

FOR SALE

MULTI-FAMILY DEVELOPMENT SITE

2605 NE 8th Ave Gainesville, FL 32641



PROPERTY DESCRIPTION

Multi-family development site located in a Florida Housing Finance Corp. qualified census tract, Choice Neighborhood and Opportunity Zone. The property is zoned for multi-family and single family development. The City of Gainesville zoning allows 130 units (10 units an acre by right) on the property. The property is located near schools, parks, Walmart and medical services.

PROPERTY HIGHLIGHTS

- 13.06 Acres Vacant Land For Sale
- Close to Walmart Supercenter, Schools, Medical
- Multi-Family Development Site-Zoning Allows 130 Units

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	13.06 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,835	36,593	88,898
Total Population	4,861	87,340	196,159
Average HH Income	\$32,636	\$45,690	\$55,935

RALPH HILLIARD
(352) 284-4977

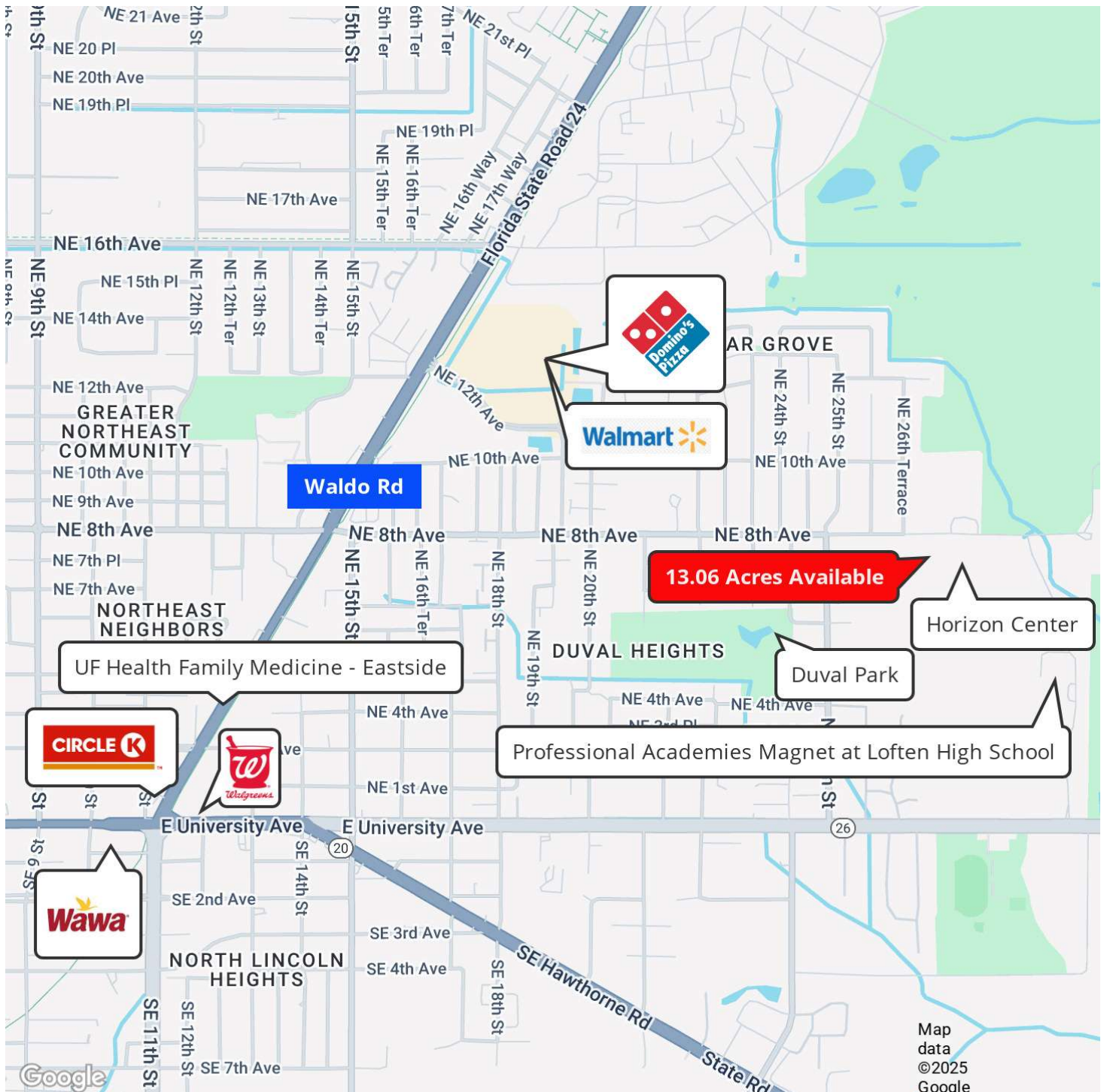


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

FOR SALE

MULTI-FAMILY DEVELOPMENT SITE

2605 NE 8th Ave Gainesville, FL 32641



RALPH HILLIARD
(352) 284-4977

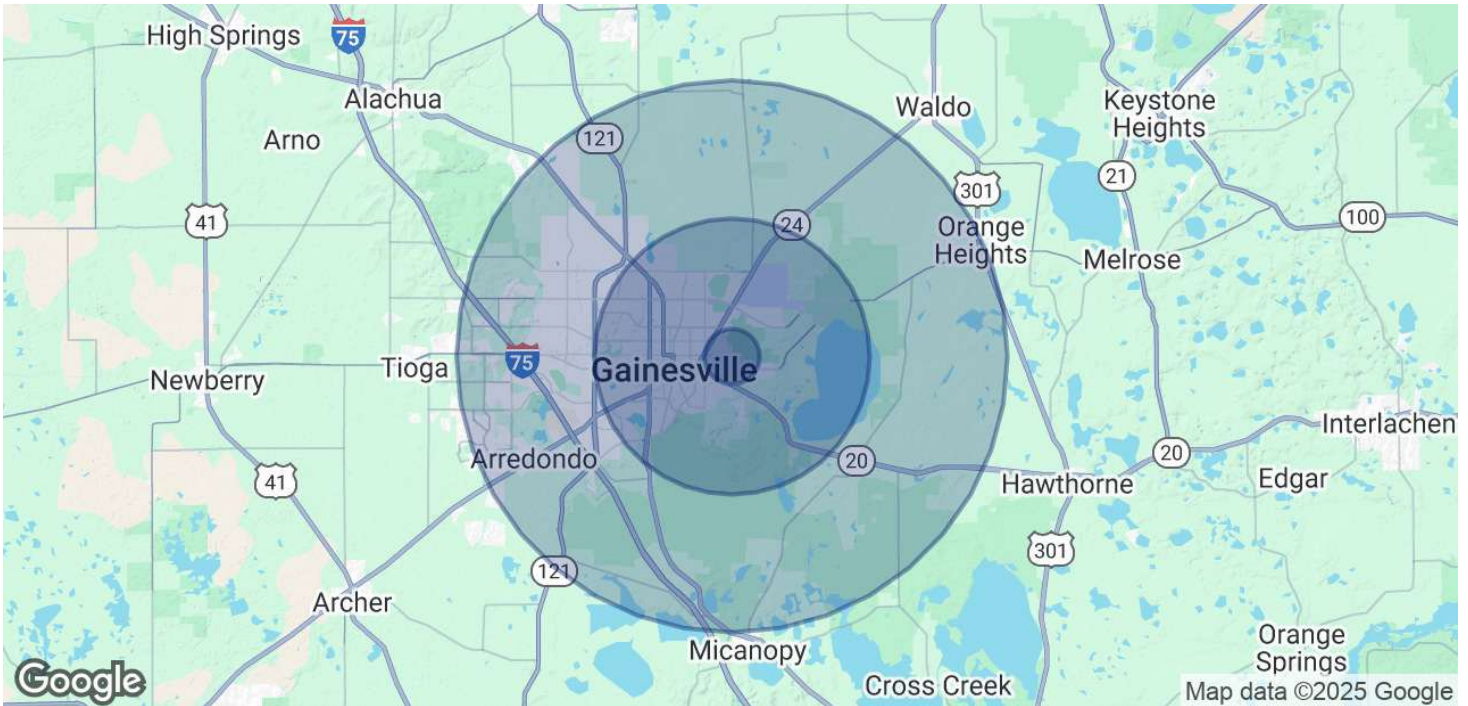


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

FOR SALE

MULTI-FAMILY DEVELOPMENT SITE

2605 NE 8th Ave Gainesville, FL 32641



POPULATION

Total Population

1 MILE

4,861

5 MILES

87,340

10 MILES

196,159

Average Age

30.8

30.9

33.9

HOUSEHOLDS & INCOME

Total Households

1 MILE

1,835

5 MILES

36,593

10 MILES

88,898

of Persons per HH

2.6

2.4

2.2

Average HH Income

\$32,636

\$45,690

\$55,935

Average House Value

\$84,057

\$169,115

\$171,858

2020 American Community Survey (ACS)

RALPH HILLIARD
(352) 284-4977



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

FOR SALE

MULTI-FAMILY DEVELOPMENT SITE

2605 NE 8th Ave Gainesville, FL 32641



RALPH HILLIARD

Commercial Real Estate Agent

Direct: (352) 284-4977 **Cell:** (352) 284-4977
rhilliard@mmparrish.com

RALPH HILLIARD
(352) 284-4977



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