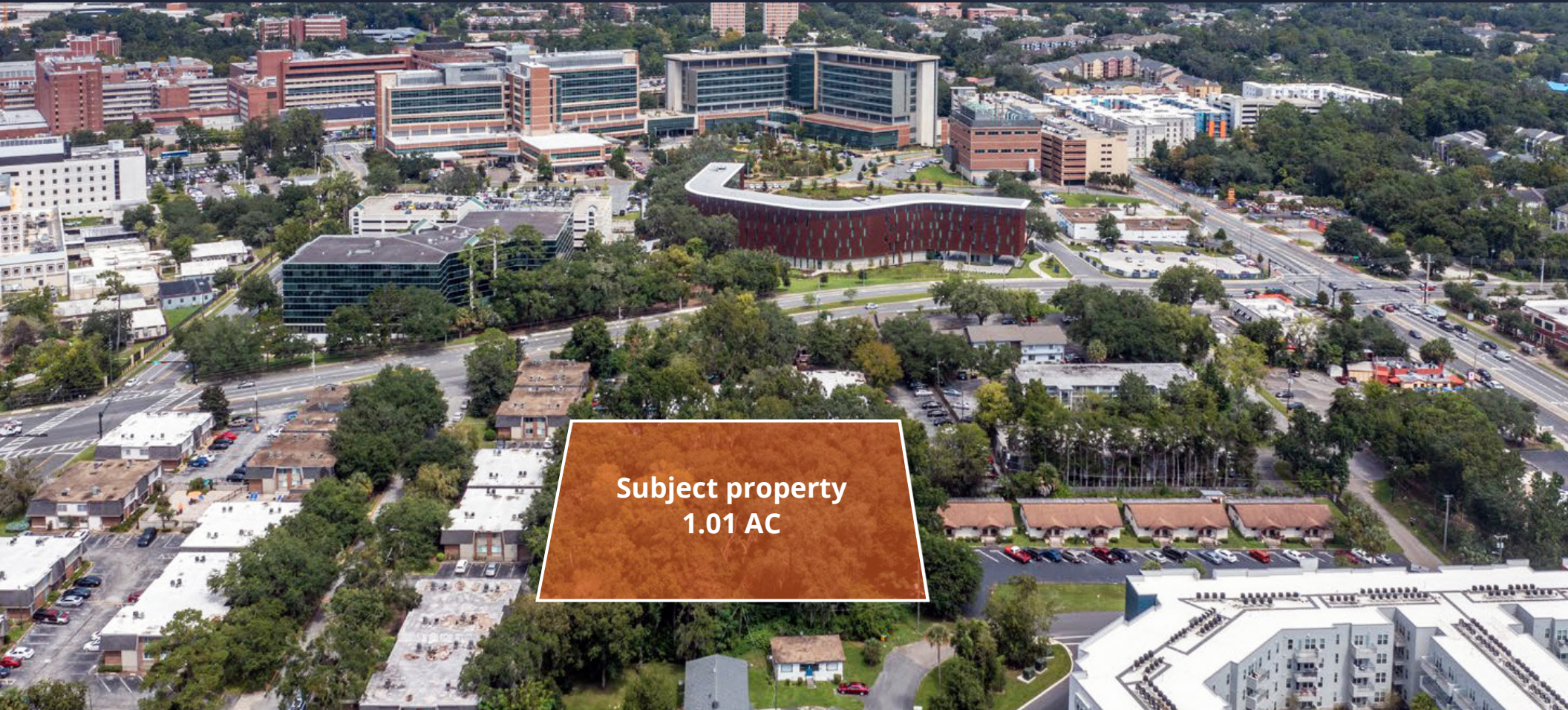


SITE PLAN APPROVED DEVELOPMENT FOR SALE



Subject property
1.01 AC

1400 SW 18th Place

Gainesville, Florida 32608

For further information

Rick Cain, CCIM, SIOR, Principal
352. 505. 7588
rick.cain@avisonyoung.com

**AVISON
YOUNG**

01. Property overview

1400 SW 18th Place
Gainesville, Florida

Address	1400 SW 18th Place, Gainesville, FL
Type	Land - Development Site
Parcel ID	15502-001-000; 15502-000-000
Land Area (AC)	1.01 AC
Sale price	\$1,290,000
Zoning	U9
Approved Height Limit	88'

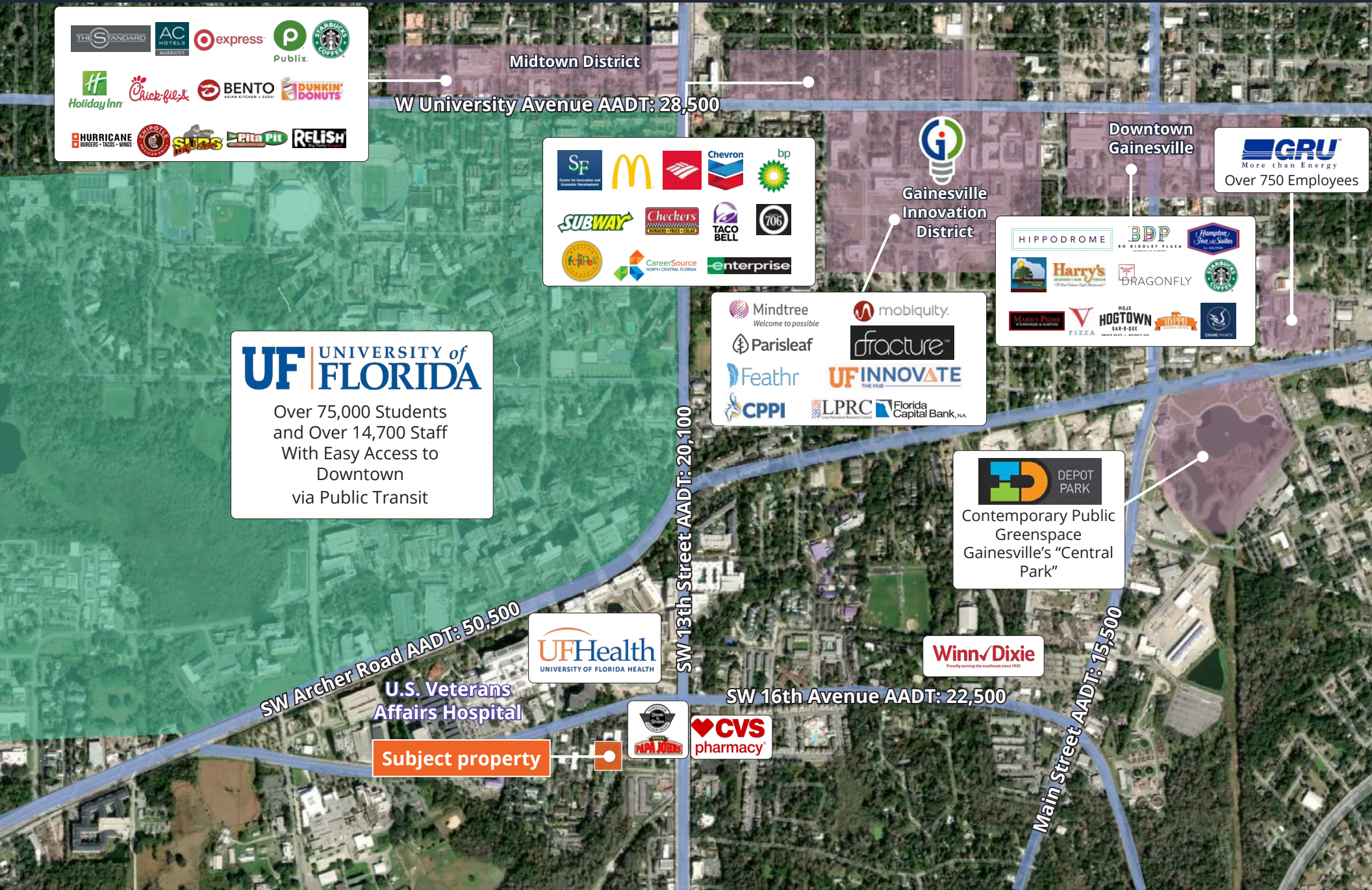


HIGHLIGHTS

- This unique ±1.01 acre development site, located near the intersection of SW 16th Avenue and SW 13th Street, is just minutes from the University of Florida campus, UF Health/Shands Hospital and VA Hospital.
- The approved site plan is one mile south of the Innovation District, perfectly positioned to support a more upscale residential development with high-end accommodations.
- The current plans propose a seven-story podium structure for a Class-A apartment development, comprising 100 luxury multifamily rental units.
- With an approved height limit of 88 feet, the project can achieve a high unit density per acre, offering spacious, modern floor plans and premium amenities, including executive-style meeting rooms and luxury lounges.
- The property is located near four Gainesville Regional Transit System (RTS) stops, providing easy access to the surrounding area.

02. Aerial Map

1400 SW 18th Place
Gainesville, Florida



Logos for various businesses in the Midtown District:

- THE STANDARD
- AC HOTELS
- express
- Publix
- Starbucks
- Holiday Inn
- Chick-fil-A
- BENTO
- DUNKIN' DONUTS
- HURRICANE
- Subs
- Pita Pit
- RELISH

Logos for various businesses in the Gainesville Innovation District:

- SF
- McDonald's
- Chevron
- bp
- SUBWAY
- Checkers
- TACO BELL
- 706
- Enterprise

Logos for various businesses in Downtown Gainesville:

- HIPPODROME
- BDP
- Harry's
- DRAGONFLY
- Starbucks
- PIZZA
- HOGTOWN
- CRAB HOUSE

Logos for various businesses in the Gainesville Innovation District:

- Mindtree
- Parisleaf
- Feathr
- CPPI
- mobiquity
- dfraction
- UF INNOVATE
- LPRC
- Florida Capital Bank, NA

UF UNIVERSITY of FLORIDA

Over 75,000 Students and Over 14,700 Staff With Easy Access to Downtown via Public Transit

Subject property

03. Proposed Site Plan

1400 SW 18th Place
Gainesville, Florida



SITE PLAN APPROVAL

- 100 units on the 101 acre site
- 88 feet height approved
- Current plans include 7 stories built on a podium parking deck
- 120 parking spots

APPROVED UNIT MIX

Unit Type	Unit SF	Total Units	Total SF
(A) 1 BR / 1 BA	609	46	28,014
(B) 1 BR/ 1 BA	802	6	4,812
2 BR / 1 BA	926	48	44,448
Totals/Avgs.	773	100	77,274



04. Market overview

1400 SW 18th Place
Gainesville, Florida

GAINESVILLE, FLORIDA

Gainesville, Florida, is a vibrant, growing market driven by the University of Florida's prominence, expanding healthcare and tech sectors, and a diverse, educated population. The real estate market continues to grow, with strong demand for multifamily housing and investment opportunities, particularly in areas close to the university and downtown. With a mix of urban revitalization, transportation infrastructure, and a high quality of life, Gainesville presents an attractive destination for both residents and investors alike.

DEMOGRAPHICS

Population	1 Miles	3 Miles	5 Miles
Total population	16,262	89,510	156,800
Median age	22.9	24.4	27.2
Median age (Male)	23.8	24.8	27.4
Median age (Female)	22.0	24.0	26.9
Households & Income	1 Miles	3 Miles	5 Miles
Total households	5,577	36,224	63,774
# of persons per HH	2.04	2.06	2.17
Average HH income	\$58,444	\$68,935	\$82,399
Average house value	\$588,605	\$423,356	\$400,052
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	478	3,997	7,119
Total employees	38,356	87,615	122,276

UF HEALTH

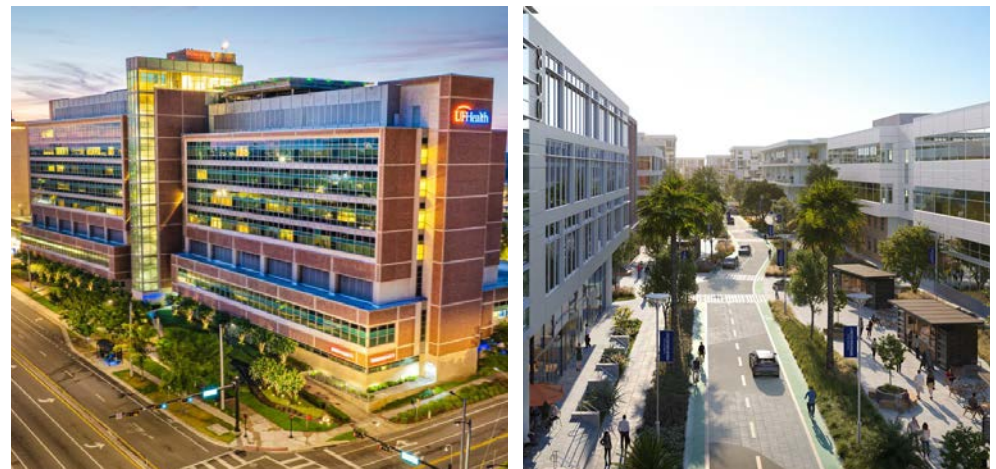


UF Health is a cornerstone of Gainesville's healthcare infrastructure, offering exceptional medical care, cutting-edge research, and education for the next generation of healthcare professionals. As one of the largest employers in the region, with more than 30,000 faculty and staff members across its hospitals, clinics, and research centers, UF Health plays a pivotal role in the local economy.

GAINESVILLE INNOVATION DISTRICT



Located between downtown and the University of Florida, the Gainesville Innovation District is home to over 80 companies, 59 restaurants, and at least five venture capital funds, creating a vibrant ecosystem for innovation and growth.





The University of Florida is an American public land-grant, seagrant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

**Classified as a
Research University**

with significant research by the Carnegie Foundation for the Advancement of Teaching

**2nd Largest
Florida University**
by student population

**8th Largest
Single-Campus University**
in the United States



#5

**Top Public
University in the
United States**



75,000+
Students live in
Gainesville

14,700+
University
Employees



**Close proximity
to the Ben Hill
Stadium, with**

1,000,000+
Visitors annually

**If you would like to discuss this further,
please get in touch.**

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Visit us online

avisonyoung.com

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