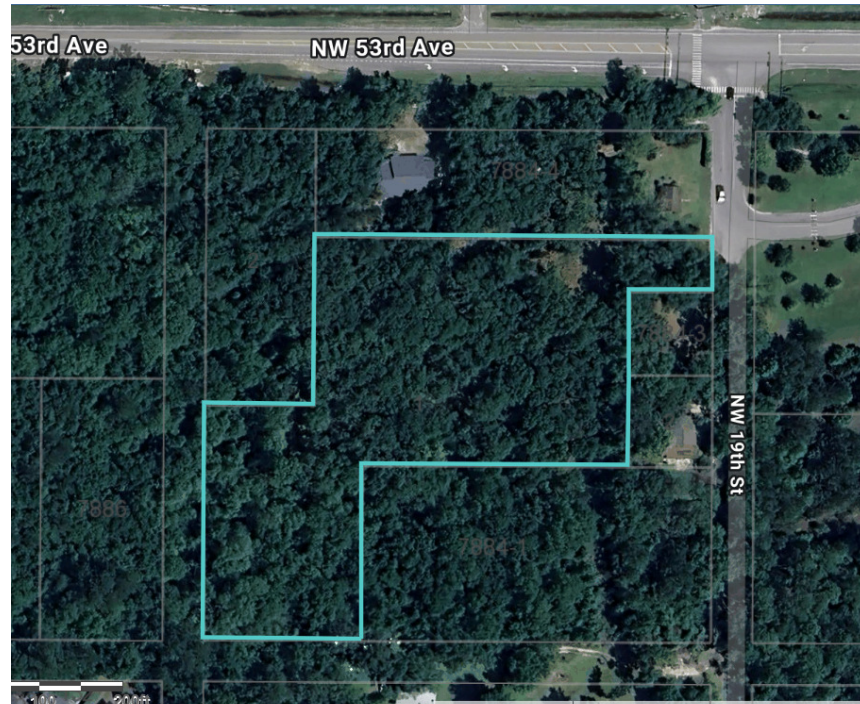


SALE

MULTIFAMILY DEVELOPMENT OPPORTUNITY

5212 Northwest 19th Street Gainesville, FL 32653



PROPERTY DESCRIPTION

Total parcel area 3.64 acres Developable area 2.21 acres. Currently zoned RMF-5 which allows multi-family residential, single-family attached residential and single-family detached residential uses at a maximum density of 12 units per acre or up to 43 units.

PROPERTY HIGHLIGHTS

- 3.64 acres
- RMF-5

OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	3.64 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	582	2,594
Total Population	375	1,307	5,809
Average HH Income	\$91,290	\$91,709	\$90,387

Perry Pursell
(352) 665-9731

Shasta Schoellhorn
(352) 922-0048



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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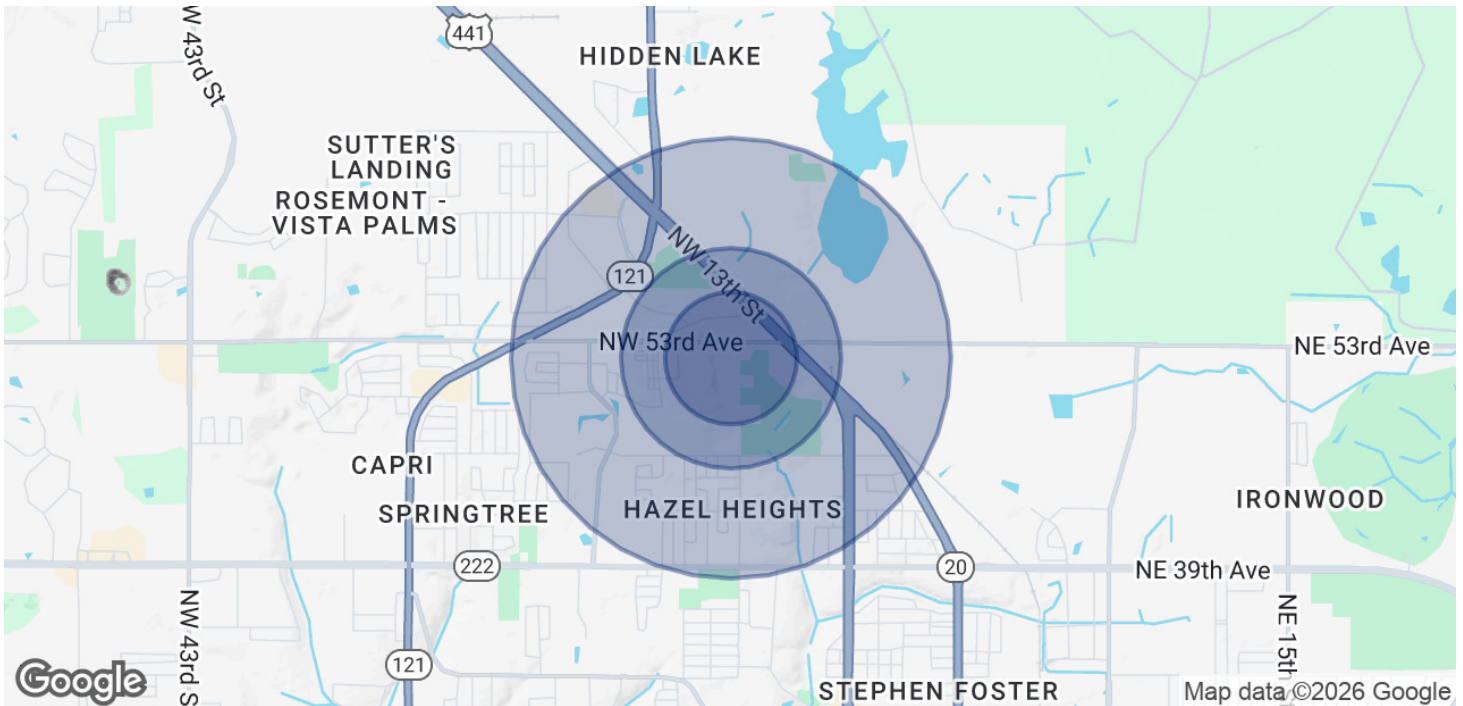


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	375	1,307	5,809
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	582	2,594
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$91,290	\$91,709	\$90,387
Average House Value	\$224,939	\$224,550	\$217,597

TRAFFIC COUNTS

/day

Demographics data derived from AlphaMap

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