

ALACHUA PROFESSIONAL CENTER

13600 NW 104th Terrace | Alachua, FL 32615



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Commercial Realtor®

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER

LAND DEVELOPMENT

13600 NW 104th Terrace | Alachua, FL 32615



OFFERING SUMMARY

Lot Sizes: 1 to 14.12 Acres

Minimum Divisible: 1 Acre

Zoning: CI or ILW (see page 3)

Market: City of Alachua

PROPERTY OVERVIEW

Pad-ready sites available for immediate construction and located within the city limits of Alachua. Conveniently located on HWY 441 with easy access to I-75, Progress Park and the University of Florida. Smaller lot sizes are subdivided into 1 to 1.8 acres. Larger 10.01 contiguous acre lot also available with opportunity to purchase total 14.12 acres. ALL infrastructure in place with CI and ILW Zoning.

Lot #1 1.8 AC \$225,000 Zoned CI
Lot #3: 1.31 AC \$107,000 Zoned CI
Lot #4: 1 AC \$78,000 Zoned CI
Lot #5: 2.38 AC \$161,800 Zoned ILW
Lot #6 7.4 AC 68,000 per acre, \$503,200 total
All Lots: \$1,110,000.00

PROPERTY HIGHLIGHTS

- Situated in the City of Alachua within the Gainesville Metropolitan Area
- Close to Progress Park which is the home of 30 plus companies (1,100 employees)

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LOT SIZES

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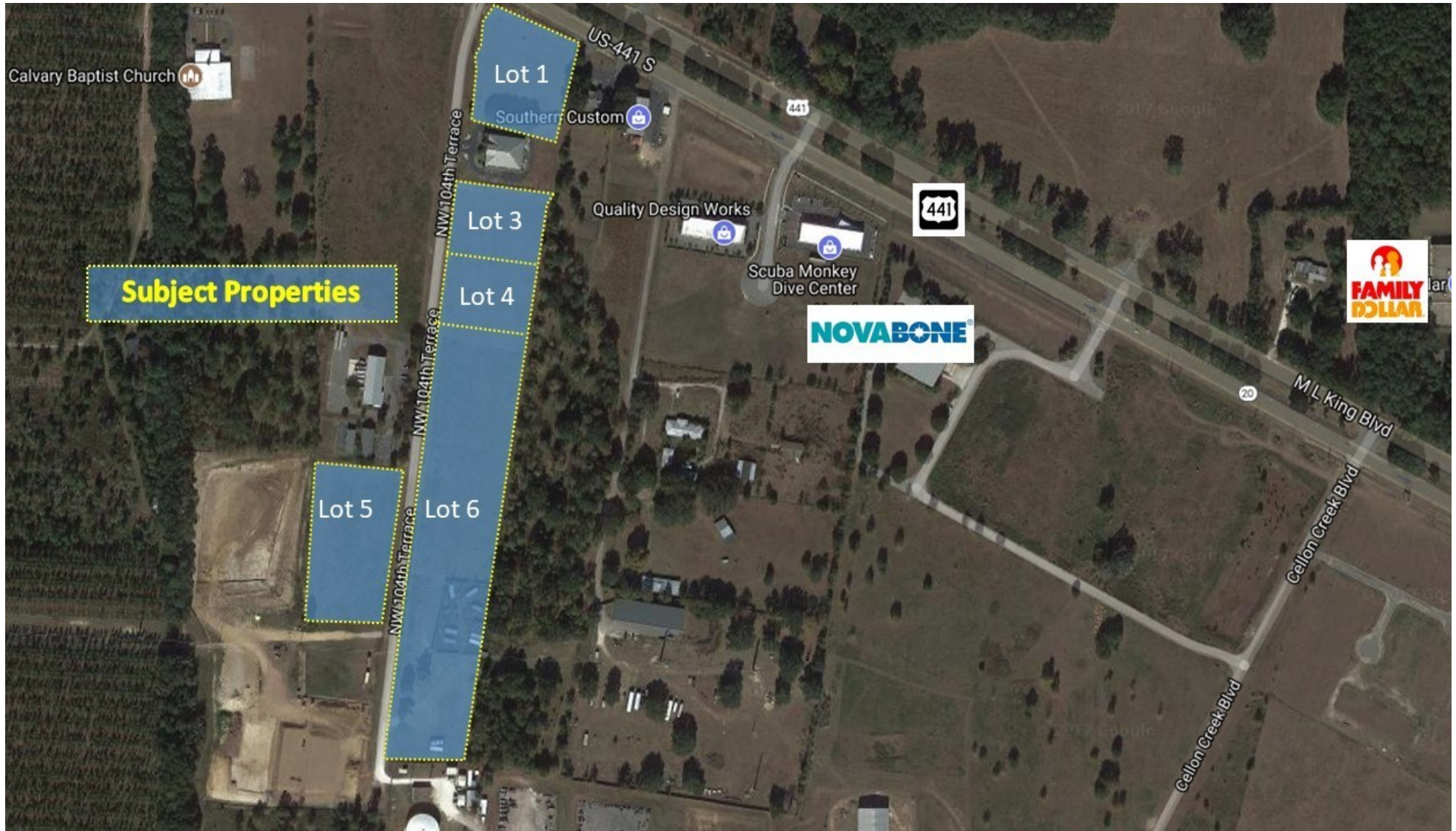
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AERIAL

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ZONING MAP

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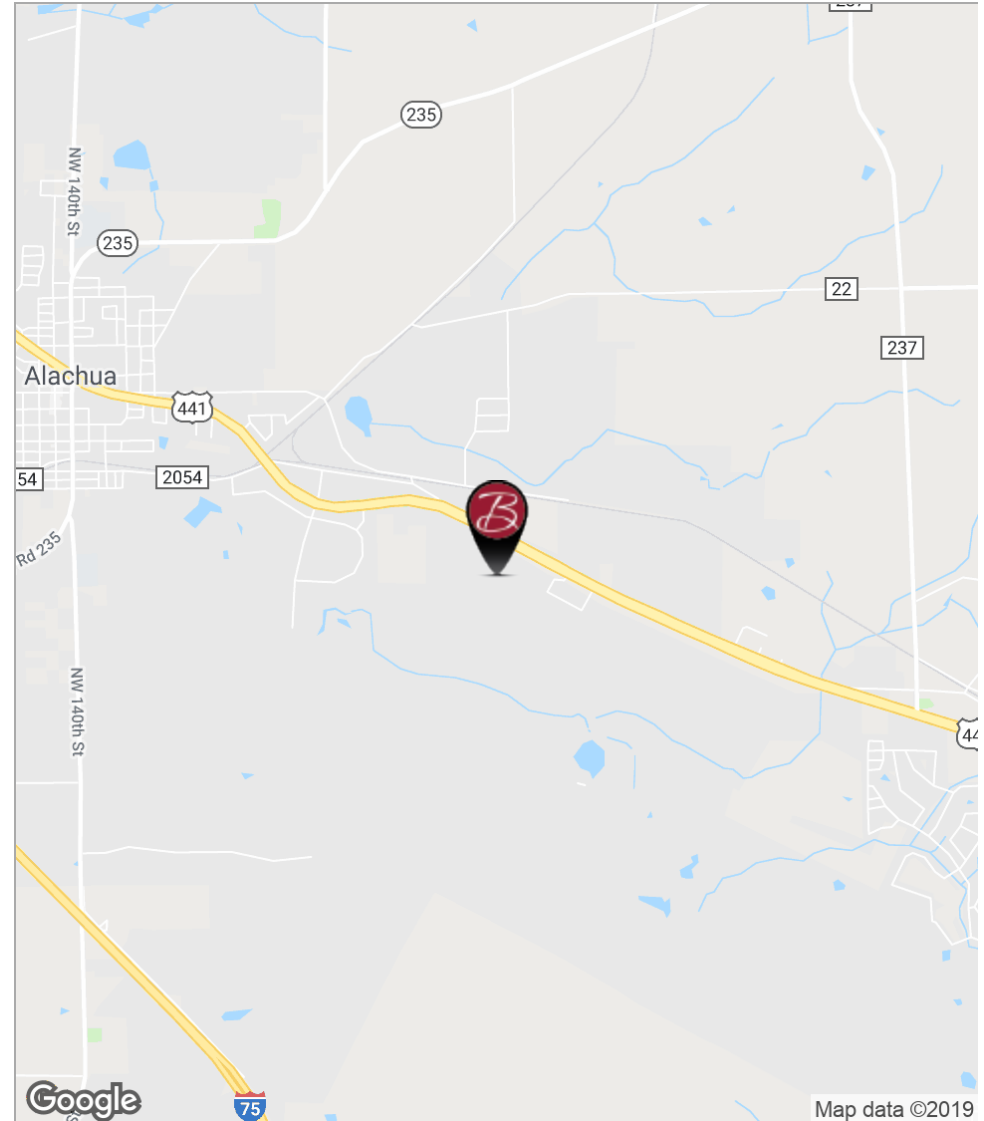
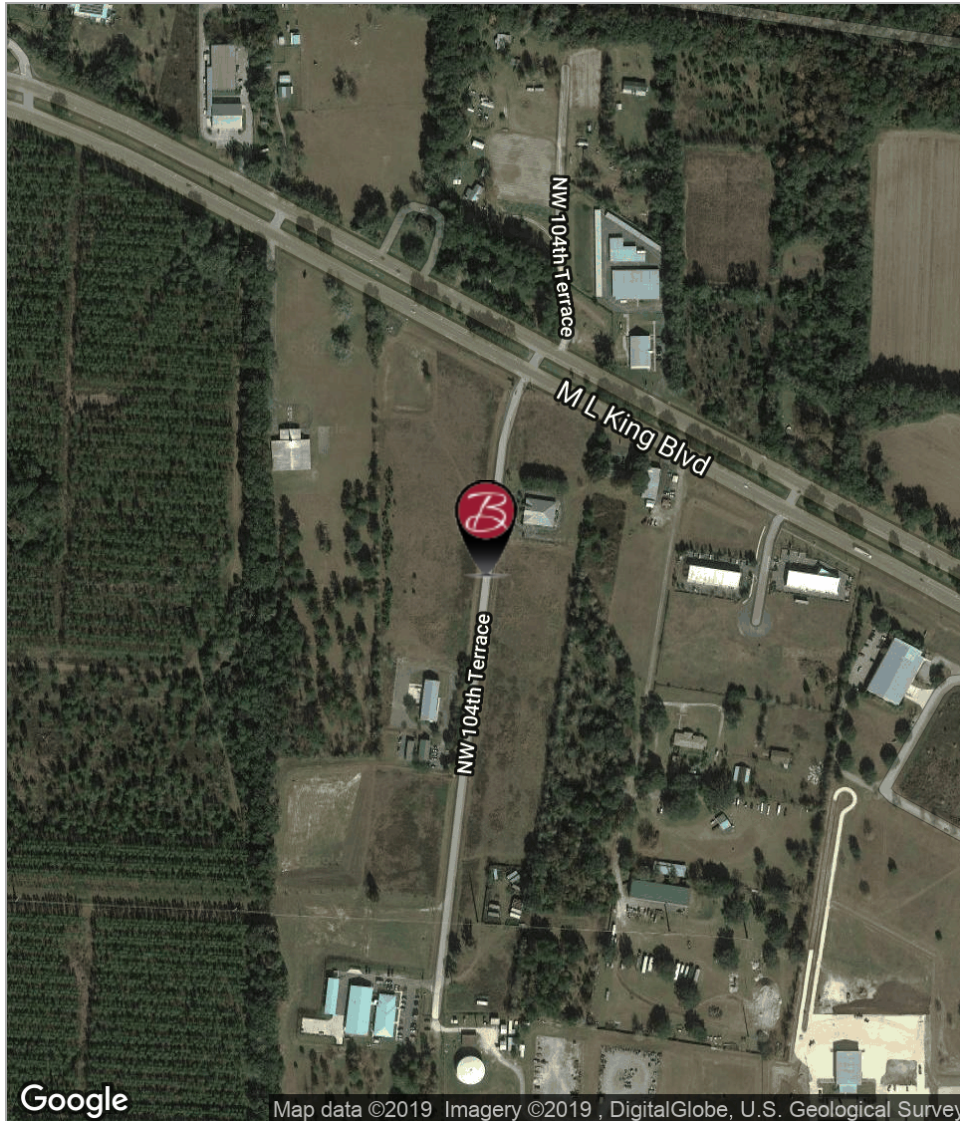
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LOCATION MAPS

13600 NW 104th Terrace | Alachua, FL 32615



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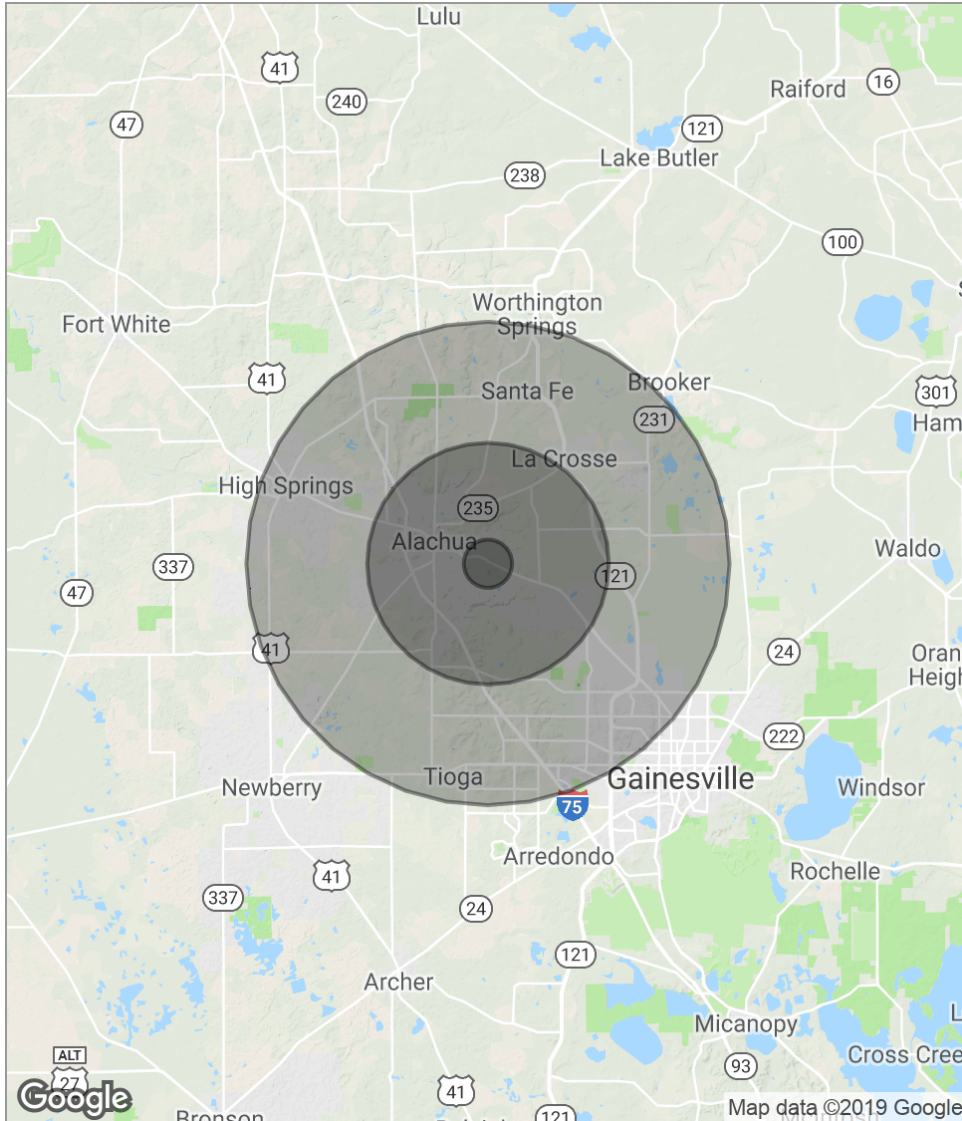
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DEMOGRAPHICS MAP

13600 NW 104th Terrace | Alachua, FL 32615



POPULATION	1 MILE	5 MILES	10 MILES
Total population	436	12,010	102,244
Median age	38.8	40.7	38.3
Median age (Male)	33.6	37.3	36.3
Median age (Female)	42.7	42.9	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	171	4,847	42,823
# of persons per HH	2.5	2.5	2.4
Average HH income	\$80,335	\$79,513	\$74,185
Average house value	\$272,797	\$261,554	\$242,872

* Demographic data derived from 2010 US Census

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ALACHUA PROFESSIONAL CENTER

ADVISOR BIO & CONTACT 1

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PROFESSIONAL BACKGROUND

For over a decade, Eric Ligman has consistently proven himself to be an integral member of Gainesville's commercial real estate profession. Aside from his comprehensive knowledge of the Gainesville commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, and corporate real estate ventures.

Ligman first arrived in Gator Nation as a young student and quickly fell in love with its many charms. As an adult, he can imagine no better place to raise his growing family. Outside of his passion for real estate, he enjoys playing on his highly ranked tennis team and is a huge fishing enthusiast.

MEMBERSHIPS & AFFILIATIONS

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

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