

6310 SW Archer Road  
Gainesville



Land  
For Sale

FOR SALE  
\$1,100,000

7 ACRES



#### PROPERTY HIGHLIGHTS

- This is an Investment and/or Development opportunity. Total sale to include 5 homes on 7 acres with Archer Road frontage.
- This investment opportunity allows you to rent 5 single family homes and re-develop at later date or re-develop now.
- Current Zoning is R-1A and allows 4 units per acres. Sale includes 4 parcels that can be divided. Great location for residential rental product or single-family home sales. Just minutes away from major shopping and dining, University of Florida, UF Health as well as VA Hospital and I-75.
- Property features two hard corners as well as two curb cuts all for easy access.

#### CONTACT

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**JOHN THOMAS**  
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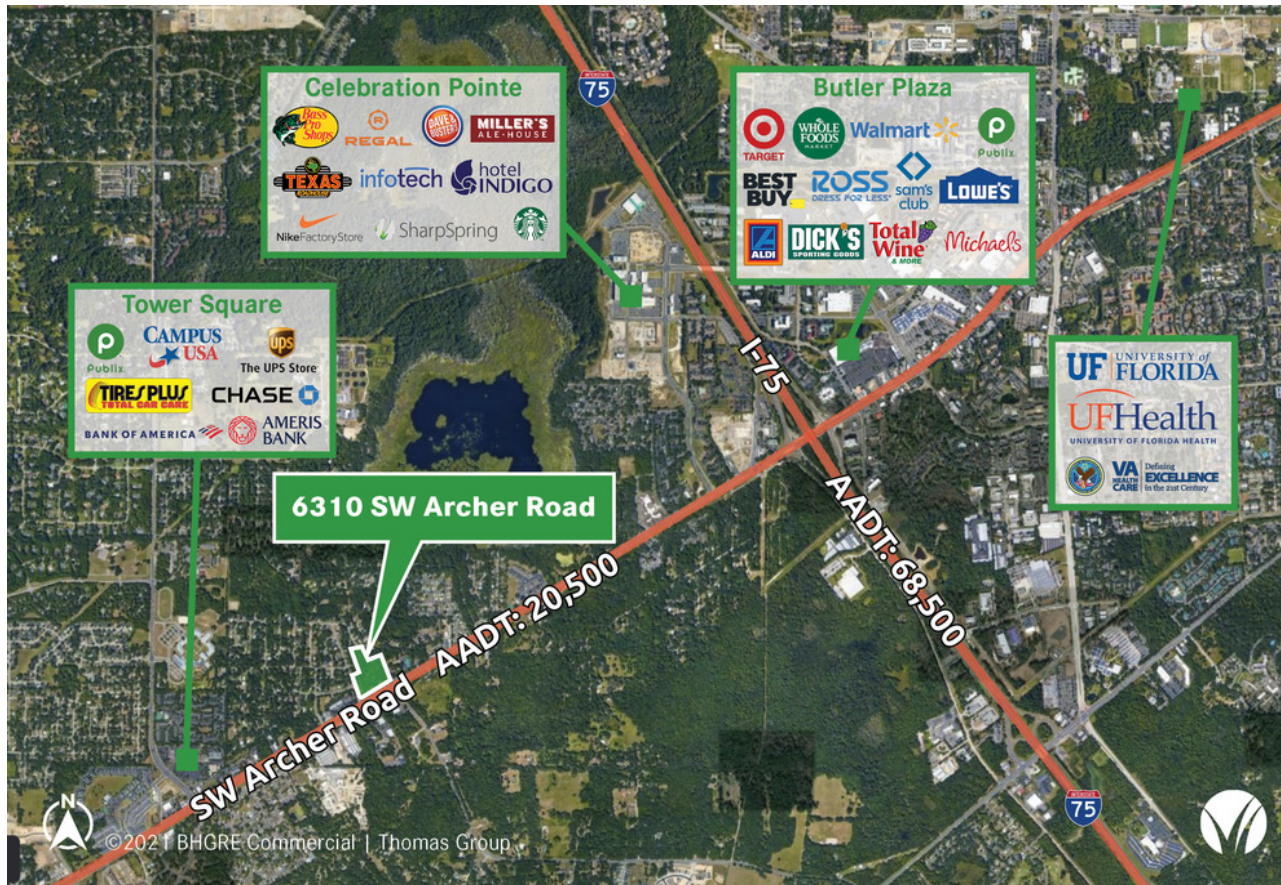
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## AERIAL HIGHLIGHTS

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## HIGHLIGHTS



**Description:**  
Investment or  
Development  
Opportunity



**Land Use:**  
Residential



**Zoning:** R1-A



**Parcel:** 06904-003-000

## GET IN TOUCH

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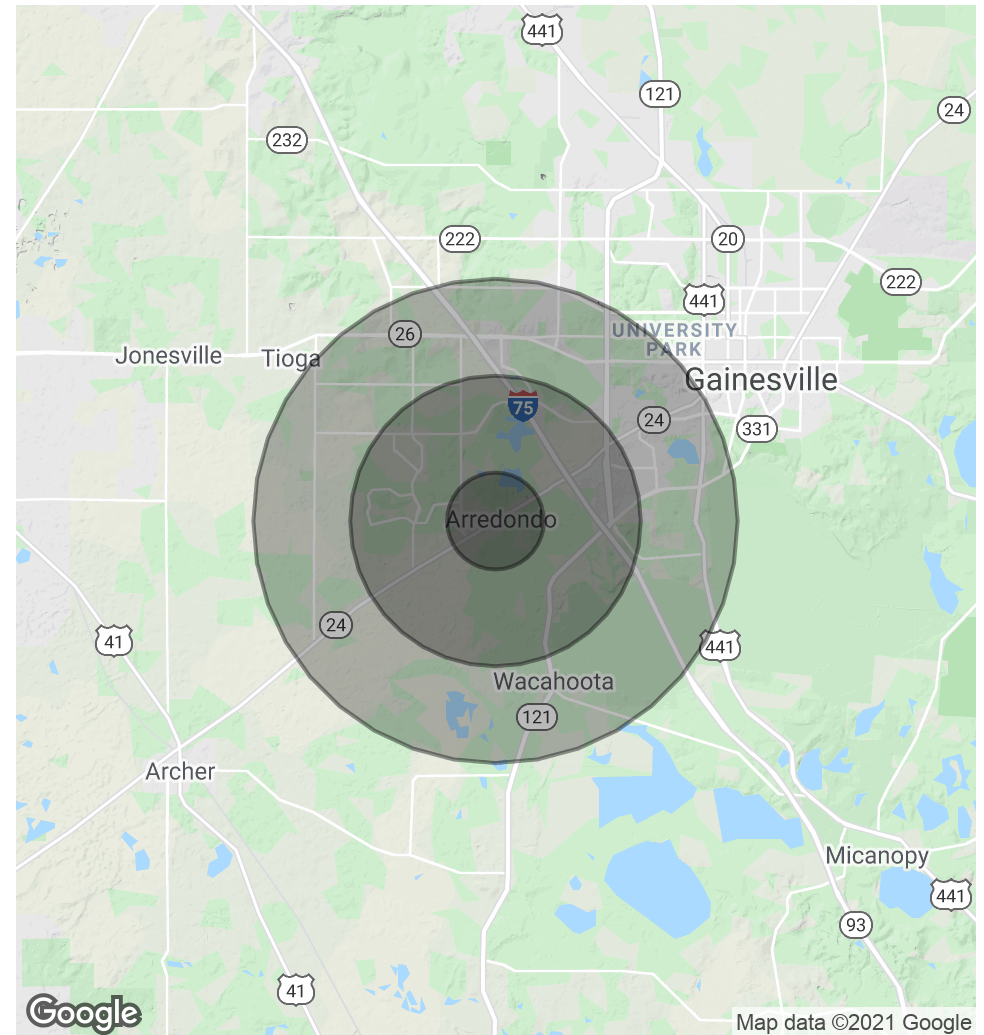
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,618	33,519	92,133
Average age	30.9	29.5	30.3
Average age (Male)	30.9	28.9	29.9
Average age (Female)	32.1	31.1	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,273	15,221	38,618
# of persons per HH	2.1	2.2	2.4
Average HH income	\$43,043	\$51,399	\$57,176
Average house value	\$86,656	\$177,468	\$243,019

\* Demographic data derived from 2010 US Census



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ABOUT US



LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

COMMERCIAL  
SALES

LAND  
DEVELOPEMNT

### OUR MISSION

To consistently serve our clients as team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

### OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

### OUR VALUES

Client-Driven  
Team-Centric  
Community-Oriented  
Highly Experienced  
Marketing-Focused

VISIT OUR WEBSITE

VIEW OUR LISTINGS

MEET OUR TEAM

CONTACT US

352.226.8228 | [BHGREcommercialTG.com](http://BHGREcommercialTG.com)

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