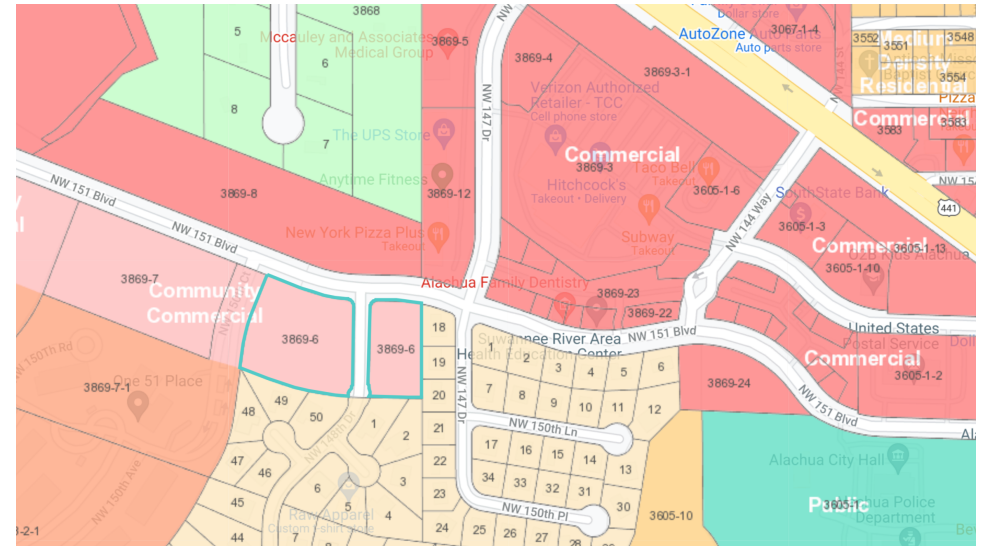


DEVELOPMENT SITES- CITY OF ALACHUA

EXECUTIVE SUMMARY

1500 NW 151st Ave Boulevard | Alachua, FL 32615



OFFERING SUMMARY

0.97 Lot Sales Price:	\$164,500
2.4 Lot Sales Price:	\$297,500
Lot Size:	3.37 Acres Total
Zoning:	Community Commercial
Zoning:	Community Commercial

PROPERTY OVERVIEW

Introducing two promising commercial properties located at the entrance of Windswept Hills subdivision, Alachua, Florida. These properties are just moments away from the popular Hitchcock's, offering an unmatched location and potential for growth.

The first property, spanning 0.97 acres on the eastern side of NW 148th Drive, promises high visibility, traffic, and constant customer flow due to its proximity to downtown Alachua. The adjacent property on the western side sprawls across 2.4 acres, featuring the same premium qualities. Both properties come with an approved site plan and PUD zoning, making them suitable for various developments such as medical facilities, offices, and retail spaces. Compliant with the Community Commercial District Zoning regulations, these sites offer a perfect blend of functionality and aesthetics, including controlled traffic movement, ample parking, pedestrian-friendly facilities, and beautiful landscaping. They also protect neighboring residential areas from potential adverse effects. Strategically located along major arterials, these properties represent a developer's dream. Seize this rare opportunity to become part of Alachua's thriving commercial landscape, where community engagement, business success, and scenic beauty intersect.

FOR MORE INFORMATION:



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Director
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DEVELOPMENT SITES- CITY OF ALACHUA

ADDITIONAL PHOTOS

1500 NW 151st Ave Boulevard | Alachua, FL 32615



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DEVELOPMENT SITES- CITY OF ALACHUA

ALACHUA FLORIDA

1500 NW 151st Ave Boulevard | Alachua, FL 32615



Google

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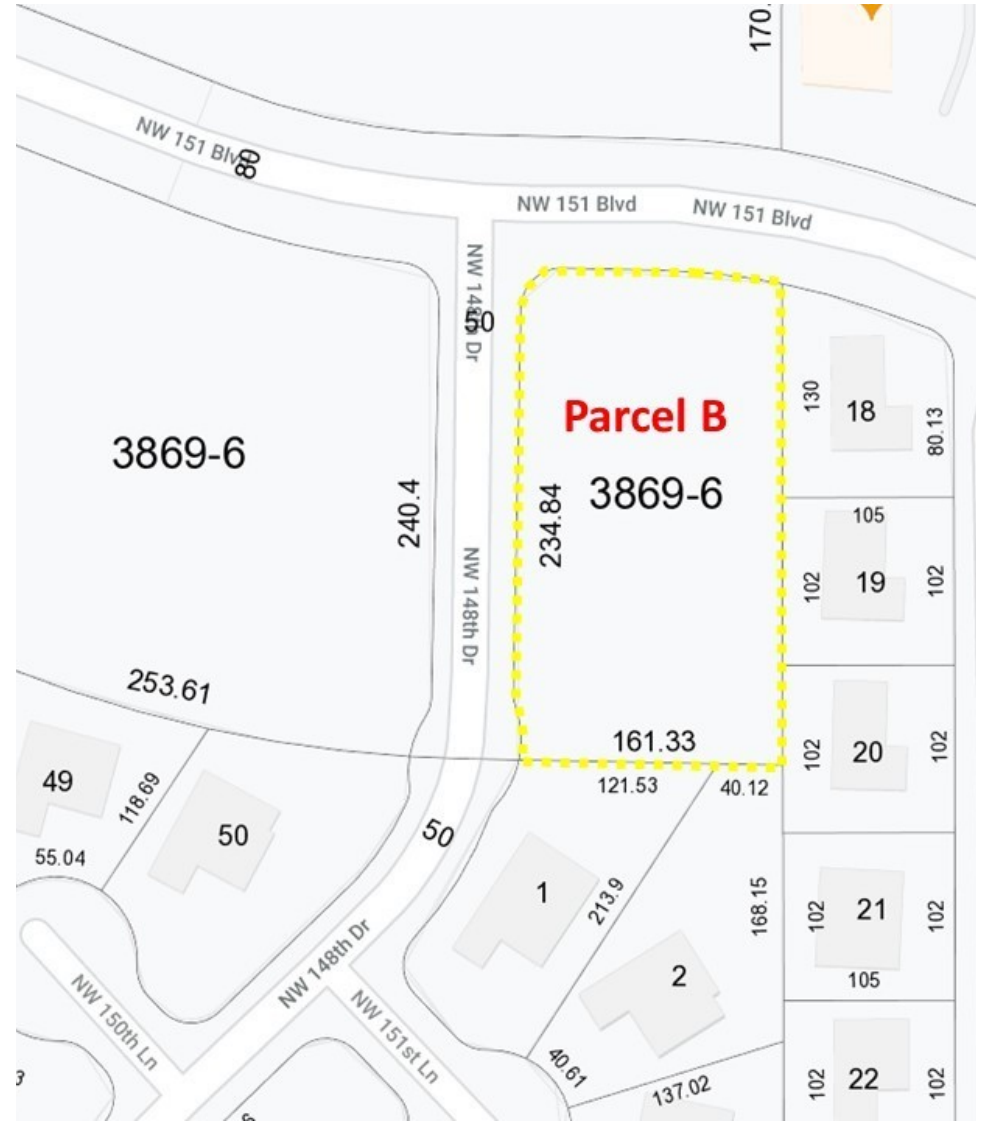
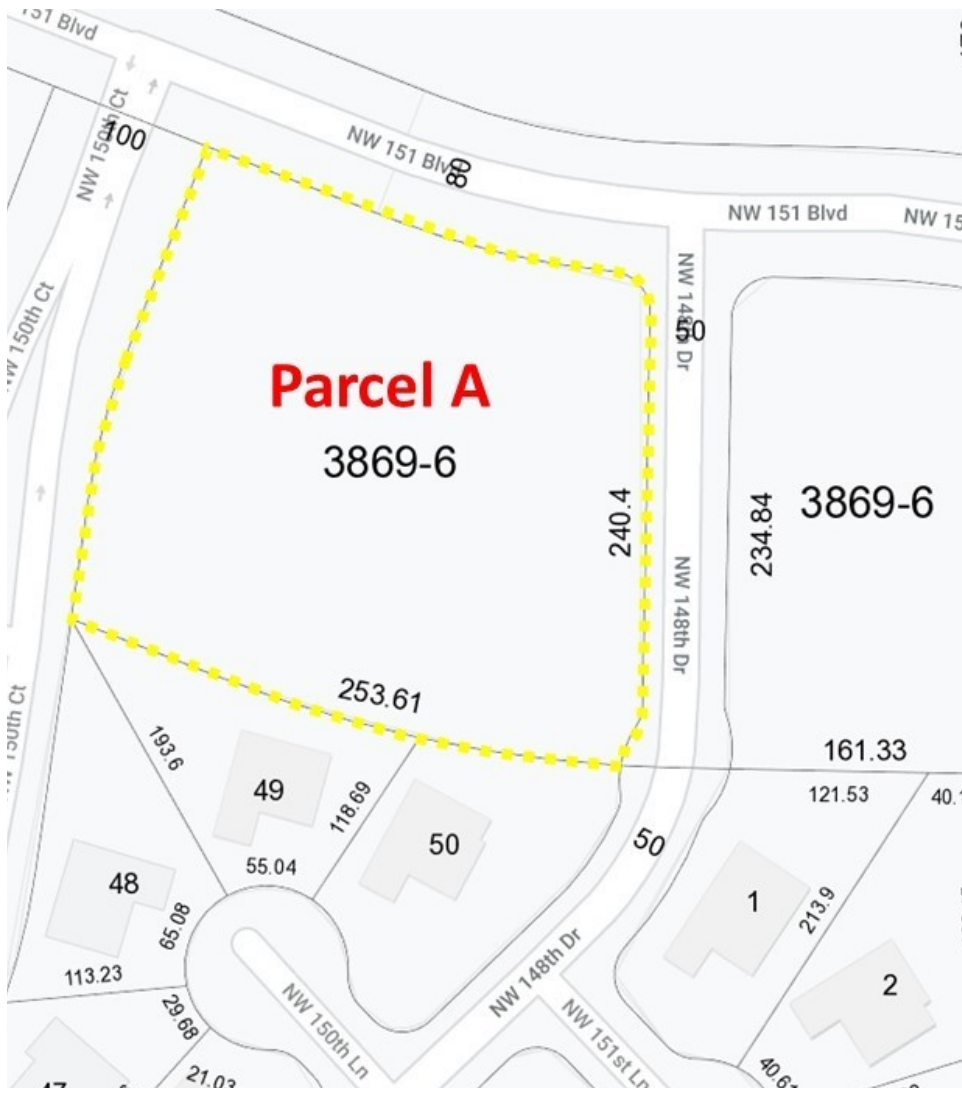
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DEVELOPMENT SITES- CITY OF ALACHUA

1500 NW 151st Ave Boulevard | Alachua, FL 32615



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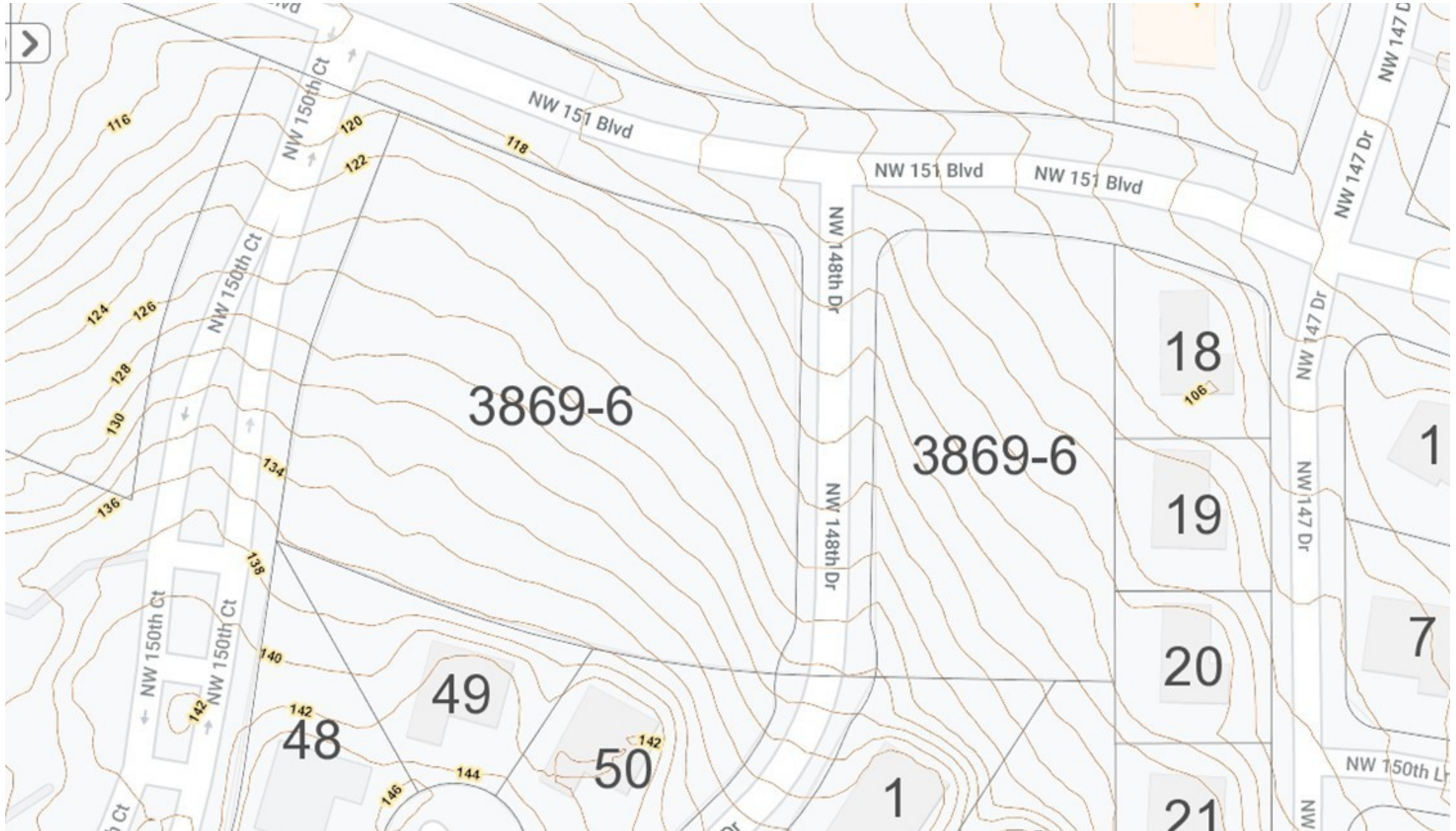
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DEVELOPMENT SITES- CITY OF ALACHUA

TOPO

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

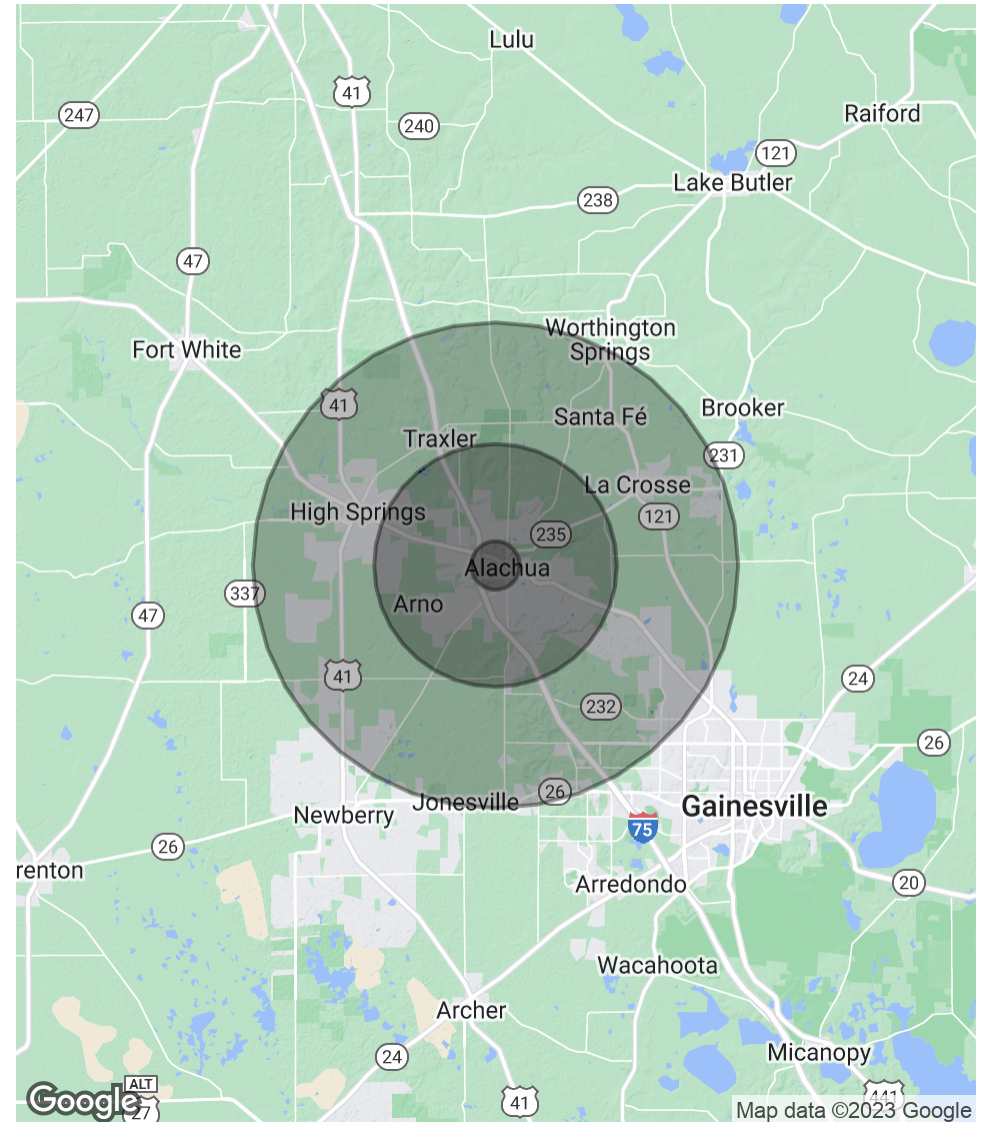
POPULATION

	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

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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. 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
National Association of Realtors (NAR)

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