

UF UNIVERSITY of FLORIDA

CAMPUS

REDEVELOPMENT OPPORTUNITY

NW 13TH STREET

GAINESVILLE, FLORIDA 32601



Accelerating success.



CONTENTS

Introduction	4
Offering Summary	5
Trade Area	9
Market Overview	12
University of Florida Market Overview	14
13 th Street Market Overview	15

An aerial photograph of a university campus, likely the University of Florida, showing a dense cluster of brick buildings with red-tiled roofs, interspersed with lush green trees. In the background, a large stadium with a blue and white facade is visible. The overall scene is a mix of urban architecture and natural greenery.

**THIS IS YOUR CHANCE
TO ACQUIRE A PRIME
DEVELOPMENT SITE(S)
CLOSE TO UF CAMPUS AND
IN THE HEART OF IT ALL!**

INTRODUCTION

The subject properties consist of a total of approximately seven (7) tax parcels and 2.63 acres. The Average Daily Traffic on the local section of NW 13th Street is 27,500 cars. Current enrollment at the University of Florida is 53,941 students with annual growth at about 1.5% year over year. This is your chance to acquire a prime development site(s) close to UF campus and in the heart of it all!

ADDRESS NW 13th Street, Gainesville, FL 32601

TOTAL PROPERTY SIZE 2.63± acres

TAX PARCELS

- 14091-000-000
- 14092-000-000
- 14048-000-000
- 14022-000-000
- 14050-000-000
- 14011-000-000
- 14093-000-000

LOCATION The subject properties are located within viewing distance of the University of Florida campus and approximately 1 mile from downtown. Current enrollment at the University of Florida is 53,941 students with annual growth at about 1.5% year over year.

FOR SALE/LEASE | NE CAMPUS

Lease Rate: \$38/SF NNN

Sales Price: Market Pricing



OFFERING SUMMARY

The existing improvements to the three (3) NW 13 Street frontage parcels (1.53 acres) include paving and vehicular parking spots that serve the Sweet Berries Eatery containing 3,478 SF of restaurant space and former Mother Earth Supermarket which has 8,122 SF of retail space. Per the existing Land Use and zoning regulations of the city "Urban Mixed Use" and "Urban 8" are the designations respectively. These zoning and land-use designations allows for uses including multi-family, retail/restaurant, hotel, parking garage, office and more. Minimum parking requirements for vehicles is "0".

The collective three (3) parcels can conceivably accommodate the following density and intensity by "Right" or with a "Special Use Permit":

RIGHT

92 UNITS (253 BEDROOMS)

Up to 80% building coverage 53,317 SF

Maximum height 5 stories

SPECIAL USE PERMIT

122 UNITS (335 BEDROOMS)

Up to 80% building coverage 53,317 SF

Maximum height 6 stories

The eastern four (4) parcels (1.10 acres collectively) are vacant or occupied by residence structures. The governing jurisdiction of the properties is the City of Gainesville. Per the existing Land Use and zoning regulations of the city "Urban Mixed Use" and "Urban 6" are the designations respectively. These zoning and land-use designations allows for uses including multi-family, retail/restaurant, office and more.

The collective four (4) parcels can conceivably accommodate the following density and intensity by "Right" or with a "Special Use Permit":

RIGHT

55 UNITS (151 BEDROOMS)

Up to 80% building coverage 38,332 SF

Maximum height 4 stories

SPECIAL USE PERMIT

66 UNITS (181 BEDROOMS)

Up to 80% building coverage 38,332 SF

Maximum height 5 stories

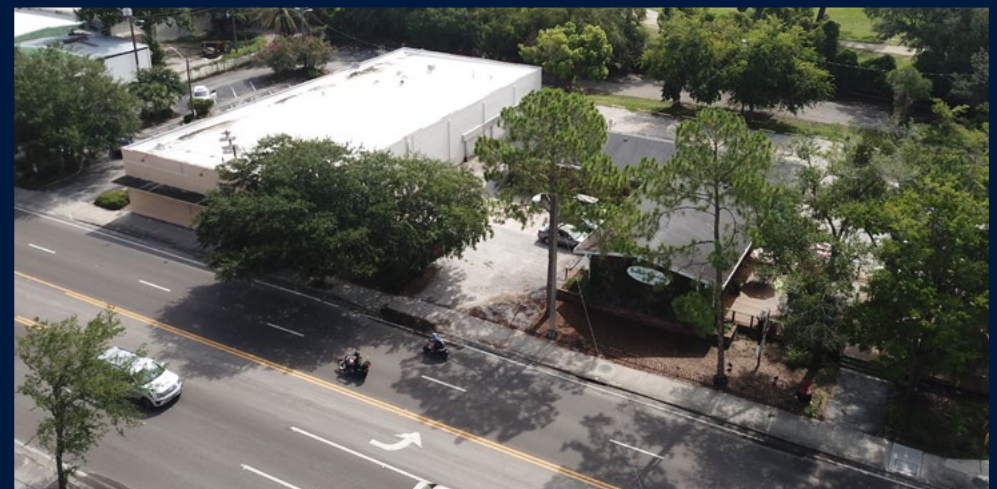
This submarket maintains very low or non-existent vacancies in both student housing and commercial product.

THE OFFER

TAX PARCEL

SIZE

① #14091-000-000 (former Mother Earth Super Market)	521 NW 13th Street Gainesville, FL 32601 8,122± SF, 0.73 Acres, U8 Zoning For Lease - \$38/SF NNN
② #14093-000-000 (Sweet Berries)	505 NW 13th Street Gainesville, FL 32601 3,478± SF, 0.61 Acres, U8 Zoning For Lease - \$38/SF NNN
③ #14092-000-000 (driveway/parking improvements)	0.19 Acres U8 Zoning
④ #14022-000-000 vacant land	0.17 Acres U6 Zoning
⑤ #14050-000-000 land	0.34 Acres U6 Zoning
⑥ #14048-000-000 land	0.31 Acres U6 Zoning
⑦ #14011-000-000 land	0.28 Acres U6 Zoning





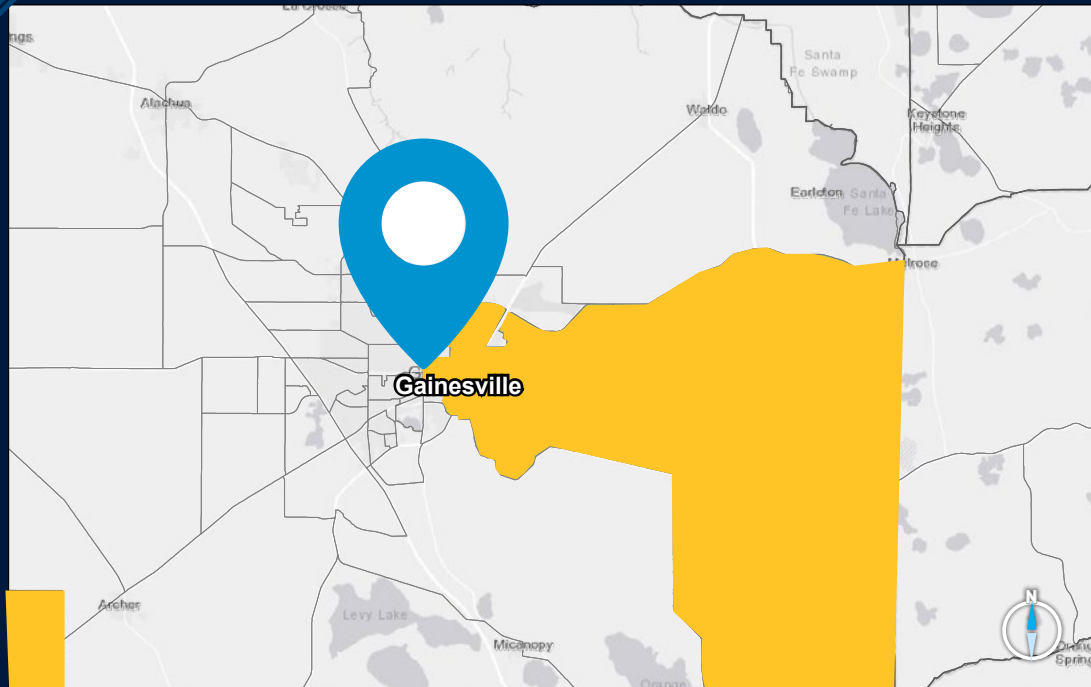
TAX PARCEL	SIZE
① #14091-000-000	0.73 Acres, U8 Zoning
② #14093-000-000	0.61 Acres, U8 Zoning
③ #14092-000-000	0.19 Acres, U8 Zoning
④ #14022-000-000	0.17 Acres, U6 Zoning
⑤ #14050-000-000	0.34 Acres, U6 Zoning
⑥ #14048-000-000	0.31 Acres, U6 Zoning
⑦ #14011-000-000	0.28 Acres, U6 Zoning

NW 5th Avenue

NW 13th Street



QUALIFIED OPPORTUNITY ZONE



The subject properties are located in the Federal Opportunity Zone for Alachua County. This designation offers those starting or moving businesses to this area tax reductions and investment benefits.

Opportunity Zones, as established in the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for businesses. The Zones allow investors to defer capital gains taxes through investments in federally established Opportunity Funds.

The property also sits within the 5th Avenue/Pleasant Street Re-Development Area through the Gainesville Community Redevelopment Agency which offers incentives and grants that an Owner could take advantage of

Qualified Opportunity Zones were added to the federal tax code by the Tax Cuts and Jobs Act, passed on December 22nd in 2017. The Act was passed in effort to spur job creation and new development in targeted areas, offering grants or preferential tax treatment for properties within the designated areas or “zones”.

A Qualified Opportunity Fund (QOF) is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Qualified Opportunity Zone. Investors can defer tax on any prior gains invested in a QOF until the earlier of the date on which the investment in a QOF is sold or exchanged, OR, December 31st, 2026.

If the investment is held for > 5 years, there is a 10% exclusion of the deferred gain. If held > 7 years, the 10% increases to 15%. If the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

Source: <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>



PROPERTY PHOTOS



THE STANDARD
TARGET
Chick-fil-z
AC HOTELS MARRIOTT
MOD PIZZA & GRILL
BENTO ASIAN KITCHEN + SUSHI
CHASE

SOICAL
DUNKIN' DONUTS
THE J. JONES
THE LADY RESTAURANT
LARRY'S GIANT SUBS
SUSHI CHAO
Planet Smoothie
Pascal's COFFEEHOUSE

FIREHOUSE SUBS
TACO BELL
CHIPOTLE MEXICAN GRILL
HURRICANE BTW BURGERS + TACOS + WINGS



Publix
STARBUCKS
Bank of America
Holiday Inn
PIESANOS STONE FIRED PIZZA PINTS & PIES
McDonald's

Checkers
TACO BELL

Ben Hill Griffin Stadium
 92,000 seats
 Stadium Rd
UF UNIVERSITY of FLORIDA
 53,000 Students
 14,723 Faculty & Staff

Leonardo's 706
feliPe's
CVS pharmacy

bp
SUBWAY

Raggie Shack Cafe
KARMA CREAM

Innovation District
 960 Jobs
 193 Startups

TRADE AREA



UF | UNIVERSITY of FLORIDA

The University of Florida is home to 35,000 undergraduate and 17,000 graduate students. Established in 1853, the University is built on 2,000 acres of central Gainesville land. UF is made up of 16 individual colleges and over 150 research centers. Truly an academic and athletic powerhouse, the University of Florida is consistently ranked as a Top 8 Public University, and has won 35 NCAA national titles as of 2019. This area is also where you will find UF Health/Shands, a massive healthcare complex that is a Top 50 healthcare provider in the nation. The University of Florida and UF Health/Shands are the top two employers in Alachua County, employing 27,870 and 12,000 residents respectively. The large student and employee population makes this market area very popular with businesses looking for a high amount of foot traffic and the captive audience of students and employees that are in this area every day. The main intersection in this area is NW 13th St & University Ave with an average daily traffic count of 36,000.



Ben Hill Stadium averages 1,000,000 visitors annually.

52,000
Students

Over 150 research
centers

Winner of 35
NCAA National
Titles

Established
in 1853

Top 8
Public University

Home of
UF Health/Shands



PROPERTY DEMOGRAPHICS

Source: ESRI Business Analyst



Population
(2019)



Population
Projection (2024)



Average Household
Income (2019)



Projected Average Household
Income (2024)

	Population (2019)	Population Projection (2024)	Average Household Income (2019)	Projected Average Household Income (2024)
1 Mile	1,849	2,144	\$69,022	\$83,298
3 Mile	13,397	15,295	\$89,748	\$106,999
5 Mile	40,369	44,716	\$93,669	\$111,485

M

MARKET OVERVIEW

Population Demographics:

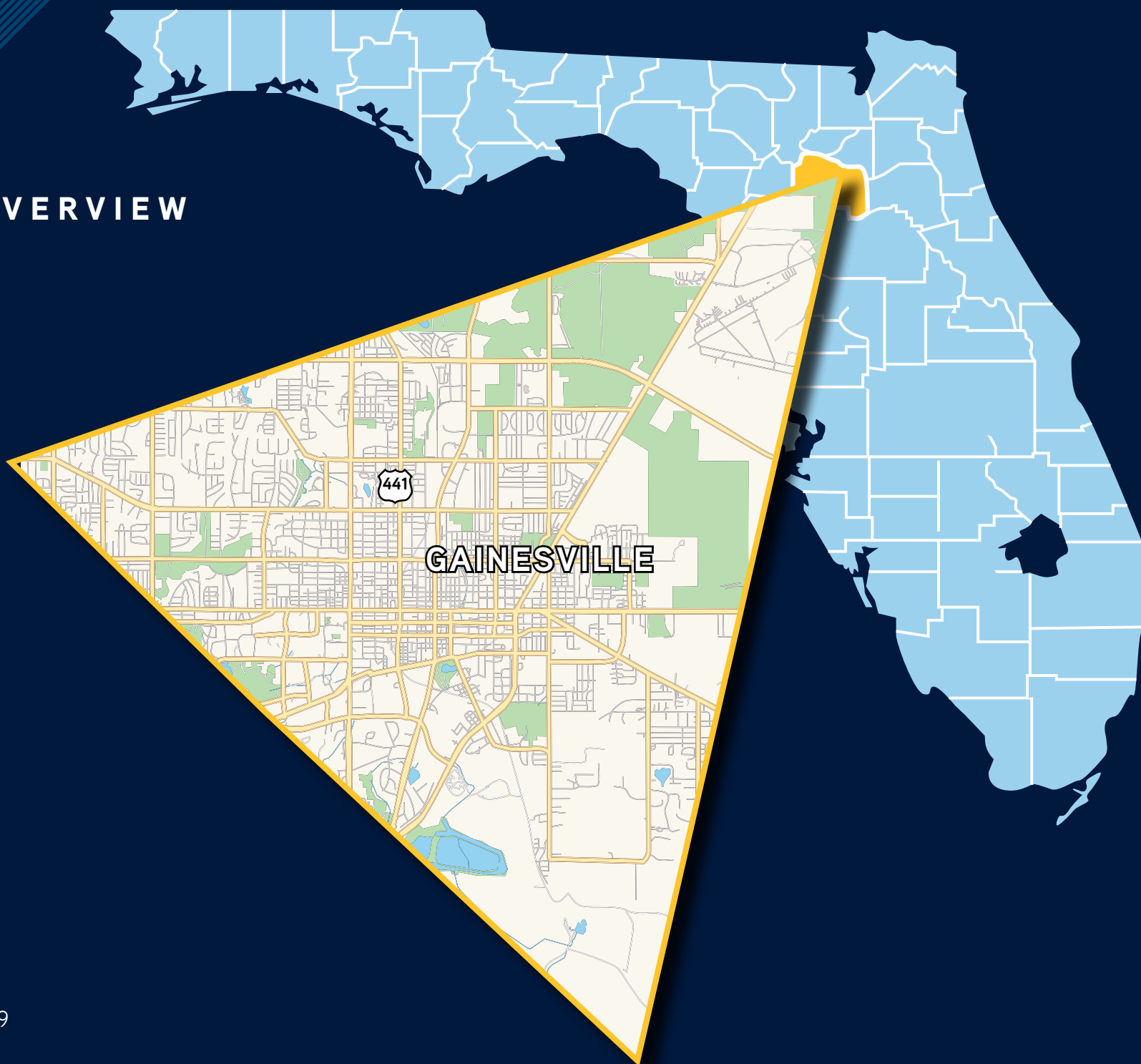
White Non-Hispanic 63.5%
Black 22.5%
Hispanic 11.7%
Two or more races 3.7%
Other race 2.2%
Chinese 1.4%
Asian Indian 1.1%
American Indian 0.7%
Korean 0.5%

Gainesville Demographics:

City Population: 181,169

Metro-Area Population:

270,000
Males:48.7%
Females:51.3%
Median Age: 27.9 years
Median HH Income:\$39,142
Median Home Price:\$199,149



GAINESVILLE GRID SYSTEM

Gainesville Street Map: The city of Gainesville is built on a grid system.

The basic rule is:

Streets, Terraces and Drives (STD) run North and South.

Avenues, Places, Roads and Lanes (April) run East and West.

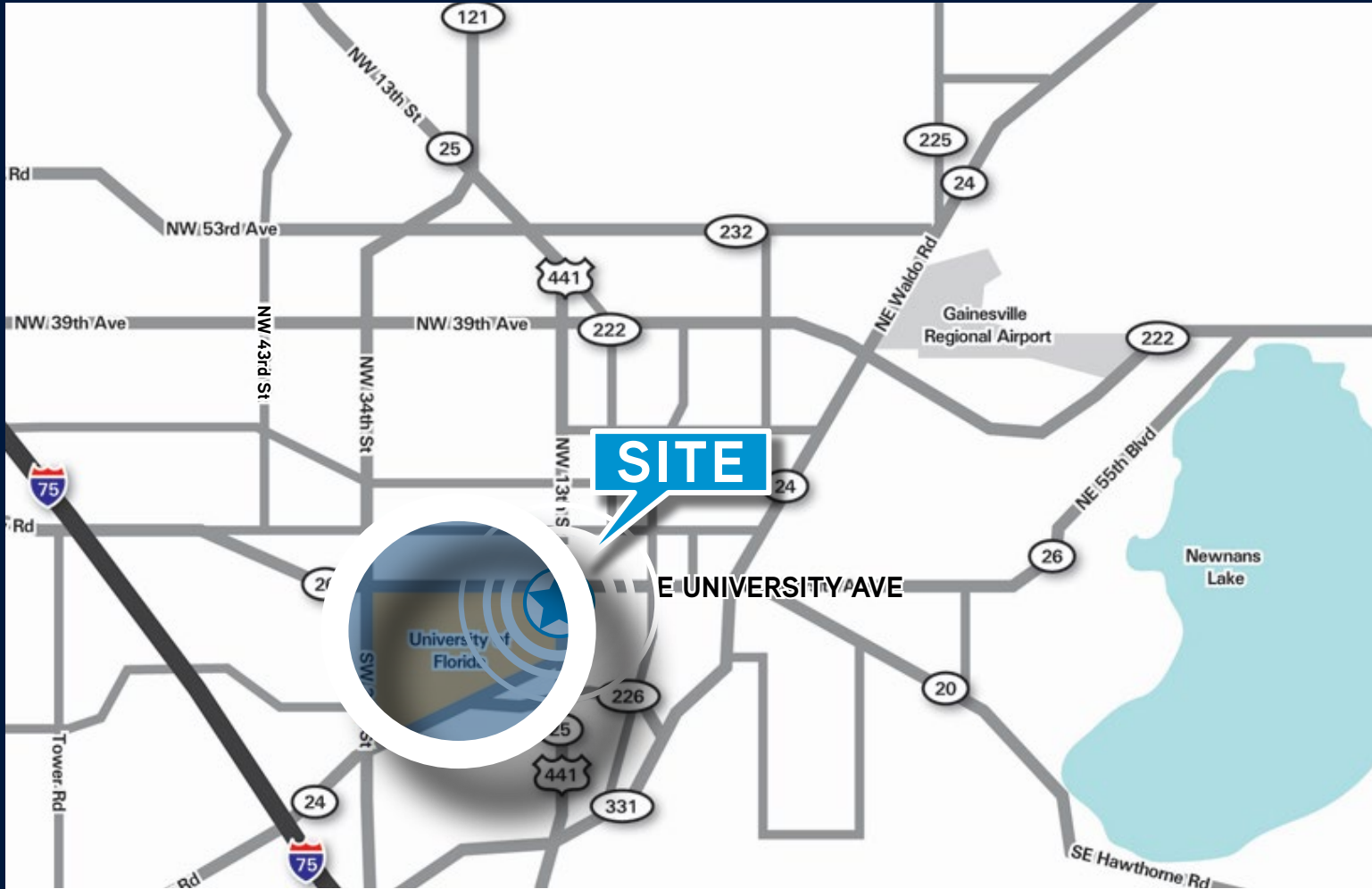
There are some exceptions to the rule, though...Circles, and Boulevards can run in any direction.

Circles are generally a street that runs in a full circle, and Boulevards are generally in a diagonal (neither East/West nor North/South).

The intersection of Main Street and University serves as the O line in both directions.



MARKET AREA | UNIVERSITY OF FLORIDA



The University of Florida is home to 35,000 undergraduate and 17,000 graduate students. Established in 1853, the University is built on 2,000 acres of central Gainesville land. UF is made up of 16 individual colleges and over 150 research centers. Truly an academic and athletic powerhouse, the University of Florida is consistently ranked as a Top 8 Public University, and has won 35 NCAA national titles as of 2019. This area is also where you will find UF Health/Shands, a massive healthcare complex that is a Top 50 healthcare provider in the nation. The University of Florida and UF Health/Shands are the top two employers in Alachua County, employing 27,870 and 12,000 residents respectively. The large student and employee population makes this market area very popular with businesses looking for a high amount of foot traffic and the captive audience of students and employees that are in this area every day. The main intersection in this area is NW 13th St & University Ave with an average daily traffic count of 36,000.

3 Mile Demographics 2018

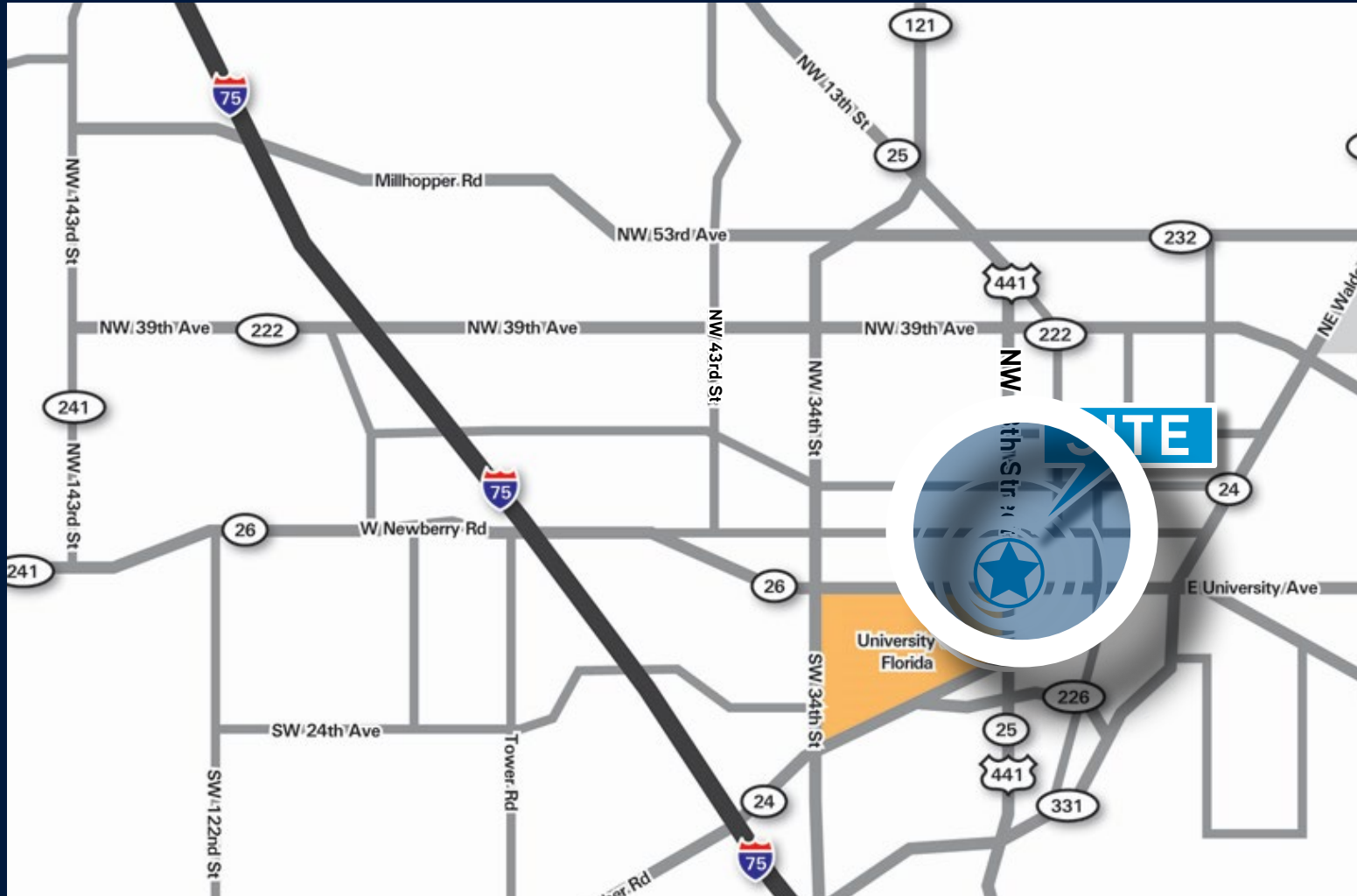
Population - 40,213
 Median Age - 37.4
 Average Income - \$75,324

3 Mile Demographics 2023

Population - 41,391
 Average Income - \$87,915



MARKET AREA | 13TH STREET



This is a redeveloping older trade area. The 13th Street corridor experienced a slump after Walmart relocated in 2013, but as the economy continues to improve, new tenants have begun to emerge and breathe new life into this area.

Some recent additions to this area include Lucky's Market, Burlington Coat Factory, Wawa, and Chipotle, with more new development in progress.

These retailers join existing businesses that include Publix, Lowe's, Big Lots, and Planet Fitness. There is a strong residential population with many older Gainesville neighborhoods found in this area.

The main intersection in this area is NW 13th St & NW 16th Ave with an average daily traffic count of 36,000.

3 Mile Demographics 2018

Population - 85,795
Median Age - 25.3
Average Income - \$52,095

3 Mile Demographics 2023

Population - 88,624
Average Income - \$60,636





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