



## Newberry Park Apartments to start construction in December

By Emily Mavrakis

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Development west of Gainesville includes 300 apartments, with nearly 400 more under construction nearby, while at least 685 more single-family homes have been permitted in the area.

Construction on a pair of buildings that will bring 300 high-end, multifamily apartment units in west Gainesville, near Tioga, is expected to begin in December.

The Drotos Ryals Team of Colliers International in Gainesville bought Newberry Park Apartments, 12019 W. Newberry Road, for \$6.75 million from Parkwood Alachua Land Investments, Inc. on Sept. 30.

More than 4,000 new homes are in the construction pipeline west of Interstate 75 where elementary and middle school are already crowded and traffic crawls during morning and afternoon rush hours.

Newberry Park will be a new destination for young professionals such as university graduates or older students to become a part of the community, said Dan Drotos, senior director for Colliers International in Gainesville.

“We’re seeing more and more young professionals stay here after graduating,” he said. “They might not necessarily want to live close to the university and student housing.”

The development was approved under Alachua County’s Traditional Neighborhood Development ordinance and has also been approved for up to 150,000 square feet of commercial development, Drotos said.

Colliers International is in talks with about 10 retailers, ranging from a boutique grocery store to restaurants and banks, he said.

The apartments would likely be ready to take on tenants about a year after construction begins, Drotos said.

On the opposite corner of West Newberry Road near SW 122nd Street, 58 townhouses are under construction in the Tara West development, next to West End Golf Course.

On the west side of the golf course, Arbor Greens is adding 260 apartments. Across the street, the Town of Tioga is getting ready to start work on 59 multi-family units.

All of that is in addition a dozen nearby single-family projects with construction permits totaling 685 homes.

These include:

Oakmont Phase 2 — 135 homes

Drake Meadows — 128 homes

Amariah Park — 77 homes

Thornton Place — 68 homes

Tioga Phase 17, 18 — 56 homes

Arbor Greens Phase 2 — 51 homes

Wimberly — 46 homes

South Point — 45 homes

Gloria's Way — 42 homes

Kingston Place — 24 homes

Wexford — 13 homes

Work will soon begin on a new elementary school on SW 122nd Street on the westsouth corner of Oakmont, which will have nearly 1,000 homes when complete.