

ALACHUA PROFESSIONAL CENTER

13600 NW 104th Terrace | Alachua, FL 32615



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER

LAND DEVELOPMENT

13600 NW 104th Terrace | Alachua, FL 32615



OFFERING SUMMARY

Minimum Divisible: 1 Acre

Maximum: 2.35 Acres

Zoning: CI or ILW (see page 3)

Market: City of Alachua

PROPERTY OVERVIEW

Pad-ready sites available for immediate construction and located within the city limits of Alachua. Conveniently located on HWY 441 with easy access to I-75, Progress Park and the University of Florida. ALL infrastructure in place with CI and ILW Zonings. All lot sizes below shall be subject to survey.

- Lot #1 1.8 AC \$199,000 (\$110,555/acre) Zoned CI
- Lot #3: 1.31 AC \$89,000 (\$68,000/acre) Zoned CI
- Lot #4: 1.1 AC \$78,000 (\$70,909/acre) Zoned CI (County Maps read ILW which is incorrect)
- Lot #5: 2.38 AC \$147,560 (\$62,000/acre) Zoned ILW - Sold
- Lot #6 2.35 AC \$145,700 (\$62,000 per acre,) Zoned ILW - Pending

PROPERTY HIGHLIGHTS

- Situated in the City of Alachua within the Gainesville Metropolitan Area
- Close to Progress Park which is the home of 30 plus companies (1,100 employees)

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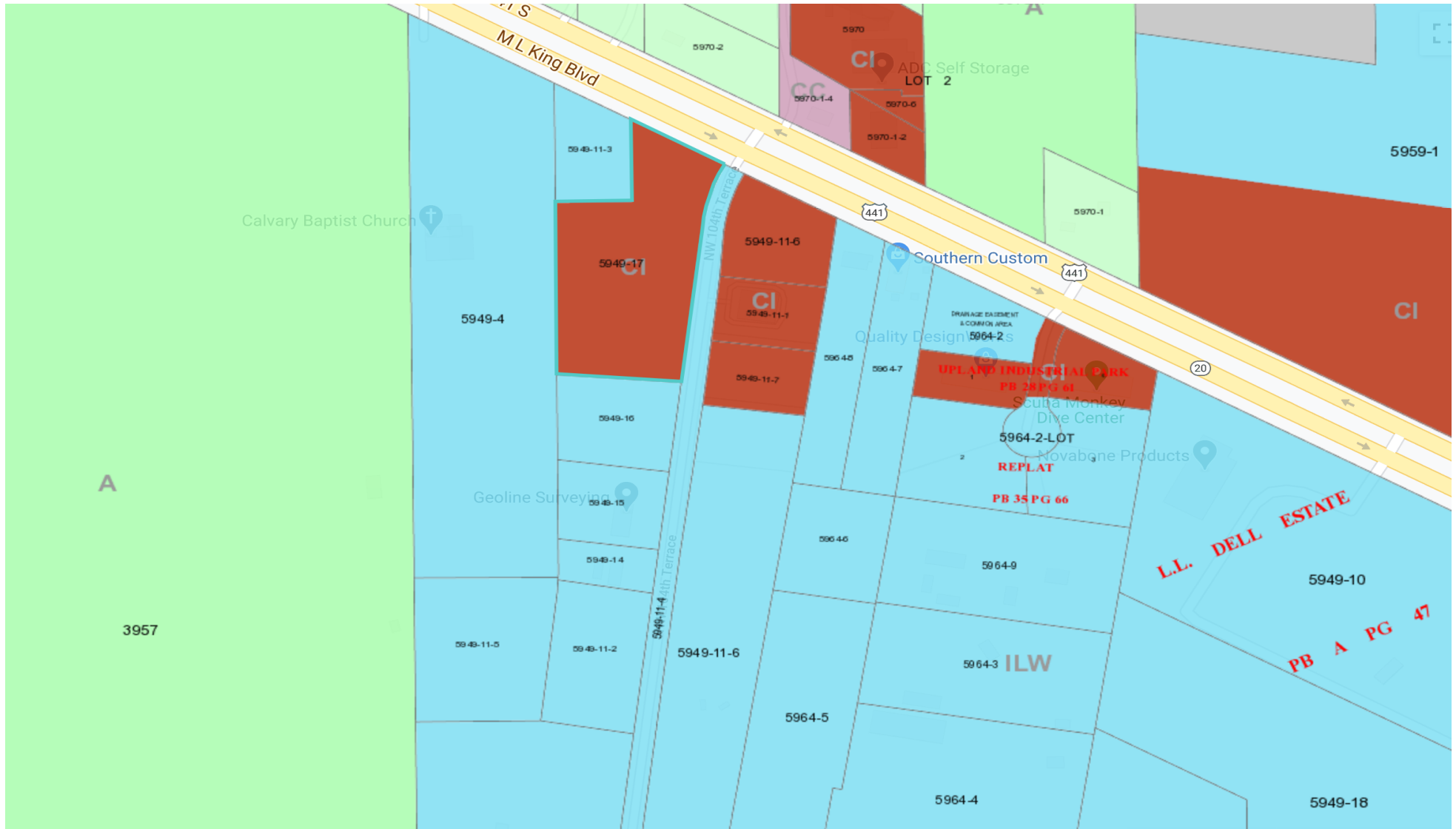
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ZONING MAP

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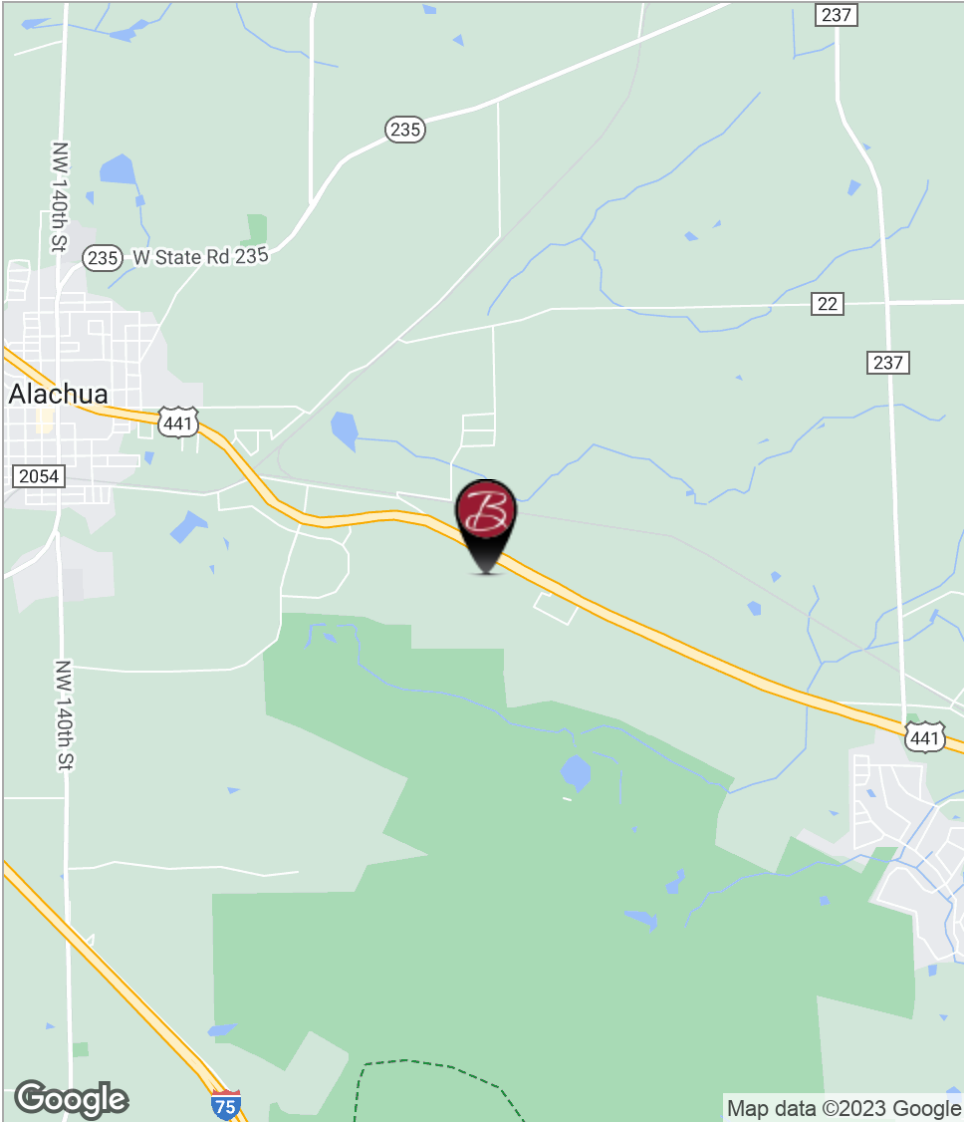
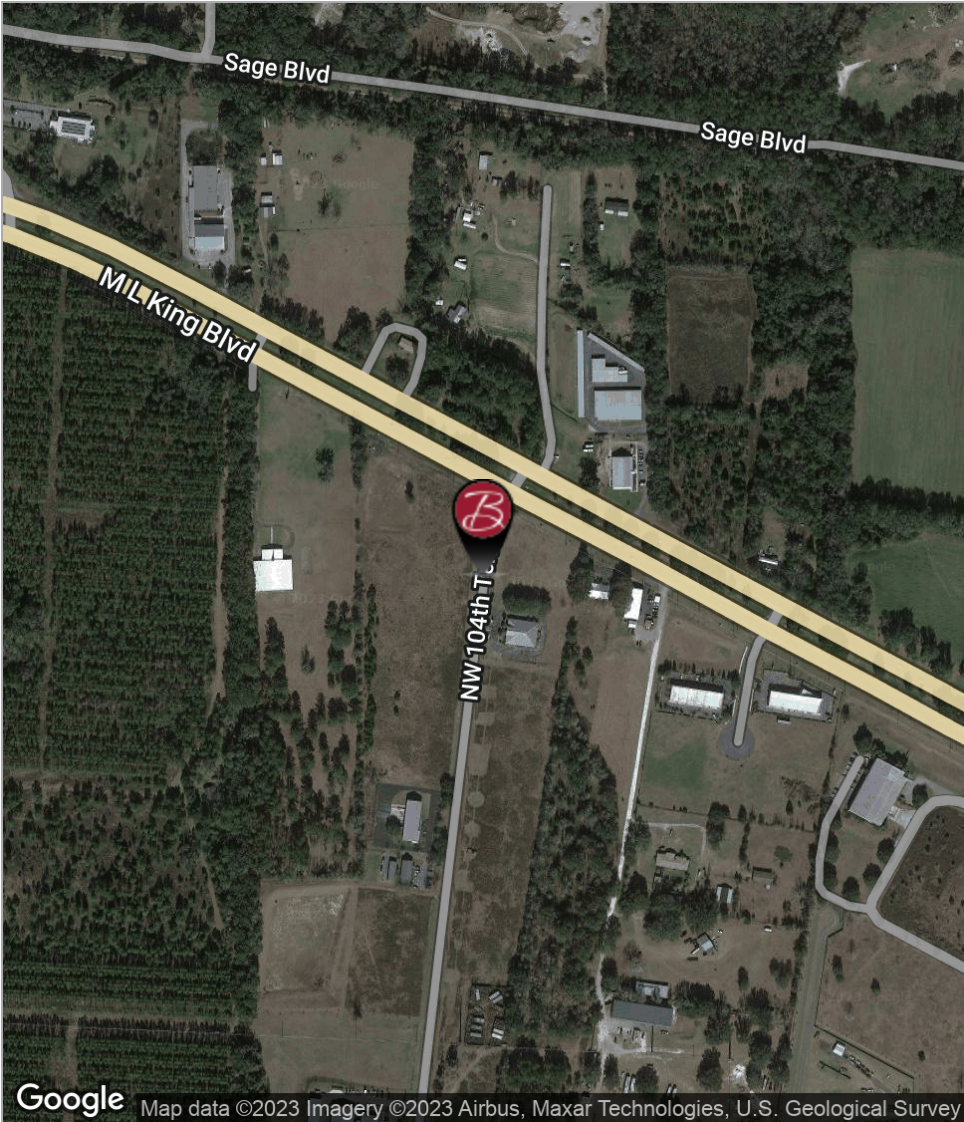
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LOCATION MAPS

13600 NW 104th Terrace | Alachua, FL 32615



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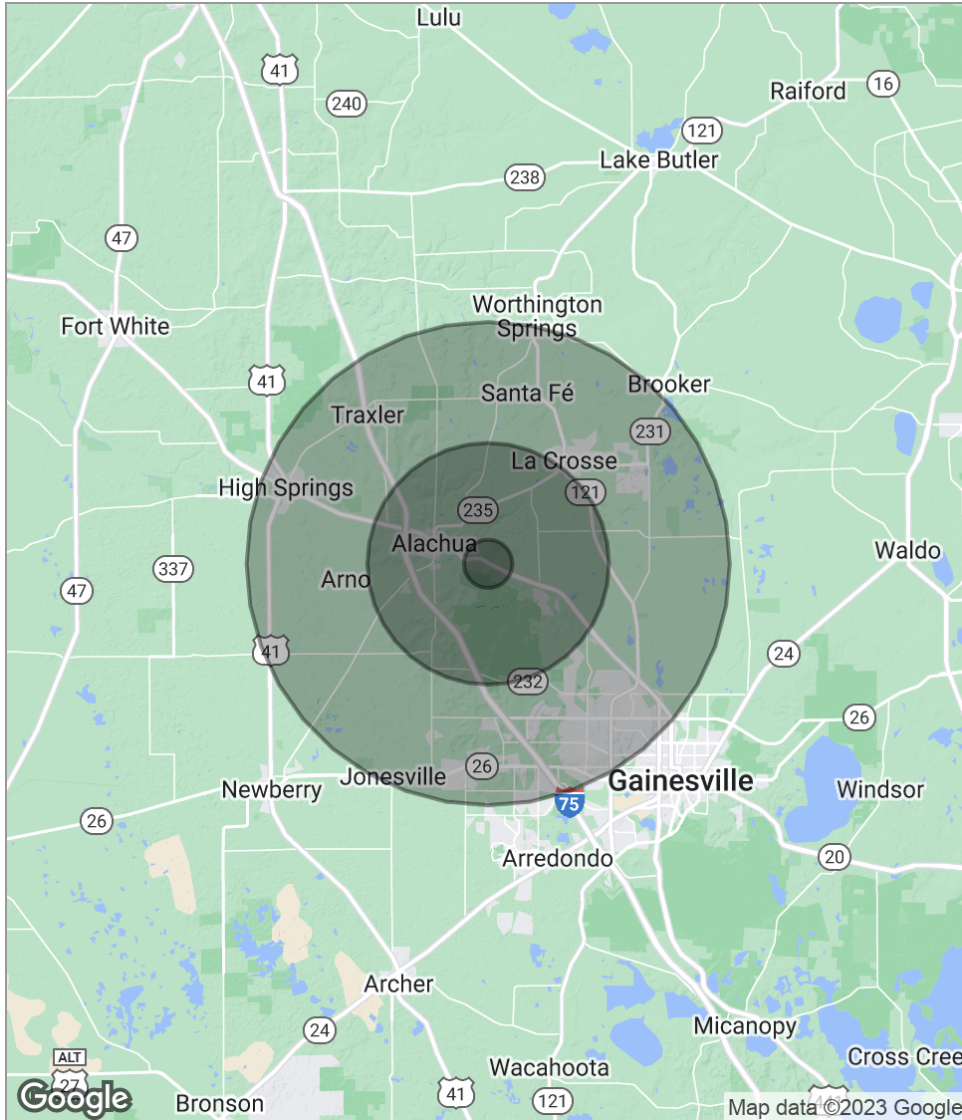
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DEMOGRAPHICS MAP

13600 NW 104th Terrace | Alachua, FL 32615



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	436	12,010	102,244
Median age	38.8	40.7	38.3
Median age (Male)	33.6	37.3	36.3
Median age (Female)	42.7	42.9	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	171	4,847	42,823
# of persons per HH	2.5	2.5	2.4
Average HH income	\$80,335	\$79,513	\$74,185
Average house value	\$272,797	\$261,554	\$242,872

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

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ERIC LIGMAN

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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)

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