

SINGLE FAMILY DEVELOPMENT SITE

TBD | Gainesville, FL 32641

Recreation Complex

FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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Ericligman@bosshardtrealty.com



BOSSHARDT

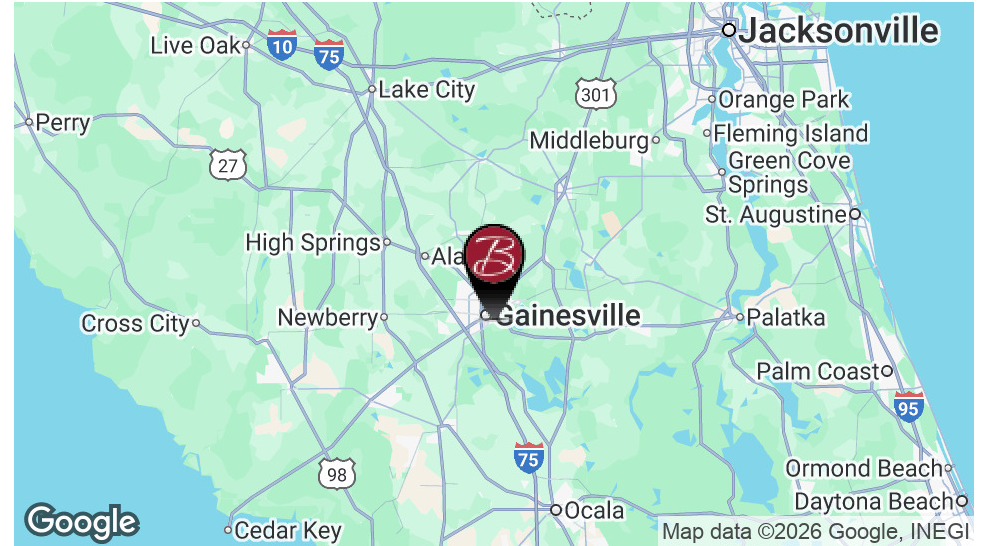
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

SINGLE FAMILY DEVELOPMENT SITE

EXECUTIVE SUMMARY

TBD | Gainesville, FL 32641



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	11.09 Acres
Density by Right:	12 Units/Acre
Zoning:	Single Family (SF)
Minimum Lot Size:	3,000 SF

PROPERTY OVERVIEW

This 11.09 acre development site offers a strategic residential opportunity within the City of Gainesville, featuring full utilities in place and strong density under its current single family zoning. The property allows 12 units per acre with minimum 3,000 SF lots and is positioned in close proximity to Lincoln Middle School, Joseph Williams Elementary, and the McPherson Recreation Complex. It also sits along a Gainesville bus route, adding convenience for future residents.

PROPERTY HIGHLIGHTS

- High and Dry
- Adjacent to McPhearson Rec Center
- Williams Elementary | Lincoln Middle | Eastside High School
- On Route 7 on RTS Bus Route (page 6)
- Within Gainesville's Enterprise Zone and Community Reinvestment Area (page 7)

FOR MORE INFORMATION:

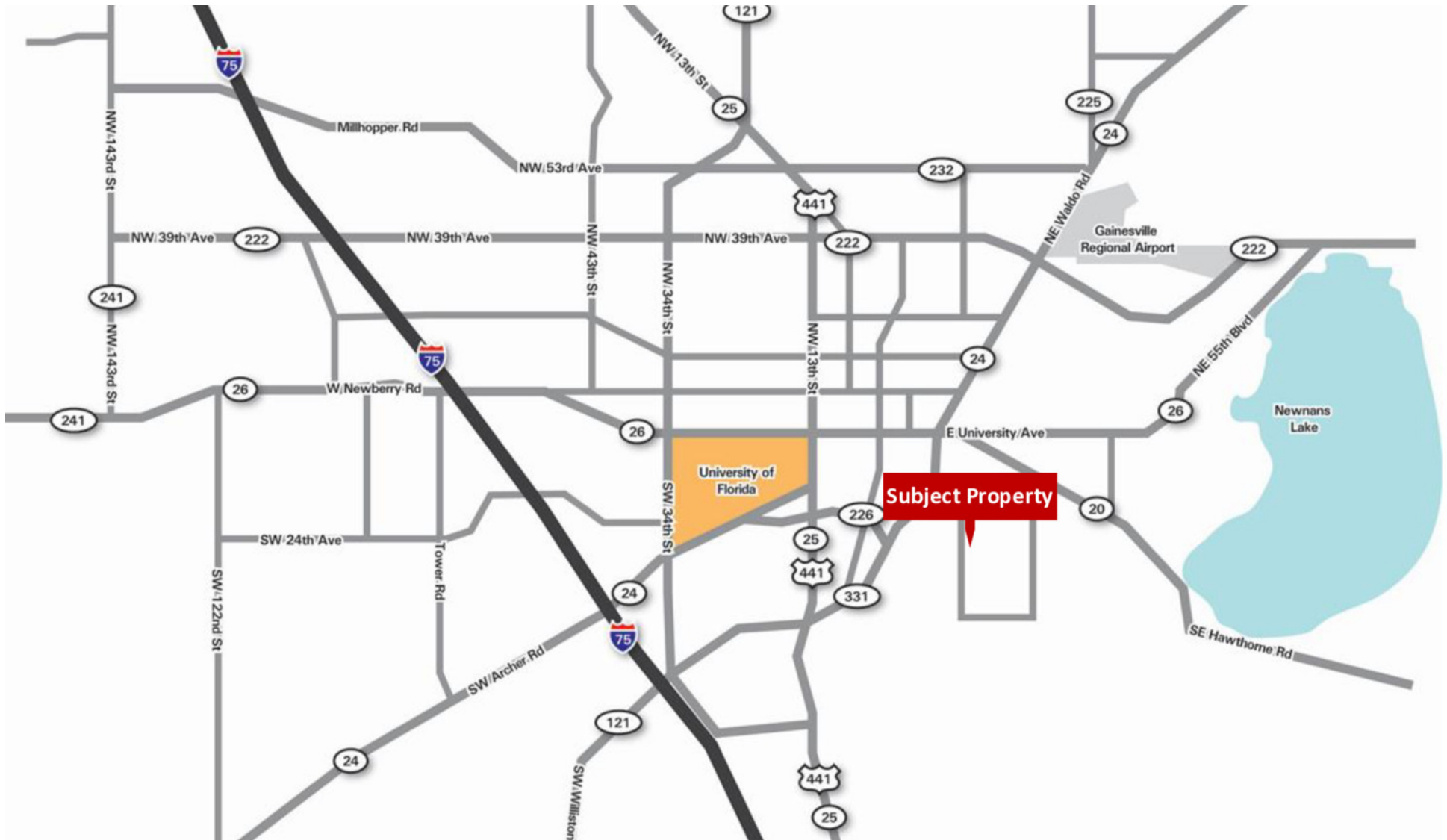


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ADDITIONAL PHOTOS

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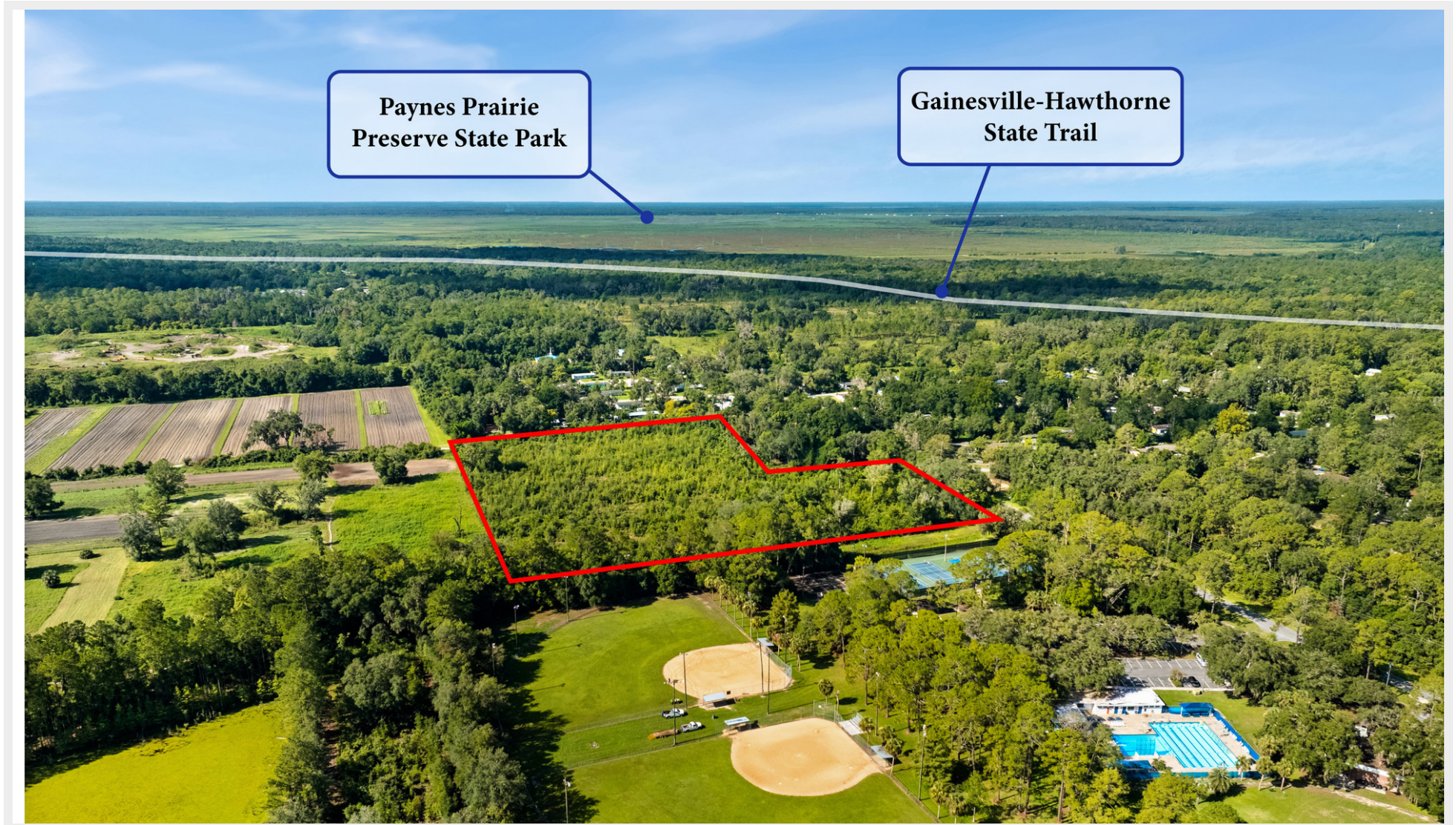
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FACING NW

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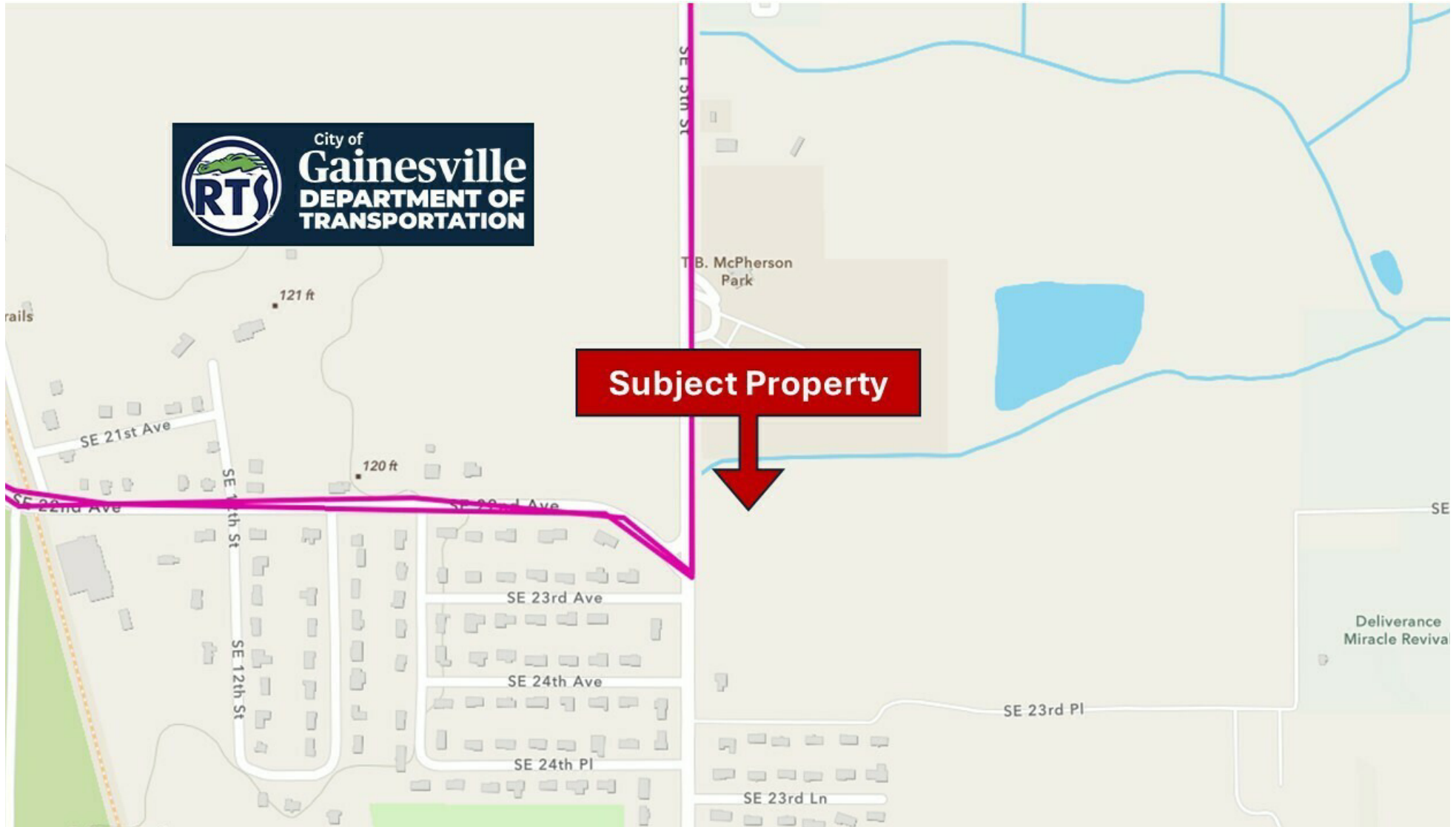
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FALL 2025 RTS BUS SERVICE

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Business Incentives

Gainesville provides the perfect pro-business climate for new and relocating businesses.

Opportunity Zones

Opportunity Zones incentive is a new community investment tool established by congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. Opportunity Zones provide a tax incentive for investors to re-invest their unrealized capital gains into dedicated opportunity funds.

 [Gainesville and Alachua County Opportunity Zone Prospectus](#)

GRU's Economic Development Rate

GRU's [Economic Development Rate](#) is an incentive for large businesses that want to establish or expand its presence in Gainesville. The program is open to new and existing customers that meet certain criteria.

Enterprise Zone Savings

A 50 percent discount on various development fees may be applied to properties located within the  [Enterprise Zone](#).

Enterprise Zone Retention/Expansion Incentive Program

The Enterprise Zone Manufacturing Retention/Expansion Incentive Program is a local incentive designed to assist in the retention of a business/company seeking to relocate its manufacturing operations outside of Gainesville's Enterprise Zone or to promote expansion of a company's manufacturing operations within the Gainesville Enterprise Zone.

Industrial Revenue Bonds

Provides bond issues for manufacturers (up to \$10,000,000) for property acquisition, construction, machinery and equipment costs.

Gainesville Community Reinvestment Area

The [Gainesville CRA](#) is the city's economic development department that supports business growth and delivers public improvements that strengthen neighborhoods and commercial districts.

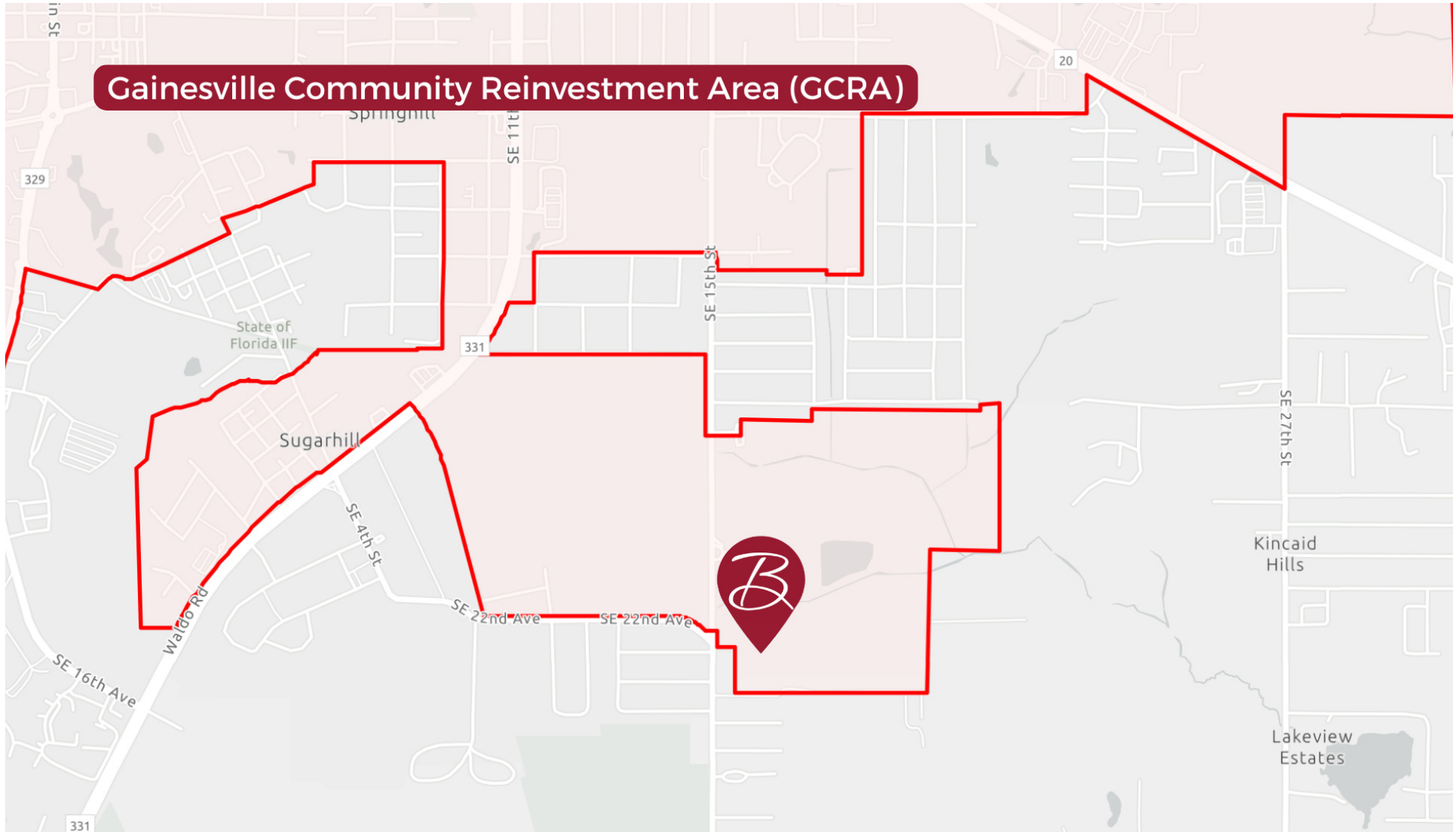
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GCRA MAP

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FLOOD MAPS

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DEMOGRAPHICS MAP & REPORT

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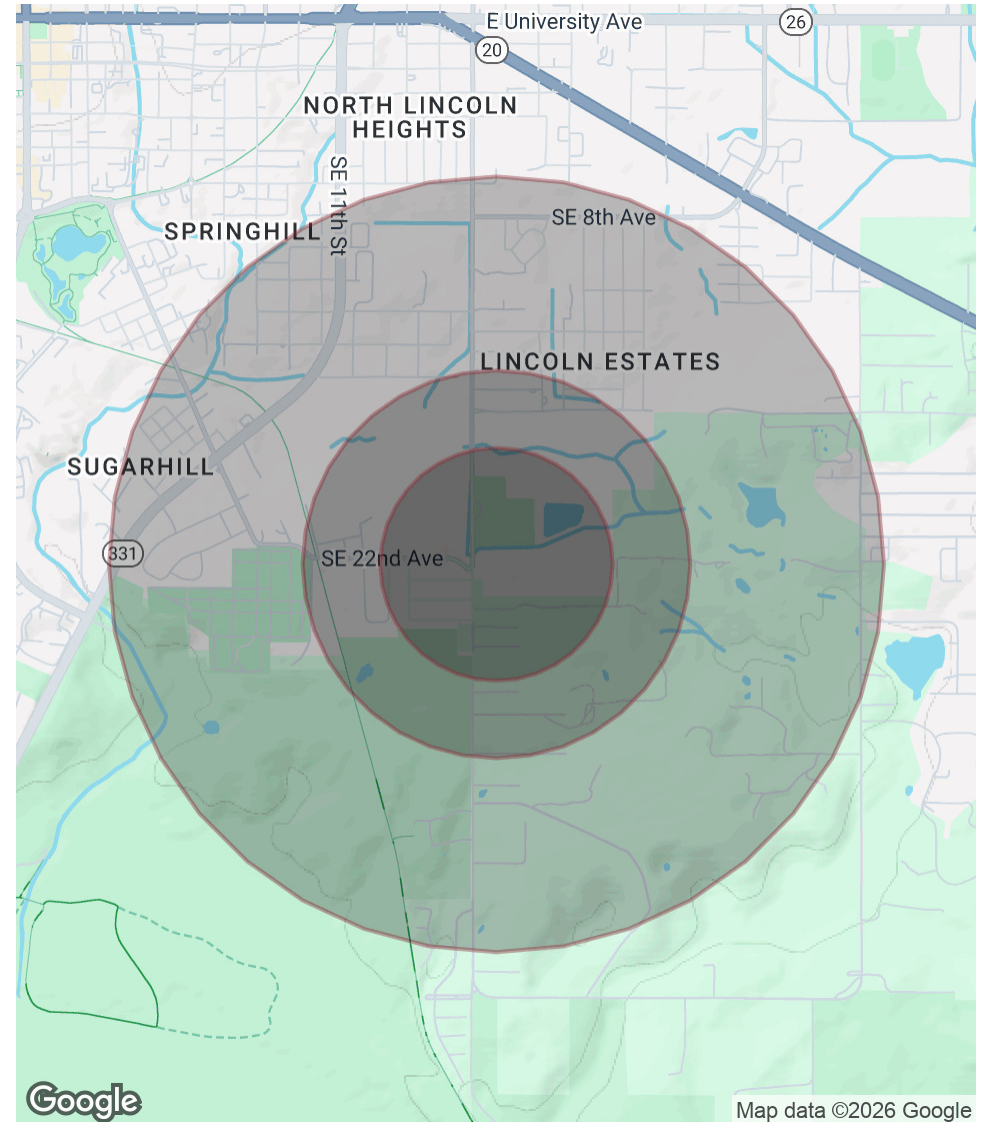
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	2	54
Average Age	0	40	40
Average Age (Male)	0	39	39
Average Age (Female)	0	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	1	21
# of Persons per HH	0	2	2.6
Average HH Income	\$0	\$62,245	\$62,245
Average House Value		\$211,902	\$211,902

Demographics data derived from AlphaMap



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ADVISOR

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ERIC LIGMAN

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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)

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