

West Lake



Main Street, Hawthorne, FL 32640

ONE COMMERCIAL
REAL ESTATE

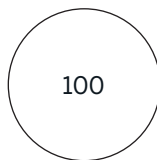
RESIDENTIAL DEVELOPMENT



For those
ready for
what's next



SALE PRICE



LOTS



LOT SIZE



ZONING



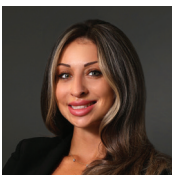
LOCATION



DEVELOPMENT
TYPE LAND

OFFICE LOCATION

3250 Mary Street, Suite 520
Coconut Grove, FL 33133



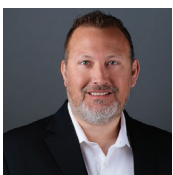
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Located just outside Gainesville, Florida, West Lake is a shovel-ready build-to-rent development designed to offer modern living in a serene suburban setting. Less than five minutes from the newly renovated Highway 20 and now only a 25-minute drive to Downtown Gainesville, this shovel-ready project offers convenient access while maintaining a peaceful suburban setting. With fully approved site plans and entitlements secured from local authorities, the development is ready to break ground, focusing on single-family detached homes tailored to the needs of modern families and the surrounding community.

Competitive Advantage: Low Taxes

West Lake is strategically located in Putnam County, which boasts significantly lower property tax rates—averaging just \$300 annually—compared to neighboring Alachua County. With Alachua County set to implement a tax increase in 2024, West Lake becomes even more attractive to budget-conscious families seeking affordable housing options.

Proven Investment Potential

West Lake's financial viability is supported by strong market indicators:

Home Appraisals: Properties are valued at \$355,000.

Rental Rates: Homes are leasing for \$2,400 per month.

This unique blend of affordability and investment potential positions West Lake as a standout opportunity for families and investors alike.

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A COLLECTION OF BUILD TO RENT SINGLE FAMILY HOMES



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We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL
REAL ESTATE



CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

Are you ready for what's next?

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