

DEVELOPMENT SITES- CITY OF ALACHUA

EXECUTIVE SUMMARY

1500 NW 151st Ave Boulevard | Alachua, FL 32615



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.97 Acres
Zoning:	Community Commercial
PID:	03869-006-000

PROPERTY OVERVIEW

Introducing a prime 0.97-acre commercial property located at the entrance of the Wyndswept Hills subdivision in Alachua, Florida. Positioned just moments from Hitchcock's and within close proximity to downtown Alachua, this site offers excellent visibility, strong traffic exposure, and consistent customer flow. Situated on the east side of NW 148th Drive, the property is ideally suited for a variety of commercial uses. The site features an approved site plan and PUD zoning, allowing for flexible mixed-use development including medical, office, and retail. Designed in compliance with Community Commercial District zoning principles, the property supports controlled traffic flow, ample parking, pedestrian-friendly access, and attractive landscaping, while maintaining compatibility with surrounding residential areas. Strategically located along a key corridor, this property presents an exceptional opportunity for developers or owner-users looking to establish a presence in one of Alachua's growing commercial areas.

PROPERTY HIGHLIGHTS

- Pad Ready Sites, all utilities onsite, Perfect for medical, retail, or office purposes

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



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DEVELOPMENT SITES- CITY OF ALACHUA

ALACHUA FLORIDA

1500 NW 151st Ave Boulevard | Alachua, FL 32615



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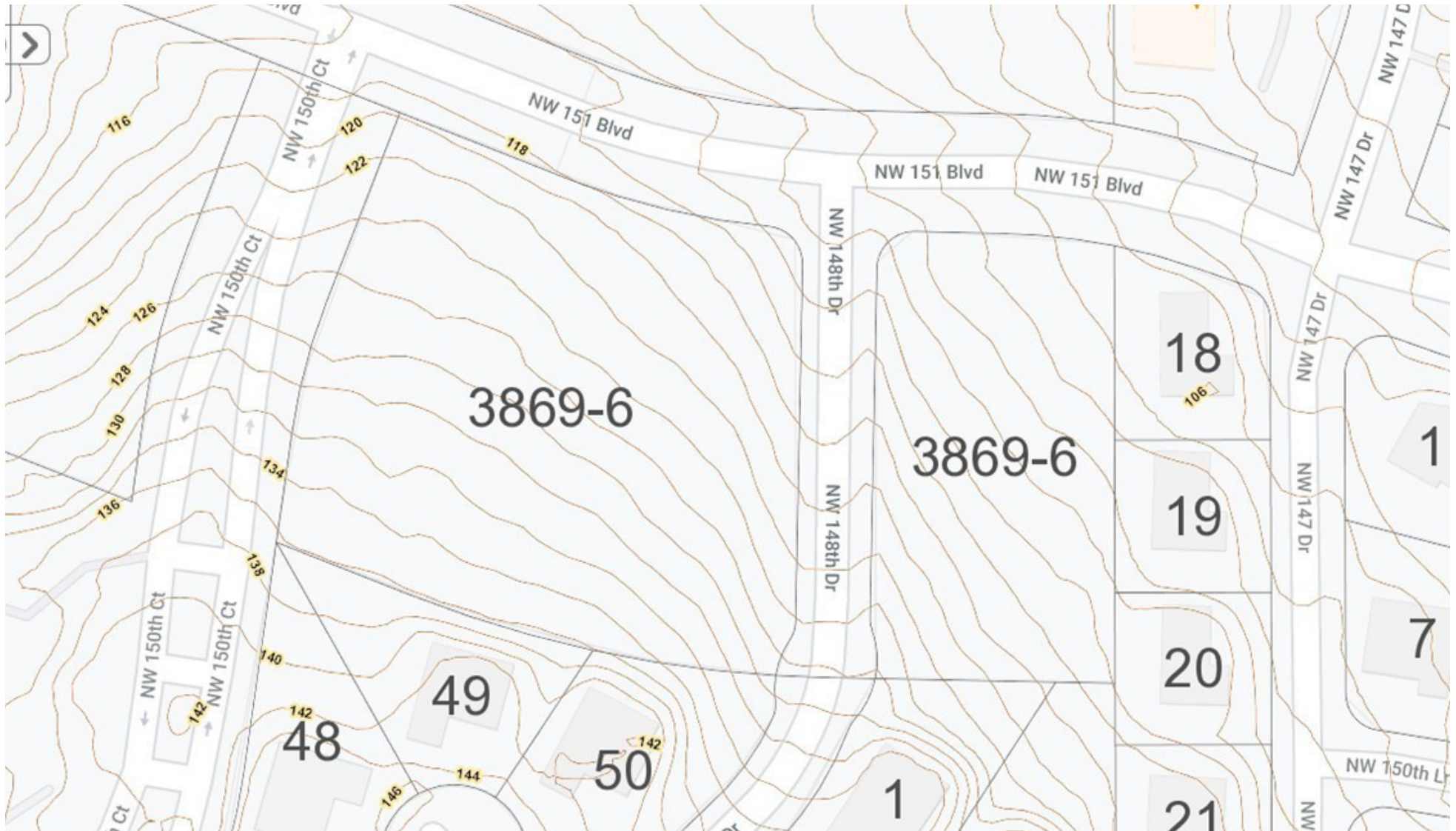
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1500 NW 151st Ave Boulevard | Alachua, FL 32615



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DEVELOPMENT SITES- CITY OF ALACHUA

DEMOGRAPHICS MAP & REPORT 1500 NW 151st Ave Boulevard | Alachua, FL 32615

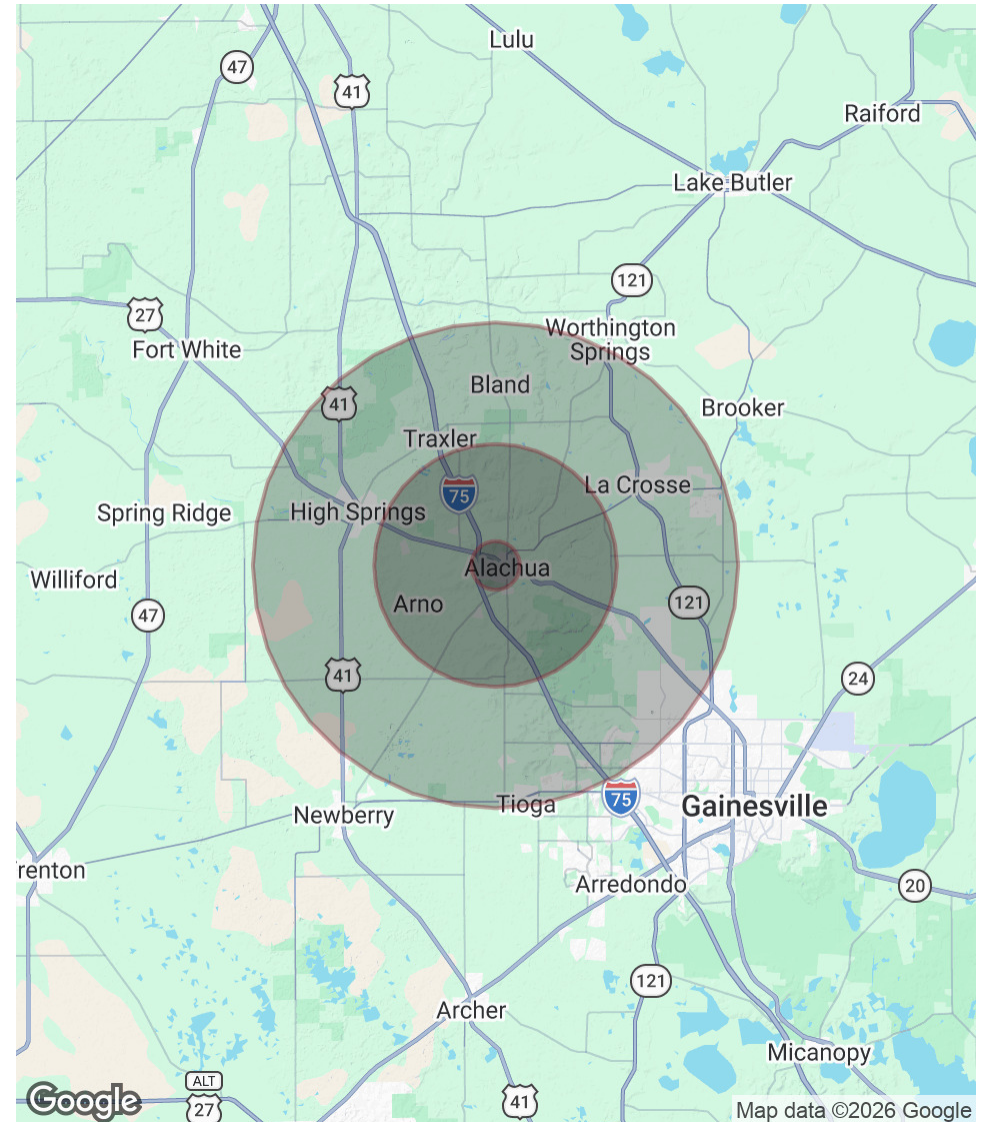
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	383	9,117	57,465
Average Age	40.7	40.5	40.3
Average Age (Male)	39.8	38.2	37.9
Average Age (Female)	41.4	42.3	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	145	3,519	23,395
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$67,274	\$70,658	\$76,227
Average House Value	\$265,334	\$261,990	\$248,434

** Demographic data derived from 2020 ACS - US Census*



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DEVELOPMENT SITES- CITY OF ALACHUA

ERIC LIGMAN

1500 NW 151st Ave Boulevard | Alachua, FL 32615



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: 352.256.2112 | **Cell:** 352.256.2112

PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the 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. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
ACAR- Gainesville Alachua County Association of Realtors

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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