

# FOR SALE MIXED-USE/RESIDENTIAL DEVELOPMENT SITE

SE Hawthorne Road Gainesville, FL 32641



## PROPERTY DESCRIPTION

This property is located in a qualified census tract for Florida Housing Finance Corporation programs. The parcel is approximately 5.69 acres and zoned to allow up to 8 units per acres. Under the County's Cottage Neighborhood Ordinance the density may be doubled to 16 units per acre when residential units are 1400 square feet or less. The property can also be used for a place of religious assembly, school, daycare, group home facilities, offices or a mix of non-residential and residential uses.

## PROPERTY HIGHLIGHTS

- 5.69 Acres Vacant Mixed-Use Residential
- Located in the Alachua County Eastside Activity Center and the Opportunity Zone
- Located in a State of Florida Targeted Census Tract
- Great location for an Emergency Medical or Assisted Living Facility
- Owner Financing is Available

## OFFERING SUMMARY

Sale Price:	\$199,500
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Lot Size:	5.69 Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	869	7,628	24,548
Total Population	2,430	21,921	68,167
Average HH Income	\$49,984	\$56,091	\$52,052

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**RALPH HILLIARD**  
(352) 284-4977

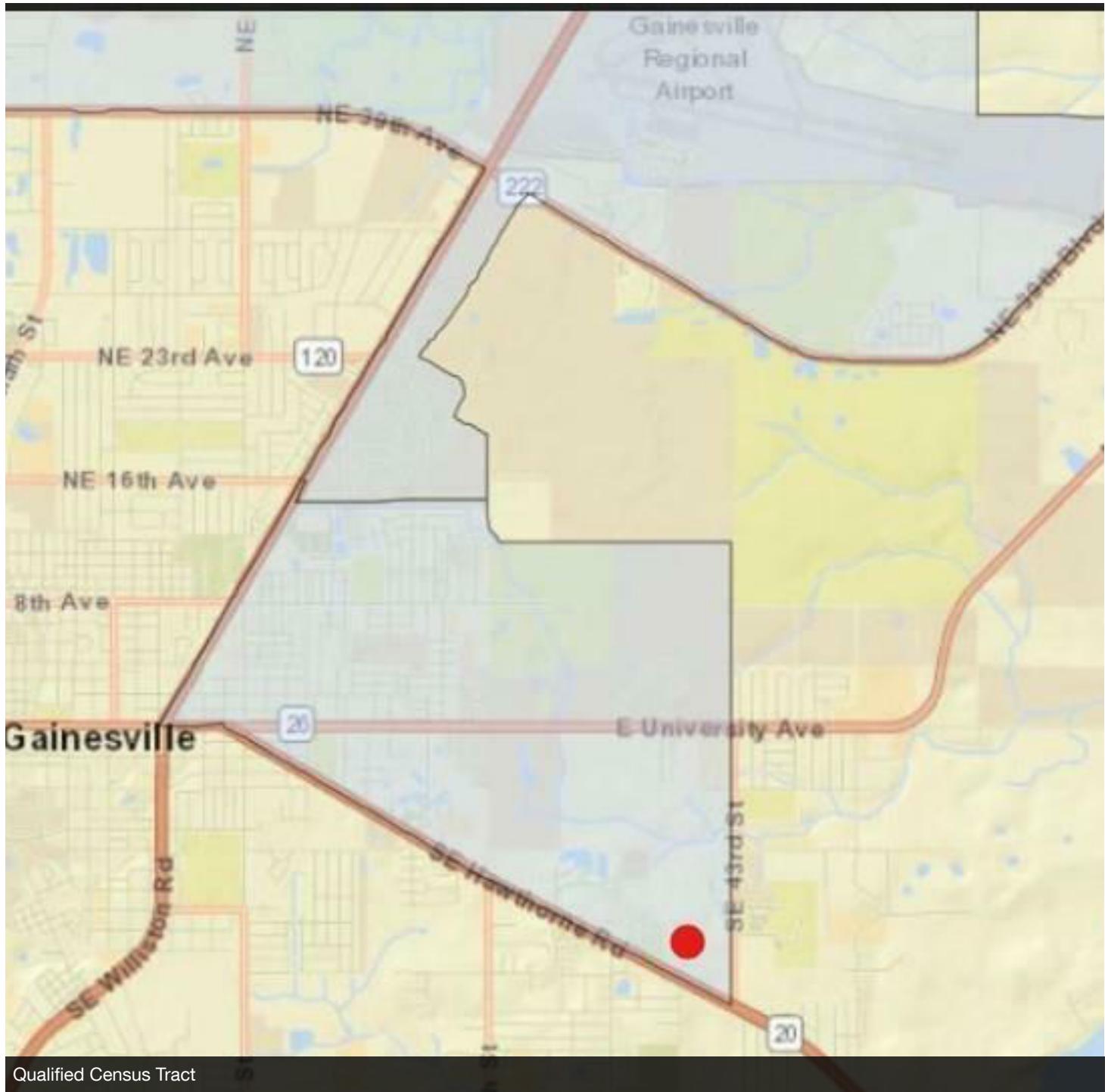


**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

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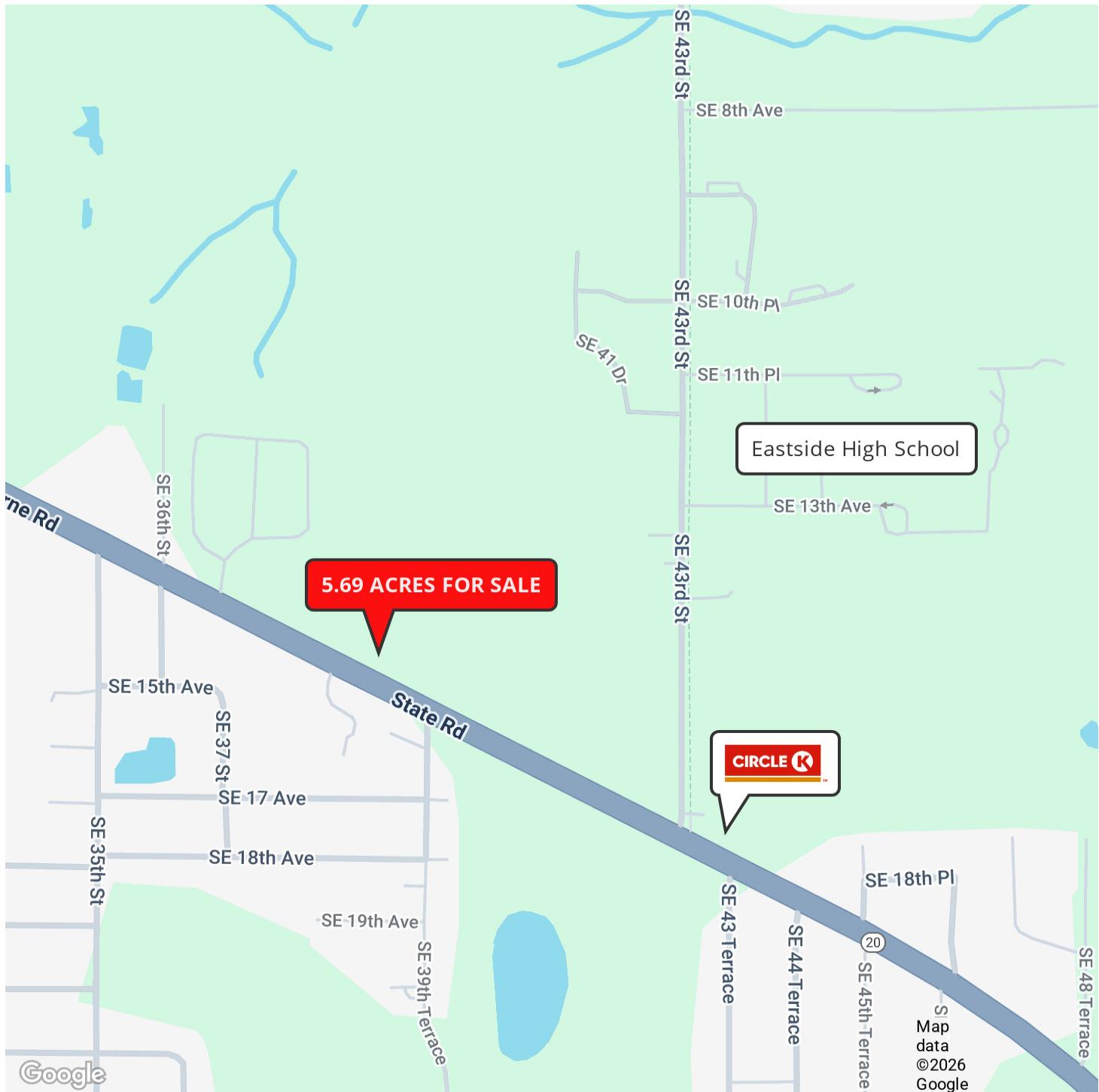


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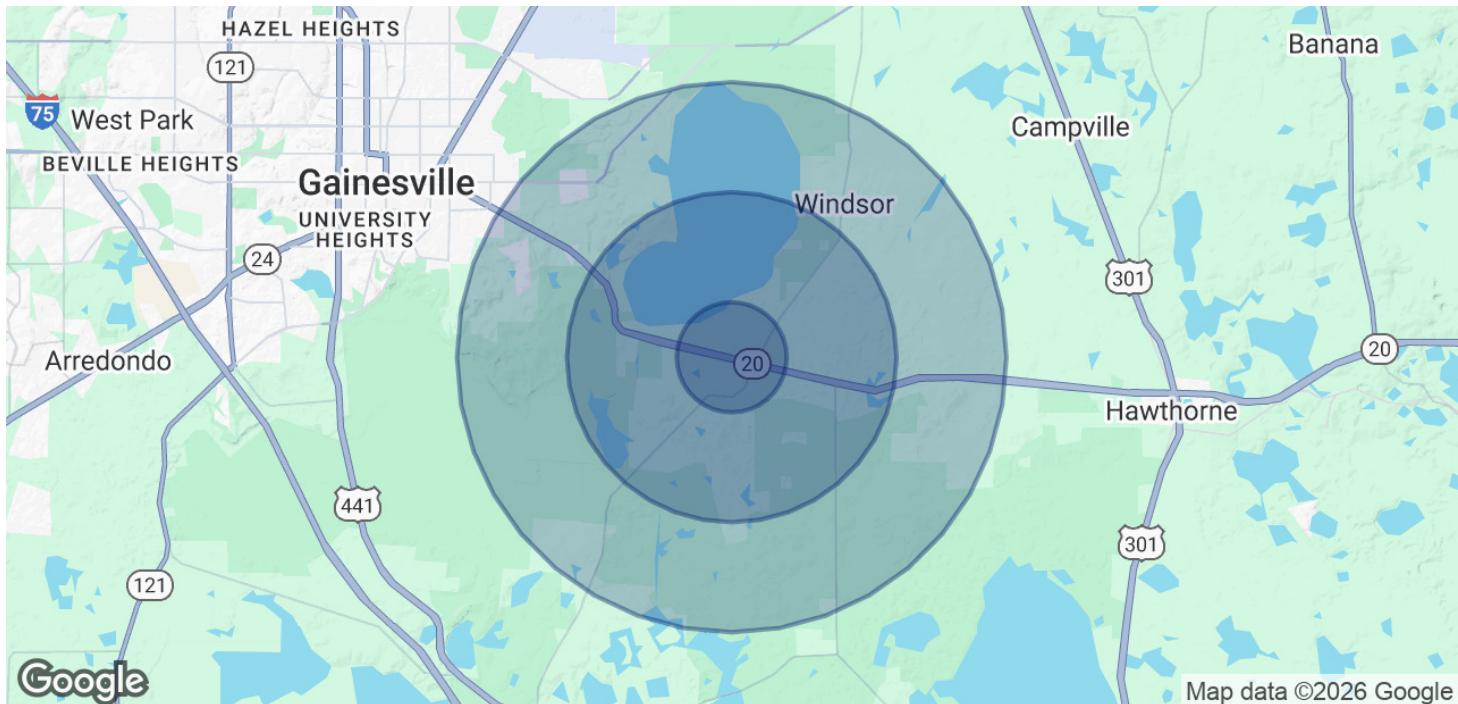


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,430	21,921	68,167
Average Age	31.2	32.9	28.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	869	7,628	24,548
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$49,984	\$56,091	\$52,052
Average House Value	\$118,184	\$132,749	\$154,660

2020 American Community Survey (ACS)

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## RALPH HILLIARD

Commercial Real Estate Agent

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