

# FOR SALE MIXED-USE/RESIDENTIAL DEVELOPMENT SITE

SE Hawthorne Road Gainesville, FL 32641



## PROPERTY DESCRIPTION

This property is located in a qualified census tract for Florida Housing Finance Corporation programs. The parcel is approximately 5.69 acres and zoned to allow up to 8 units per acres. Under the County's Cottage Neighborhood Ordinance the density may be doubled to 16 units per acre when residential units are 1400 square feet or less. The property can also be used for a place of religious assembly, school, daycare, group home facilities, offices or a mix of non-residential and residential uses. There may be an additional 20 acres parcel with the same zoning abutting this parcel to the east.

## PROPERTY HIGHLIGHTS

- 5.69 Acres Vacant Mixed-Use Residential
- Located in the Alachua County Eastside Activity Center and the Opportunity Zone
- Located in a State of Florida Targeted Census Tract
- Great location for an Emergency Medical or Assisted Living Facility

## OFFERING SUMMARY

Sale Price:	\$224,900
Lot Size:	5.69 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	869	7,628	24,548
Total Population	2,430	21,921	68,167
Average HH Income	\$49,984	\$56,091	\$52,052

**RALPH HILLIARD**  
(352) 284-4977



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

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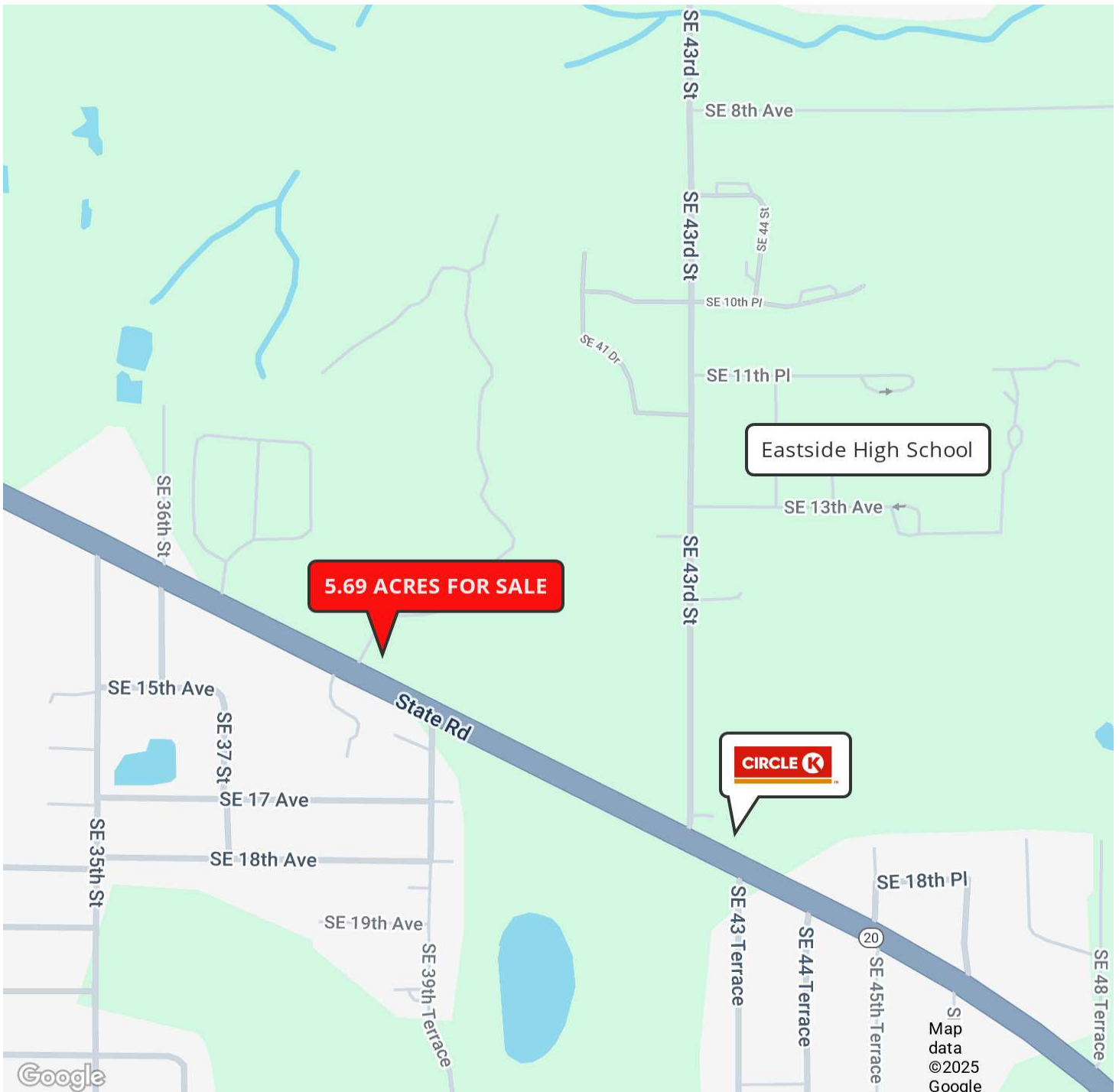
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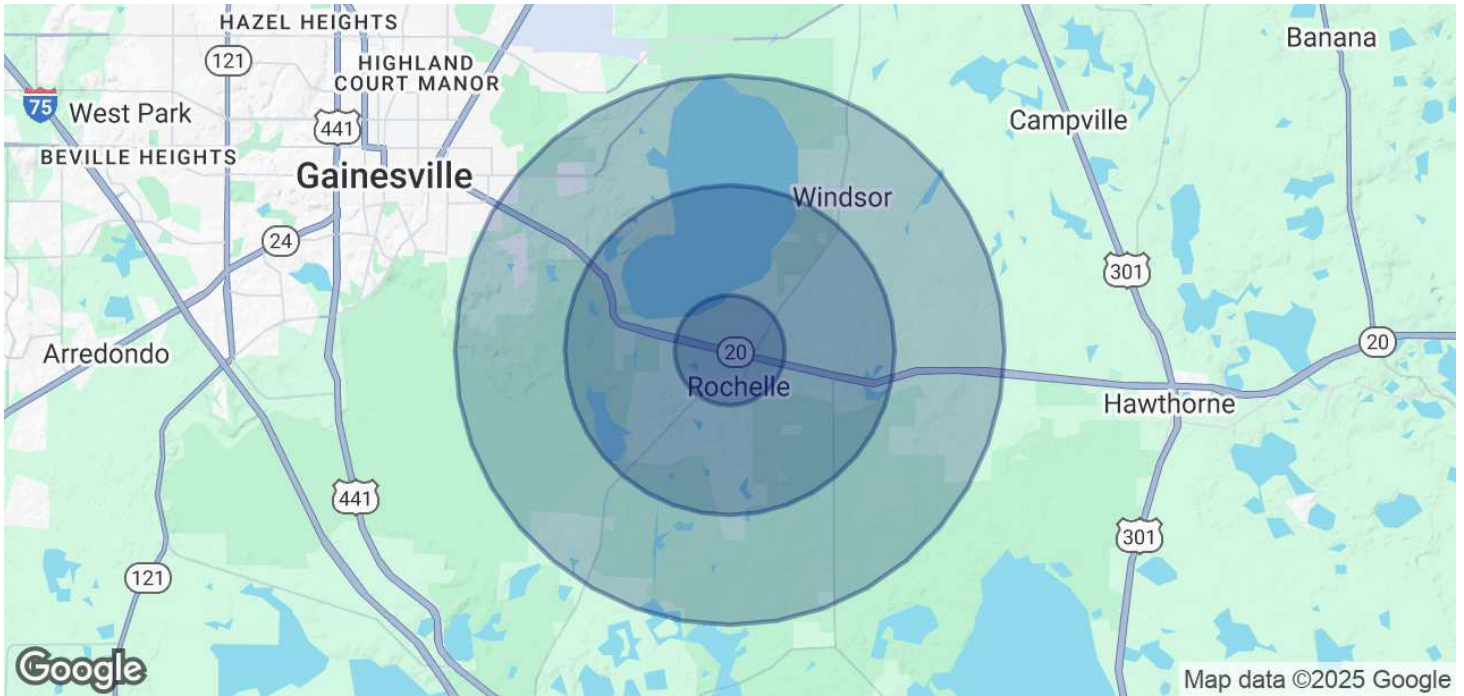
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### POPULATION

Total Population

Average Age

### 1 MILE

2,430

31.2

### 3 MILES

21,921

32.9

### 5 MILES

68,167

28.6

### HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

### 1 MILE

869

2.9

\$49,984

\$118,184

### 3 MILES

7,628

2.8

\$56,091

\$132,749

### 5 MILES

24,548

2.9

\$52,052

\$154,660

2020 American Community Survey (ACS)

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# FOR SALE

## MIXED-USE/RESIDENTIAL DEVELOPMENT SITE QUALIFIED

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**RALPH HILLIARD**

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