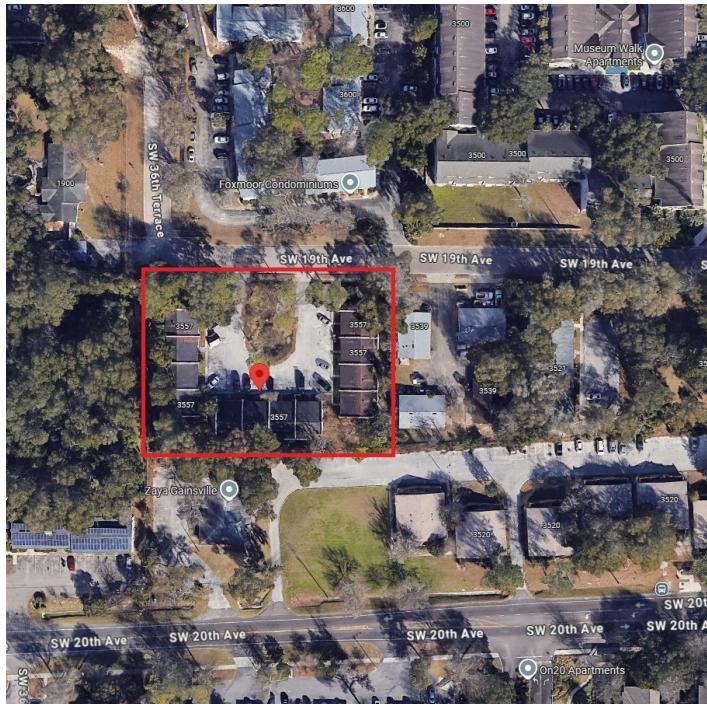


# SALE

## REDEVELOPMENT OPPORTUNITY

3557 Southwest 19th Avenue Gainesville, FL 32607



### OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$2,400,000 |
| Building Size:   | 15,514 SF   |
| Number of Units: | 12          |
| Price / SF:      | \$154.70    |

### PROPERTY OVERVIEW

This site represents one of the last walkable redevelopment opportunities near the University of Florida. At 1.12 acres with flexible U-9 zoning, the property sits in the heart of Gainesville's most proven multifamily market—one that continues to experience strong pre-leasing velocity, high absorption, and consistent rent growth. The immediate adjacency to a new 239-unit student housing development with a structured garage accelerates the area's transformation into a modern student-living corridor. Developers benefit from the momentum: increased density, pedestrian activity, and infrastructure investment are already in motion.

The parcel's walkable location and zoning allow for vertical development, mixed-use, and high-density multifamily, making it ideal for purpose-built student housing, market-rate apartments, or a hybrid concept. With the existing 12-unit building producing income during predevelopment, the site offers both short-term stability and long-term value creation.

### PROPERTY HIGHLIGHTS

- Two blocks from UF campus (60,000+ students)
- Existing 12-unit building provides immediate income
- U-9 zoning allows multifamily, mixed-use, and commercial

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