

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

113 Northwest 145th Terrace | Newberry, FL 32669

VILLAGES OF WEST END

# FOR SALE

KARA BOLTEN HOMES, INC

TIOGA  
ToWN  
CeNTeR



## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

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**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## EXECUTIVE SUMMARY

113 Northwest 145th Terrace | Newberry, FL 32669



### OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	21.94 Acres
Price / Acre:	\$296,263
Zoning:	TND
Unit Count	249

### PROPERTY DESCRIPTION

Hartt Cottages is a fully entitled, purpose-built rental community delivering new housing supply while aligning with current policy objectives and institutional investment strategies. Located in the sought-after Jonesville submarket of West Gainesville, directly across from Publix, the ±22-acre site sits within one of Alachua County's most active growth corridors. The development is approved for up to 249 cottage-style units and planned as a Traditional Neighborhood Development, creating a cohesive, walkable environment with integrated amenities.

The project offers a strong combination of scale, location, and entitlement certainty, with approvals in place and full alignment with the County's Comprehensive Plan, allowing a developer to proceed without typical zoning delays. The area continues to see strong residential and commercial growth driven by population increases, proximity to the University of Florida, and ongoing expansion along the Newberry Road corridor.

Designed to meet demand for build-to-rent housing, Hartt Cottages bridges the gap between traditional multifamily and single-family living, offering cottage-style layouts, modern interiors, and amenities that appeal to professionals, families, and downsizing households.

### FOR MORE INFORMATION:



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# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

AERIAL VIEW

113 Northwest 145th Terrace | Newberry, FL 32669



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## CURRENT UNIT MIX

113 Northwest 145th Terrace | Newberry, FL 32669

Unit Type	Number of Units	% of Total Units	Square Feet Per Unit	Net Rentable Area (Sq. Ft.)
<b>One Bedroom Cottages</b>				
1 Bedroom / 1 Bath	14	5.6%	522 SqFt	7,308
1 Bedroom / 1 Bath	36	14.5%	688 SqFt	24,768
1 Bedroom / 1 Bath	32	12.8%	837 SqFt	26,784
<b>Subtotal - 1 Bedroom Cottages</b>	<b>82 Units</b>	<b>32.9%</b>	<b>718 SqFt</b>	<b>58,860</b>
<b>Two Bedroom Cottages</b>				
2 Bedroom / 2 Bath	21	8.4%	944 SqFt	19,824
2 Bedroom / 2 Bath-FLAT	24	9.6%	1,082 SqFt	25,968
2 Bedroom / 2 Bath-FLAT	16	6.4%	1,336 SqFt	21,376
2 Bedroom / 2 Bath-FLAT	16	6.4%	1,283 SqFt	20,528
2 Bedroom / 2 Bath-FLAT	40	16.1%	1,048 SqFt	41,920
2 Bedroom / 2 Bath	25	10.0%	1,385 SqFt	34,625
<b>Subtotal - 2 Bedroom Cottages</b>	<b>142 Units</b>	<b>57.0%</b>	<b>1,156 SqFt</b>	<b>164,241</b>
<b>Three Bedroom Cottages</b>				
3 Bedroom / 2 Bath	12	4.8%	1,350 SqFt	16,200
3 Bedroom / 2 Bath	13	5.2%	1,705 SqFt	22,165
<b>Subtotal - 3 Bedroom Cottages</b>	<b>25 Units</b>	<b>10.0%</b>	<b>1,535 SqFt</b>	<b>38,365</b>
<b>Total</b>	<b>249</b>	<b>100.0%</b>	<b>1,050 SqFt</b>	<b>261,466</b>

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JONESVILLE LOW ACTIVITY CENTER

113 Northwest 145th Terrace | Newberry, FL 32669

## ALCHUA COUNTY TND DOCUMENTATION AND ENTITLEMENTS

The Gainesville Cottages project is being developed as a Traditional Neighborhood Development (TND), which is permitted by right within the applicable zoning districts when located within a designated Activity Center, pursuant to Section 407.64(a) of the Alachua County Unified Land Development Code.

The subject property is situated within the Jonesville Low Activity Center and includes a mix of zoning classifications, including Administrative/Professional (AP), Business Retail (BR), and Business Highway (BH). These zoning designations collectively support the development of a cohesive, mixed-use residential community consistent with the County's Comprehensive Plan objectives.

This entitlement framework allows for the integration of residential units within a walkable, neighborhood-oriented design, providing flexibility in site planning while aligning with long-term growth and land use policies in West Gainesville.



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# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## RENTAL COMPS

113 Northwest 145th Terrace | Newberry, FL 32669

Bed Count Data		Unit Mix		Last 7-Days Leased		Last 7-Days Leased Asking Rent		Last 7-Days Availability		Last 7-Days Available Asking Rent		Last 7-Days Asking Rent Trends	
Property	Bed Count	Sq Ft	Total Units	Unit Mix	Leased Units	Days on Market	Leased Asking Rent	Asking Rent / Sq Ft	Available Units	Days on Market	Available Asking Rent		Asking Rent / Sq Ft
<b>1 BED</b>													
Vanguard Apartments	1	786	99	37.5%	1	112	\$1,443	\$1.84	11	22	\$1,473	\$1.87	0.0%
The Gathering At Arbor Greens	1	788	46	18.0%	0	60	N/A	N/A	10	32	\$1,469	\$1.87	1.0%
Noble on Newberry	1	709	47	15.7%	3	25	\$1,568	\$2.24	22	26	\$1,560	\$2.23	-0.2%
Flats At Tioga Town Center	1	886	48	26.1%	0	71	N/A	N/A	6	82	\$1,904	\$2.18	-0.8%
23west	1	889	62	35.2%	0	31	N/A	N/A	14	74	\$1,683	\$1.91	0.0%
Oak Isle Cottages	1	510	17	14.2%	2	73	\$1,549	\$3.04	0	N/A	N/A	N/A	N/A
City Place at Celebration Pointe	1	750	115	52.3%	0	53	N/A	N/A	30	109	\$1,699	\$2.27	0.3%
Evergreen Westside	1	773	97	40.4%	0	240	N/A	N/A	59	164	\$1,694	\$2.22	0.0%
Element Apartments at Celebration Pointe	1	772	95	39.7%	5	61	\$1,795	\$2.31	28	55	\$1,813	\$2.35	0.0%
<b>Average</b>	<b>1</b>	<b>762</b>	<b>70</b>	<b>31.0%</b>	<b>1</b>	<b>81</b>	<b>\$1,589</b>	<b>\$2.35</b>	<b>20</b>	<b>70</b>	<b>\$1,662</b>	<b>\$2.11</b>	<b>0.0%</b>
<b>2 BED</b>													
Element Apartments at Celebration Pointe	2	1167	100	41.8%	0	96	N/A	N/A	33	33	\$2,214	\$1.90	0.4%
Vanguard Apartments	2	1198	136	51.5%	0	146	N/A	N/A	10	36	\$1,720	\$1.43	0.0%
The Gathering At Arbor Greens	2	1147	53	20.8%	0	48	N/A	N/A	6	109	\$1,758	\$1.53	-0.5%
Noble on Newberry	2	1259	25	8.3%	1	14	\$1,870	\$1.72	11	48	\$2,048	\$1.63	0.2%
Flats At Tioga Town Center	2	1211	50	27.2%	1	93	\$2,919	\$1.81	6	137	\$2,216	\$2.00	0.4%
23west	2	1224	80	45.5%	0	45	N/A	N/A	7	127	\$2,032	\$1.68	0.0%
City Place at Celebration Pointe	2	1202	83	37.7%	1	57	\$1,933	\$1.68	13	45	\$1,993	\$1.66	0.5%
Evergreen Westside	2	1191	106	44.2%	0	80	N/A	N/A	71	318	\$2,232	\$1.88	0.0%
Oak Isle Cottages	2	1126	54	45.0%	3	64	\$2,224	\$1.99	3	109	\$2,499	\$1.94	0.0%
<b>Average</b>	<b>2</b>	<b>1192</b>	<b>76</b>	<b>35.8%</b>	<b>1</b>	<b>71</b>	<b>\$2,237</b>	<b>\$1.80</b>	<b>18</b>	<b>107</b>	<b>\$2,079</b>	<b>\$1.74</b>	<b>0.1%</b>
<b>3 BED</b>													
Vanguard Apartments	3	1247	30	11.4%	0	140	N/A	N/A	12	426	\$2,151	\$1.72	1.4%
The Gathering At Arbor Greens	3	1298	13	5.1%	0	66	N/A	N/A	1	20	\$2,169	\$1.67	0.0%
Noble on Newberry	3	1500	9	3.0%	0	N/A	N/A	N/A	7	50	\$2,460	\$1.64	0.0%
Flats At Tioga Town Center	3	1678	9	4.9%	0	62	N/A	N/A	3	60	\$2,838	\$1.70	0.0%
City Place at Celebration Pointe	3	1380	11	5.0%	0	101	N/A	N/A	1	50	\$2,607	\$1.89	0.0%
Evergreen Westside	3	1548	22	9.2%	1	73	\$2,629	\$1.68	6	3	\$2,599	\$1.68	0.0%
Element Apartments at Celebration Pointe	3	1445	28	11.7%	0	144	N/A	N/A	17	91	\$2,749	\$1.90	0.0%
23west	3	1511	27	15.3%	0	98	N/A	N/A	2	143	\$2,475	\$1.64	0.0%
Oak Isle Cottages	3	1291	37	30.8%	2	112	\$2,499	\$1.94	10	160	\$2,399	\$1.86	0.0%
<b>Average</b>	<b>3</b>	<b>1433</b>	<b>21</b>	<b>10.7%</b>	<b>0</b>	<b>99</b>	<b>\$2,564</b>	<b>\$1.81</b>	<b>7</b>	<b>111</b>	<b>\$2,494</b>	<b>\$1.74</b>	<b>0.2%</b>

**FOR MORE INFORMATION:**



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## INTERIOR RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669

### PROPERTY FEATURES

- Attached Garages\*
- Ceiling Fans
- Chef Inspired Kitchen
- Designer Light Fixtures
- Dual sinks in Master\*
- Granite Counters
- Kitchen Pantries
- Large Kitchen Islands\*
- Modern White Cabinetry
- Open Layouts
- Plank Flooring
- Stainless Appliances
- Walk-In Showers
- Walk-In Closets
- Washer & Dryer Appliances
- Trey and Cathedral Ceilings
- Front Porches
- Fully Amenitized Clubhouse



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## DEVELOPMENT RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669

### COMMUNITY AMENITIES

- Large Amenity with Gathering Areas
- Courtyards
- Grilling Deck
- Lanai with Lounge Seating
- Picnic Area
- Pool
- State-of-the-Art Fitness Center
- Fire Pit
- Bike Storage
- On-Site Storage



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## CLUBHOUSE RENDERINGS

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EXTERIOR RENDERINGS

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ADDITIONAL PHOTOS

113 Northwest 145th Terrace | Newberry, FL 32669



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K:\01\_CAD\142425000-Gainesville Cottages\_TND\_Development\_Plan\02.00 SITE PLAN\02.00 MASTER SITE PLAN - June 13, 2024 - delivery.moham...  
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BUILDING ID	ADDRESS
CLUBHOUSE	103 NW 145TH BLVD
MAINTENANCE BUILDING	14537 NW 6TH CIR
1	4 NW 145TH BLVD
2	16 NW 145TH BLVD
3	24 NW 145TH BLVD
4	38 NW 145TH BLVD
5	46 NW 145TH BLVD
6	60 NW 145TH BLVD
7	68 NW 145TH BLVD
8	80 NW 145TH BLVD
9	92 NW 145TH BLVD
10	9 NW 145TH BLVD
11	21 NW 145TH BLVD
12	35 NW 145TH BLVD
13	53 NW 145TH BLVD
14	75 NW 145TH BLVD
15	87 NW 145TH BLVD
16	99 NW 145TH BLVD
17	132 NW 145TH BLVD
18	140 NW 145TH BLVD
19	154 NW 145TH BLVD
20	162 NW 145TH BLVD

BUILDING ID	ADDRESS
21	170 NW 145TH BLVD
22	14495 NW 2ND PL
23	14479 NW 2ND PL
24	14461 NW 2ND PL
25	14443 NW 2ND PL
26	14427 NW 2ND PL
27	156 NW 144TH CT
28	132 NW 144TH CT
29	108 NW 144TH CT
30	184 NW 145TH BLVD
31	196 NW 145TH BLVD
32	202 NW 145TH BLVD
33	208 NW 145TH BLVD
34	212 NW 145TH BLVD
35	234 NW 145TH BLVD
36	232 NW 145TH BLVD
37	236 NW 145TH BLVD
38	238 NW 145TH BLVD
39	14486 NW 2ND PL
40	14470 NW 2ND PL
41	14452 NW 2ND PL
42	14436 NW 2ND PL

BUILDING ID	ADDRESS
43	14420 NW 2ND PL
44	14412 NW 2ND PL
45	14404 NW 2ND PL
46	217 NW 145TH BLVD
47	221 NW 145TH BLVD
48	225 NW 145TH BLVD
49	231 NW 145TH BLVD
50	248 NW 144TH CT
51	246 NW 144TH CT
52	234 NW 144TH CT
53	222 NW 144TH CT
54	254 NW 144TH CT
55	262 NW 144TH CT
56	179 NW 144TH CT
57	205 NW 144TH CT
58	215 NW 144TH CT
59	269 NW 144TH CT
60	277 NW 144TH CT
61	285 NW 144TH CT
62	293 NW 144TH CT
63	243 NW 145TH BLVD
64	249 NW 145TH BLVD

BUILDING ID	ADDRESS
65	255 NW 145TH BLVD
66	259 NW 145TH BLVD
67	263 NW 145TH BLVD
68	14421 NW 3RD RD
69	14429 NW 3RD RD
70	14441 NW 3RD RD
71	14467 NW 3RD RD
72	14485 NW 3RD RD
73	295 NW 145TH BLVD
74	291 NW 145TH BLVD
75	271 NW 145TH BLVD
76	274 NW 145TH BLVD
77	276 NW 145TH BLVD
78	278 NW 145TH BLVD
79	280 NW 145TH BLVD
80	284 NW 145TH BLVD
81	286 NW 144TH CT
82	290 NW 145TH BLVD
83	14529 NW 4TH LN
84	14537 NW 4TH LN
85	14521 NW 4TH LN
86	14513 NW 4TH LN

BUILDING ID	ADDRESS
87	14505 NW 4TH LN
88	308 NW 145TH BLVD
89	288 NW 145TH BLVD
90	282 NW 145TH BLVD
91	304 NW 145TH BLVD
92	14474 NW 3RD RD
93	14456 NW 3RD RD
94	14448 NW 3RD RD
95	14432 NW 3RD RD
96	14418 NW 3RD RD
97	14412 NW 3RD RD
98	14404 NW 3RD RD
99	340 NW 144TH CT
100	326 NW 144TH CT
101	310 NW 144TH CT
102	354 NW 144TH CT
103	368 NW 144TH CT
104	382 NW 144TH CT
105	396 NW 144TH CT
106	14407 NW 4TH LN
107	14429 NW 4TH LN
108	14441 NW 4TH LN

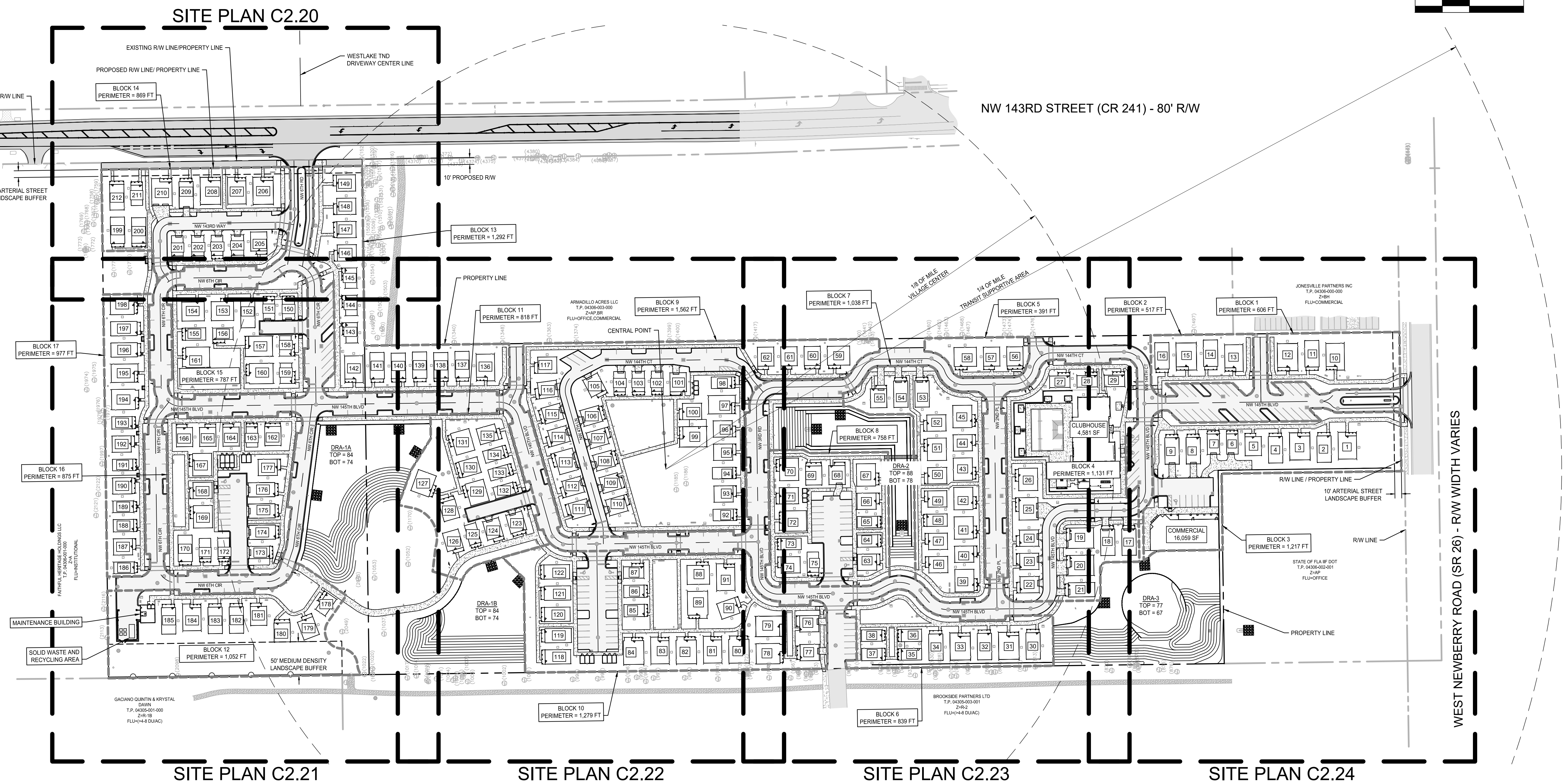
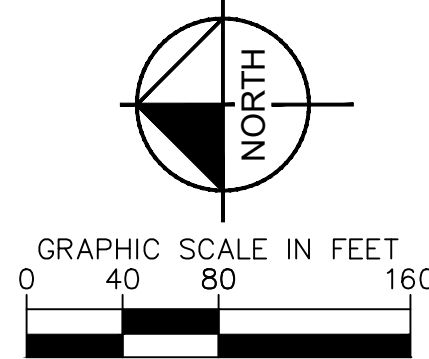
BUILDING ID	ADDRESS
109	14455 NW 4TH LN
110	14473 NW 4TH LN
111	409 NW 145TH BLVD
112	429 NW 145TH BLVD
113	441 NW 145TH BLVD
114	449 NW 145TH BLVD
115	453 NW 145TH BLVD
116	461 NW 145TH BLVD
117	465 NW 145TH BLVD
118	14548 NW 4TH LN
119	14534 NW 4TH LN
120	14526 NW 4TH LN
121	14518 NW 4TH LN
122	14510 NW 4TH LN
123	414 NW 145TH BLVD
124	418 NW 145TH BLVD
125	422 NW 145TH BLVD
126	426 NW 145TH BLVD
127	496 NW 145TH BLVD
128	14698 NW 6TH CIR
129	488 NW 145TH BLVD
130	484 NW 145TH BLVD

BUILDING ID	ADDRESS
131	480 NW 145TH BLVD
132	434 NW 145TH BLVD
133	438 NW 145TH BLVD
134	446 NW 145TH BLVD
135	458 NW 145TH BLVD
136	469 NW 145TH BLVD
137	473 NW 145TH BLVD
138	477 NW 145TH BLVD
139	501 NW 145TH BLVD
140	505 NW 145TH BLVD
141	509 NW 145TH BLVD
142	513 NW 145TH BLVD
143	14425 NW 6TH CIR
144	14417 NW 6TH CIR
145	14409 NW 6TH CIR
146	14401 NW 6TH CIR
147	14395 NW 6TH RD
148	14327 NW 6TH RD
149	14309 NW 6TH RD
150	14698 NW 6TH CIR
151	14692 NW 6TH CIR
152	14680 NW 6TH CIR

BUILDING ID	ADDRESS
153	14672 NW 6TH CIR
154	14658 NW 6TH CIR
155	14638 NW 6TH CIR
156	579 NW 145TH BLVD
157	571 NW 145TH BLVD
158	14434 NW 6TH CIR
159	14442 NW 6TH CIR
160	565 NW 145TH BLVD
161	14614 NW 6TH CIR
162	554 NW 145TH BLVD
163	562 NW 145TH BLVD
164	584 NW 145TH BLVD
165	590 NW 145TH BLVD
166	598 NW 145TH BLVD
167	14576 NW 6TH CIR
168	14570 NW 6TH CIR
169	14562 NW 6TH CIR
170	14528 NW 6TH CIR
171	14522 NW 6TH CIR
172	14516 NW 6TH CIR
173	14480 NW 6TH CIR
174	14454 NW 6TH CIR

BUILDING ID	ADDRESS
175	14460 NW 6TH CIR
176	14466 NW 6TH CIR
177	14474 NW 6TH CIR
178	14487 NW 6TH CIR
179	14493 NW 6TH CIR
180	14499 NW 6TH CIR
181	14505 NW 6TH CIR
182	14513 NW 6TH CIR
183	14519 NW 6TH CIR
184	14525 NW 6TH CIR
185	14531 NW 6TH CIR
186	14545 NW 6TH CIR
187	14551 NW 6TH CIR
188	14559 NW 6TH CIR
189	14565 NW 6TH CIR
190	14573 NW 6TH CIR
191	14579 NW 6TH CIR
192	14585 NW 6TH CIR
193	14591 NW 6TH CIR
194	14601 NW 6TH CIR
195	14609 NW 6TH CIR
196	14621 NW 6TH CIR

BUILDING ID	ADDRESS
197	14629 NW 6TH CIR
198	14645 NW 6TH CIR
199	689 NW 143RD WAY
200	695 NW 143RD WAY
201	14653 NW 6TH CIR
202	14661 NW 6TH CIR
203	14669 NW 6TH CIR
204	14677 NW 6TH CIR
205	14685 NW 6TH CIR
206	611 NW 143RD WAY
207	623 NW 143RD WAY
208	631 NW 143RD WAY
209	645 NW 143RD WAY
210	657 NW 143RD WAY
211	669 NW 143RD WAY
212	677 NW 143RD WAY



KHA PROJECT  
142425000

LICENSED PROFESSIONAL  
DAVID C. SOWELL

DATE  
JUNE 2024

SCALE  
AS SHOWN

DESIGNED BY  
KHA

DRAWN BY  
KHA

CHECKED BY  
KHA

DATE

KIMLEY-HORN AND ASSOCIATES, INC.  
800 SW 2ND AVENUE, SUITE 100, GAINESVILLE, FL 32601  
PHONE: 352-374-3274  
WWW.KIMLEY-HORN.COM

REGISTRY NO. 35106

ISSUED FOR CONSTRUCTION 6/13/2024 WDW

REVISIONS

DATE

BY

GAINESVILLE COTTAGES  
TND  
PREPARED FOR  
SANDS COMPANIES, INC.  
ALACHUA COUNTY FLORIDA

MASTER SITE PLAN

SHEET NUMBER  
C2.00

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## DEMOGRAPHICS MAP & REPORT

113 Northwest 145th Terrace | Newberry, FL 32669

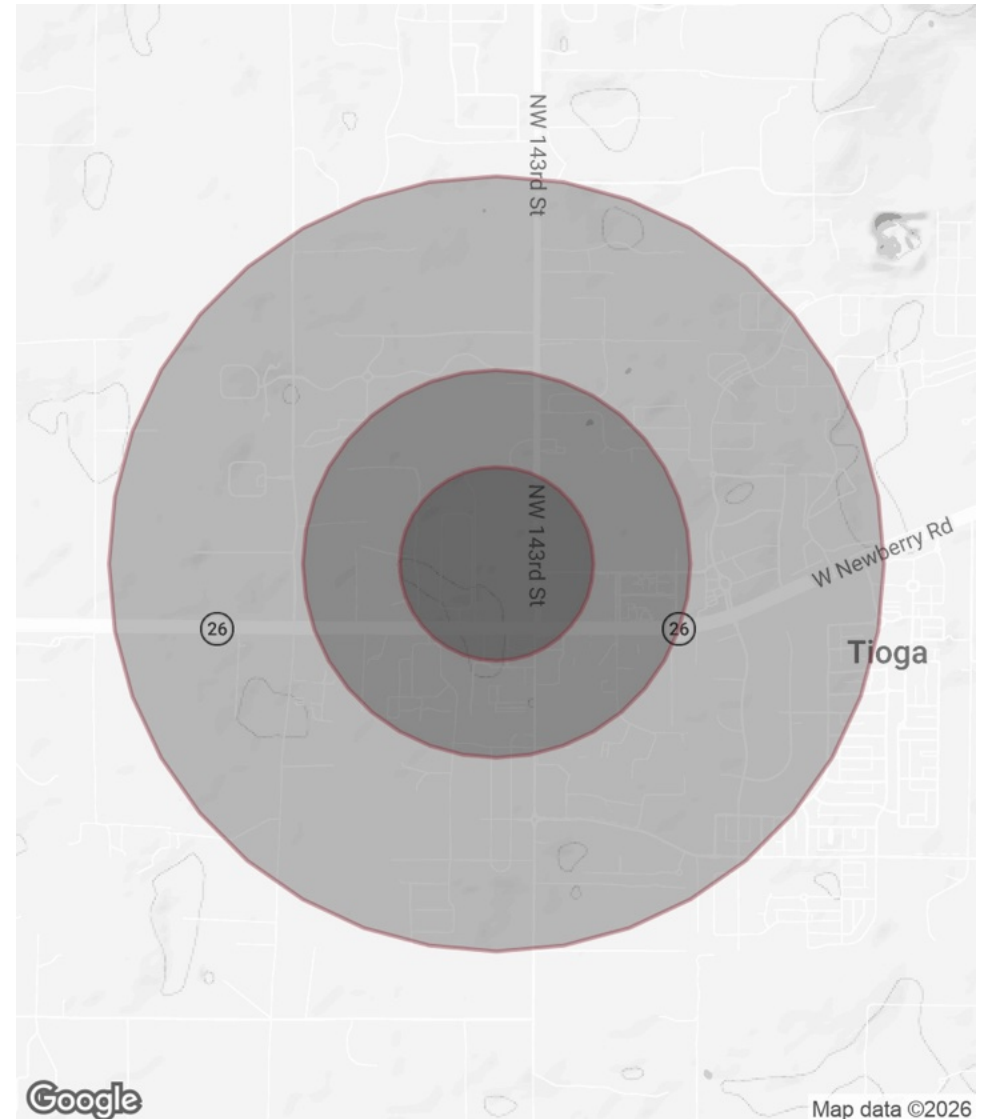
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	100	419	1,594
Average Age	42.1	40.7	40.6
Average Age (Male)	41.2	39.8	39.9
Average Age (Female)	43.6	42.3	42.0

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	159	615
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$151,576	\$148,119	\$149,470
Average House Value	\$442,334	\$416,465	\$410,417

2023 American Community Survey (ACS)



### FOR MORE INFORMATION:



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**BOSSHARDT**

REALTY SERVICES

COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## ERIC LIGMAN BIO

113 Northwest 145th Terrace | Newberry, FL 32669



### ERIC LIGMAN

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Direct: **352.256.2112** | Cell: **352.256.2112**

### 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.

### MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

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