



Development Opportunity

- Development site located near the Williston Road/I-75 interchange in SW Gainesville.
- May be potential to assemble with neighboring property owners for larger development opportunities.
- Entrances to the site from Williston Road and SW 62nd Avenue.
- This is an area that has experienced rapid growth including the new headquarters for Florida Credit Union and the new VA Medical Center just to the east and the Finley Woods residential housing development to the north. Proximate to Savannah Station and the Gainesville Country Club residential communities.



Sale price: \$1,240,000



6.2 acres available



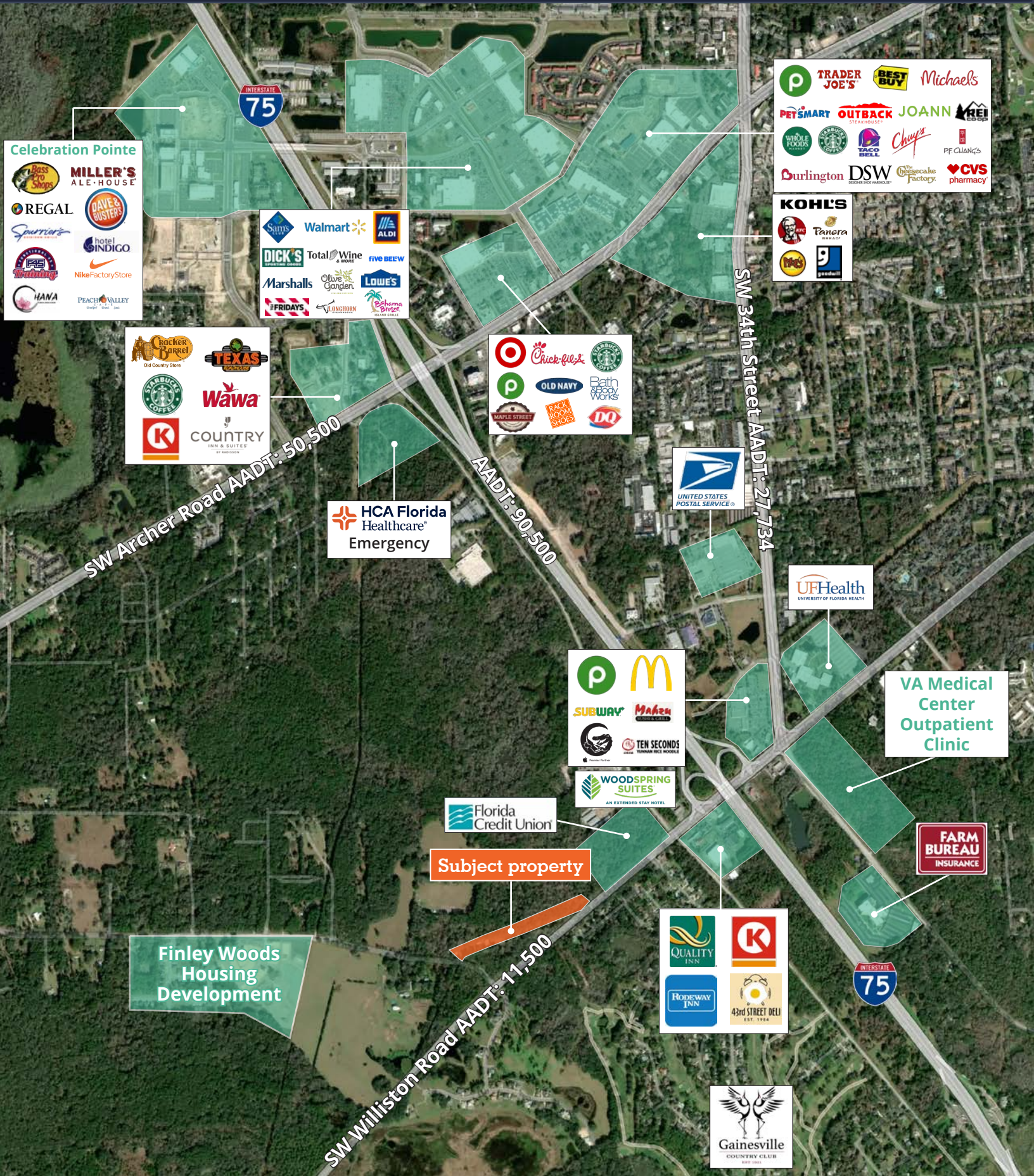
Current zoning: agriculture



Parcel # 07247-005-000

For further information

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INTERSTATE 75

SW 34th Street AADT: 27,734

AADT: 90,500

SW Archer Road AADT: 50,500

SW Williston Road AADT: 11,500

Subject property

Finley Woods Housing Development

TRADER JOE'S BEST BUY Michaels
PETS MARY OUTBACK JOANN REI
WHOLE FOODS STARBUCKS TACO BELL Cheesecake Factory P.F. CHANG'S
Durlington DSW CVS pharmacy

KOHL'S
Panera Bread
McDonald's

Sams Club Walmart ALDI
DICK'S Total Wine & More FIVE BEER
Marshalls Olive Garden LOWE'S
FRIDAYS JENHORN Bichems Preserve

Target Chick-fil-A STARBUCKS COFFEE
P OLD NAVY Bath & Body Works
MAPLE STREET RACK ROOM SHOES DQ

ROCKER BARREL Old Country Store TEXAS BRANDED
STARBUCKS COFFEE Wawa
K COUNTRY INN & SUITES BY RADISSON

HCA Florida Healthcare Emergency

UNITED STATES POSTAL SERVICE

UFHealth UNIVERSITY OF FLORIDA HEALTH

P McDonald's
SUBWAY MAKEN
TEN SECONDS
WOODSPRING SUITES AN EXTENDED STAY HOTEL

VA Medical Center Outpatient Clinic

Florida Credit Union

FARM BUREAU INSURANCE

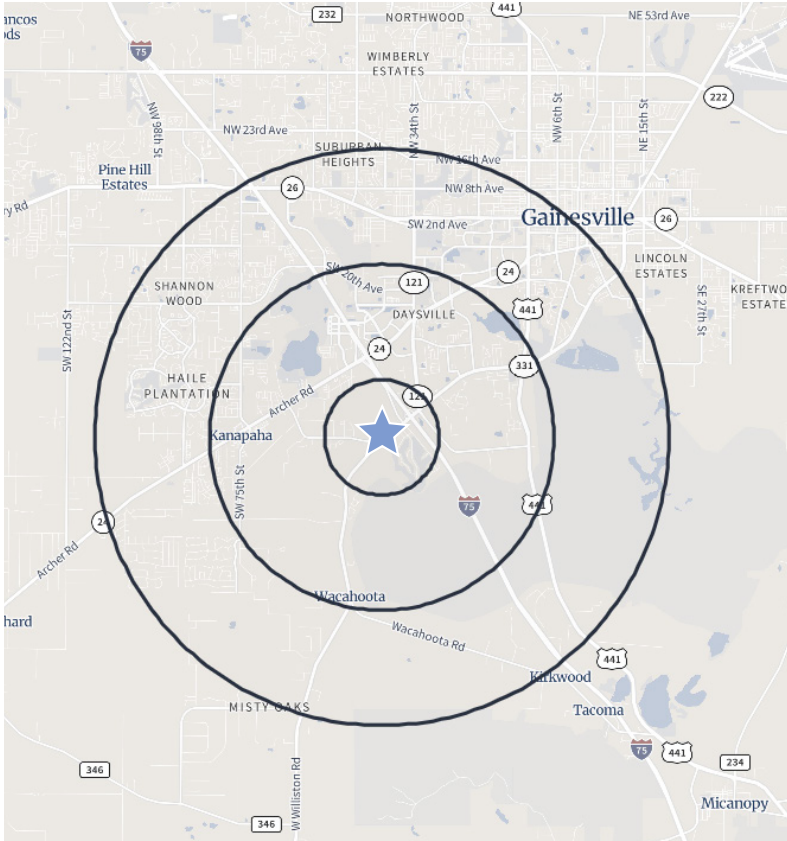
QUALITY INN K
RODEWAY INN 43rd STREET DELI EST. 1984

INTERSTATE 75

Gainesville COUNTRY CLUB

Demographics

3808 SW Williston Road
Gainesville, Florida



Population: Over 122,000 people within a five mile radius.



Home Value: Average home value of \$344,257 within a five mile radius.



Density: Over 48,000 households within a five mile radius.



Income: Average household income of \$91,266 within a five mile radius.



Age: Median age of 29 within a five mile radius.



Employment: Employment population of over 77,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
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Total population	899	46,172	122,424
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Median age	41.9	24.5	29.3
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Median age (Male)	41.3	24.8	24.8
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Median age (Female)	42.3	24.2	24.4
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Households & Income	1 Miles	3 Miles	5 Miles
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Total households	360	20,132	48,977
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Average HH income	\$157,986	\$75,293	\$91,266
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Average house value	\$492,912	\$301,620	\$344,257
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Businesses	1 Miles	3 Miles	5 Miles
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Total businesses	59	1,174	3,952
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Total employees	739	17,387	77,682
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**If you would like to discuss this further,
please get in touch.**

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