

# MULTI-FAMILY DEVELOPMENT SITE NEAR U.F

## EXECUTIVE SUMMARY

Gainesville, FL 32608



### OFFERING SUMMARY

Sale Price:	\$1,475,000
Price per unit	\$30,102 (49 units)
Parcel Number:	07176-005-000
Lot Size:	4.97 Acres
Zoning:	OF
Utilities	On Site (ask agent for details)

### PROPERTY OVERVIEW

Excellent location in-between I-75 and 441. Just minutes from the UF campus, UF Shands Hospital, 43rd ST, and Archer Road which puts you in the center of much of what Gainesville has to offer. 300' frontage along Williston road. A total of 5 acres with 20 units per acre can be applied to the 2 buildable acres, with the other 3 allocated to conservation.

#### Proposed Development Data

1. Serenola Forest Canopy Area to be preserved 2.26 acres
2. Developable Area 2.71 Acres
3. Stormwater Area 0.55 Acres
4. Parking Provided 98 Spaces
5. 49 Units (two bedroom, two bath)

### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
ericligman@bosshardtrealty.com



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Gainesville, FL 32608



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**BOSSHARDT**

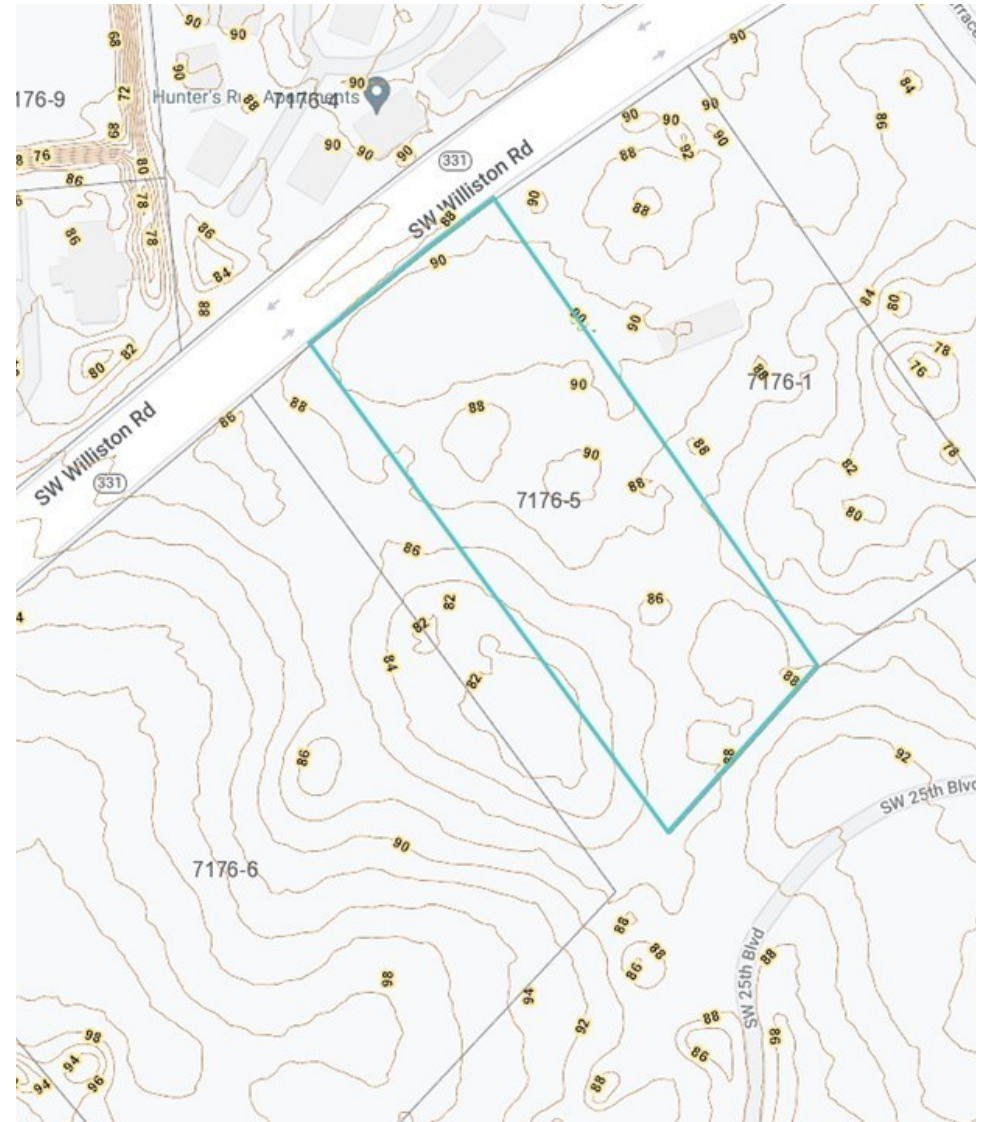
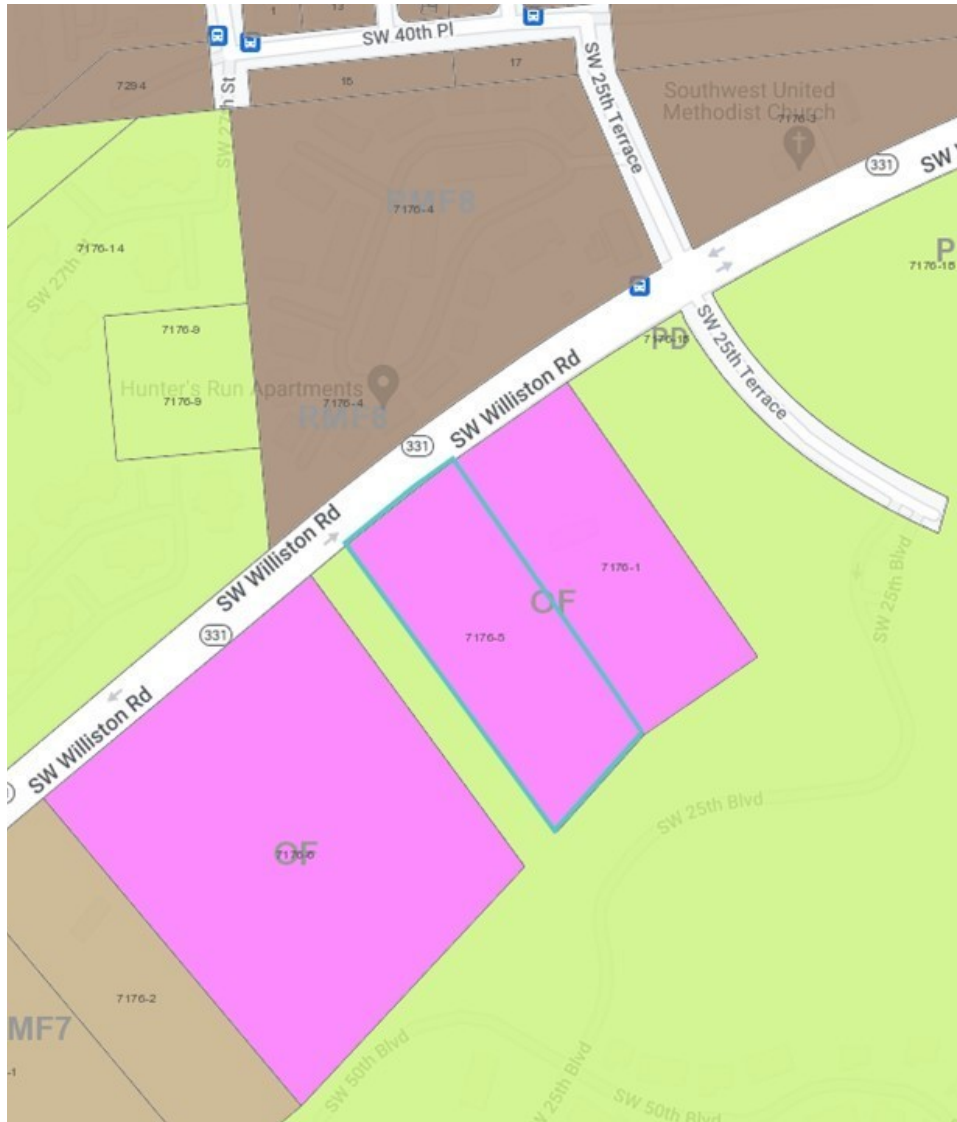
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# MULTI-FAMILY DEVELOPMENT SITE NEAR U.F

## TOPOGRAPHIC MAP

Gainesville, FL 32608



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**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

**Section 30-4.18. Density Bonus Points.**

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

**Table V - 6: Permitted Density Using Density Bonus Points**

RMF-6		RMF-7		RMF-8	
Points	Max residential density (du/ac)	Points	Max residential density (du/ac)	Points	Max residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25

**DIVISION 4. MIXED-USE AND NONRESIDENTIAL**

**Section 30-4.19. 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 - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.**

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
<b>RESIDENTIAL</b>													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
<b>NONRESIDENTIAL</b>													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensaries		P	P	A <sup>1</sup>	A <sup>1</sup>	A <sup>2</sup>	P	-	-	-	-	-	-
Microbrewery Microwinery Microdistillery <sup>3</sup>	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S		-	S	-	S	
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

1 **LEGEND:**

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

3 1 = Only when accessory to and in the same building as health services or offices of physicians, dentists,  
4 and other health practitioners.

5 2 = Accessory to and in the same building as health services and comprising less than 25% of the gross  
6 floor area of the building.

7 3 = Prohibited where adjacent to single-family zoned property.

**Section 30-4.20. Dimensional Standards.**

The following tables contain the dimensional standards for the various uses allowed in each district.

**Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.**

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
<b>DENSITY/INTENSITY</b>												
Residential density (units/acre)												
Min <sup>1</sup>	8	12	None	None	10	None	None	None	8	None	None	None
Max	30	30	20	20	30	None	None	None	30	None	None	None
Nonresidential building coverage	60%	75%	40%	50%	50%	None	None	None	None	None	None	None
Nonresidential GLA (max)	100,000 <sup>2</sup>	None <sup>2</sup>	None	None	None	None	None	None	None	None	None	None
<b>LOT STANDARDS</b>												
Min lot area (sq. ft.)	None	None	6,000	6,000	None	None	None	6,000	None	None	None	None
Min lot width (ft.)	None	None	60	60	None	None	None	60	None	None	None	None
Min lot depth (ft.)	None	None	90	90	None	None	None	90	None	None	None	None
<b>SETBACKS (ft.)</b>												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 <sup>4</sup>	10	10 <sup>4</sup>	20 <sup>4</sup>
Rear (min)	10	10	10	10	10	10	15	10	10 <sup>4</sup>	20	10 <sup>4</sup>	10 <sup>4</sup>
<b>MAXIMUM BUILDING HEIGHT (stories)</b>												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	-	8	8	-	8	-	-	-	-

**LEGEND:**

1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.

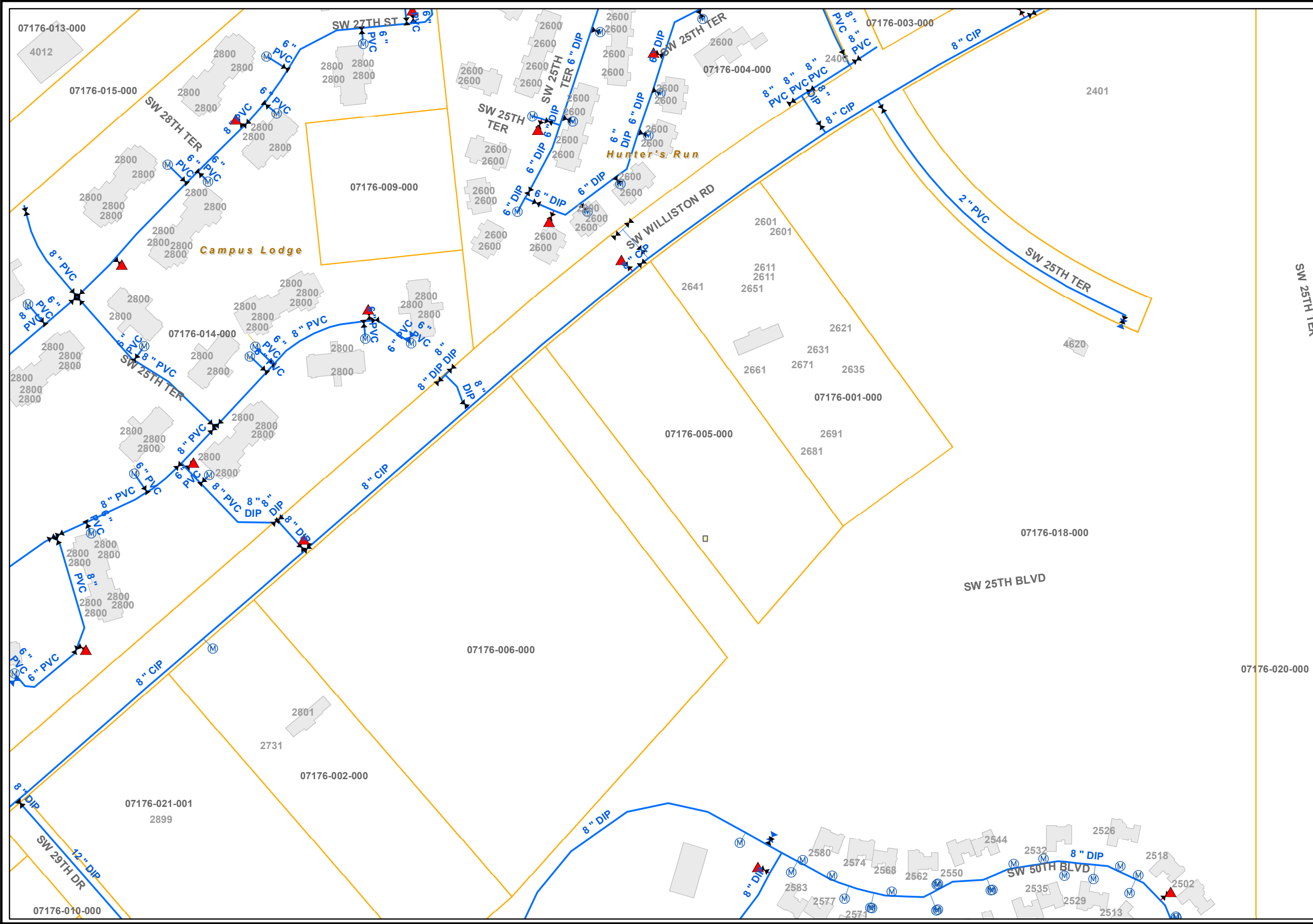
2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.

3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.

4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, Section 30-4.8 development compatibility standards shall apply.



The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting the Water/Wastewater



**Legend**

**Hydrant**  
 Owner  
 GRU (Red Triangle)  
 Private (Grey Triangle)

**Water Meter**  
 Small Meter (M)  
 Large Meter (M)

**Valve - Ball, Butterfly, Gate**  
 Owner - STATUS  
 GRU - Active/Unknown (Black X)  
 GRU - Abandoned/POS (Grey X)  
 Private System (Grey X)

**Valve - AirRelease, Backflow, Blowoff**  
 OWNER - SUBTYPE  
 GRU - AirRelease (Blue Circle)  
 GRU - Backflow, Blowoff (Blue Arrow)  
 Private (Grey Arrow)

**Water Main**  
 Owner - STATUS  
 GRU - Active/Unknown (Blue Line)  
 GRU - Abandoned/POS (Grey Line)  
 Private (Grey Line)

**Service - Water, Fire**  
 Owner - Subtype - Status  
 GRU - Domestic - Active/Unknown (Blue Line)  
 GRU - Domestic - Abandoned/POS (Grey Line)  
 GRU - Fire - Active/Unknown (Orange Line)  
 Private System (Grey Line)

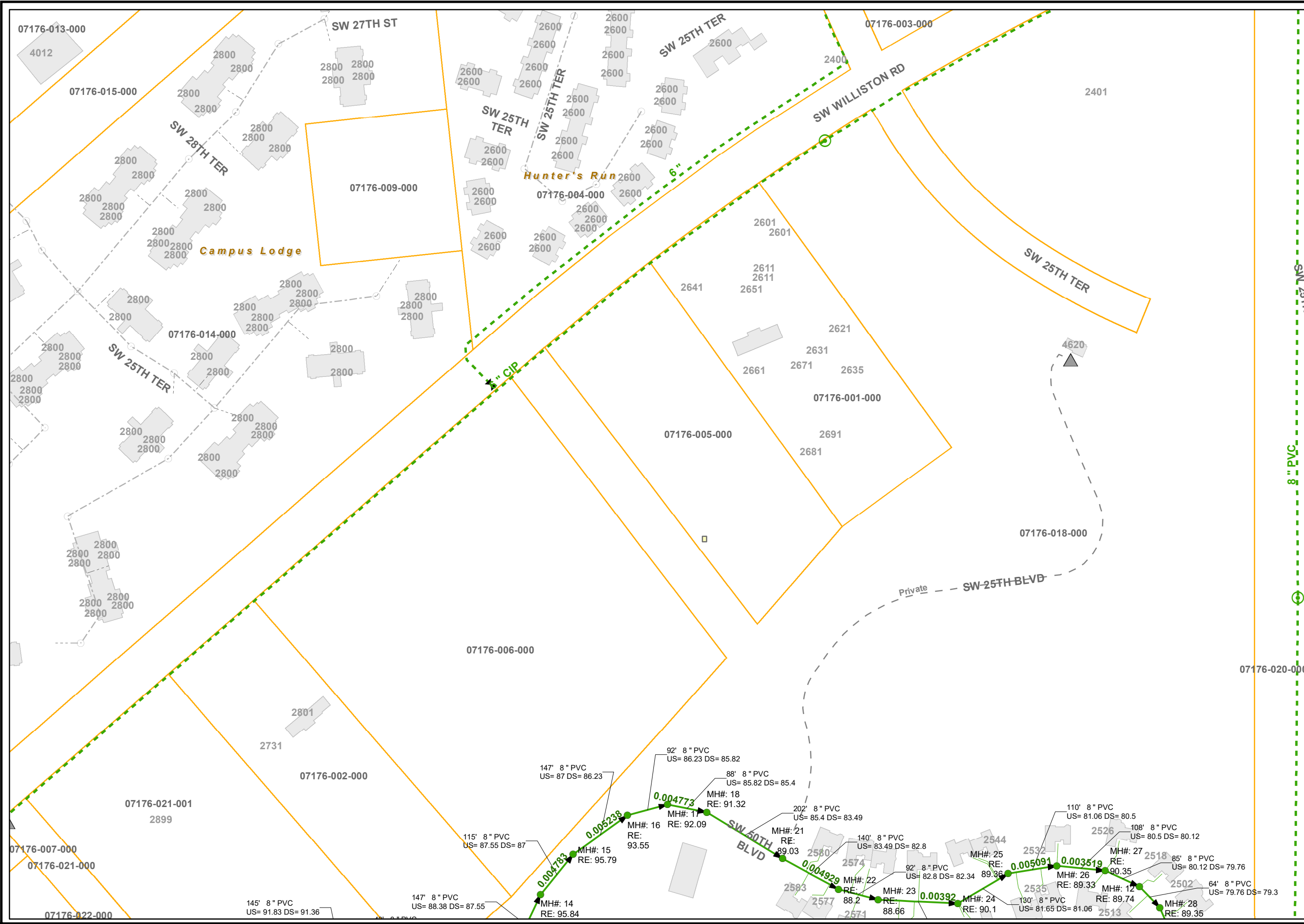
**Owner - Description**  
 GRU - Hydrant - Active (Red Triangle)

N

1 inch = 200 feet

**GRU**  
 More than Energy

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### Legend

- ▲ Lift Station
- ⊕ Air Release Valve
- ⊕ Valve
- ⊗ Wire Box Only
- Manhole**
- OWNER - STATUS
- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private System
- Gravity Main**
- OWNER - STATUS
- ▲ GRU - Active/Unknown
- ▲ GRU - Abandoned/POS
- Private System; Private
- Force Main**
- Owner - Status
- GRU - Abandoned/POS
- GRU - Active/Unknown
- Private System
- Service Lateral**
- Owner - Status
- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private



1 inch = 200 feet



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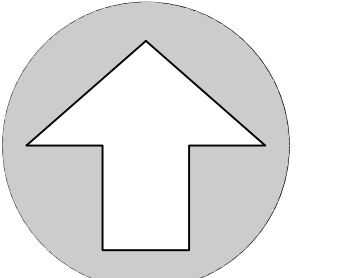


**DEVELOPMENT DATA**

- 1. PARCEL No.: 07176-005-000
- 2. ZONING: OF (OFFICE GENERAL)
- 3. LAND USE: OFFICE
- 4. SITE AREA: 4.97 ACRES
- 5. SERENOLA FOREST CANOPY AREA: 4.12 ACRES
- 6. SERENOLA FOREST CANOPY TO BE PRESERVED: 2.26 ACRES (54.8%)  
(CANOPY WITHIN WETLANDS AND WETLANDS BUFFER)
- 7. DEVELOPABLE AREA: 2.71 ACRES  
(AREA OUTSIDE OF WETLANDS AND WETLAND BUFFER)
- 8. STORMWATER AREA: 0.55 ACRES (20.50%)
- 9. PARKING PROVIDED: 98 SPACES

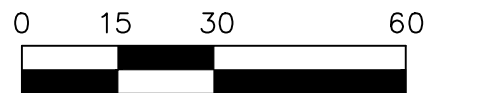


EB 2389  
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TEL: (352) 373-3541  
www.eda.com mail@eda.com



**NORTH**

SCALE: 1" = 30'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 22-067

Project phase: CONCEPTUAL

Project title:  
**WILLISTON ROAD  
MULTIFAMILY - LEWIS  
CITY OF GAINESVILLE,  
FLORIDA**

Sheet title:  
**CONCEPT PLAN WITH TOPO**

Designed: TAR Sheet No.:

Drawn: TAR **C810**

Checked: SJR

Date: 05/17/22

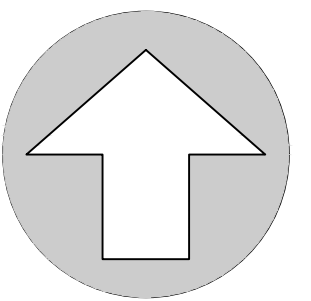


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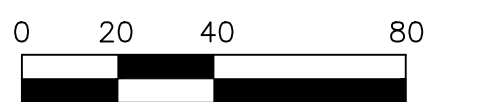


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TEL: (352) 373-3541  
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**NORTH**

SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 22-067

Project phase: CONCEPTUAL

Project title:

**WILLISTON ROAD  
MULTIFAMILY - LEWIS  
CITY OF GAINESVILLE,  
FLORIDA**

Sheet title:

**OVERALL PLAN WITH AERIAL**

Designed: TAR Sheet No.:

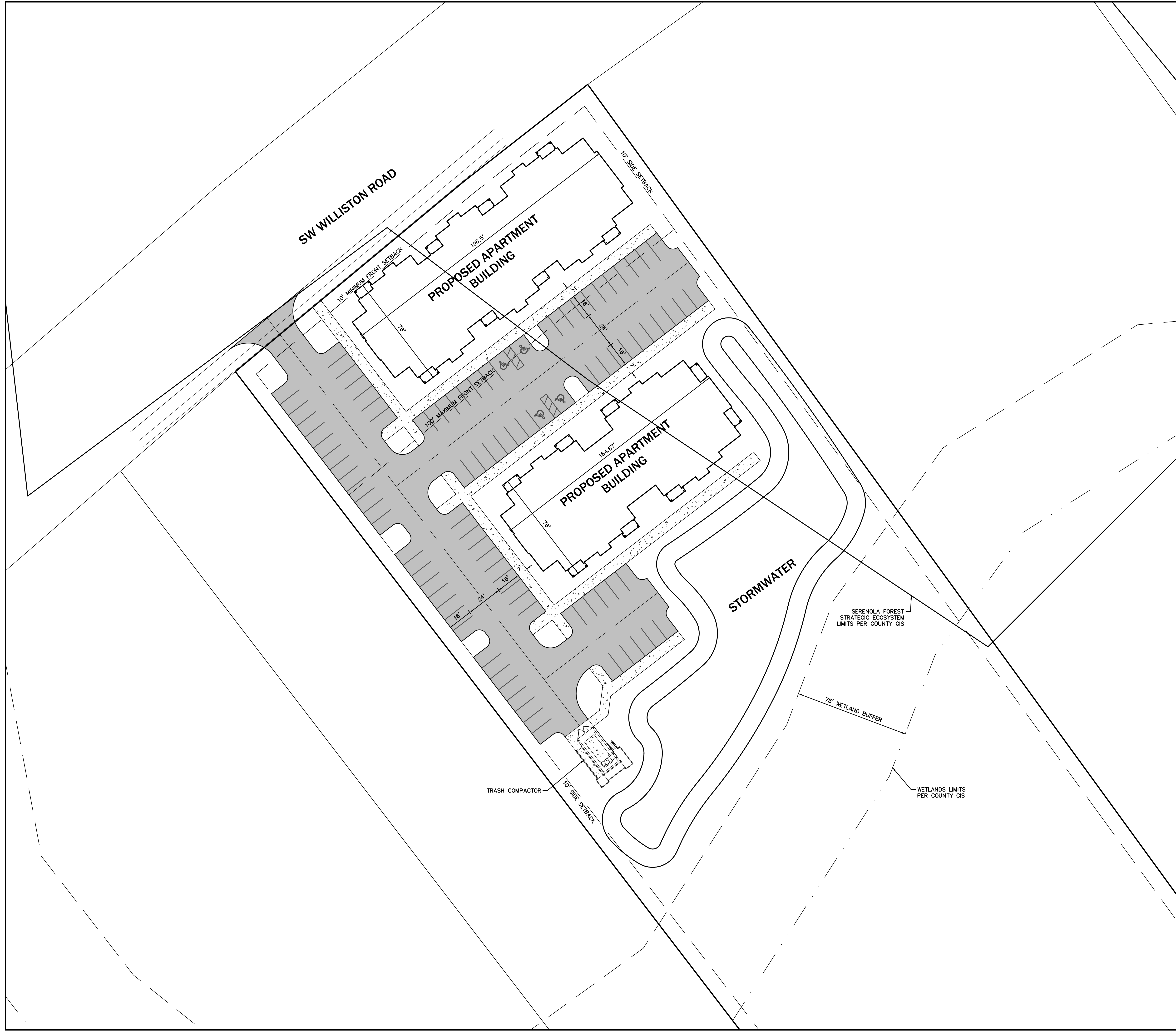
Drawn: TAR **C820**

Checked: SJR

Date: 05/17/22

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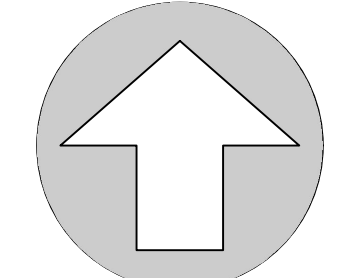


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**NORTH**

SCALE: 1" = 30'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 22-067

Project phase: CONCEPTUAL

Project title:

**WILLISTON ROAD  
MULTIFAMILY - LEWIS  
CITY OF GAINESVILLE,  
FLORIDA**

Sheet title:

CONCEPT PLAN

Designed: TAR Sheet No.:

Drawn: TAR **C800**

Checked: SJR

Date: 05/17/22

# MULTI-FAMILY DEVELOPMENT SITE NEAR U.F

## DEMOGRAPHICS MAP & REPORT

Gainesville, FL 32608

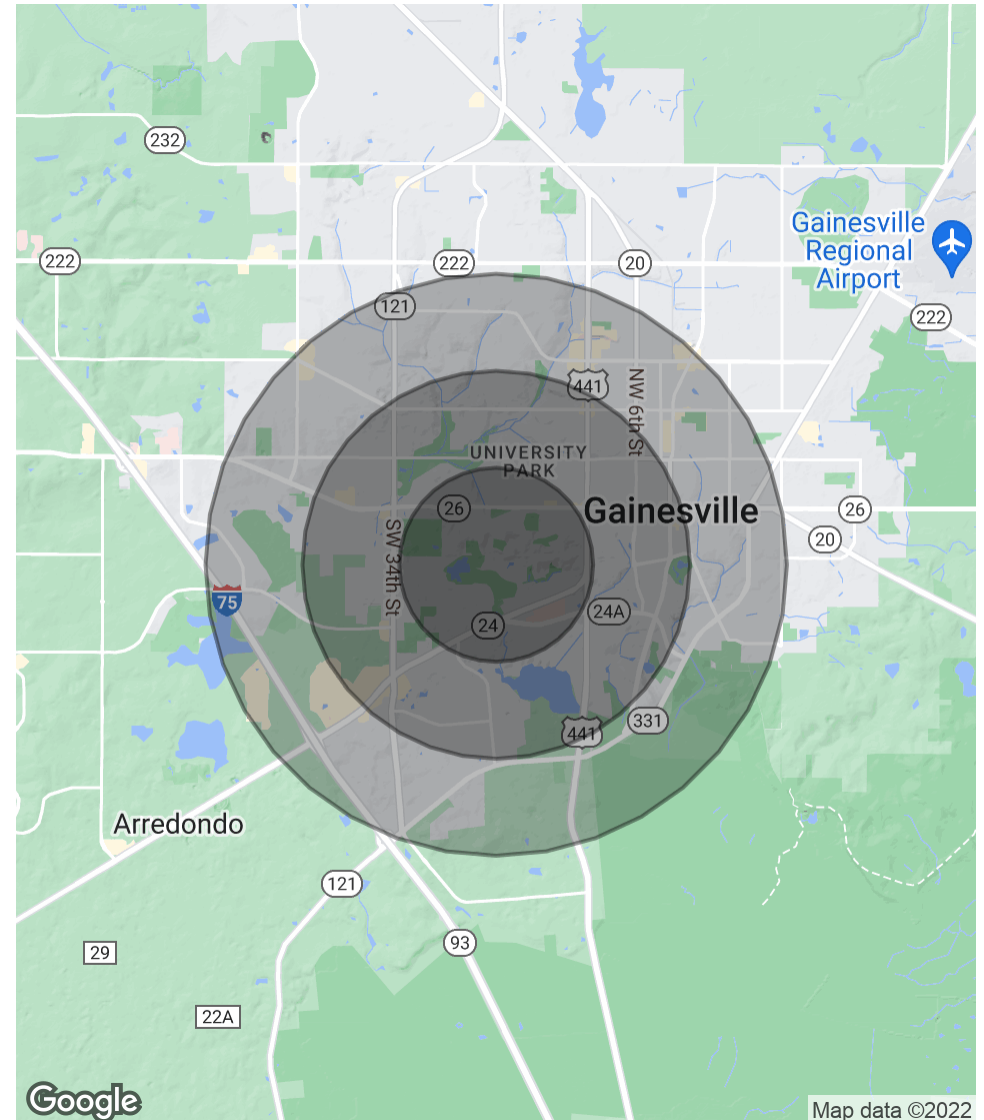
### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	17,127	30,549	60,800
Average Age	23.4	25.1	24.0
Average Age (Male)	23.8	25.3	24.2
Average Age (Female)	23.2	25.1	24.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,550	13,651	22,828
# of Persons per HH	2.3	2.2	2.7
Average HH Income	\$27,655	\$29,202	\$32,058
Average House Value	\$215,675	\$181,233	\$189,380

\* Demographic data derived from 2020 ACS - US Census



### FOR MORE INFORMATION:



**Eric Ligman**

Director

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**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

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Gainesville, FL 32608



## ERIC LIGMAN

Director

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## 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. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. 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  
GACAR- Gainesville Alachua County Association of Realtors

### Bosshardt Realty Services

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## FOR MORE INFORMATION:



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