

# 2.06 ACRE DEVELOPMENT SITE

1600 Block NW Highway 441 Alachua, FL 32615



**FOR SALE**

## FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# 2.06 ACRE DEVELOPMENT SITE

## EXECUTIVE SUMMARY

1600 Block NW Highway 441 Alachua, FL 32615



### PROPERTY SUMMARY

|                       |                  |
|-----------------------|------------------|
| <b>Sale Price:</b>    | \$695,000        |
| <b>Lot Size:</b>      | 2.06 Acres       |
| <b>APN #:</b>         | 03053-002-000    |
| <b>Zoning:</b>        | C1               |
| <b>Cross Streets:</b> | HWY 441 and I-75 |

### PROPERTY OVERVIEW

This prime ready to go 2.06 +/- acres is conveniently located within close proximity to I-75 Alachua Exit. Located across the street from Publix and RaceWay. The broad C-1 zoning allows for many uses including but not limited to restaurants, auto sales, auto services, office, and retail.

### PROPERTY HIGHLIGHTS

- Located across from Publix and other high traffic businesses
- Close Proximity to I-75 Alachua Exit
- C-1 Zoning
- 400 Feet +/- Frontage
- 2016 Traffic count FDOT - AADT 26,000

### FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# 2.06 ACRE DEVELOPMENT SITE

## AERIAL PHOTO

1600 Block NW Highway 441 Alachua, FL 32615



### FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

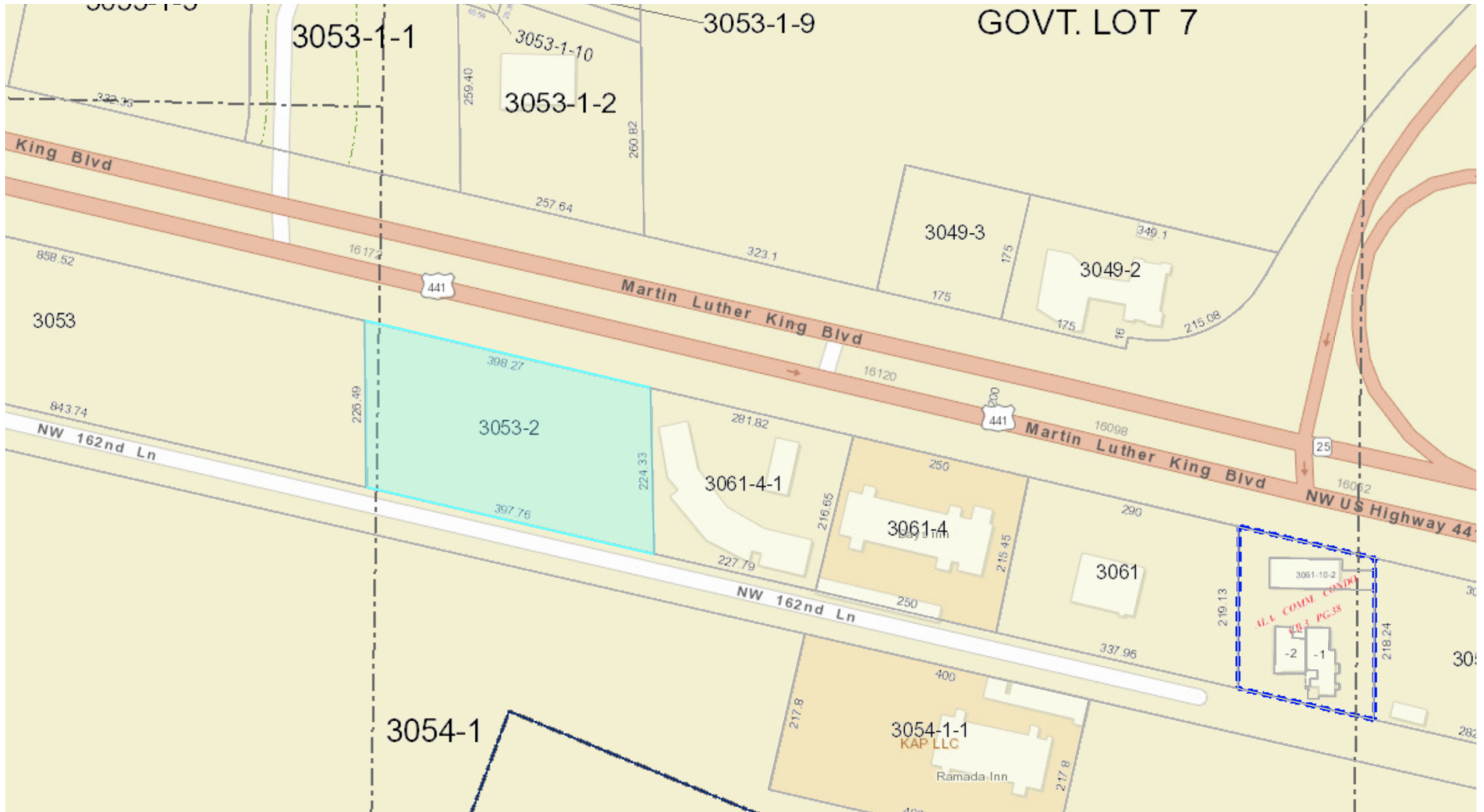
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# 2.06 ACRE DEVELOPMENT SITE

## PARCEL MAP

1600 Block NW Highway 441 Alachua, FL 32615



### FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

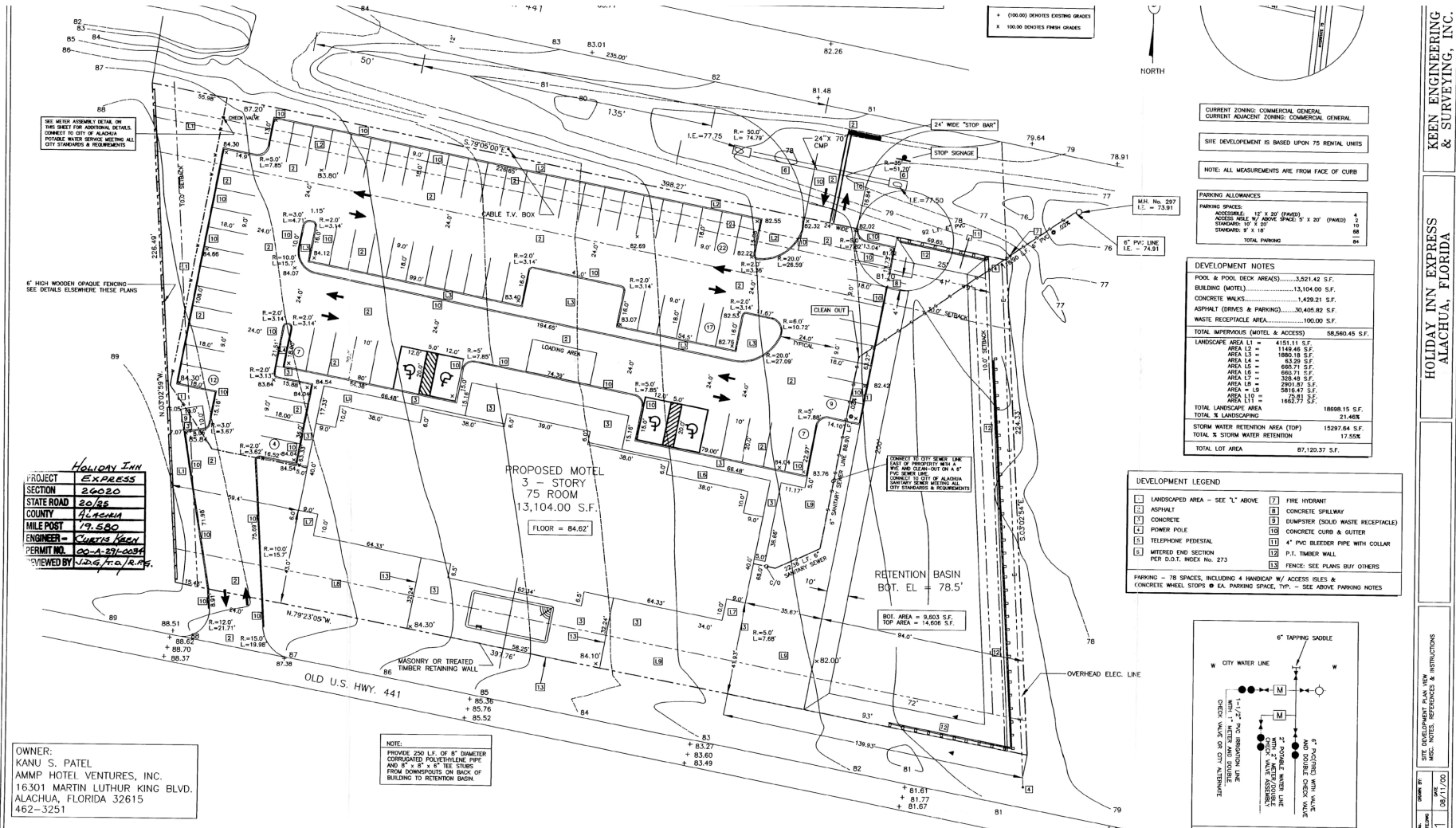
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# 2.06 ACRE DEVELOPMENT SITE

## FORMER SITE PLAN

1600 Block NW Highway 441 Alachua, FL 32615



KEEN ENGINEERING & SURVEYING, INC.  
HOLIDAY INN EXPRESS  
ALACHUA, FLORIDA

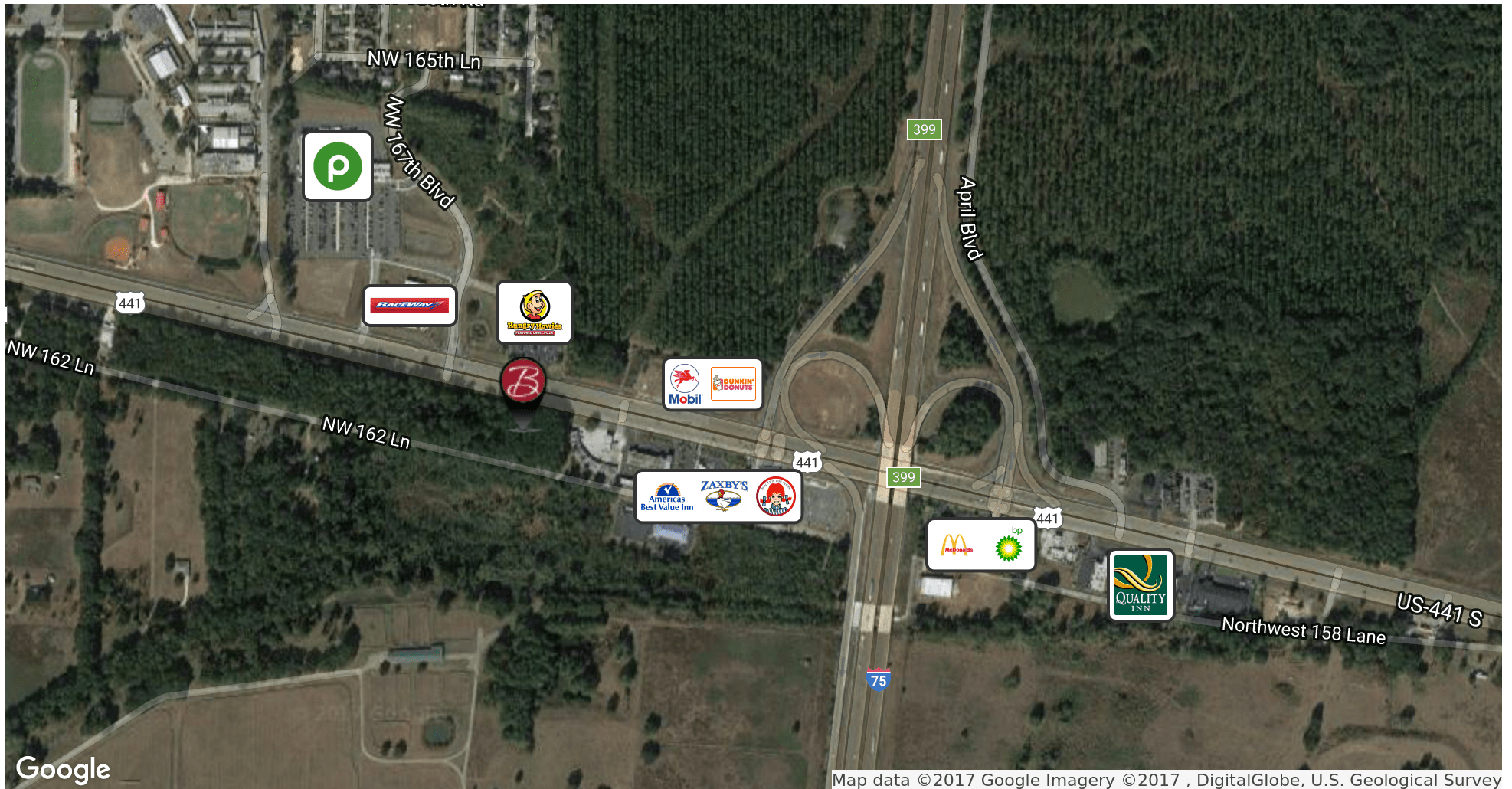
**FOR MORE INFORMATION:**  
  
**Eric Ligman**  
 Realtor  
 352.256.2112  
 ericligman@bosshardtrealty.com



# 2.06 ACRE DEVELOPMENT SITE

## RETAILER MAP

1600 Block NW Highway 441 Alachua, FL 32615



### FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

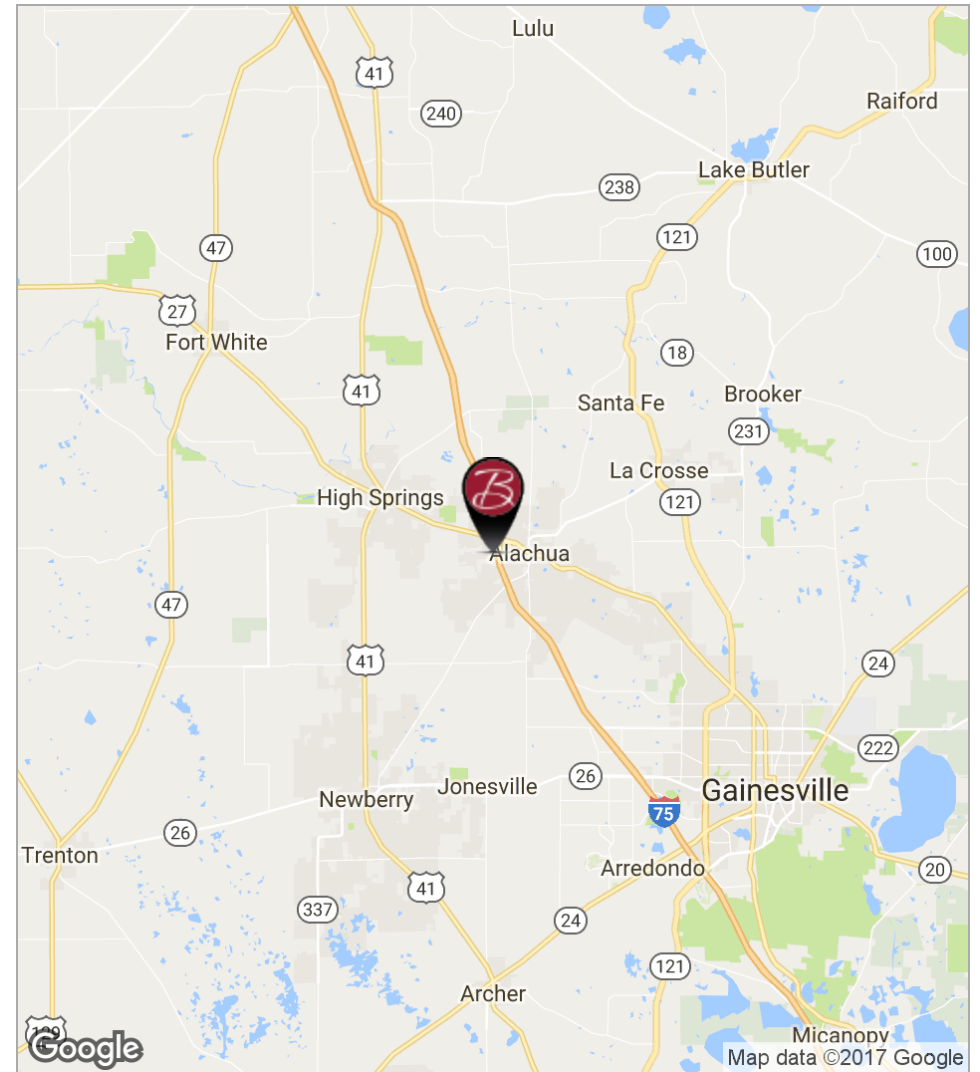
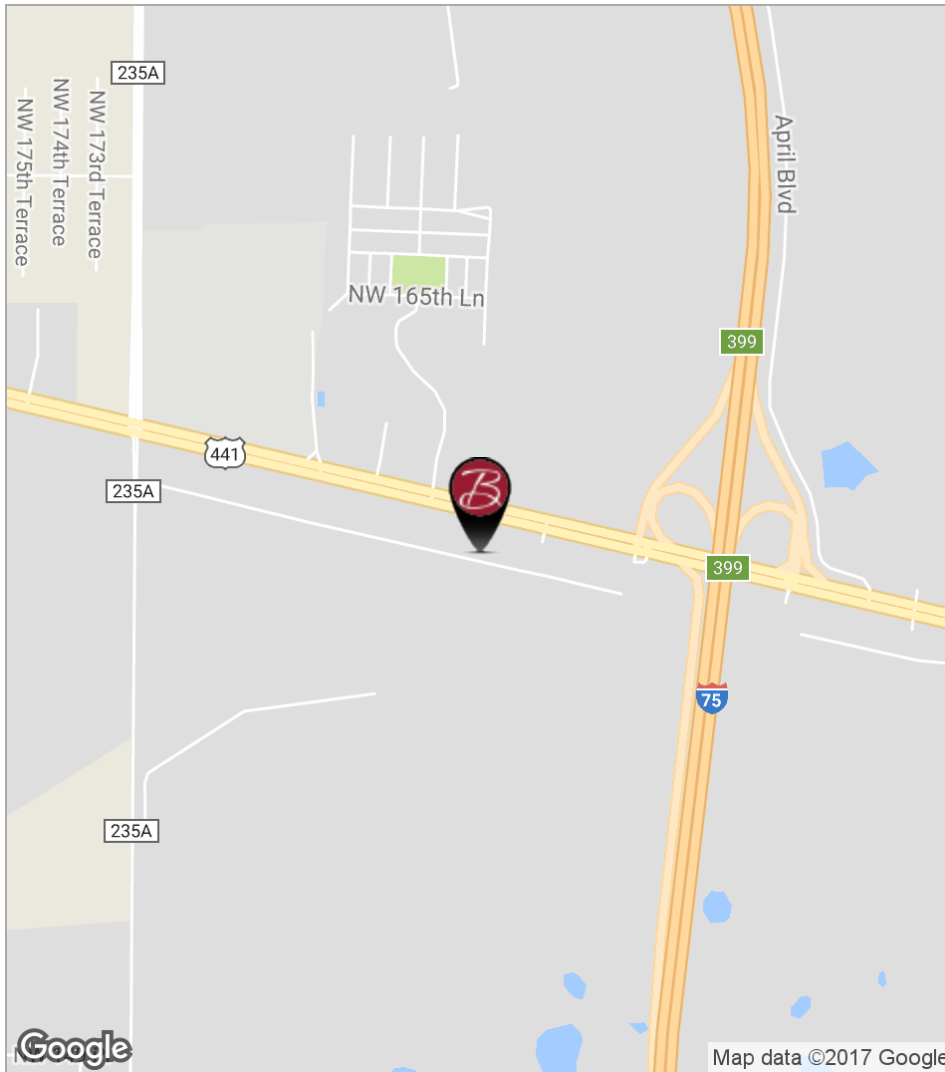
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# 2.06 ACRE DEVELOPMENT SITE

## LOCATION MAPS

1600 Block NW Highway 441 Alachua, FL 32615



### FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

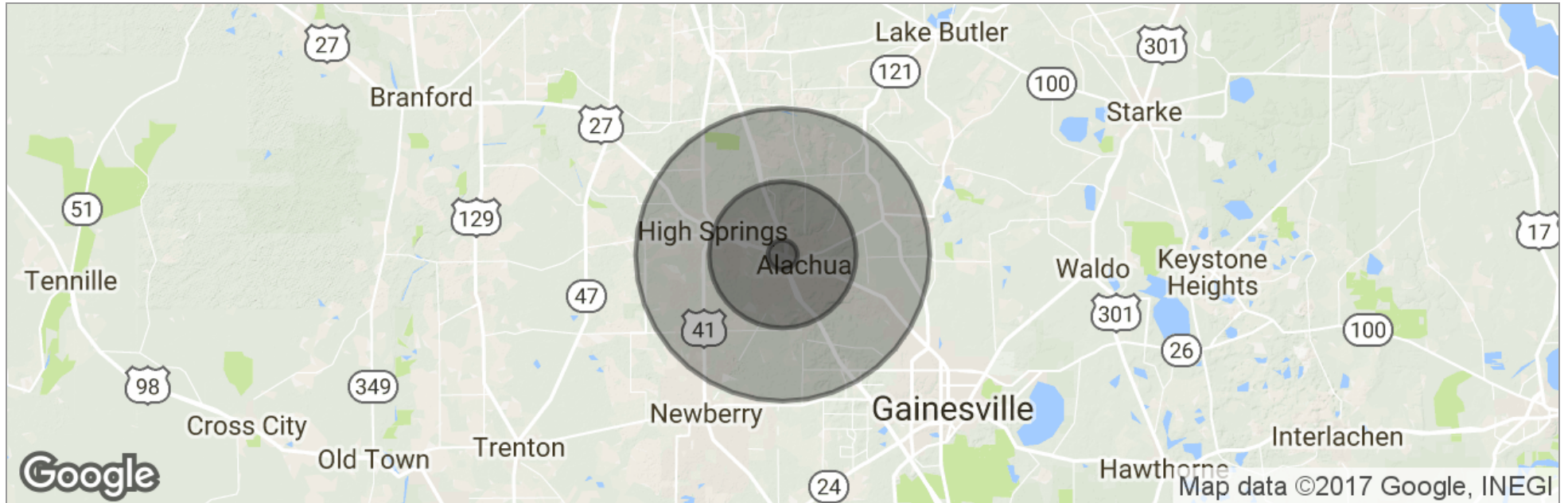
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# 2.06 ACRE DEVELOPMENT SITE

## DEMOGRAPHICS MAP

1600 Block NW Highway 441 Alachua, FL 32615



|                     | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Population    | 354       | 8,738     | 48,324    |
| Population Density  | 113       | 111       | 154       |
| Median Age          | 41.6      | 40.8      | 40.5      |
| Median Age (Male)   | 41.5      | 39.2      | 38.4      |
| Median Age (Female) | 41.8      | 42.1      | 41.9      |
| Total Households    | 136       | 3,346     | 19,409    |
| # of Persons Per HH | 2.6       | 2.6       | 2.5       |
| Average HH Income   | \$66,716  | \$67,904  | \$76,250  |
| Average House Value | \$251,908 | \$259,849 | \$241,155 |

\* Demographic data derived from 2010 US Census

### FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



# 2.06 ACRE DEVELOPMENT SITE

## DEMOGRAPHICS REPORT

1600 Block NW Highway 441 Alachua, FL 32615

|                      | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total households     | 136       | 3,346     | 19,409    |
| Total persons per hh | 2.6       | 2.6       | 2.5       |
| Average hh income    | \$66,716  | \$67,904  | \$76,250  |
| Average house value  | \$251,908 | \$259,849 | \$241,155 |

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 354    | 8,738   | 48,324   |
| Median age          | 41.6   | 40.8    | 40.5     |
| Median age (male)   | 41.5   | 39.2    | 38.4     |
| Median age (female) | 41.8   | 42.1    | 41.9     |

|  | 1 MILE      | 5 MILES       | 10 MILES       |
|--|-------------|---------------|----------------|
| Total population - White / % White       | 297 / 83.9% | 6,978 / 79.9% | 38,891 / 80.5% |
| Total population - Black / % Black       | 38 / 10.7%  | 1,335 / 15.3% | 5,239 / 10.8%  |
| Total population - Asian / % Asian       | 2 / 0.6%    | 88 / 1.0%     | 2,156 / 4.5%   |
| Total population - Hawaiian / % Hawaiian | 0 / 0.0%    | 0 / 0.0%      | 18 / 0.0%      |
| Total population - Indian / % Indian     | 1 / 0.3%    | 32 / 0.4%     | 87 / 0.2%      |
| Total population - Other / % Other       | 6 / 1.7%    | 151 / 1.7%    | 806 / 1.7%     |

|                             | 1 MILE    | 5 MILES    | 10 MILES     |
|-----------------------------|-----------|------------|--------------|
| Total population - Hispanic | 27 / 7.6% | 630 / 7.2% | 3,528 / 7.3% |

\* Demographic data derived from 2010 US Census

### FOR MORE INFORMATION:



**Eric Ligman**

Realtor

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# 2.06 ACRE DEVELOPMENT SITE

**ERIC LIGMAN**

1600 Block NW Highway 441 Alachua, FL 32615

**ERIC LIGMAN**  
Realtor



5542 NW 43rd Street  
Gainesville, FL 32653

T 352.256.2112  
C 352.256.2112  
ericligman@bosshardtrealty.com

**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.

**FOR MORE INFORMATION:**



**Eric Ligman**  
Realtor  
352.256.2112  
ericligman@bosshardtrealty.com

