

# SFH OR MULTI-FAM DEVELOPMENT SITE

16223 SE HWY 19 | Cross City, FL 32628



# FOR SALE

## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

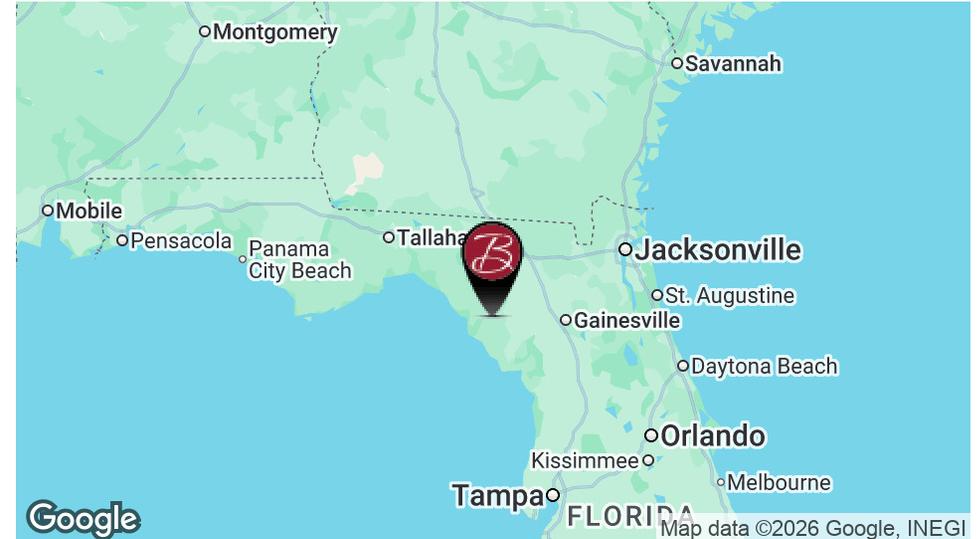
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# SFH OR MULTI-FAM DEVELOPMENT SITE

## EXECUTIVE SUMMARY

16223 SE HWY 19 | Cross City, FL 32628



### OFFERING SUMMARY

Sale Price:	\$649,500
Lot Size:	15 Acres
Price Per Acre:	\$43,300
Zoning:	PD
Submarket:	Cross City

### PROPERTY OVERVIEW

Perfect for a multi-family development, this 15-acre vacant residential site is located just minutes from the Cross City Airport. With frontage on US HWY 19, this site provides great access with high visibility. This centralized site is just over an hour away from Gainesville and Ocala and two hours from Tallahassee, Ocala, and Tampa.

### PROPERTY HIGHLIGHTS

- 4 Minute Drive to the Airport
- Across the street from Dixie County High School
- Perfect for Single Family Homes or Multi-Family Development Site

### FOR MORE INFORMATION:



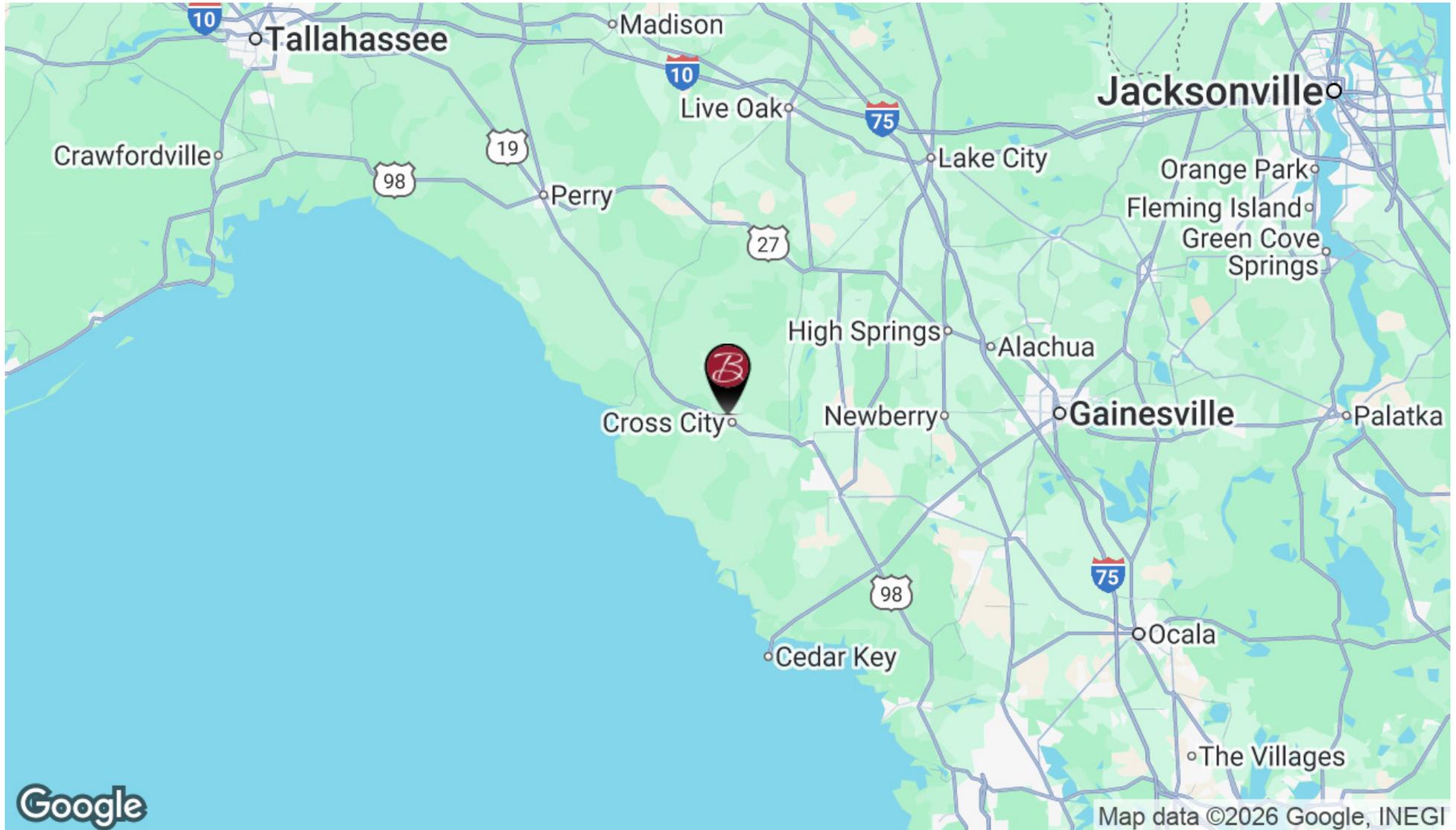
**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



# SFH OR MULTI-FAM DEVELOPMENT SITE

## LOCATION MAP

16223 SE HWY 19 | Cross City, FL 32628



### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



# SFH OR MULTI-FAM DEVELOPMENT SITE

CROSS CITY FLORIDA

16223 SE HWY 19 | Cross City, FL 32628

## *Cross City, Florida*



Cross City is a small city located in Dixie County, in northern Florida, United States. It is situated on US Highway 19/98, approximately 26 miles southeast of Chiefland and 56 miles southwest of Lake City.

According to the United States Census Bureau, the city has a population of around 1,700 people and growing. It is the county seat of Dixie County and serves as a center of commerce and government for the surrounding area. The local economy is based on agriculture, timber, and commercial fishing.

Some notable attractions in Cross City and the surrounding area include the Lower Suwannee National Wildlife Refuge, the Suwannee River, the Gulf of Mexico, and several state parks. The area is famous for outdoor activities such as fishing, hunting, kayaking, and hiking.



### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# SFH OR MULTI-FAM DEVELOPMENT SITE

16223 SE HWY 19 | Cross City, FL 32628



## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

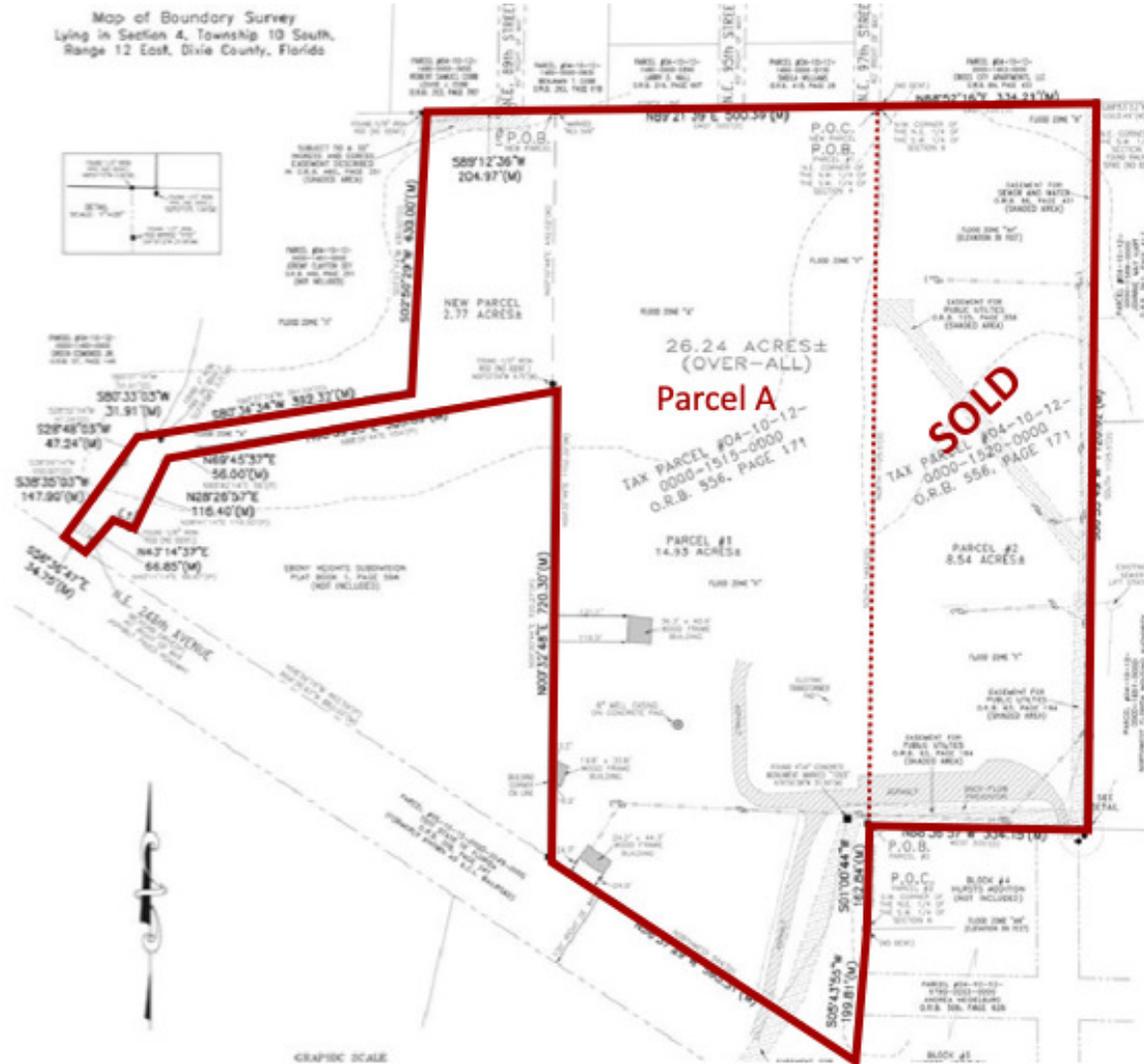
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# SFH OR MULTI-FAM DEVELOPMENT SITE

## SURVEY

16223 SE HWY 19 | Cross City, FL 32628



FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# SFH OR MULTI-FAM DEVELOPMENT SITE

16223 SE HWY 19 | Cross City, FL 32628



## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# SFH OR MULTI-FAM DEVELOPMENT SITE

## RETAILER MAP

16223 SE HWY 19 | Cross City, FL 32628



### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION



# SFH OR MULTI-FAM DEVELOPMENT SITE

## DEMOGRAPHICS MAP & REPORT

16223 SE HWY 19 | Cross City, FL 32628

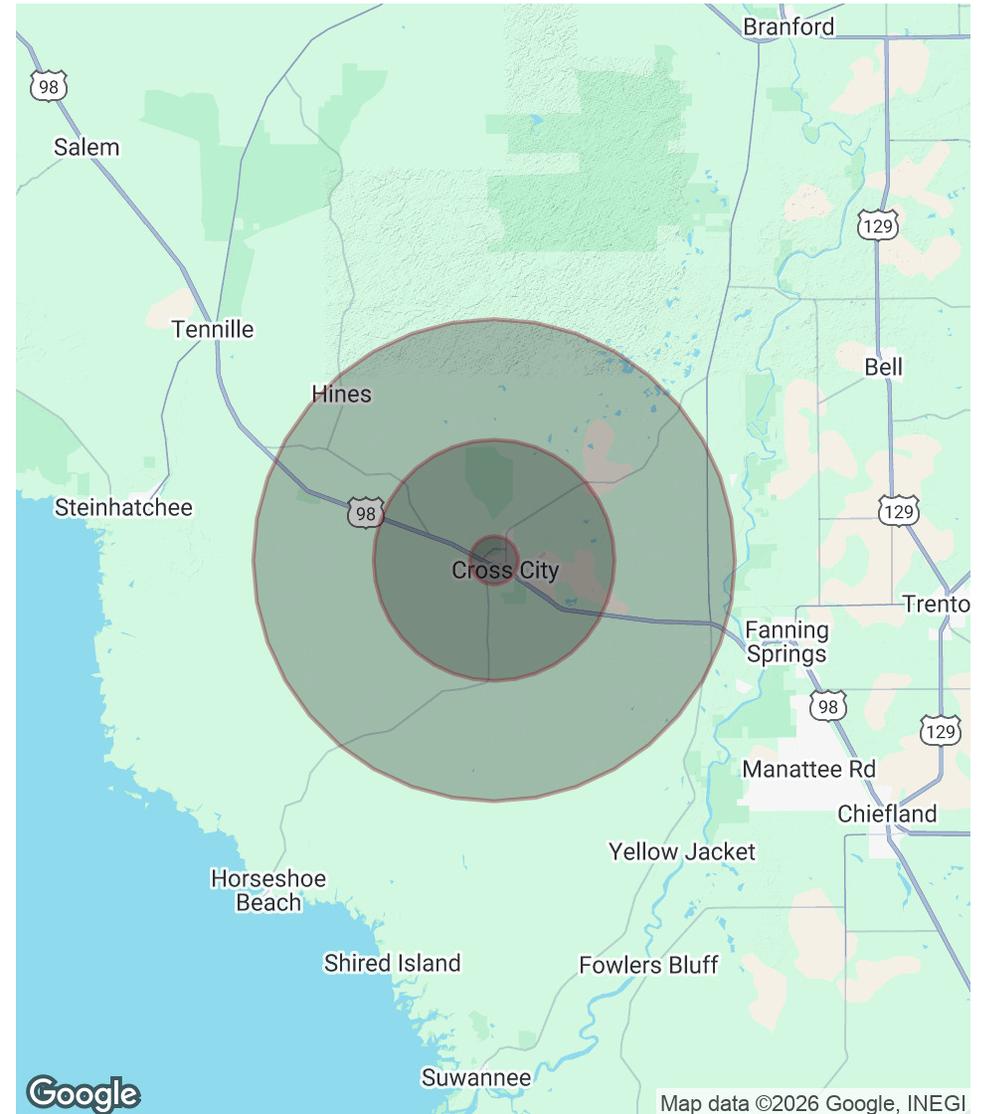
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	305	6,309	11,790
Average Age	39.4	41.7	45.9
Average Age (Male)	38.7	41.0	46.1
Average Age (Female)	43.5	46.9	49.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	116	2,310	5,575
# of Persons per HH	2.6	2.7	2.1
Average HH Income	\$44,471	\$44,747	\$42,624
Average House Value	\$78,260	\$81,656	\$90,641

\* Demographic data derived from 2020 ACS - US Census



### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# SFH OR MULTI-FAM DEVELOPMENT SITE

ERIC LIGMAN

16223 SE HWY 19 | Cross City, FL 32628



**ERIC LIGMAN**

Director

Ericligman@bosshardtrealty.com

**Direct:** 352.256.2112 | **Cell:** 352.256.2112

## PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

## MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

Ericligman@bosshardtrealty.com



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION