

2.46 ACRE DEVELOPMENT SITE

16461 NW 167th Blvd | Alachua, FL 32615



Subject Property

FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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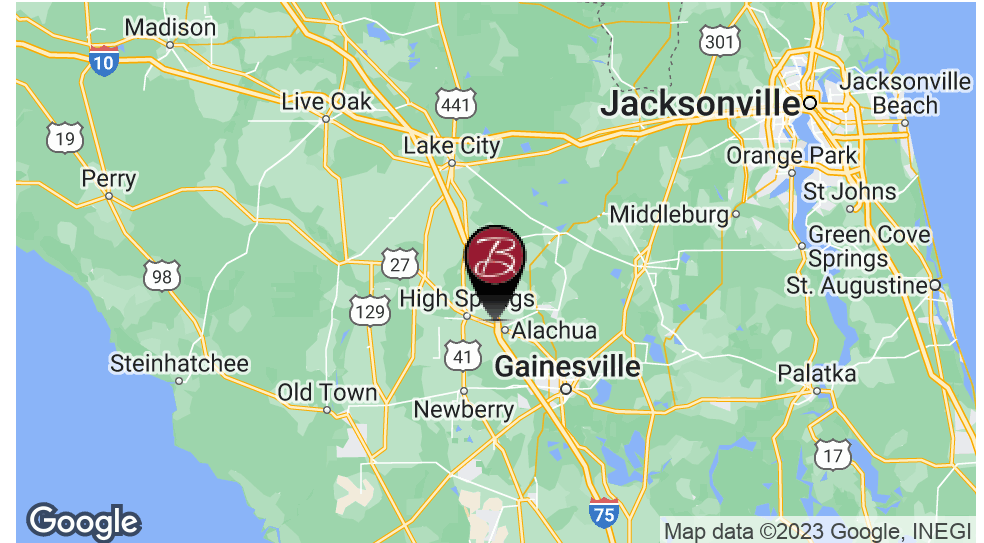
— REALTY SERVICES —

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2.46 ACRE DEVELOPMENT SITE

EXECUTIVE SUMMARY

16461 NW 167th Blvd | Alachua, FL 32615



OFFERING SUMMARY

Price:	\$1,200,000
Lot Size:	2.46 Acres
Zoning:	CI (see Page 10)
Submarket:	City of Alachua

PROPERTY OVERVIEW

Prime development site adjacent to Publix in Alachua, Florida. This prominent parcel is just a brief walk from Santa Fe High School and is in close proximity to local residences, shops, and hotels. Conveniently located near I-75, it's ideally suited for a hotel. However, the site is also optimal for retail, office, or mixed-use developments in the rapidly expanding Alachua County submarket.

PROPERTY HIGHLIGHTS

- Owner would consider subdividing the lot to accommodate user's site requirement.
- Walking distance to Publix
- Immediately adjacent to Holiday Inn
- Growing submarket

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WELCOME TO ALACHUA

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Alachua, Florida



One of the main drivers of growth in Alachua has been the development of the Progress Corporate Park, San Felasco Tech City, and Convergence Research Park. These developments include office space, light industrial facilities, and commercial retail space and have attracted several major companies to the area, including Nanotherapeutics, Inc., Axogen, and RTI Surgical.

Alachua has also worked to attract new businesses and industries to the area by offering many incentives, including tax breaks and expedited permitting processes. This has helped create a business-friendly environment that has encouraged new and established businesses to invest in the area.

Overall, the growth and development of Alachua have been driven by a combination of factors, including its strategic location between Gainesville and High Springs, its business-friendly environment, and the development of key commercial and residential projects. As a result, the city has become a vibrant and thriving community that offers its residents a high quality of life and a solid economic base for its businesses.



Convergence Research Park

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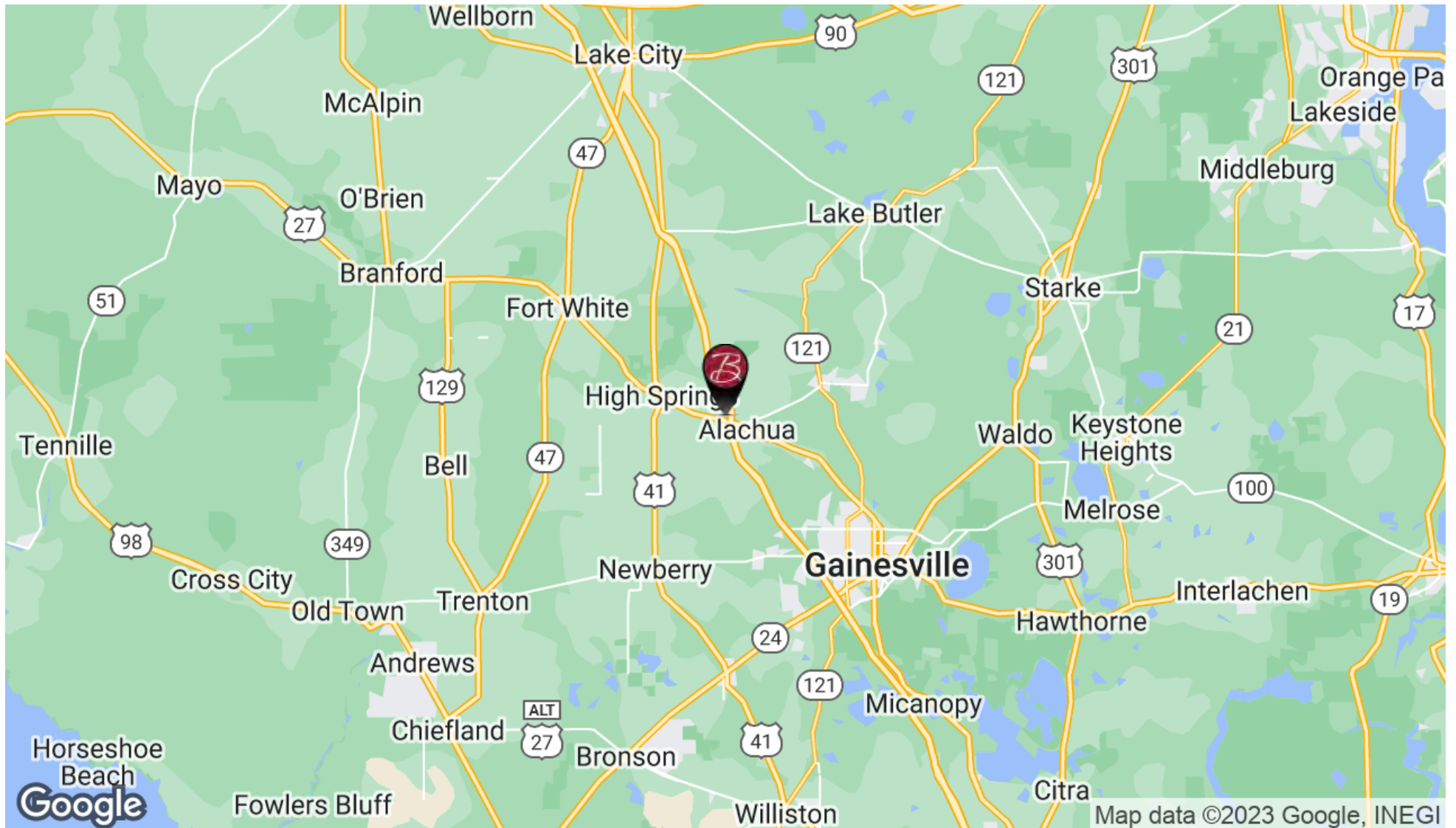
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LOCATION MAP

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RETAILER MAP

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ADDITIONAL PHOTOS

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2.46 ACRE DEVELOPMENT SITE

ZONING & TOPOGRAPHY

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Use Category/Use Type	CSA	A	Residential						Business							Planned Development				Use Specific Standards (Sec. 4.3.1)						
			Single-Family (RSF)			Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM		R	TND	EC			
			1	3	4	6	5	P	8	15																
RESIDENTIAL USES																										
Household living																										
Dwelling, live/work		P							P	P	P	P	P	P		P	P					A	A	A	A	
Cottage neighborhood																P										4.3.1(A)
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P													A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																		4.3.1(A)
Dwelling, multiple-family						S			P	P	P		P	P	P							A	A	A	A	4.3.1(A)
Dwelling, single-family attached						P			P	P	P			P	P							A	A	A		4.3.1(A)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P							A	A		4.3.1(A)
Dwelling, townhouse					S	S	S		P	P	P			P	P							A	A	A		4.3.1(A)
Dwelling, two- to four-family					S	S	P		P	P	P			P	P							A	A	A		4.3.1(A)
Mobile home park								P																		4.3.1(A)
Upper story dwelling									P	P	P	P	P	P	P							A		A	A	
Group living																										
Co-housing		P					P	P	P																	4.3.1(B)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P						A	A		4.3.1(B)(b)				
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(c)				
Dormitory		P							S	P				P					S				A	A	4.3.1(B)		
Group home (15 or more residents)		S				S			S	S	S												A				
Roominghouse					S	S	S			P	P																
PUBLIC AND INSTITUTIONAL USES																											
Community services																											
Community center		S				S	S	S	S	S			P		P					P	A	A	A		4.3.2(A)		
Cultural facility									S	S	P	P	P	P		P				P	A	A	A	A	4.3.2(A)		
Library						S			P	P	P	P	P	P						P	A	A	A	A	4.3.2(A)		
Senior center						S	P	P	P	P			P	P	P					P			A	A	4.3.2(A)		
Youth club facility						S	P	P	P	P			P	P	P					P			A	A	4.3.2(A)		
Day care																											
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S	S								A	A	A	A	
Child care center		S			S	S	S	S	S	P	P	P	P	P	P		P						A	A	A	A	4.3.2(B)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P										A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P											A	4.3.2(B)	
Educational facilities																											
College or university							S		P	P	S		P	P	P	P	P	P	P	P	A	A	A	A			
School		P	S	S	S	P	P	P	P	P				P	P					P	A	A	A			4.3.2(C)	

Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)
Government facilities																							
Government maintenance, storage, and distribution facility													S	S	P	P	P	P	A			A	4.3.2(D)
Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P			P	A	A	A	4.3.2(D)
Health care facilities																							
Blood collection facility														P	P	P			A			A	
Birth center										P	S	P	P	P	P				A		A	A	
Hospital		S						S	S			P	P			P		P	A		A	A	4.3.2(E)
Medical and dental clinic										P	S	P	P	P	P				A		A	A	
Medical and dental lab												P	P	P	P				A			A	
Medical marijuana dispensing																							
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)
Institutions																							
Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium											S	P	P	S	P	P		P	A			A	4.3.2(F)
Convention center											S	P	P	S	P	S		P	A			A	4.3.2(F)
Drug and alcohol treatment facility												P											
Nursing home		S						S	S	P		P	P						A		A		

Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A		A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P	P						P			P	A		A	A	A	
Public safety																										
Fire and EMS		P		S	S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A		A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P		P	A		A	A	A	4.3.2(G)
Substation for fire and City police		P		S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A		A	A	A	4.3.2(G)
Transportation																										
Airport		S												S	S			S	P						A	
Airplane landing strip		S												S	S			S	P	A		A			A	4.3.2(H)
Helicopter landing facilities		S							S	S				S	S	S	S	S	P	A					A	4.3.2(H)
Passenger terminal, surface transportation														S	P	P	P	P	P	A						
Utilities																										
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A		A	A	A	4.3.2(I)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(I)	
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(I)	
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A		

Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	P	A	A	A	A	4.3.2(I)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)
AGRICULTURE																							
Agriculture																							
General use category		P																					
Medical marijuana cultivation																							
Non-medical marijuana cultivation																							
Animal husbandry																							
General use category		P																					
Horticulture																							
General use category		P																					
Agriculture support and services (directly related)																							
Agricultural processing		P																					4.3.3(A), (1), (2)
Agri-education		P																					4.3.3(A)
Agri-entertainment		P																					4.3.3(A)
Custom operator		P																					4.3.3(A)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A), (1), (3)

Equestrian facility	P															S	S																4.3.3(A)				
Farm co-op	P																																		4.3.3(A)		
Farm machinery repair	S																																		4.3.3(A)		
Farm market	P																															A			4.3.3(A)		
Farm produce stand	P																														A				4.3.3(A) (1), (3)		
Feedlot (for ongoing, on-site animal husbandry activities)	P																																		4.3.3(A)		
Nursery, commercial	S																														A				4.3.3(A) (1), (4)		
Nursery, production	P	S	S	S	S	S											P																		4.3.3(A) (1), (4)		
Pet farm	P																																		4.3.3(A)		
Sawmill	S																																			4.3.3(A) (1), (5)	
Stable	P																																			4.3.3(A) (1), (6)	
Agriculture support and services (not directly related)																																					
Agricultural research facility	P																P	P	P																	4.3.3(B)	
Animal care business	P																	P																			
Auction arena for livestock	S																	S	S																		
Central farm distribution hub for agricultural products	P																	P	P																	4.3.3(B)	
Equestrian facility	P																																				4.3.3(B)
Fair grounds	S																															A					

Farm machinery repair	P												P	P										
Farm machinery sales, rental, and service	P												P	P					A					
Landscape services	S																				4.3.3(B)			
Stable	P																				4.3.3(B)			
Animal sales, service and care																								
Animal hospital	P												P	S					A			4.3.3(C)		
Animal shelter	S												S	P					A			4.3.3(C)		
Animal grooming	P												P	P	P				P	A				
Kennel, indoor	P						S	S		S	P			S	P	P				A	A	4.3.3(C)		
Kennel, outdoor	P												P	P					A			4.3.3(C)		
Veterinary clinic	P												P	P	P				A	A	4.3.3(C)			
BUSINESS																								
Eating establishments																								
Ice cream shop							S	S	S	P	P	P	P	P					A	A	A			
Restaurant, indoor seating only							S	S	S	P	P	P	P	P	P				A	A	A	A		
Restaurant, with outdoor seating							S	S	S	P	P	P	P	P	S				A	A	A	A	4.3.4(A)	
Restaurant, with drive-through or drive-in service													P	P	S	S			A			A	4.3.4(A)	
Specialty eating establishment							S	S	S	P	P	P	P	P					A	A	A	A		
Conference and training centers																								
Conference center	S						S	S					P	P	P				S	A		A	A	4.3.4(B)

Rural agricultural corporate retreat	P																			4.3.4(B)
Industrial services																				
Building, heating, plumbing, or electrical contractors													P	P	P		A			
Electric motor repair															P					4.3.4(C)
Fuel oil distributor															P					
General industrial service								P	P	P	P	P	P	P						A
Heavy equipment sales, rental, or repair										P				P						4.3.4(C)
Laundry, dry cleaning, and carpet cleaning facilities								P	P	P									A	4.3.4(C)
Machine shop										S				P						4.3.4(C)
Repair of scientific or professional instruments								S		S	P	P	P		A				A	
Tool repair										S	P	P	P							4.3.4(C)
Manufacturing and production																				
Asphalt/concrete batch plant															S					4.3.4(D)
Manufacturing, heavy ¹														P						4.3.4(D)
Manufacturing, light											P	P	P		A				A	

Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P			A	A	A	A	
Theater											S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																							
Archery range		P													P			P					
Arena, amphitheater, auditorium, stadium		S										S	S	S	S	S	P	A	A	A	A	4.3.4(F)	
Commercial recreation, outdoor		S												P			P	A		A	A		
Golf course, private		P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																							
Auction house		P													P			A				4.3.4(G)	
Bar, nightclub, or cocktail lounge										S	P	P	P	P				A		A		4.3.4(G)	
Convenience store							S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)	
Department or discount store											P	P	P	P				A		A		4.3.4(G)	
Drug store or pharmacy (stand alone)											P	P	P	P				A				4.3.4(G)	
Crematory		S												S	P	P					A	4.3.4(G)	

Sexually oriented business																						
Sexually oriented cabaret																	P	4.3.4(l)				
Sexually oriented media store																	P	4.3.4(l)				
Sexually oriented motion picture theater																	P	4.3.4(l)				
Sex shop																	P	4.3.4(l)				
Vehicles, sales and services																						
Automobile body shop																	P	P	P		4.3.4(j)	
Automobile parts sales								S									P	P	A			
Automobile rental and sales								S									P		A		4.3.4(j)	
Automobile repair and servicing							S										S	P	P	A	4.3.4(j)	
Automobile service station							S	S	P								P	P	A			
Automobile service station with wash and detail																	P		A			
Boat and marine rental and sales								P									P		A		4.3.4(j)	
Carwash or auto detailing																	P		A		4.3.4(j)	
Gasoline sales							S	P	P								P	S	S	A	A	4.3.4(j)
Recreational vehicle rental and sales																	P		A		4.3.4(j)	
Taxicab service								P	P								P		A			

Tire sales and mounting													P	P				A						4.3.4(J)
Towing service														P				A						4.3.4(J)
Transmission or muffler shop														P				A						4.3.4(J)
Truck or tractor rental or sales														P				P						4.3.4(J)
Visitor accommodations																								
Bed and breakfast			P	S	S	S	S		S	S	S	S		P		P			A	A	A			4.3.4(K)
Bed and breakfast inn									S	S	S	S		S		P			A		A			4.3.4(K)
Hotel or motel													S	P	P	P	P			A	A	A		4.3.4(K)
Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P	A					4.3.4(L)
Truck or freight terminal																		S	P					4.3.4(L)
Warehouse (distribution)																P	P	P						4.3.4(L)
Warehouse (storage)																P	P	P	A					4.3.4(L)
Outdoor storage (as a principal use)																		S	S					4.3.4(L)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																			P					
Incinerator		S																	S					
Landfill		S																	S	S				

Landspreading of wastes	S											S							
Recycling dropoff center										S	S		A		A	A			4.3.4(N)(1)
Recycling and salvage center	S											P							4.3.4(N)(2)
Salvage and junkyard												P							4.3.4(N)(3)
Tire disposal or recycling												S							4.3.4(N)(3)
Waste composting	S											P							
Wholesale sales																			
All uses												S	P	P	P				

¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

(Ord. No. 09-29, § 3(4.1.1), 9-28-2009; Ord. No. 12-06, § 3, 1-23-2012; Ord. No. 13-06, § 3, 5-6-2013; Ord. No. 14-08, § 3(Exh. A), 9-8-14; Ord. No. 16-04, § 3(Exh. A), 4-11-2016; Ord. No. 18-08, § 3(Exh. A), 4-9-2018; Ord. No. 19-31, § 3(Exh. A), 7-22-2019; Ord. No. 22-01, § 3(Exh. A), 10-11-2021; Ord. No. 22-12, § 3(Exh. A), 5-23-2022; Ord. No. 23-01, 3(Exh. A), 10-10-2022)

Sec. 4.2. - Use classifications, use categories and use types.

4.2.1 *Generally.*

(A) *Purpose.*

- (1) **Use classifications.** Use classifications organize land uses and activities into general use categories and specific use types based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. The use classifications provide a systematic basis for assigning present and future land uses into appropriate zone districts. Use classifications describe one or more uses having similar characteristics, but do not list every use or activity that may appropriately be within the classification. There are four use classifications in the table of allowed uses: residential uses, public and institutional uses, agricultural uses and business uses.
- (2) **Use categories.** The use categories describe the major subgroups of the use classification, based on common characteristics (e.g., the residential use classification is divided into two major use categories: household living and group living).
- (3) **Use types.** The use categories are divided into specific use types. The specific use types are included in the respective use category. They identify the specific uses that are considered to fall within characteristics identified in the use category.

(B) *Structure of this section.*

- (1) **Generally.** This section identifies each of the four use classifications in the Table of Allowed Uses (Table 4.1-1), and includes a section under each use classification identifying each use category. There are characteristics and examples subsections under each use category. (Use types are defined in Article 10, Definitions.)
- (2) **Principal use characteristics and accessory uses.** The characteristics subsection describes common characteristics of each use category. Principal uses are assigned to the use category that most closely describes the nature of the principal use. Also listed are examples of common accessory uses, which, unless otherwise stated in the LDRs, are allowed in conjunction with a principal use and are subject to the same standards as the principal use.
- (3)

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ERIC LIGMAN

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ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

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.

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

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

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BOSSHARDT

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COMMERCIAL & LAND DIVISION