

1.41 ACRE DEVELOPMENT SITE DOWNTOWN GAINESVILLE

EXECUTIVE SUMMARY

413 South Main Street | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	1.41 Acres
Price / Acre:	\$3,900,709
Zoning:	DT
Market:	Downtown
Tax Parcels	12866-000-000
	12865-000-000

PROPERTY OVERVIEW

Bosshardt Realty Services is proud to exclusively offer this rare development opportunity on a hard corner in the heart of downtown Gainesville, Florida. This premier mixed-use development includes 212 feet of frontage along Main Street with two access points at S.E. 4th Place and S.E. 4th Ave. Spanning 1.41 acres, the site offers favorable D.T. zoning that permits up to 150 units per acre by right or up to 175 units per acre with a special use permit (SUP). All utilities are available on-site.

PROPERTY HIGHLIGHTS

- Zoned DT for diverse commercial possibilities to include hotels, condos, apartments and more
- Potential for mixed-use development
- Surrounded by vibrant retail and dining options
- Near public transportation and major roadways

FOR MORE INFORMATION:



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SUBJECT PROPERTY OVERVIEW

Gainesville-

Located in the heart of North Central Florida, the city of Gainesville is home to Florida's oldest and largest university, the beloved University of Florida. Gainesville is the educational, cultural, and economic center for the rapidly growing population of Alachua County and its surrounding 12 counties within North Central Florida. Centrally located between the Gulf of Mexico and the Atlantic Ocean, Gainesville is easily accessible with less than 2 hours of travel time to the three major Florida cities of Jacksonville, Orlando and Tampa. The local climate consists of mild winters and warm to hot summers, with an average of 2,800 hours of sunshine annually and a 255 day growing season. Over time, Gainesville has progressively transformed into a melting pot of arts and culture, sports, education, technological innovation, and historic preservation. With over 20 hotels, highly-rated medical and research facilities, sporting venues, historic districts, new developments, cultural support, and a strong sense of community, Alachua County continues to annually rank among the top ten places to live within the United States

.Downtown-

Downtown Gainesville, also known as the heart of the city, refers to the area surrounding the intersection of Main Street and University Avenue. This area is an eclectic mix of quaint shops, restaurants, bars and clubs and is home to the Hippodrome State Theatre and Bo Diddley Plaza, a performance and event venue. With a mix of historic buildings, government offices, trendy nightlife and upscale restaurants, Downtown Gainesville caters to a broad range of consumers and offers newly integrated city zoning changes to increase development opportunities within the heart of Gainesville.

Innovation District-

Innovation District is a 40-acre tech-savvy urban district situated between downtown Gainesville and UF and has been described as the Silicon Valley of Gainesville. As a connection hub between research, development, and industry giants, Innovation District is the birthplace of many impressive up-and-coming start-up companies. The Innovation District is designed to allow students, faculty, and young business professionals to interact and innovate together. The district is comprised of a mix of state-of-the-art office space, luxury housing, restaurants, bars, and entertainment venues.



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LOCATION MAP

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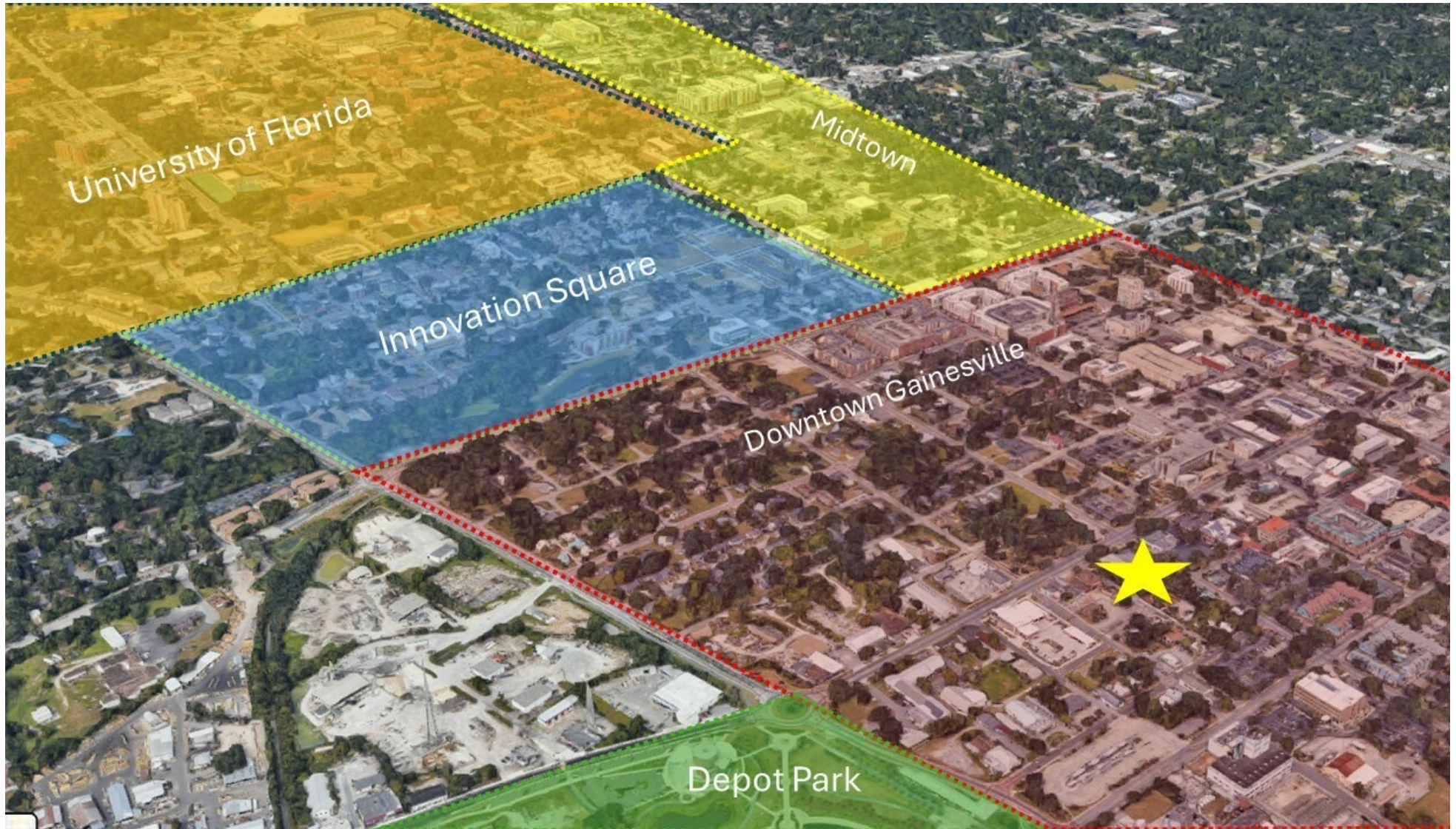
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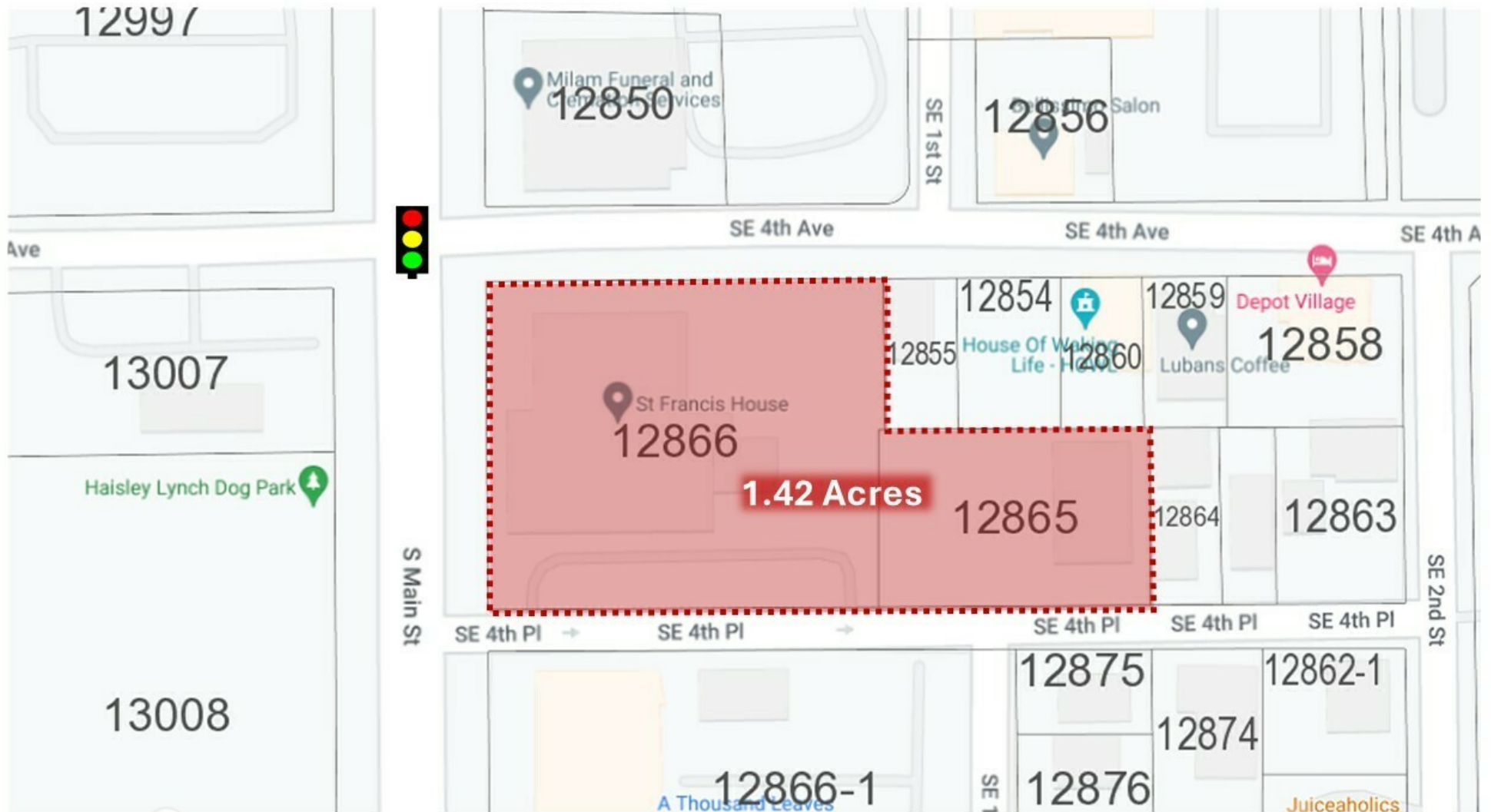
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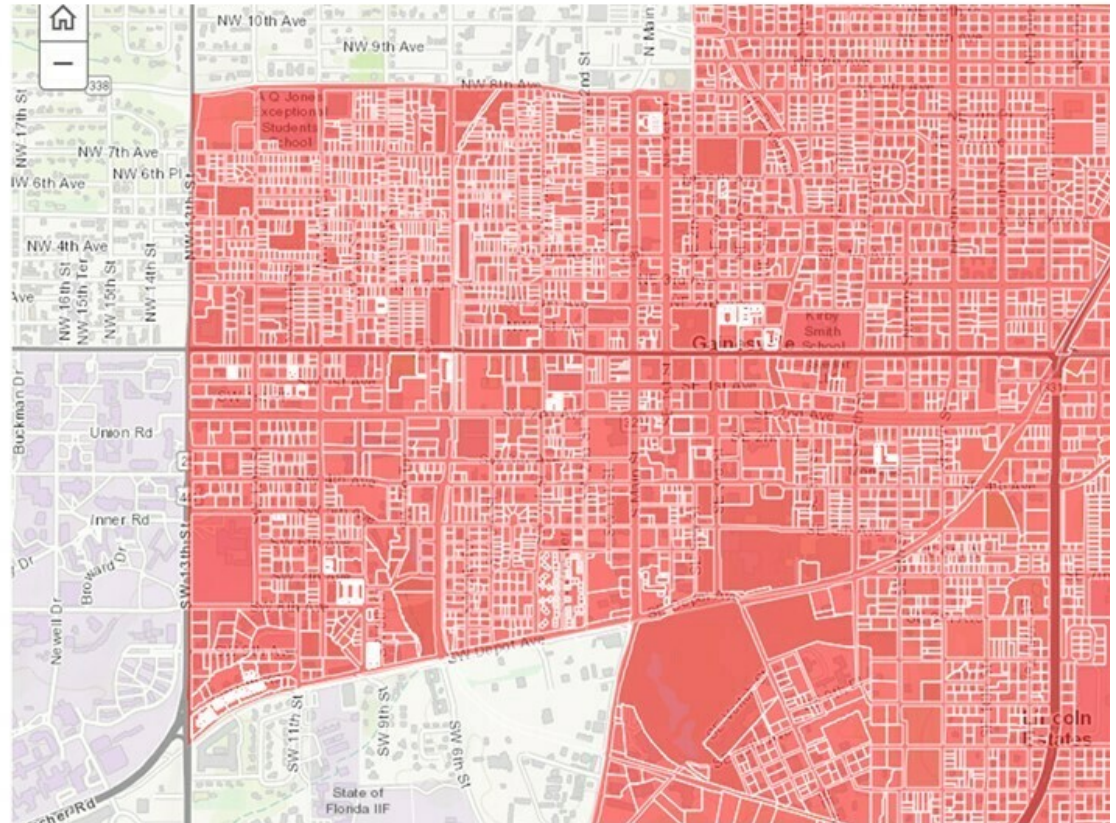
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Florida Opportunity Zones

The "Opportunity Zones" program, which is still being formulated by the federal government, could offer trillions of dollars in tax savings for real estate investors and the prospect of lower investment costs for developers and builders. The catch is the investment and development must be in certain zones designated by the state as needing economic assistance.

Here's how it works: Investors can defer paying taxes on investment gains until either the sale date of an Opportunity Funds investment or Dec. 31, 2026, if they put the money into Opportunity Zone funds. Those funds must be invested in areas that have a poverty rate of at least 20 percent, or a median income not exceeding 80 percent of the surrounding metro area.



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DEMOGRAPHICS MAP & REPORT

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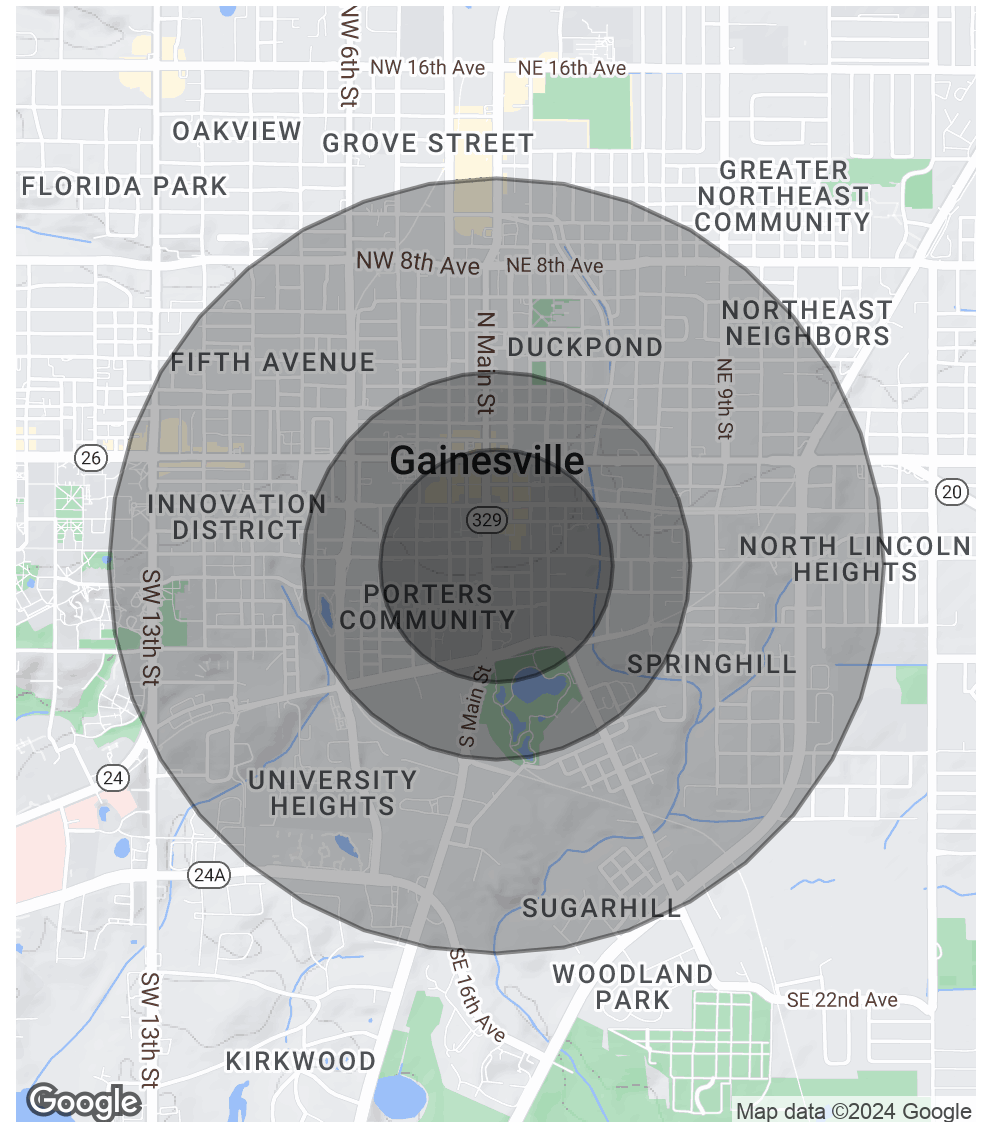
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,110	4,127	18,398
Average Age	33	32	30
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	577	2,020	7,759
# of Persons per HH	1.9	2	2.4
Average HH Income	\$61,040	\$57,371	\$50,435
Average House Value	\$287,724	\$269,200	\$329,133

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them

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