

FULLY APPROVED PD

4800 Block of Archer Road | Gainesville, FL 32608



FOR SALE

FOR MORE INFORMATION:



Eric Ligman
Commercial Realtor®
352.256.2112
ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

4800 Block SW Acher Road | Gainesville, FL 32608



OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	15.29 Acres
2017 AADT	34,500
Zoning:	PD
Price / SF:	\$3.68

PROPERTY OVERVIEW

Approximately 15.29 acres of entitled land conveniently located off Archer Road near I-75, Celebration Pointe, and Butler Plaza. This fully approved Planned Development site includes tax parcels 06929-000-000, 06916-000-000, 06916-001-000. Adjacent to Gainesville Health Care Center which consists of a 180 bed skilled nursing facility. This PD will allow up to 75,000 square feet of development. Uses will allow but not limited to 130 beds of assisted living, medical offices, memory care, independent living, dialysis, and administrative office. Call listing agent for surveys, ordinances, and PD layouts.

PROPERTY HIGHLIGHTS

- Close proximity to Celebration Pointe, Butler Plaza, UF Health, VA Hospital, and University of Florida
- Located near I-75 (Exit 384)
- Adjacent to Gainesville Health Care Center
- Allows up to 75,000 SF of buildable medical space.
- Topography boosts high, dry and level terrain.
- Close Proximity to 50 acre HCA (North Florida Regional Hospital) acquisition. (2018)- See page 4

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LOCATION MAPS

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ADDITIONAL PHOTOS

Gainesville, FL 32608



FOR MORE INFORMATION:



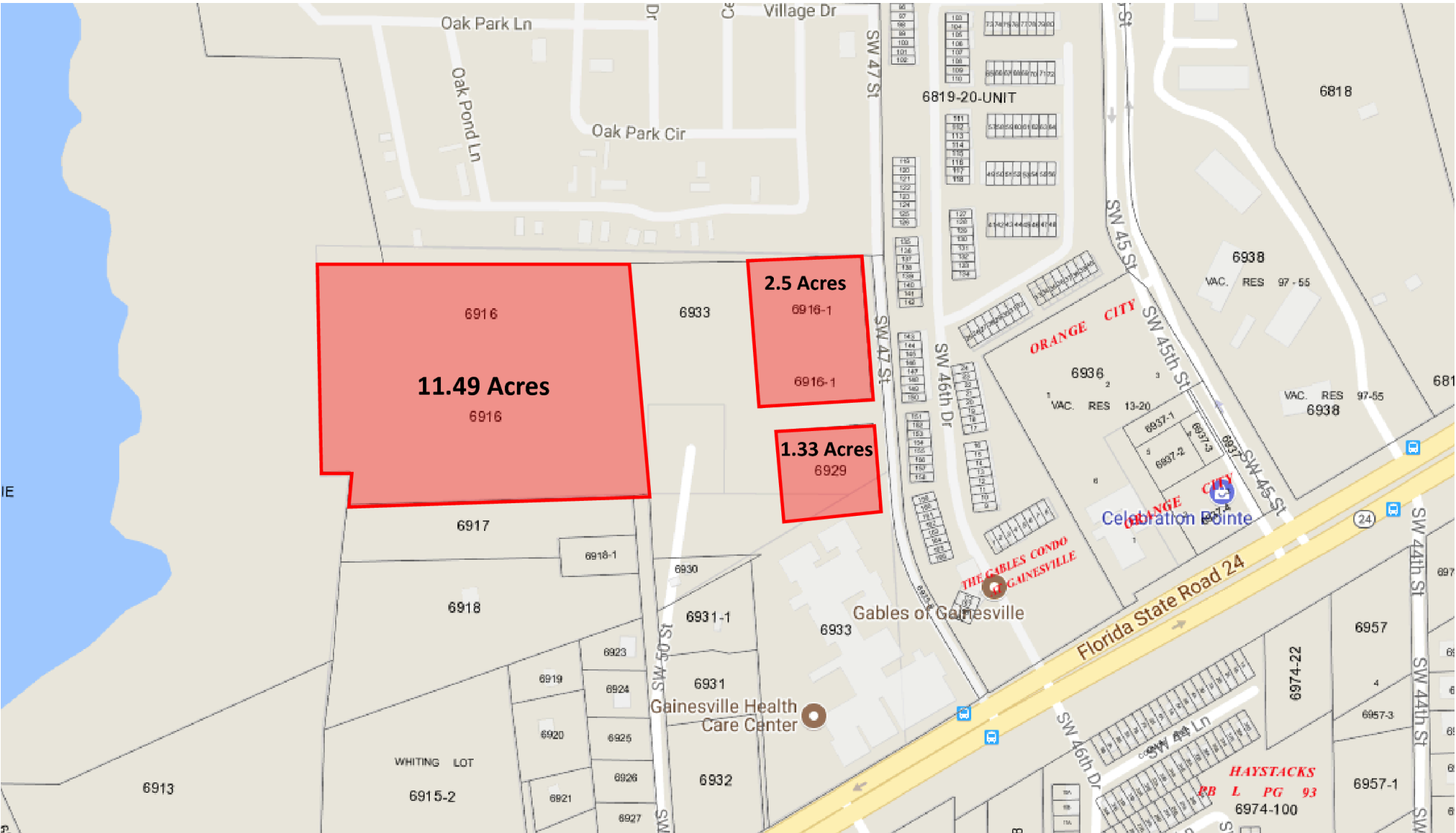
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ACREAGE BREAKDOWN

4800 Block of SW Archer Road | Gainesville, FL 32608



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4800 BLOCK OF SW ARCHER ROAD

ALACHUA COUNTY GIS- WETLAND MAPS

Gainesville, FL 32608



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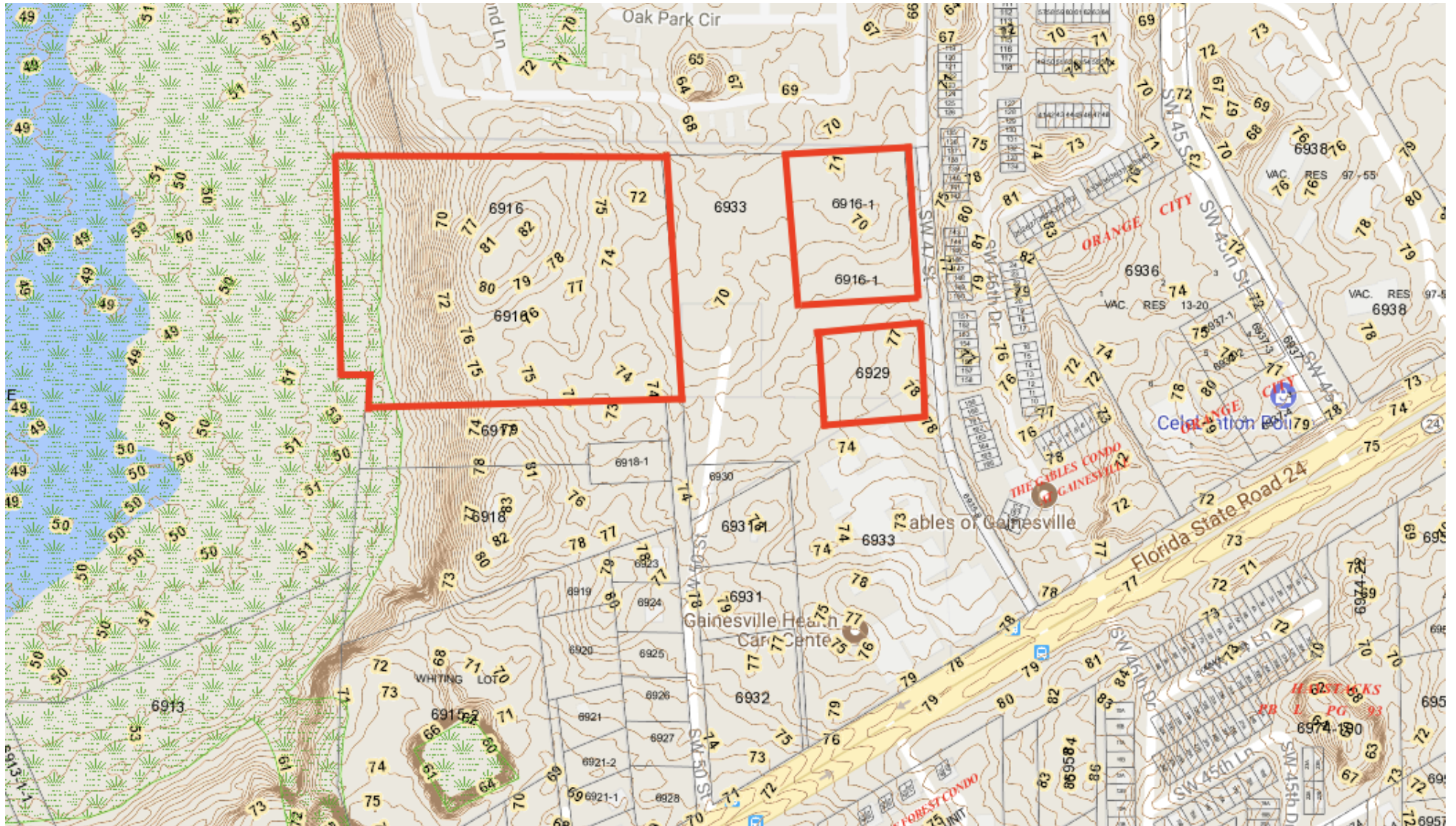
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4800 BLOCK OF SW ARCHER ROAD

ALACHUA COUNTY GIS- TOPOGRAPHICAL MAP

Gainesville, FL 32608



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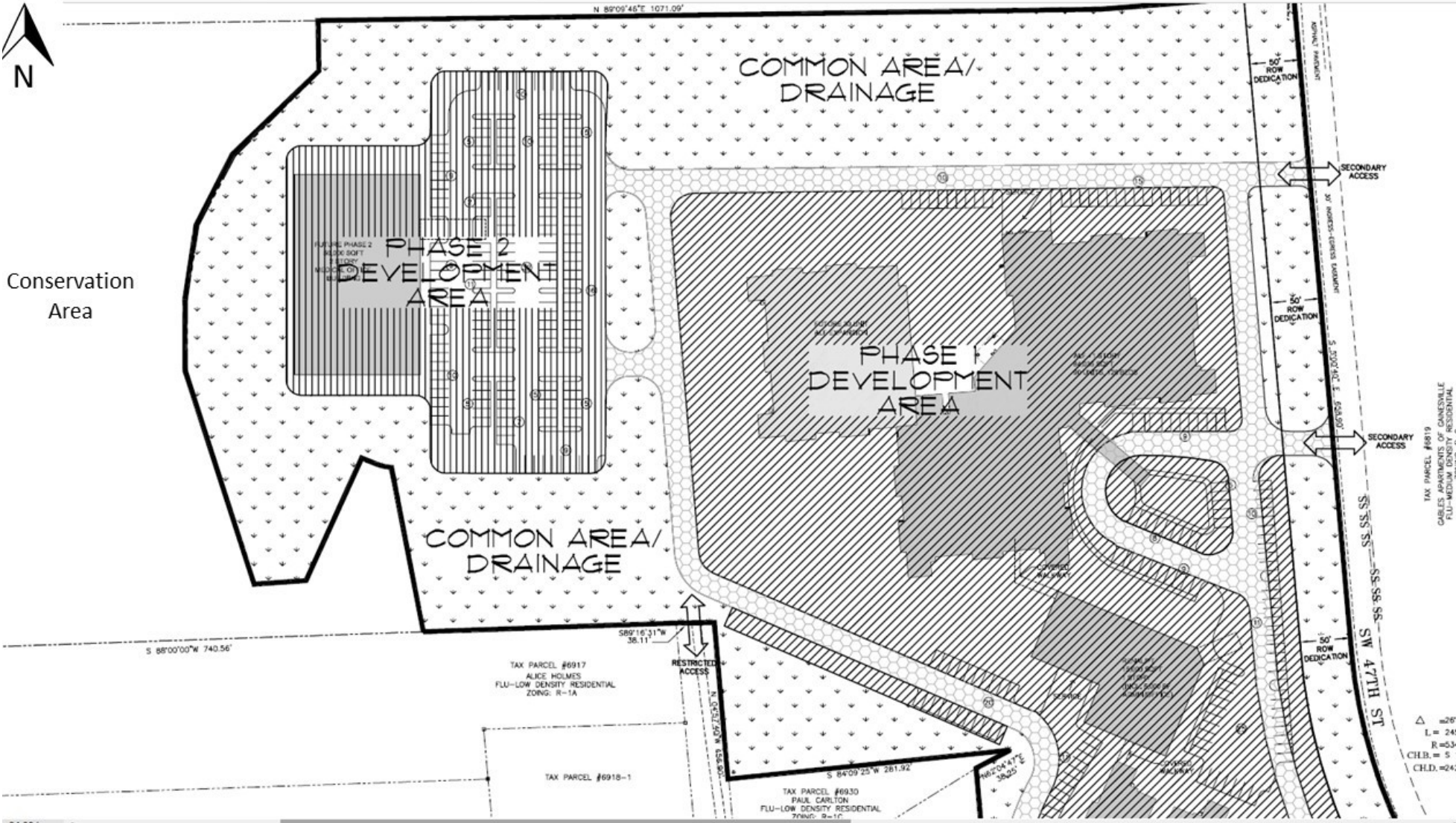
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CONCEPTUAL-PD LAYOUT

Gainesville, FL 32608



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RETAILER MAP

Gainesville, FL 32608



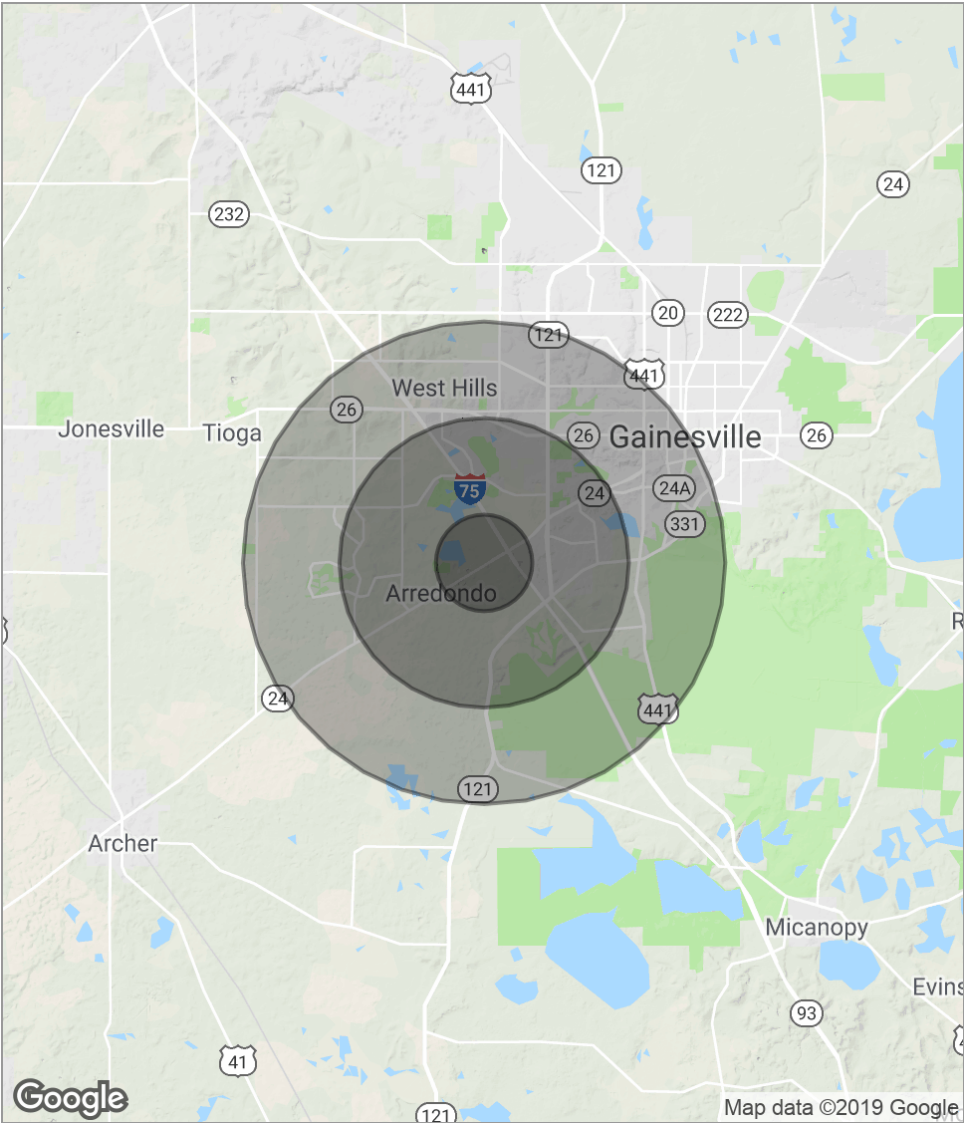
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DEMOGRAPHICS MAP

4800 Block off SW Archer Road | Gainesville, FL 32608



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,943	50,170	114,146
Median age	29.3	26.3	29.2
Median age (Male)	29.4	26.3	28.7
Median age (Female)	30.2	27.2	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,476	22,926	45,100
# of persons per HH	2.0	2.2	2.5
Average HH income	\$36,365	\$37,986	\$54,659
Average house value	\$88,105	\$160,955	\$245,298

* Demographic data derived from 2010 US Census

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4800 Block off Sw Archer Road | Gainesville, FL 32608

ERIC LIGMAN

Commercial 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.

MEMBERSHIPS & AFFILIATIONS

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

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