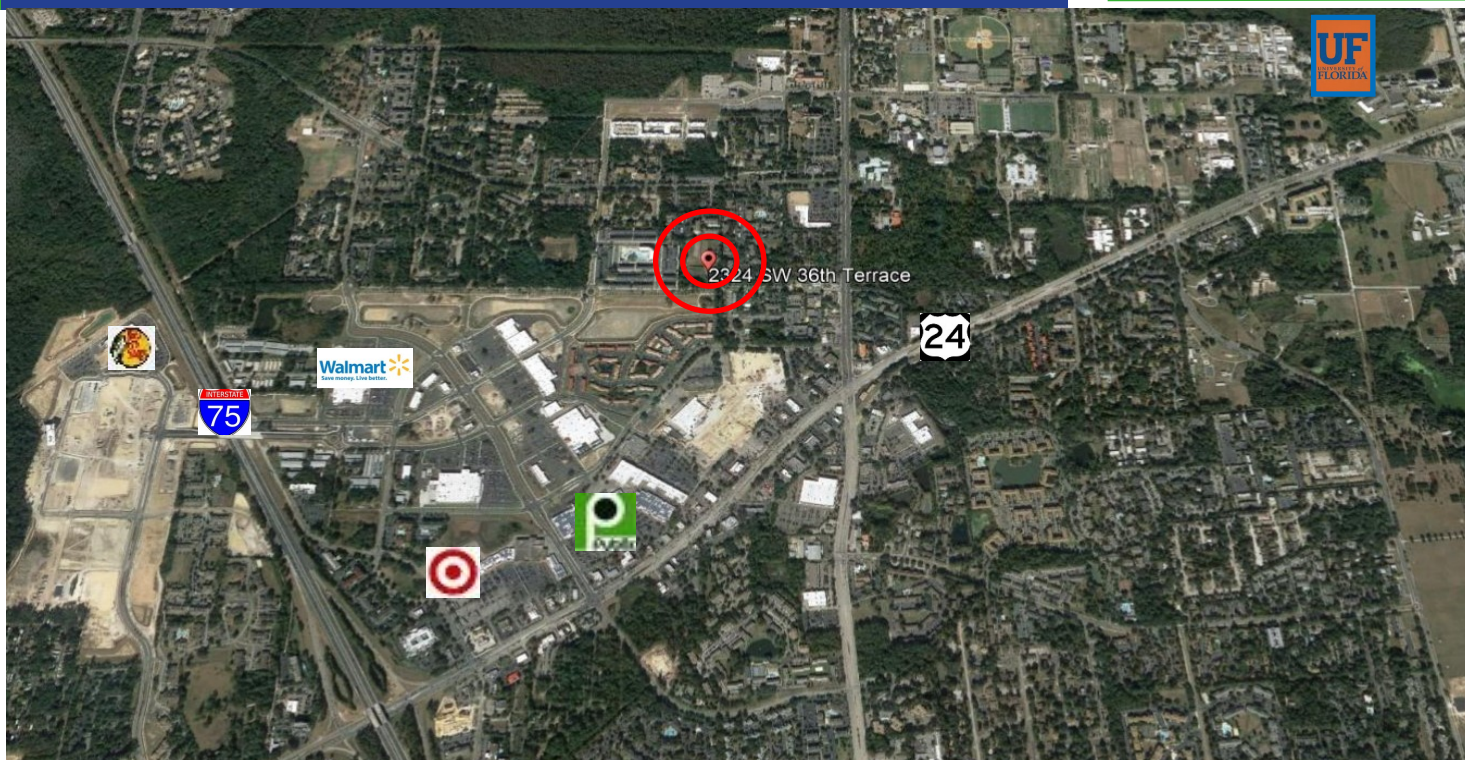


FOR SALE**Land for Multi-Family / Student Housing Development****2324 SW 36th Terrace, Gainesville, FL 32607**

- ◆ 6.34 +/- Assemblage of Land in Southwest Gainesville ideal for student housing or multifamily development.
- ◆ Zoned UMU2
- ◆ Located inside the Urban Village development district
- ◆ Parcel is zoned for 100 du/acre by right or 125 du/acre by special use permit.
- ◆ Land is adjacent to Butler Plaza retail/entertainment district. Approximately 1 mile to Archer Rd, I-75, Celebration Pointe. Approximately 1.5 miles to UF campus.

DEMOGRAPHICS			
RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	19,025	77,625	155,978
AVG . HH INCOME	\$30,130	\$41,944	\$58,533
AVG AGE	34	30	27

Price: \$4,500,000

Chas Lawrence / clawrence@cbcbenchmark.com / Direct (904) 421-8528

/ COMMERCIAL TO THE CORE /

CBCBENCHMARK.COM // CBCWORLDWIDE.COM

© 2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified.

4348 Southpoint Blvd., Ste #310

Jacksonville, FL 32216

904-281-1990 MAIN

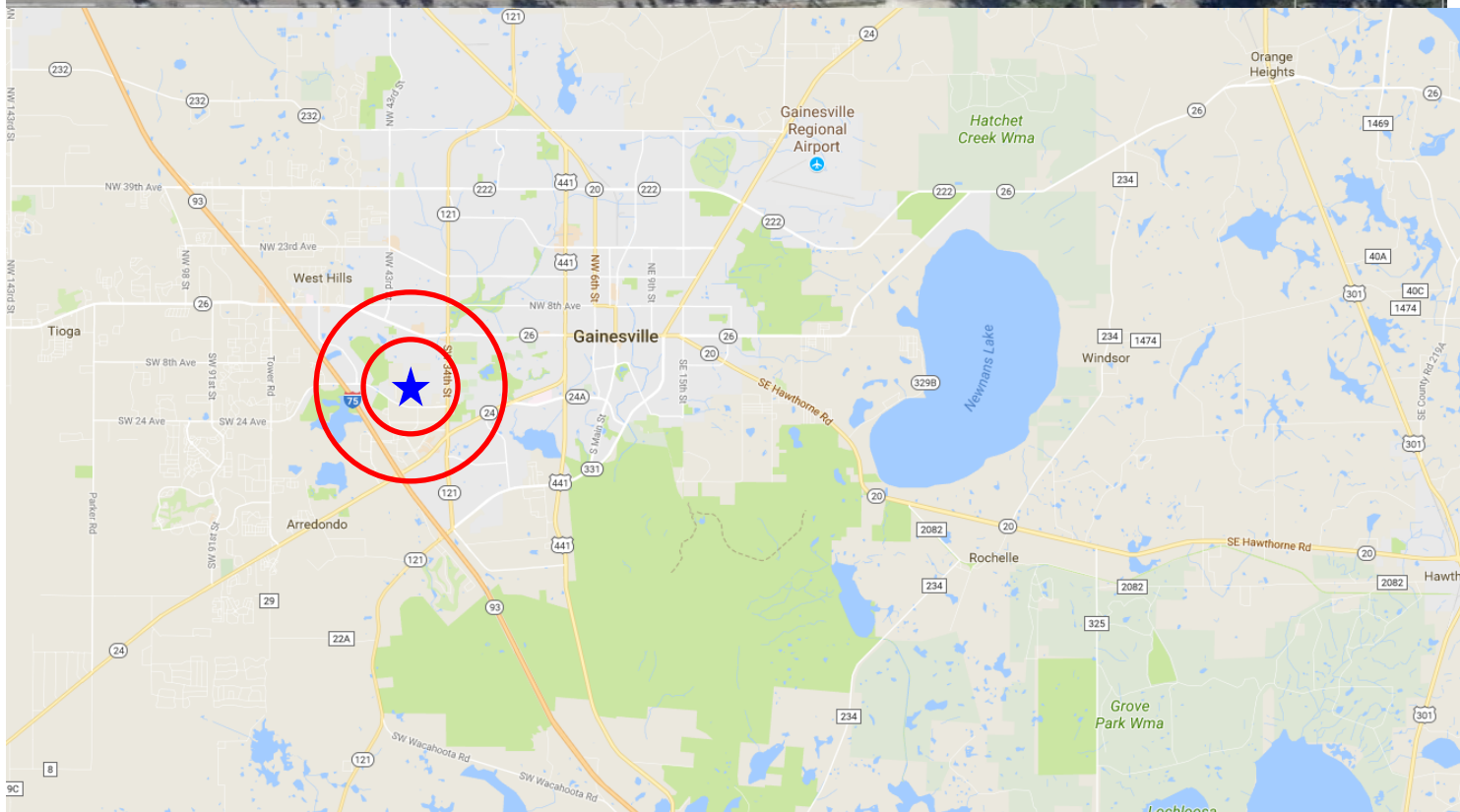
904-281-0998 FAX

LAND

FOR SALE

Land for Multi-Family / Student Housing Development

2324 SW 36th Terrace, Gainesville, FL 32607



Chas Lawrence / clawrence@cbcbenchmark.com / Direct (904) 421-8528

/ COMMERCIAL TO THE CORE /

CBCBENCHMARK.COM // CBCWORLDWIDE.COM

© 2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified.

4348 Southpoint Blvd., Ste #310
Jacksonville, FL 32216
904-281-1990 MAIN
904-281-0998 FAX