

# FOR SALE

## INVESTMENT OPPORTUNITY

3002 Northwest 43rd Street Gainesville, FL 32606



**SALE PRICE**

**\$425,000**

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

**Greg Johnson**  
(352) 281-1240

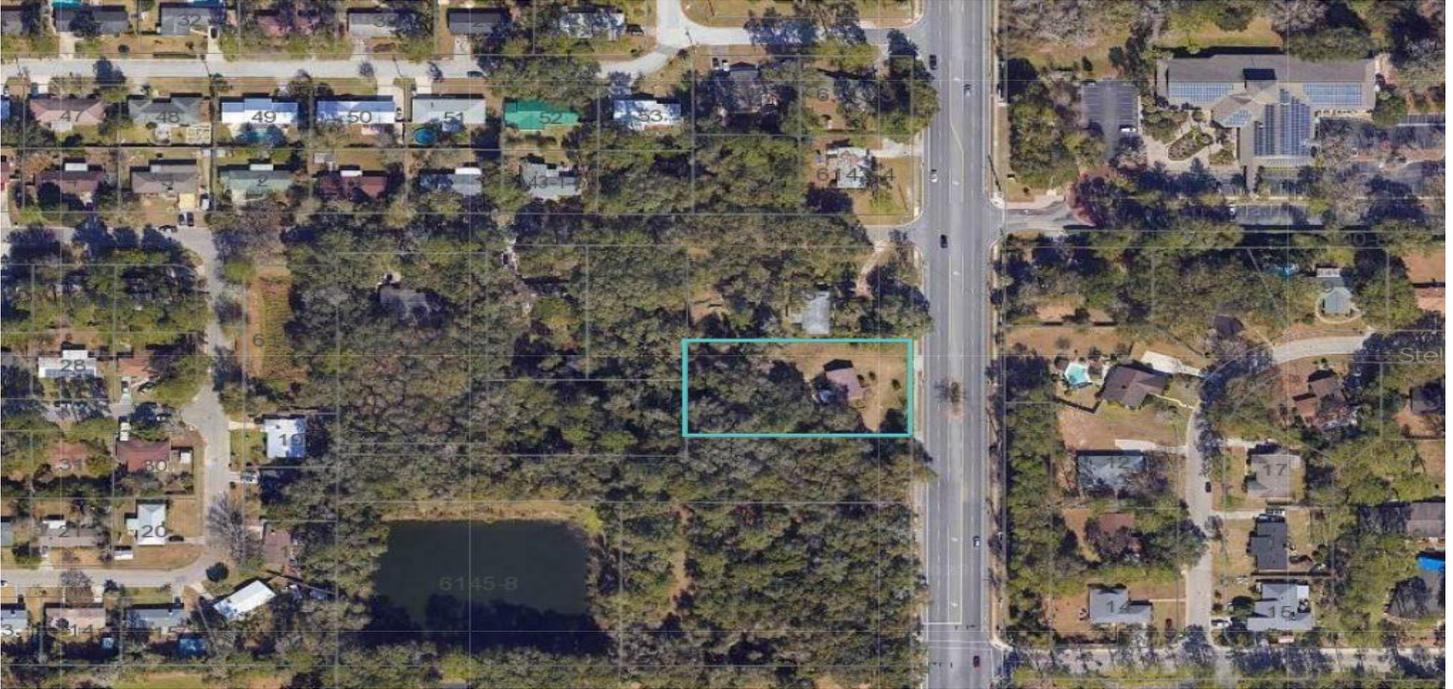
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**COMMERCIAL**  
**M.M. PARRISH REALTORS**

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## PROPERTY DESCRIPTION

Infill development site located in the center of the Gainesville urban area. The property is currently within the jurisdiction of unincorporated Alachua County, but qualifies to be annexed into the City of Gainesville. Annexation into the City of Gainesville will provide the opportunity to develop a mixed-used office/residential development. City zoning would allow office uses (doctors, lawyers, physical therapists, financial consultants and many more) and residential development (8-10 multi-family units). This is a great location for the professional that is looking to customize and build their own facilities. The property currently has an occupied single-family home on the site, and the property is being sold for its land value, not the value of the home.

## PROPERTY HIGHLIGHTS

- Great Investment Opportunity for Infill Development Site
- Located on Busy NW 43rd Street Corridor
- .83 Acres with Adjacent Properties Also FOR SALE

## OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.83 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	751	3,434	7,545
Total Population	1,607	7,408	16,437
Average HH Income	\$84,100	\$84,733	\$86,612

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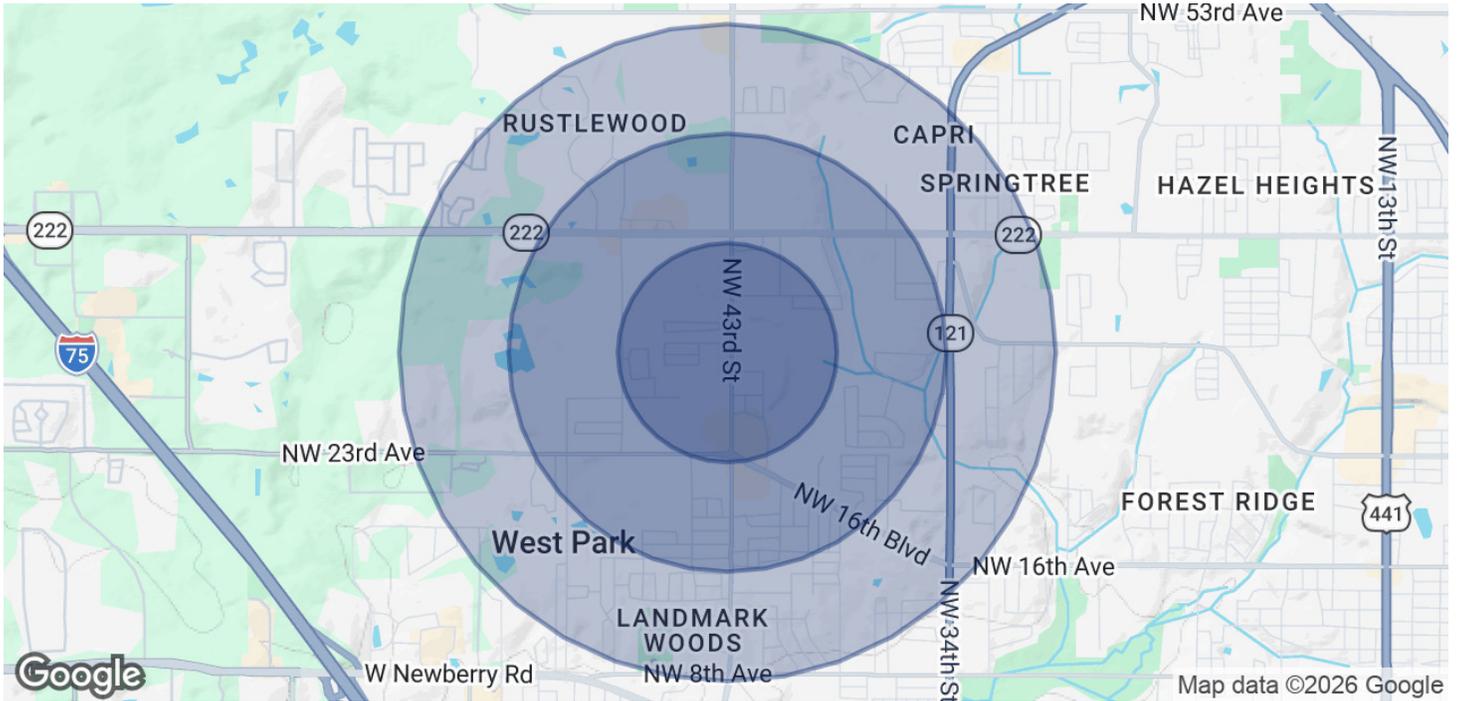


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### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,607	7,408	16,437
Average Age	49.4	46.6	45.3

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	751	3,434	7,545
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$84,100	\$84,733	\$86,612
Average House Value	\$207,626	\$211,288	\$216,715

2020 American Community Survey (ACS)

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**3002 NORTHWEST 43RD STREET**  
3002 Northwest 43rd Street Gainesville, FL 32606



**RALPH HILLIARD**

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