

516 SW 1 St, Gainesville, FL 32601

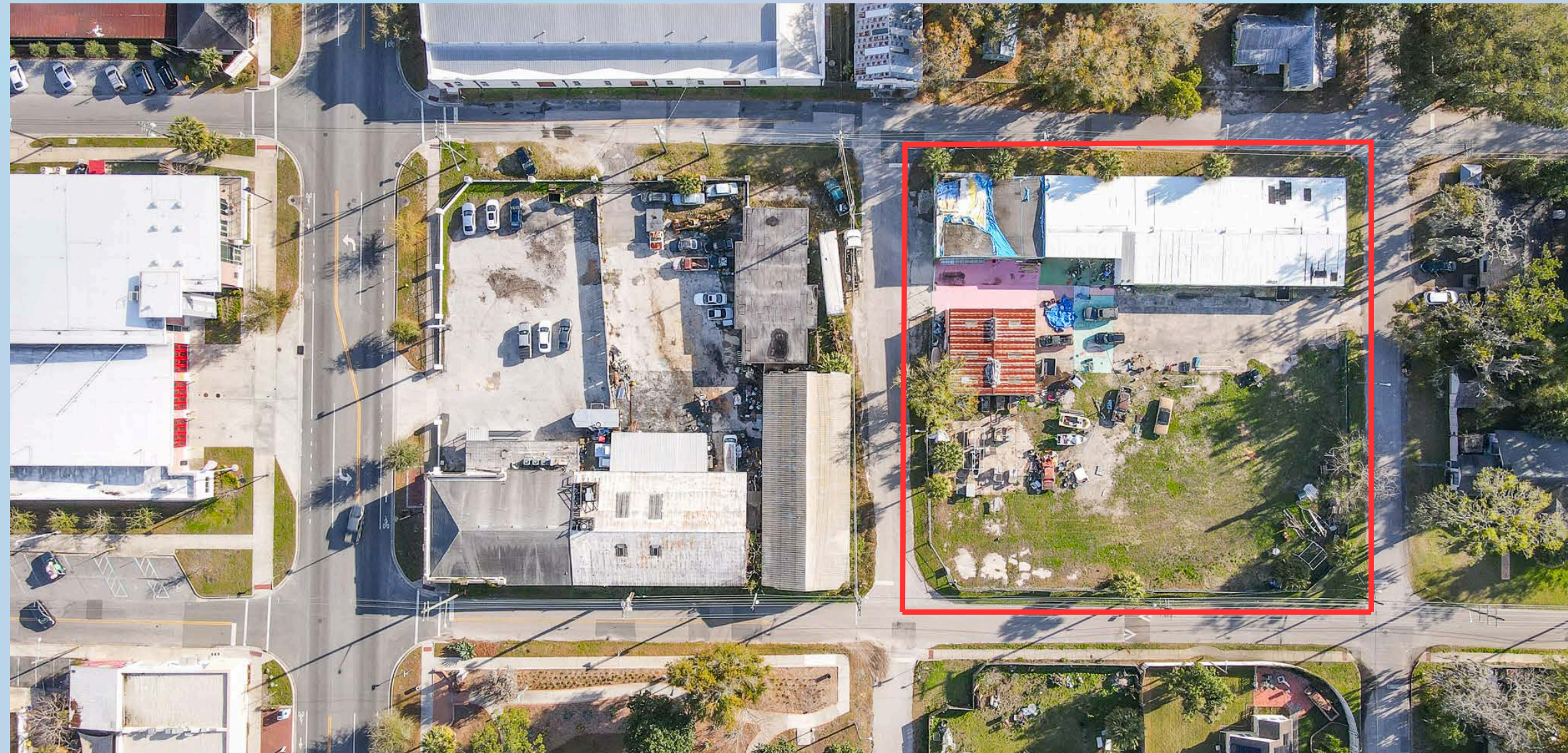
ENTIRE BLOCK FOR SALE



PRICE: \$2.25MM

ACREAGE: 1AC

ZONING: U6



PROPERTY HIGHLIGHTS

Prime 1-Acre Block Development Opportunity in Downtown Gainesville

Located just off South Main Street, this expansive 1-acre, full block property presents a rare opportunity for high-density redevelopment in the heart of downtown Gainesville. Zoned U6, the site is ideal for a wide range of uses, including mixed-use, multi-family residential, commercial development. With its strategic location in a rapidly growing urban corridor, this property offers exceptional visibility, accessibility, and investment potential. Don't miss this chance to secure a prime piece of Gainesville real estate in an area poised for growth and transformation.

LISTING AGENTS



CALEB NOBLE
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352.213.1995



TERESA CALLEN
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AERIAL HIGHLIGHTS

Adjacent to Downtown
event venues, housing,
and museums



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AERIAL HIGHLIGHTS

Located Less than 1 Mile
from the University of
Florida



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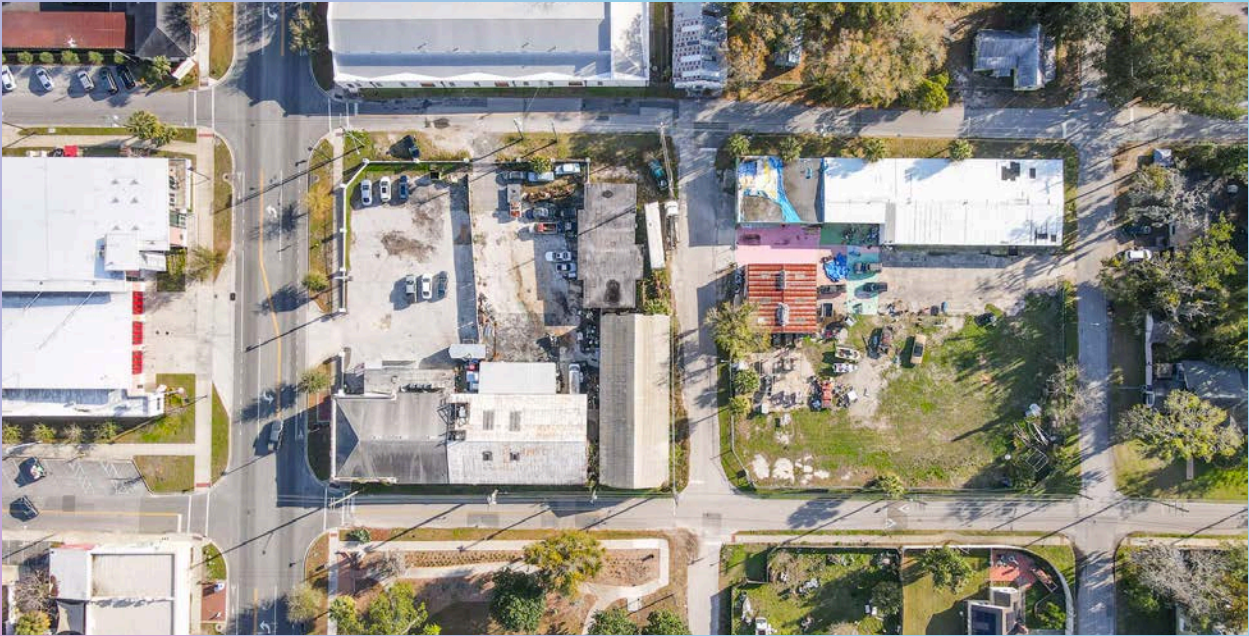
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PROPERTY PHOTOS: AERIAL



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GAINESVILLE OVERVIEW



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza. Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.

