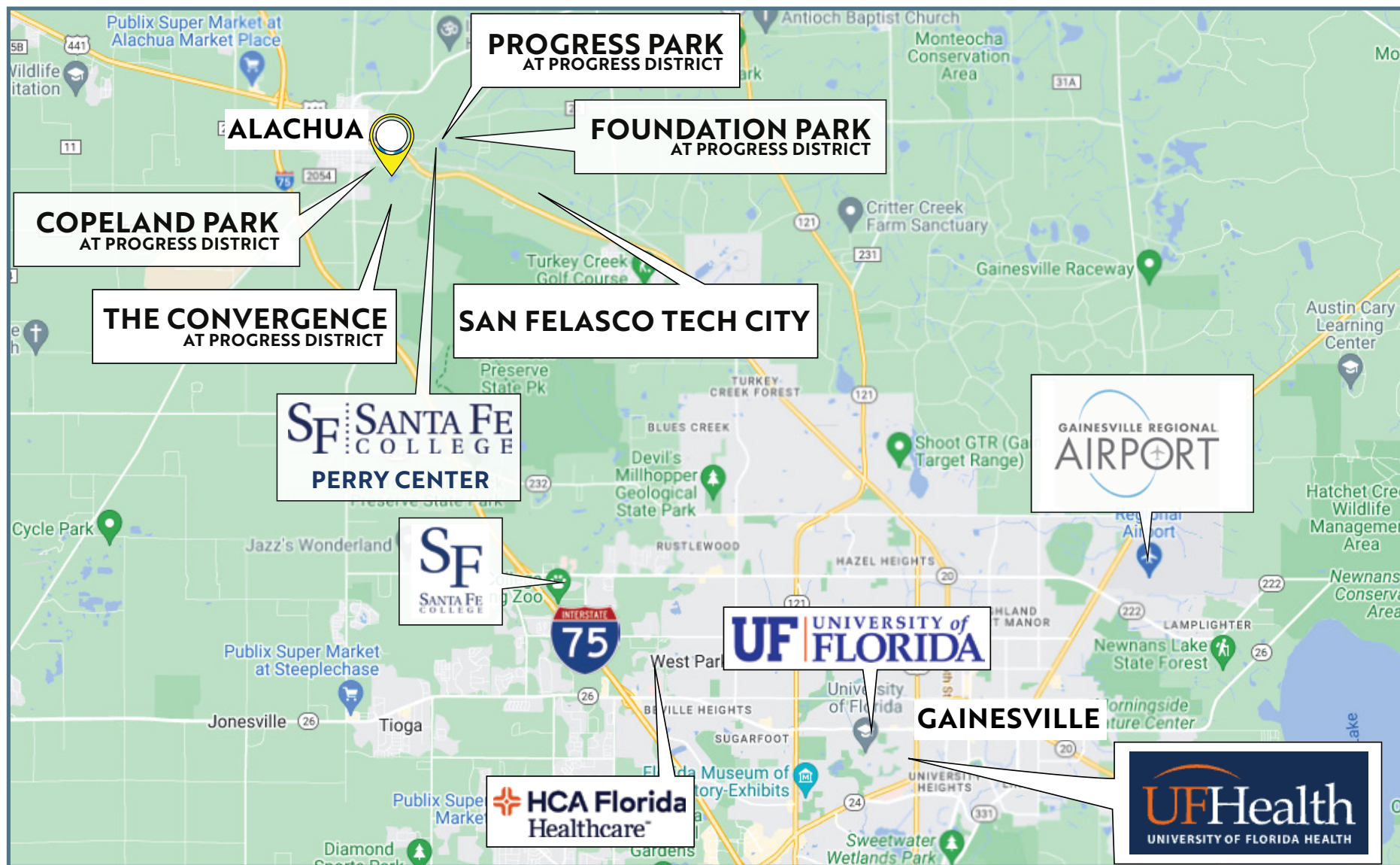
The Convergence is a major development underway in Alachua, Florida. It's a 420-acre project designed to be a hub for science and technology research companies, offering a mixed-use sustainable community with residential housing, commercial space, and recreational amenities.

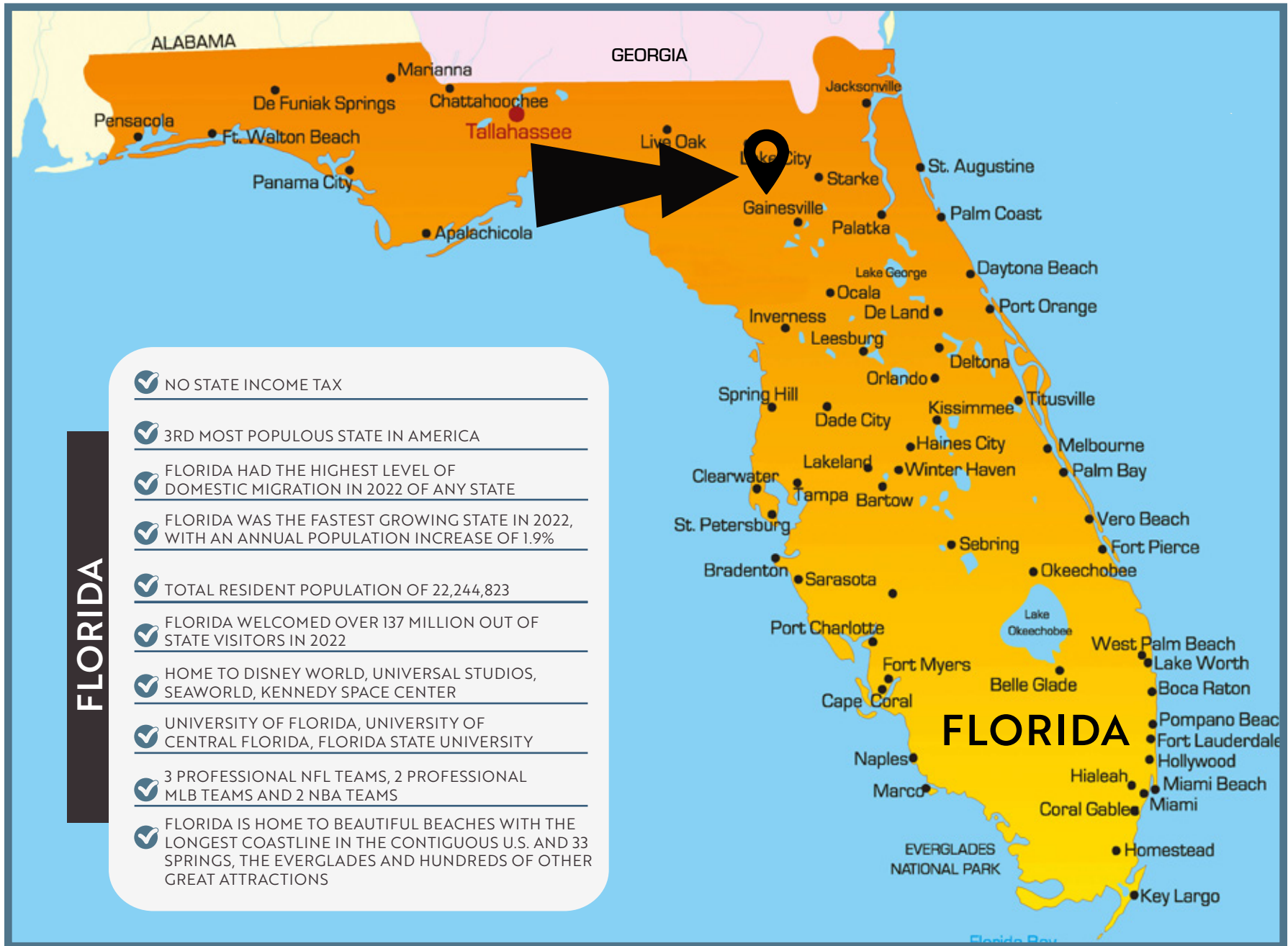


City of Alachua

- Part of the Gainesville MSA.
- Proximity to Gainesville, home to University of Florida.
- Highly educated workforce.
- U.S. Hwy 441 and I-75 run through City of Alachua (adjacent to Copeland Park), offering good transportation connectivity.
- City of Alachua is home to the Sid Martin Biotechnology Incubator (now UF Innovate | Accelerate), which is well-known for supporting early-stage life sciences companies and startups, benefiting from the University of Florida's resources.
- Santa Fe College Perry Center for Emerging Technologies located in the City of Alachua (adjacent to Copeland Park) offers training and resources for those interested in pursuing careers in the life sciences.







FLORIDA'S BACKYARD FOR BIOTECHNOLOGY

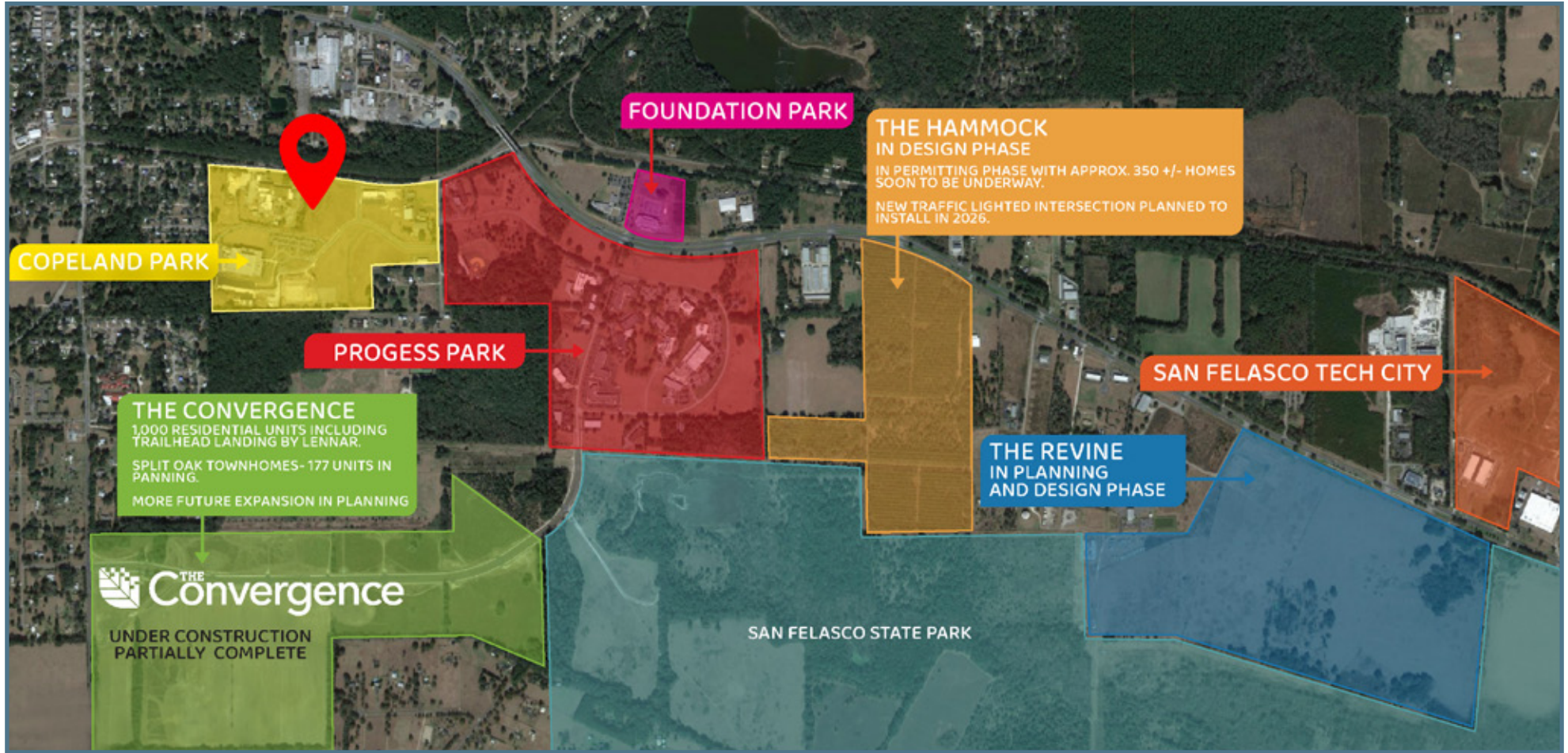
The Progress District is an impressive setting for many bioscience and other related companies attracted to the vitality of the area. With 35 companies and over 1,100 employees, the district is one of the largest clusters of biotech companies in the State of Florida. Home to established Fortune 500 companies, The Progress District is a destination spot for emerging biotech companies looking for ample opportunities for collaboration and resources.

The Progress District, envisioned by the City of Alachua, aims to be a vibrant sustainable hub for innovation, research and economic growth, offering diverse housing and amenities. The development is expected to take 5 to 10 years to fully realize infrastructure development.



THE CONVERGENCE • Research and Development • Residential • Hotel • Commercial/Retail • Bio-Manufacturing • Light Manufacturing	PROGRESS PARK • Research and Development • Existing Research Building • Landscape Buffer • Bio-Manufacturing • Light Manufacturing	FOUNDATION PARK • Life Science Business Park • Specialized Lab and Office Space • Bio-Manufacturing • Light Manufacturing	COPELAND PARK • Small Laboratories for Start-ups • Bio-Manufacturing • Light Manufacturing
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PLAN FOR FUTURE GROWTH	THE HAMMOCK • Research and Development • RV/Camping Area • Equestrian Park • Manufacturing	THE RAVINE • Research and Development • Residential • Commercial/Retail
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PROGRESS DISTRICT

- An 800-acre development in Alachua, Florida, just north of Gainesville. It's a mixed-use project designed to be a hub for life sciences and biotech companies, with a focus on research, development, and advanced manufacturing.
- Progress District is a thriving community with over 35 companies and 1,100 employees, making it the biggest biotech cluster in Florida.
- Progress District is a prime location just 11 miles from the University of Florida (UF) in Gainesville, giving companies access to a talented workforce and research resources. It's also close to state parks and nature trails.
- The Convergence at Progress District is a 420-acre mixed-use development. Still under construction, The Convergence envisions creating a live-work-play environment centered around science and technology. Its commercial and research focus aims to attract biotech and high-tech companies; Momentum Labs is an existing anchor, and The Jackson Laboratory has expanded its preclinical services to Momentum Labs. TrailHead Landing by Lennar is also part of The Convergence development, offering new single-family homes.

ANCHORED BY TWO ESTABLISHED INSTITUTIONS

The Progress District is home to one of the first bio-business incubators in the United States, and a college focused on emerging technology degrees.

UF INNOVATE | ACCELERATE AT SID MARTIN BIOTECH

UF Innovate | Accelerate at Sid Martin Biotech Incubator ("SMBI") was created, engineered, equipped, and opened in 1995 as one of the first bio-business incubators in the United States. The facility is located just outside of Gainesville, Florida in the Progress Corporate Park in the City of Alachua. The Incubator helps bioscience entrepreneurs in all product areas relating to the life sciences, biomedical research, medicine, and chemical sciences by providing specialized laboratory space, equipment, education, mentoring, networking, and investment. To date, over 60 biotechnology startups have graduated from the Incubator and become self-sufficient companies or were acquired. UF Innovate | Sid Martin Biotech Incubator provides a "one-stop-shop" for everything you need to grow a biotech/bio-med/bio-ag startup company, including sourcing talent, finding capital, and a quality work environment. The facility is a three-time recipient of the Global Business Incubator of the Year award by the International Business Innovation Association (InBIA).



SANTA FE COLLEGE PERRY CENTER

The Charles R. and Nancy V. Perry Center for Emerging Technologies is located in Alachua, the heart of Florida's high-tech corridor, about 13 miles from SF's Northwest Campus. The Perry Center provides citizens of northern Alachua County an opportunity for a college education close to home. The Perry Center focuses specifically on emerging technology degrees. The 30,000 square foot building opened in 2009 and has functioning laboratories and state-of-the-art technology classrooms. The Perry Center is intentionally located near Santa Fe High School, which offers a biotechnology program that articulates to the SF Biotechnology A.S. Degree, and across the street from Progress Corporate Park. Progress Park, a growing industrial park with approximately 1,000 employees, is anchored by the University of Florida's Sid Martin Biotechnology Incubator, RTI Surgical, Intermed, and graduates of the UF Sid Martin Incubator —Nanotherapeutics, Banyan Biomarkers and Axogen.



COMPANIES WITHIN PROGRESS DISTRICT



MOMENTUM LABS

Momentum Labs is a biotech hub located in The Convergence at Progress District. The 55,000 square foot facility offers room for companies to grow and includes lab space, private offices, co-working spaces, cutting-edge shared equipment, and specialized amenities. Resident science entrepreneurs also get access to tailored programming, concierge-level services, an expansive resource network, and connections to capital.



THE JACKSON LABORATORY

The Jackson Laboratory (JAX), founded in 1929 in Bar Harbor, Maine, is a nonprofit leader in genetics research. Known for expertise in mouse genetics, JAX houses one of the largest repositories of lab mice for studying diseases like cancer, diabetes, and Alzheimer's. It advances biomedical research, offers educational programs, and provides genetic testing worldwide, with facilities in Connecticut and California.



NCCER-NATIONAL CENTER FOR CONSTRUCTION, EDUCATION, AND RESEARCH

Not-for-profit, 501 education foundation for professional craft certification, formed in 1996. Recognized by the construction industry as the training, assessment, certification and career development standard for construction.



ASCEND

Ascend Advanced Therapies (Ascend) is a specialist adeno-associated virus (AAV) development partner working to bring next-generation gene therapy products to market. Using an acqui-building approach, Ascend hit the ground running in 2023 with operational facilities globally, and a team of experts that offer unparalleled insight and collaboration when delivering products from the bench through to commercialization.



EVERGEN

Evergen, formerly known as RTI Surgical. Our new name reflects our renewed commitment to accelerating the development of cutting-edge, patient-centric regenerative medicine solutions.



ETECRX

eTectRx is a digital health company that uses the eBurst™ wireless sensor technology to create solutions for remote health monitoring. Their ID-Cap® System and eBrief™ System aim to improve patient engagement and health outcomes for patients, providers, and payers by promoting accountability and awareness. The company's website also provides information about their team, news, and contact details.



CANAERY

Canaery is a neurotech company that is developing a "nose-computer interface" to digitize the sense of smell. The company's goal is to use this technology to enhance the capabilities of working animals, such as dogs and rats, to detect scents for various applications. These applications include detecting illicit contraband like explosives and narcotics, identifying pests, and diagnosing diseases like cancer and Parkinson's.



AXOGEN

Axogen is a leader in surgical solutions for peripheral nerve repair. Their solutions are used primarily by hand surgeons, reconstructive plastic surgeons, and oral and maxillofacial surgeons in a wide variety of nerve repair surgeries.

THE CONVERGENCE

Merging Eco-tourism with research and development.

The Convergence is a mixed-use development that will enable more community members who work in Alachua's growing biotech and life science industries to live and enjoy recreational activities without the need for a long commute. The 420-acre research community is being developed and its purpose is to serve not only the employees who will work on campus but other community members as well. The project will be located within the Progress District and will be anchored by Momentum Labs. The park will have a 10,000 square foot multi-functional conference and meeting center, which will have a dividable meeting area that can accommodate up to 300 people. The park will also have 1,000 new residential units, including cottage homes and Trailhead Landing, a single family-homes community by Lennar, and 3,000,000 square feet of commercial space. The first phase of The Convergence will be an opportunity to merge Eco-tourism with research and development.





ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



AMBER
CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
FLORIDA, GEORGIA, ARKANSAS



THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =
SOLVES PROBLEMS & EARNS BIG RESULTS
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM