

FULLY APPROVED DEVELOPMENT SITE

13157 NW 104th Terrace | Alachua, FL 32615



FOR SALE

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FULLY APPROVED DEVELOPMENT SITE

EXECUTIVE SUMMARY

13157 NW 104th Terrace | Alachua, FL 32615



OFFERING SUMMARY

Sale Price:	\$264,500
Available SF:	75,794 SF
Lot Size:	1.74 Acres
Price / Acre:	\$152,011
Zoning:	ILW
Market:	HWY 441 Alachua

PROPERTY OVERVIEW

1.74-acre fully approved development site conveniently located between N.W Gainesville and the City of Alachua. This site, located within Alachua Professional Center, offers favorable ILW zoning with close proximity to I-75 and other well-known developments, such as Tech City and Progress Center. The site is fully approved and ready for immediate construction for two separate 4500 SF stand-alone buildings. All permitting and plans have been approved through the City of Alachua building department. Plans include but are not limited to geotechnical tests, boundary surveys, landscape designs, site plans, elevations, tree mitigation, master stormwater layouts, and utility plans. For more details, please call the listing agent.

PROPERTY HIGHLIGHTS

- Fully Entitled
- Easy Access to I-75, Alachua, and the City of Gainesville
- ILW Zoning (Industrial Light Warehouse)*Page 9-17

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BUILDING A & B

13157 NW 104th Terrace | Alachua, FL 32615



FOR MORE INFORMATION:



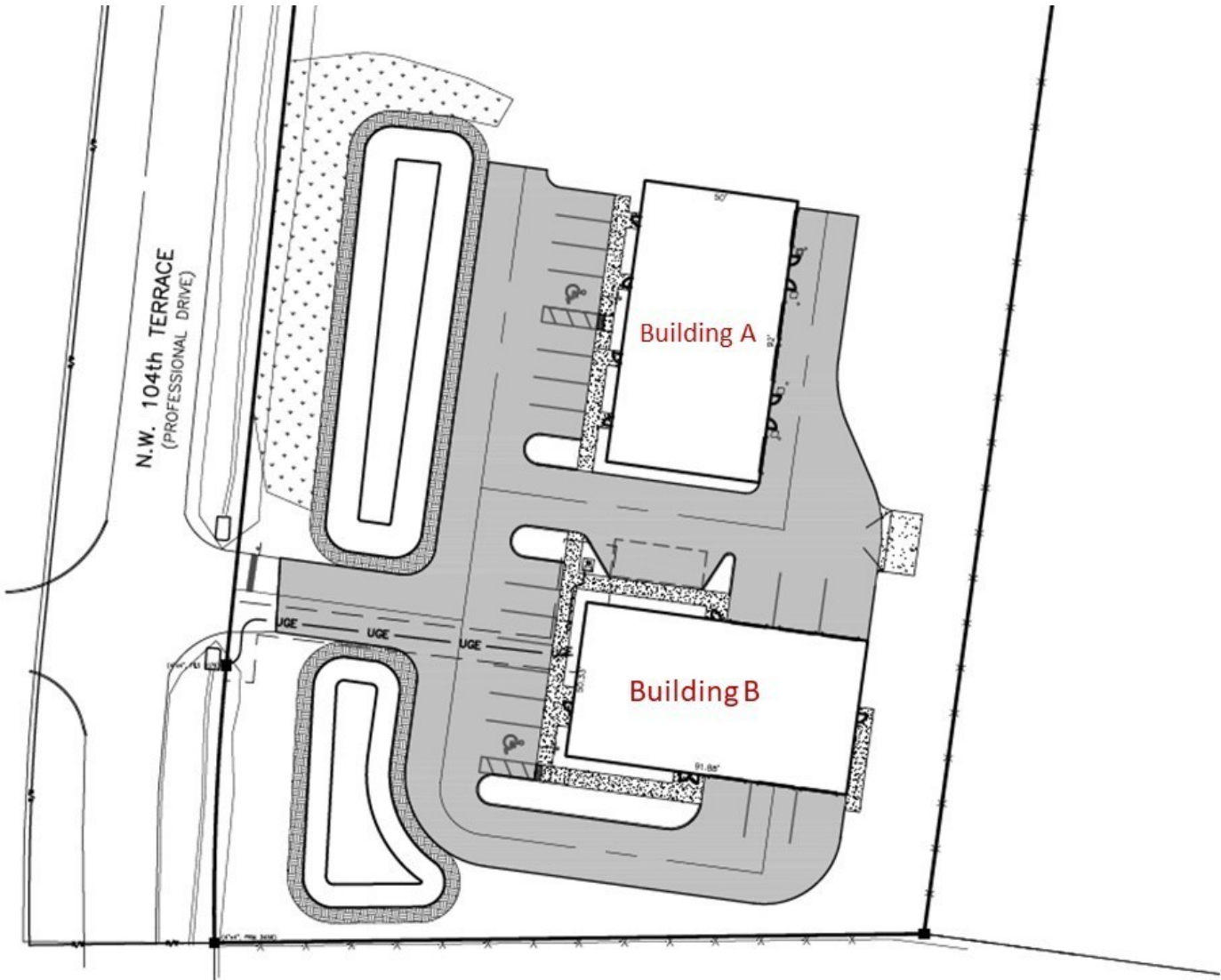
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APPROVED SITE PLAN

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ADDITIONAL PHOTOS

13157 NW 104th Terrace | Alachua, FL 32615

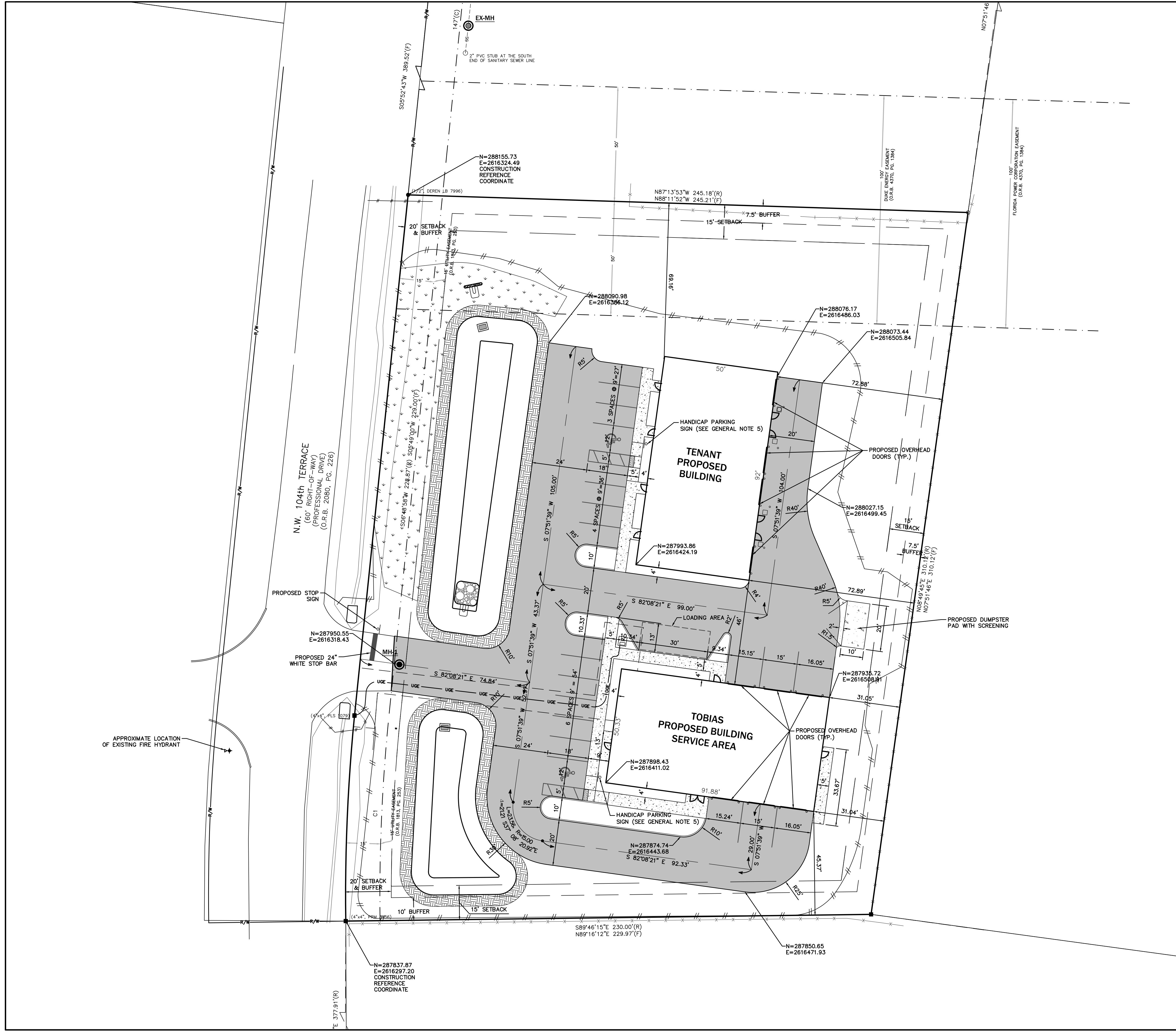


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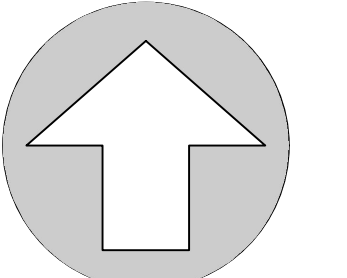


GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC ENGINEERING DEPARTMENT.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.
5. HANDICAP PARKING SPACES SHALL HAVE VAN ACCESSIBLE PARKING SIGNS.



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafll.com



NORTH

SCALE: 1" = 20'



GRAPHIC SCALE

No.	Date	Comment

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN

Designed: DJM Sheet No.:

Drawn: LBO/MAB

Checked: TAR

Date: 2/18/2022

C200

LEGEND

- SILT FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALKS
- PEGGED SOD

e:\projects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Plans\Current\DWG\G210811.dwg, C200 - DIM, 2/18/2022 9:34:03 AM, engineer13

FULLY APPROVED DEVELOPMENT SITE

TOPO

13157 NW 104th Terrace | Alachua, FL 32615



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Table 4.1-1. Table of Allowed Uses																				
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																				
Use Category/Use Type	CITY	Residential						Business						Planned Development				Use Specific Standards (Sec. 4.3)		
		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			A	A	A	A		
Cottage neighborhood											P								4.3.1(A)(5)	
Dwelling, manufactured home	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)(1)	
Dwelling, multiple-family				S		P	P	P		P	P	P			A	A	A	A	4.3.1(A)(3)	
Dwelling, single-family attached				P		P	P	P		P	P	P			A	A	A		4.3.1(A)(3)	
Dwelling, single-family detached	P	P	P	P		P	P	P		P	P					A	A		4.3.1(A)(4)	
Dwelling, townhouse			S	S	S		P	P	P		P	P			A	A	A		4.3.1(A)(3)	
Dwelling, two- to four-family			S	S	P		P	P	P		P	P			A	A	A		4.3.1(A)(3)	
Mobile home park						P													4.3.1(A)(1)	
Upper story						P	P	P	P	P	P				A		A	A		

dwelling																										
Group living																										
Co-housing	P																			4.3.1(B)(1)						
Community residential home (6 or fewer residents)	P	P	P	P	P	P	P	P	P	P	P								A	A	4.3.1(B)(2)(b)					
Community residential home (7—14 residents)					S	S			P	P	P										4.3.1(B)(2)(c)					
Dormitory	P								S	P									S		A	A	4.3.1(B)(3)			
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	S	S	S	P	P				P	A	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	S							A	A	A	A	
Child care center	S		S	S	S	S	S	S	P	P	P	P	P	P					P			A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)	S	S	S	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							A	4.3.2(B)(1)		
Educational facilities																					
College or university				S		P	P	S		P	P	P	P	P	P	P	P	A	A	A	
School	P	S	S	S	P	P	P	P			P	P						P	A	A	A
Vocational school				S	S	S	P	P	S	P	P	P	P	P	P	P	P	P	A	A	A
Government facilities																					
Government maintenance, storage, and distribution facility											S	S	P	P	P	P	P	A		A	
Government office									P		P	P	P	P				P	A	A	A
Post office				S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	A	A
Health care facilities																					
Blood collection facility													P	P	P	P		A		A	
Birth center										P	S	P	P	P	P			A	A	A	
Hospital	S				S	S				P	P							P	A	A	A
Medical and dental clinic									P	S	P	P	P	P				A	A	A	
Medical and dental lab											P	P	P	P	P			A		A	
Medical marijuana dispensing																					
Outpatient facility					S	S			S	P	P	P						A	A	A	

Institutions																					
Assisted living facility	S			S	S					P	P	S							A	A	A
Auditorium													S	P	P	S	P	P	A		A
Convention center													S	P	P	S	P	S	P	A	A
Drug and alcohol treatment facility														P							
Nursing home	S									S	S	P		P	P				A	A	
Psychiatric treatment facility														P					A		
Religious institution, with seating capacity less than 300 in sanctuary or main activity area	P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities	P	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	A	A
Parks and open areas																					
Arboretum	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A

Botanical garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Cemetery, columbaria, mausoleum	P			S	S	S	S	S		P	P						P				
Community garden	P	P	P	P	P	P	P	P	P					P			P		A	A	A
Golf course, public	P	P	P	P	P	P	P	P	P				P	P	P		P	A	A	A	A
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Public square	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Recreational trail	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, nonintensive	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	A	A	A	A	
Public safety																					
Fire and EMS		P	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Police station		P	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Substation for fire and City police		P		S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Transportation																					
Airport		S										S	S			S	P				A
Airplane landing strip		S										S	S			S	P	A	A		A
Helicopter landing facilities		S					S	S			S	S	S	S	S	S	P	A			A
Passenger terminal, surface transportation									S		P	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	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(0)(1)	
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	P	P	P	P	P	A	A	A	A	4.3.2(0)(1)	
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	P	P	P	P	P	A	A	A	A	4.3.2(0)(1)	
Railroad right-of-way	P	P	P	P	P	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	S	S	S	S	P	P	A	A	A	A	4.3.2(0)(3)	
Utility, minor	P	P	P	P	P	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(0)(4)	
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)(1)
Agri-entertainment	P																4.3.3(A)(1)
Custom operator	P																4.3.3(A)(1)
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)(1)
Farm co-op	P																4.3.3(A)(1)
Farm machinery repair	S																4.3.3(A)(1)
Farm market	P														A		4.3.3(A)(1)
Farm produce stand	P														A		4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																4.3.3(A)(1)
Nursery,	S															A	4.3.3(A)

commercial																	(1), (4)
Nursery, production	P	S	S	S	S	S						P					4.3.3(A)(1), (4)
Pet farm	P																4.3.3(A)(1)
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)(1)
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)(1)
Equestrian facility	P																4.3.3(B)(2)
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)(4)
Stable	P																4.3.3(B)(3)
Animal sales, service and care																	
Animal hospital	P											P	S			A	4.3.3(C)(1)

Animal shelter	S								S	P					A			4.3.3(C)(2)		
Animal grooming	P								P	P	P				P					
Kennel, indoor	P		S	S		S	P		S	P	P				A	A		4.3.3(C)(3)		
Kennel, outdoor	P								P	P	P				A			4.3.3(C)(4)		
Veterinary clinic	P								P	P	P	P			A	A		4.3.3(C)(5)		
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)(1)	
Restaurant, with drive-through or drive-in service									P		P	S	S		A			A	4.3.4(A)(2)	
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	P	P		P	S	A	A	A	4.3.4(B)(1)
Rural agricultural corporate retreat	P																			4.3.4(B)(2)
Industrial services																				
Building, heating, plumbing, or electrical contractors												P	P	P		A				

Electric motor repair																		P				4.3.4(C)(1)		
Fuel oil distributor																			P					
General industrial service														P	P	P	P	P	P				A	
Heavy equipment sales, rental, or repair																		P		P			4.3.4(C)(2)	
Laundry, dry cleaning, and carpet cleaning facilities														P	P	P							A	4.3.4(C)(3)
Machine shop																S				P				4.3.4(C)(1)
Repair of scientific or professional instruments														S		S	P	P	P		A			A
Tool repair																S	P	P	P					4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																				S				4.3.4(D)(1)
Manufacturing, heavy ¹																				P				4.3.4(D)(1)
Manufacturing, light																			P	P	P		A	A
Medical marijuana processing																								
Medical radioisotope laboratory																			P					
Non-medical marijuana																								

Gasoline sales											S	P	P	P		S	S	A	A	4.3.4(J)(6)
Recreational vehicle rental and sales														P			P	A		4.3.4(J)(2)
Taxicab service													P	P	P			A		
Tire sales and mounting												P		P				A		4.3.4(J)(7)
Towing service														P				A		4.3.4(J)(8)
Transmission or muffler shop														P				A		4.3.4(J)(7)
Truck or tractor rental or sales														P		P				4.3.4(J)(2)
Visitor accommodations																				
Bed and breakfast	P	S	S	S	S		S	S	S	S		P	P				A	A	A	4.3.4(K)(1)
Bed and breakfast inn							S	S	S	S		S	P				A	A		4.3.4(K)(2)
Hotel or motel											S	P	P	P			A	A	A	4.3.4(K)(4)
Warehouse and freight movement																				
Cold storage plant																			P	
Parcel services													P	P	P	P		A		4.3.4(L)(1)
Truck or freight terminal																S	P			4.3.4(L)(1)
Warehouse (distribution)													P	P	P					4.3.4(L)(1)
Warehouse (storage)													P	P	P		A			4.3.4(L)(1)
Outdoor storage (as a principal use)																S	S			4.3.4(L)(2)

Waste-related services																						
Energy recovery plant																			S			
Hazardous waste collection sites																			P			
Incinerator																		S				
Landfill																		S	S			
Landspreading of wastes																		S				
Recycling dropoff center																S	S	S	A	A	A	4.3.4(M)(1)
Recycling and salvage center																		S		P	4.3.4(M)(2)	
Salvage and junkyard																			P		4.3.4(M)(3)	
Tire disposal or recycling																			S		4.3.4(M)(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.																						

FULLY APPROVED DEVELOPMENT SITE

DEMOGRAPHICS MAP & REPORT

13157 NW 104th Terrace | Alachua, FL 32615

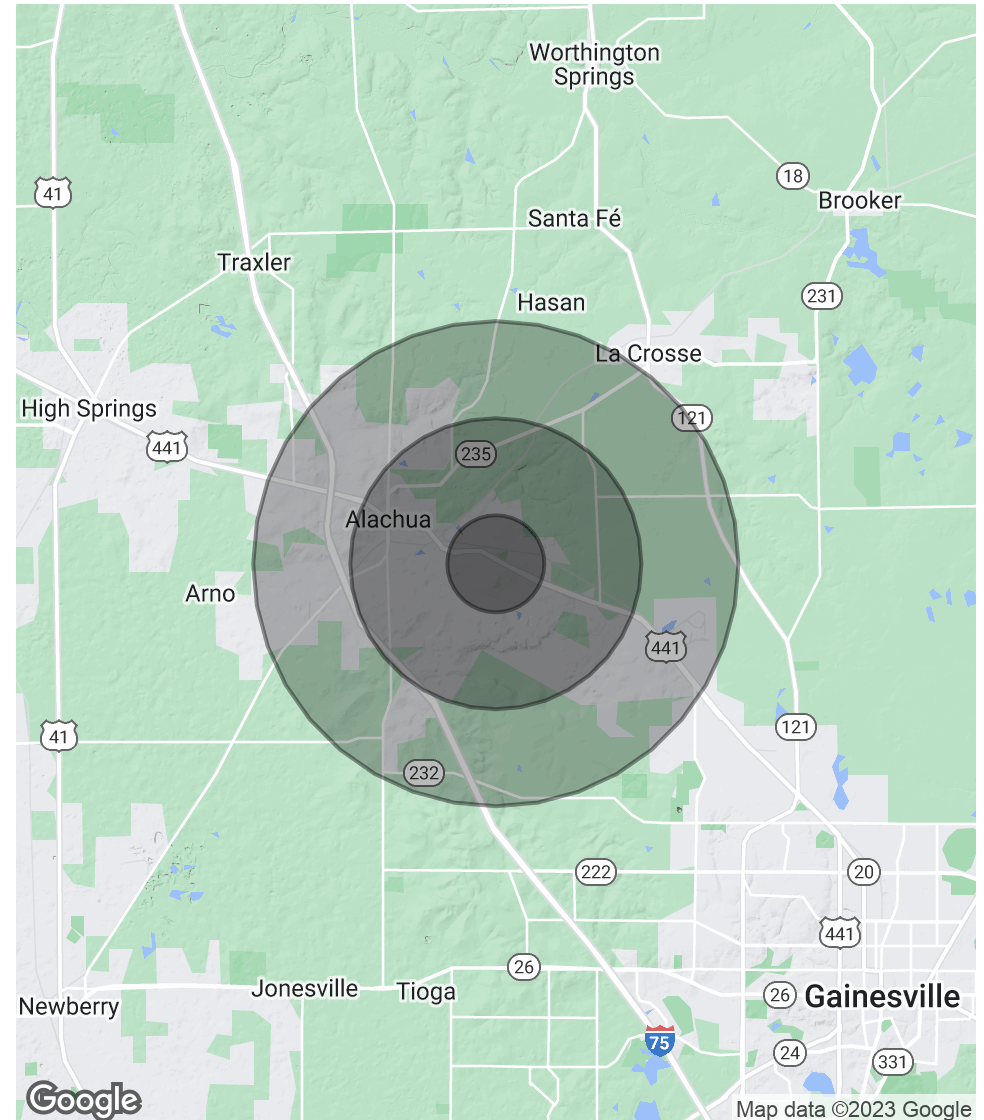
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	827	4,951	11,408
Average Age	35.9	38.0	39.7
Average Age (Male)	37.8	38.6	39.4
Average Age (Female)	34.6	36.9	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	391	2,236	4,928
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$67,398	\$69,635	\$71,886
Average House Value	\$210,614	\$220,718	\$215,521

* Demographic data derived from 2020 ACS - US Census



FOR MORE INFORMATION:



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Director

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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

Bosshardt Realty Services

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Gainesville, FL 32653
352.371.6100

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