

2.23 ACRE- MULTI FAMILY/RETAIL DEVELOPMENT SITE

3437 SW 24th Ave | Gainesville, FL 32608



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

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BOSSHARDT

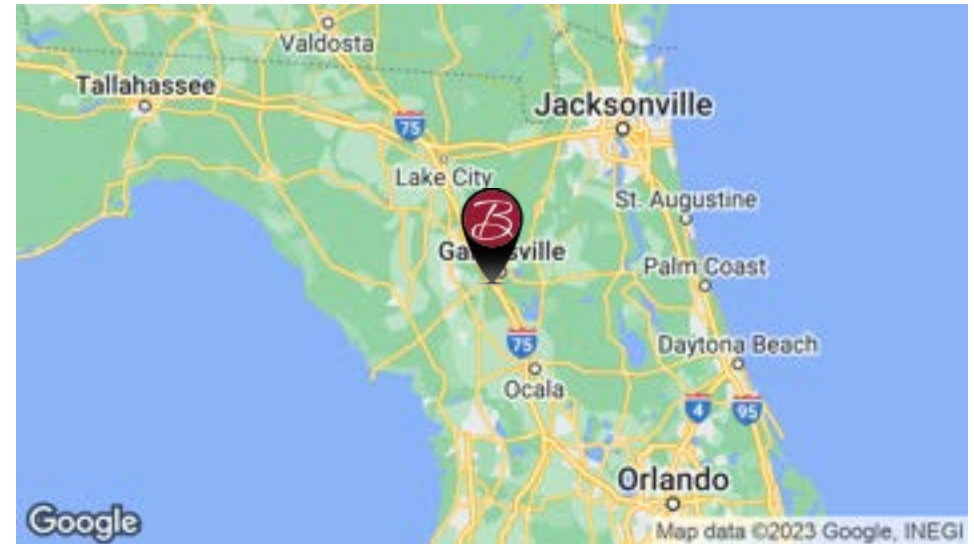
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

2.23 ACRE- MULTI FAMILY/RETAIL DEVELOPMENT SITE

EXECUTIVE SUMMARY

3437 SW 24th Ave | Gainesville, FL 32608



PROPERTY SUMMARY

Sale Price:	\$2,850,000
Lot Size:	2.23 Acres
Property Zoning	U-9 (pages 2 and 3)
APN #:	06791-004-000 06791-005-000 06791-002-001 06791-002-000
Cross Streets:	SW 34th Street SW 24th Avenue

PROPERTY OVERVIEW

Prime retail, mixed-used development opportunity located on the hard corner of SW 34th St and SW 24th Ave. This 2.23 acre +/- development site is directly across the street from the University of Florida and close proximity to UF Health, Butler Plaza and the VA Hospital.

UTILITIES

- Electricity/Power
- Irrigation
- Water
- Traffic Count 42,000

FOR MORE INFORMATION:



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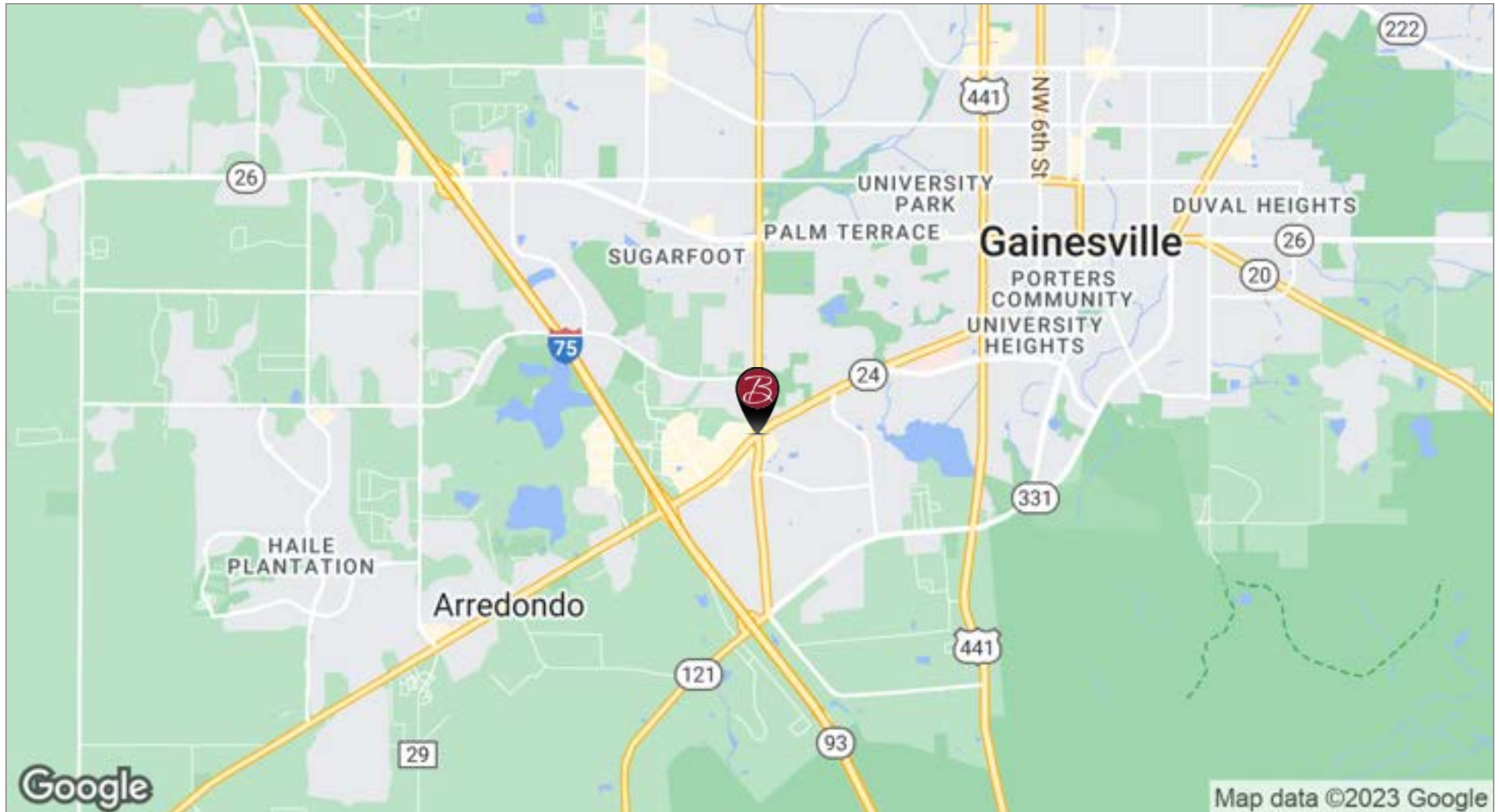


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LOCATION MAPS

3437 SW 24th Ave | Gainesville, FL 32608



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ADDITIONAL PHOTOS

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FACING N.W

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34TH STREET VIEW

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2.23 ACRE REDEVELOPMENT SITE

SUITE 30 (SOUTH SUITE)

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RENT ROLL

3437 SW 24th Ave | Gainesville, FL 32608

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT
Quick Stop	10	1,736	2013	Month to Month	\$3,676
Coin Laundry		1360	2013	Month to Month	\$2,057.05
Vacant	30	1,160	TBD	TBD	\$3,500 (asking)
Parking on NW Corner					\$500
TOTALS/AVERAGES		4,256			\$9,733.05 GROSS

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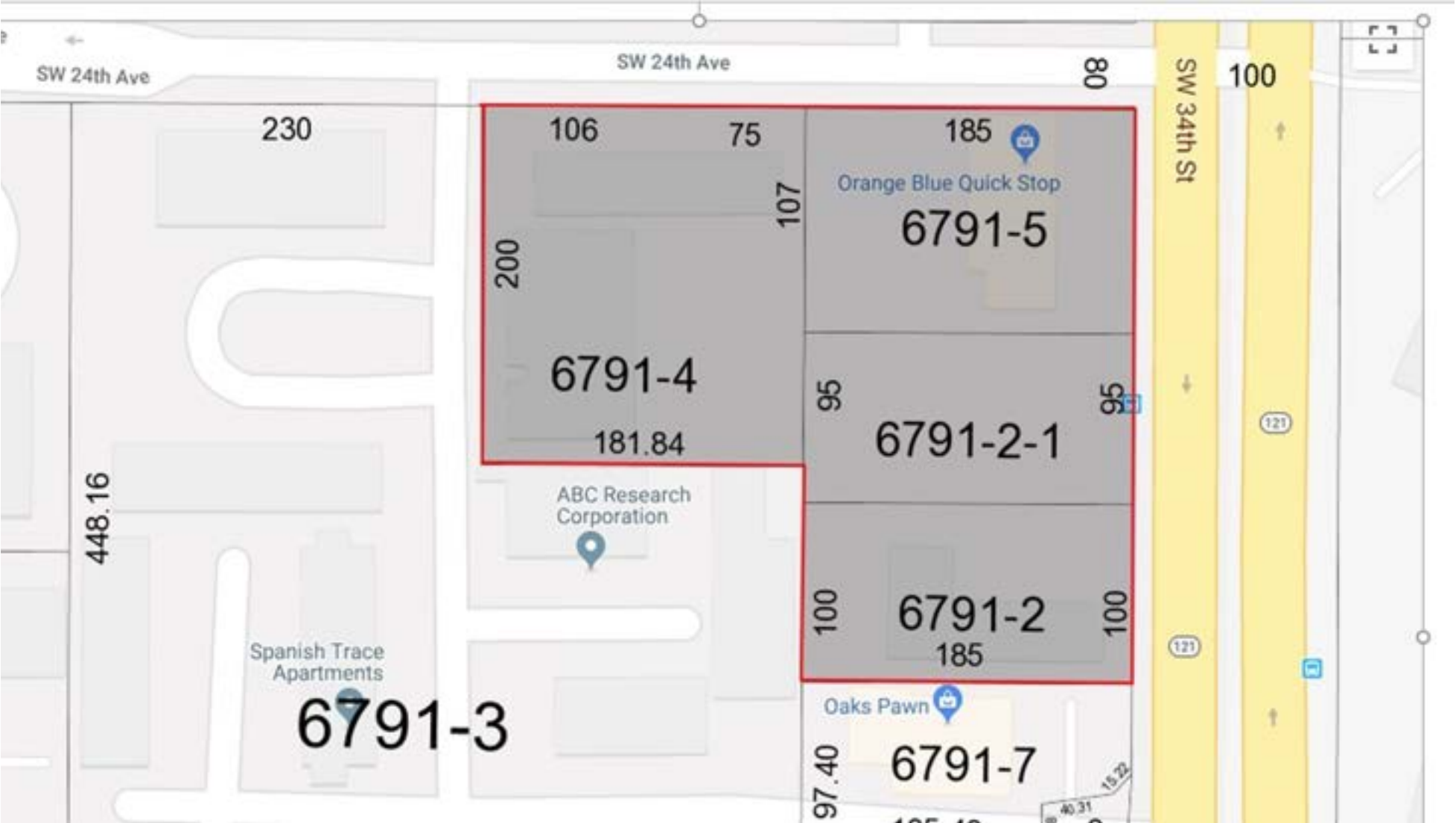
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DUE DILIGENCE REPORT

EXECUTIVE SUMMARY

PN #: 17-0442

Jurisdiction: City of Gainesville	Intent of Development: N/A
Location: Located at the intersection of SW 24 th Avenue and SW 34 th Street.	
Parcel Numbers: 06791-002-000, 06791-002-001, 06791-004-000, & 06791-005-000	Acres: ±2.23 acres (ac) <i>(Source: Alachua County Property Appraiser)</i>
Existing Future Land Use Designation: <i>UMUH: Urban Mixed-Use High Intensity</i> <i>Max. Density: 10-100 dwelling units per ac¹ (du/ac)</i> This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code.	
Existing Zoning District: <i>U9: Urban 9</i> <i>Max. Density: Up to 100 du/ac¹</i> The intent of the Transect Districts is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment. Urban Zones 6-9 consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	
Overlay Districts: - Within Transportation Mobility Program Area (TMPA) Zone M - Within the UF Context Area ²	
Environmental Context: - No significant environmental features including wetlands or FEMA floodplains are found within the project site. Onsite soil is generally conducive to either residential or nonresidential development with minor limitations.	
Maximum Permitted Density / Intensity Density: ±2.23-ac x 100 du/ac = 223 du total Intensity: ±2.23-ac x 90% maximum building coverage x 6 stories ³ = 524,550 ft ² total	

¹100 du/ac are permitted by right with 125 du/ac available by Special Use Permit (SUP) (LDC §30-4.13. Table V-2)

²Multifamily developments within the UF Context Area are limited to 2.75 bedrooms per permitted du. (LDC §30-4.8.D.3.a.)

³6 stories are permitted by right with 8 stories available by SUP. (LDC §30-4.13. Table V-2)



1
2
3
4

f. *Alleys*. Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



5
6

Section 30-4.12. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S ¹	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential
7 use. No outdoor storage allowed.

Parking			
Min. Number of Parking Spaces		No min. parking requirements for U9	
Min. Bicycle Parking	LDC 30-4.15.A.	For residential: 1 space per 3 bedrooms	<i>Example 1:</i> If 613 bedrooms (2.75 bedrooms per permitted du) are provided onsite then 204 bicycle spaces are required.
Min. Scooter Parking		For Nonresidential: 1 space per 2,000 ft ² of GFA.	<i>Example 2:</i> If 524,550 ft ² of GFA is provided onsite then 262 bicycle spaces are required.
		For residential: 1 space per 6 bedrooms No min. for nonresidential uses	<i>Example 1:</i> If 613 bedrooms are provided onsite then 102 scooter spaces are required.
Parking Space Dimensions	LDC 30-7.2. D.-E.	General 90° (perpendicular) parking: 8'-6" (w) x 16' (d); Handicap 90° (perpendicular) parking: 16' (w) x 16' (d); General 0° parking (parallel): 8' (w) x 20' (d) Handicap 0° parking (parallel): N/A (w) x 20' (d) (See Attachment IV for more information)	
Aisle Width Dimensions	LDC 30-7.2. D.-E.	90° (perpendicular) parking: 24'; 0° (parallel) parking: N/A (See Attachment IV for more information)	
Handicapped Parking	ADA Access. Guidelines 4.1.2.5(a)	The number of ADA-compliant spaces (12 x 15 ft.) required by the City of Gainesville is dependent on the total number of vehicles spaces provided onsite. 1-25 spaces – 1 ADA compliant space req. 26-50 spaces – 2 ADA compliant spaces req. 51-75 spaces – 3 ADA compliant spaces req. 76-100 spaces – 4 ADA compliant spaces req. 101-150 spaces – 5 ADA compliant spaces req. 151-200 spaces – 6 ADA compliant spaces req. 201-300 spaces – 7 ADA compliant spaces req.	
Landscaping			
Required Buffer	LDC 30-8.5. Chart A	The site is adjacent to other UMUH FLU designations; therefore no perimeter buffers are required.	

ATTACHMENTS

- I. CHW Planning Map Set
- II. GRU Utility Maps
- III. City of Gainesville Use Table for the U9 Zoning District
- IV. City of Gainesville Parking Standards Table
- V. Estimated Tree Mitigation Memo

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Scenarios

The first scenario demonstrates a *maximum buildout* with a building footprint that covers the entire developable area. It is anticipated that this scenario will have internal structured parking and underground Stormwater Management Facilities (SMF). The building height and number of dwelling units will be maximized as well. And, retail is likely to front both SW 34th Street and SW 24th Avenue.



Figure 2: Development Scenario 1

Scenario 1 development yield:

- Building Footprint: ±87,500 square feet (sf)
- Building Height: 8 Stories (with bonus, which may be achieved with internal, structured parking)
- Residential Units: 223 units/613 beds by right; 278 units/764 beds by Special Use Permit (SUP)
- Gross Leasable Area: 524,550 sf
- Parking:
 - Vehicle parking: none required
 - Scooter Parking: 102 spaces
 - Bicycle Parking: 204 spaces for residential; 262 for nonresidential

Understanding Scenario 1 may not be the most practical development option for the subject property, based on the context area, a second scenario was prepared to demonstrate how the site may be developed consistent with adjacent properties. Scenario 2 does not require an internal parking structure or underground SMF. Buildings are anticipated to be one story, although upper-story residential units are permitted.



Figure 3: Development Scenario 2

Scenario 2 development yield:

- Building Footprint: ±16,450 sf
- Building Height: 1 Story
- Residential Units: none
- Gross Leasable Area: ±16,450 sf
- Parking:
 - Vehicle parking: none required; 100 provided
 - Scooter Parking: none required
 - Bicycle Parking: 8 spaces

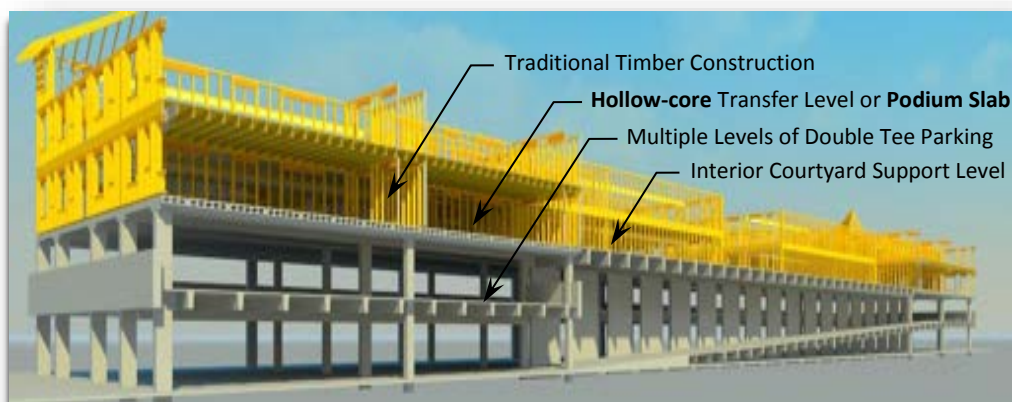
Multi-Family Podium Construction Precast Solutions

In multifamily residential structures, a concrete Podium Slab typically acts as both a structural floor and as a transfer slab for wood and light gauge steel framed construction above. Usually these slabs are situated above parking levels and as such require higher fire ratings and reduced sound transmission.



Prestressed Hollow-core floor members offer a distinct advantage over other traditional slab materials for the following reasons:

- Hollow-core is fast and simple to install. It requires no shoring, and depending on the superstructure, erection rates are 4,000 – 10,000 sq. ft. per day.
- Hollow-core can be used to support multiple floor and wall loads from above.
- Hollow-core is ideal for floor slabs above garage parking levels due to its inherently high fire rating and low sound transmission qualities.
- Hollow-core requires less field placed concrete and reinforcing steel.
- Hollow-core along with a precast frame is sustainable – a prefabricated structural system limits the environmental impact of building construction.
- Hollow-core along with precast frame results in less jobsite congestion than conventional building construction.



Precast Podium Slabs

- Premium Quality – Manufactured in a PCI Certified Plant
- Faster Time to Market Equals Increased ROI
- High Fire Ratings and Fire Confinement
- Flexibility for Mechanical Penetrations
- Flat Ceiling with Paintable Surface
- Acoustical Control and Separation
- Durable with a Long Service Life
- Heavy Load Carrying Capacity
- Reduced Capital Investment
- Reduced Construction Risk

Traditional Construction Levels

Hollow-core Podium Level

Double Tee Parking Level

Grade Level Parking



The following table has been developed to compare similar construction systems for structural floors typically found in multi-family residential construction.



	Hollow-core	Double Tee	Post-Tensions Cast in place
Span to Depth Ratio	Excellent	Good	Excellent
Construction Speed	Excellent	Excellent	Poor
STC Ratings	Excellent	Good	Excellent
Shoring Required	No	No	Yes (Significant)
Immediate Safe Working Platform	Yes	Yes	No
Span Lengths	Up to 30 ft	Up to 62 ft	Up to 30 ft
Typical Use	Podium Slabs Residential Floors Hospitality	Parking Garages Office Buildings Warehouse	Podium Slabs Residential Floors Parking Garages Office Buildings
Fire Rating	2 Hour	2 Hour	2 Hour
Contractor Benefits	Reduced Risk Speed of Construction Design Assistance	Reduced Risk Speed of Construction Design Assistance	Self Performance



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1ST FLOOR PARKING CONCEPT

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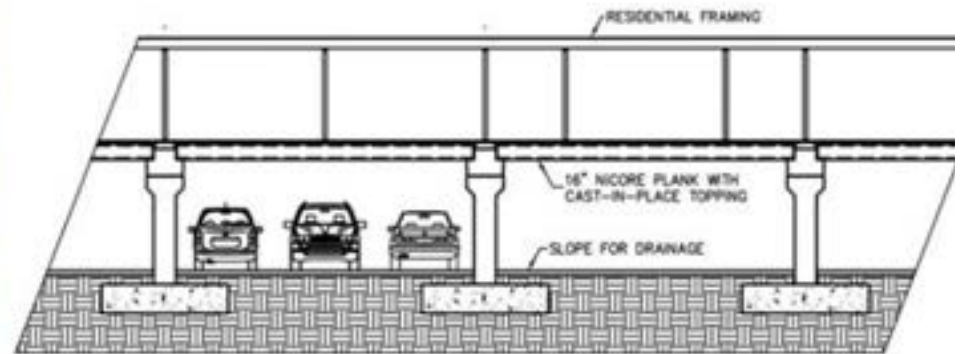
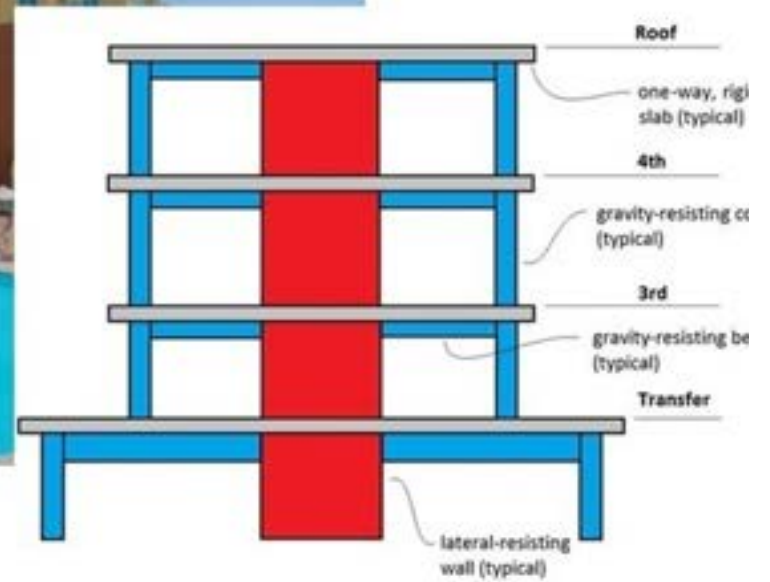
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PODIUM CONSTRUCTION

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PARKING/BUILDING LAYOUT CONCEPT

3437 SW 24th Ave | Gainesville, FL 32608

The Bartram, Gainesville Florida - .25 Miles Away Subject Site



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DEMOGRAPHICS MAP

3437 SW 24th Ave | Gainesville, FL 32608



	1 Mile	3 Miles	5 Miles
Total Population	12,599	75,266	144,663
Population Density	4,010	2,662	1,842
Median Age	23.2	25.0	29.1
Median Age (Male)	23.8	25.1	28.9
Median Age (Female)	22.7	25.2	29.5
Total Households	6,100	28,876	59,135
# of Persons Per HH	2.1	2.6	2.4
Average HH Income	\$24,434	\$37,372	\$49,196
Average House Value	\$115,996	\$206,363	\$216,674

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS REPORT

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	1 MILE	3 MILES	5 MILES
Total households	6,100	28,876	59,135
Total persons per hh	2.1	2.6	2.4
Average hh income	\$24,434	\$37,372	\$49,196
Average house value	\$115,996	\$206,363	\$216,674
	1 MILE	3 MILES	5 MILES
Total population	12,599	75,266	144,663
Median age	23.2	25.0	29.1
Median age (male)	23.8	25.1	28.9
Median age (female)	22.7	25.2	29.5
	1 MILE	3 MILES	5 MILES
Total population - White / % White	8,618 / 68.4%	54,463 / 72.4%	104,833 / 72.5%
Total population - Black / % Black	1,901 / 15.1%	10,742 / 14.3%	23,529 / 16.3%
Total population - Asian / % Asian	1,506 / 12.0%	6,715 / 8.9%	10,307 / 7.1%
Total population - Hawaiian / % Hawaiian	21 / 0.2%	97 / 0.1%	153 / 0.1%
Total population - Indian / % Indian	0 / 0.0%	91 / 0.1%	240 / 0.2%
Total population - Other / % Other	285 / 2.3%	1,101 / 1.5%	1,966 / 1.4%
	1 MILE	3 MILES	5 MILES
Total population - Hispanic	1,883 / 14.9%	8,670 / 11.5%	14,023 / 9.7%

* Demographic data derived from 2020 ACS - US Census

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ERIC LIGMAN Director



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Professional Background

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

Memberships & Affiliations

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

FOR MORE INFORMATION:



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