

# FOR SALE

## INVESTMENT OPPORTUNITY

3002 Northwest 43rd Street Gainesville, FL 32606



SALE PRICE

\$475,000

RALPH HILLIARD

352 284 4977

Greg Johnson

352 281 1240

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## PROPERTY DESCRIPTION

Great development opportunity located on a major thoroughfare (NW 43rd Street) in the urban area of Gainesville. This property is offered for sale as an infill development site based on its land value, the existing structure on the site has little to no value. The property is located in unincorporated Alachua County. The property can be voluntarily annexed into the City of Gainesville with the potential to get a business zoning that would allow office and residential development. There are two adjacent properties (2 acres more or less) that are also listed for sale, providing a great opportunity to assemble almost 3 acres.

## 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:	\$475,000
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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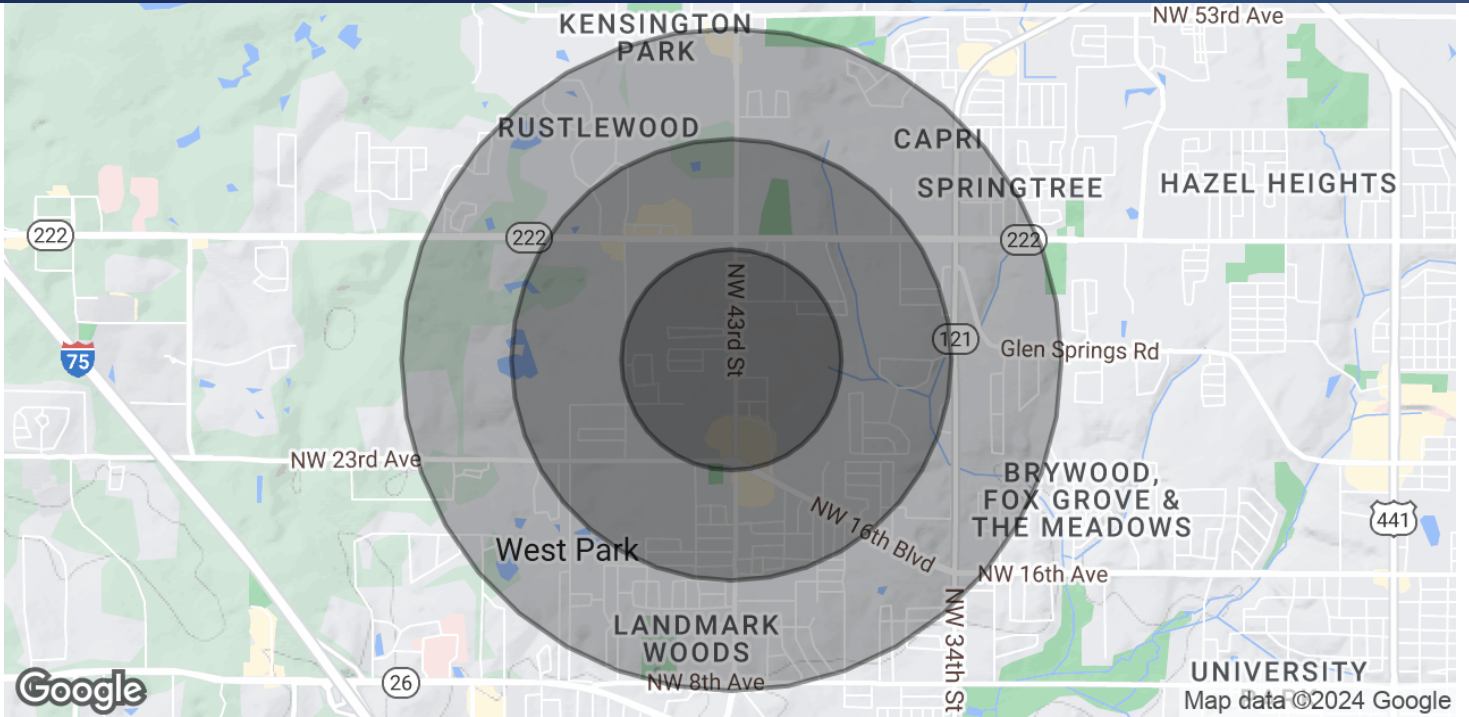


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### POPULATION

	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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# FOR SALE

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



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