

COTTAGE DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

8717 Southwest Archer Road | Gainesville, FL 32608



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	7.56 Acres
Density	60 Cottages
Unit cost	\$20,830/unit
Market:	S.W Archer Road
Submarket:	Archer Road- South of Haile
Pre-App Meeting w/ County	In Favor of Cottage Dev.

PROPERTY OVERVIEW

7.56-acre cottage development site located on S.W. Archer Road, near the University of Florida and major attractions such as Celebration Pointe and Butler Plaza, among others. The future land use designation for the property is Low-Density Residential (LDR), which permits a wide variety of residential uses. This includes single-family detached and attached unit types. Moreover, cottage neighborhoods and traditional neighborhood developments are also permitted.

PROPERTY HIGHLIGHTS

- Utilities are available to serve the site for urban development and is within the Gainesville Regional Utilities (GRU) service area for potable water, wastewater, and electricity.
- Located in a residential area, the property's small size makes a mixed-use development less ideal. Developing it into a dense, residential cottage neighborhood—popular in Alachua County and capable of double the density of standard subdivisions (8 units per acre vs. 4)—emerges as the most viable and strategic use.

FOR MORE INFORMATION:



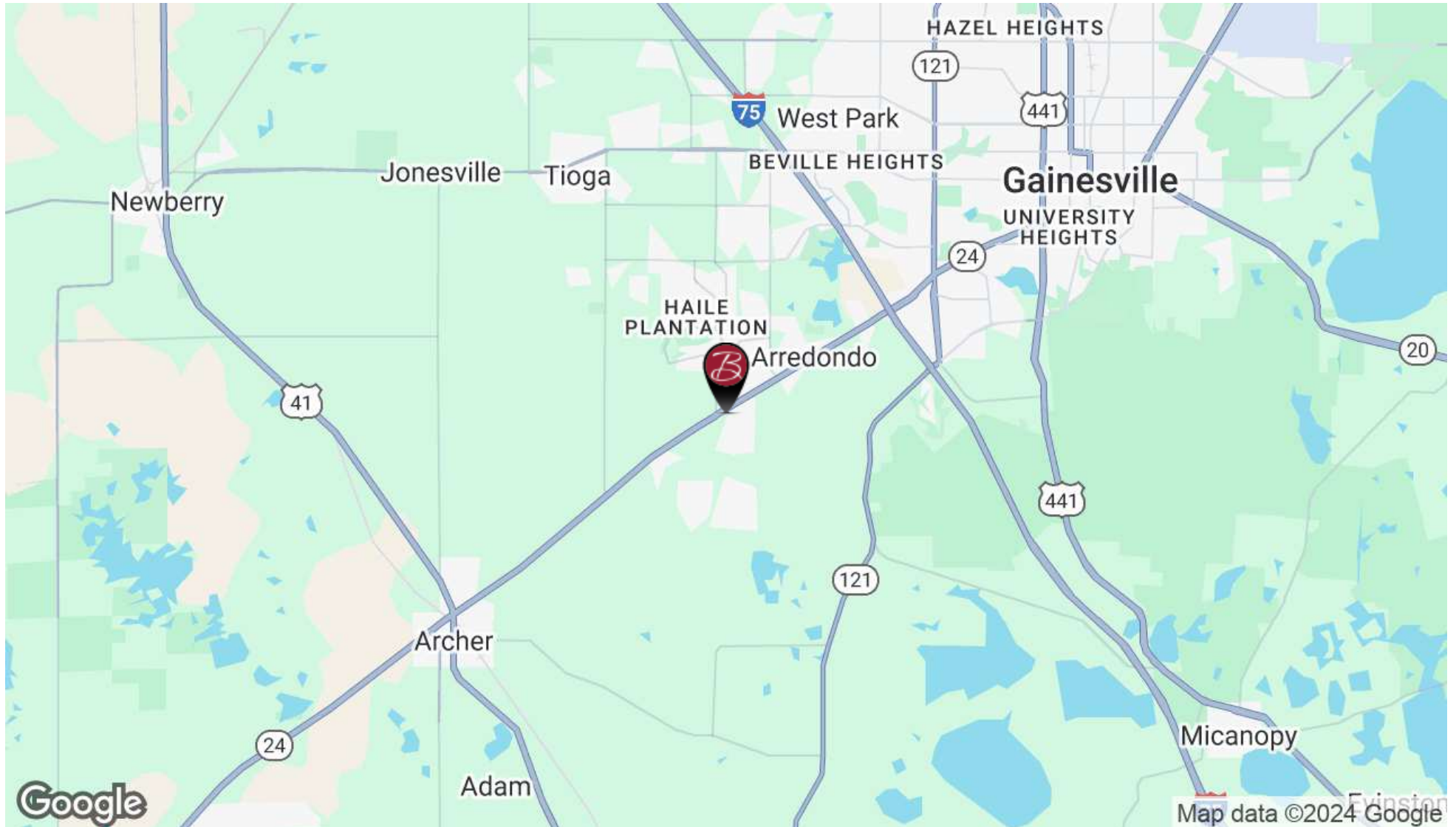
Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

COTTAGE DEVELOPMENT OPPORTUNITY

8717 Southwest Archer Road | Gainesville, FL 32608



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

COTTAGE DEVELOPMENT OPPORTUNITY

8717 Southwest Archer Road | Gainesville, FL 32608



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com

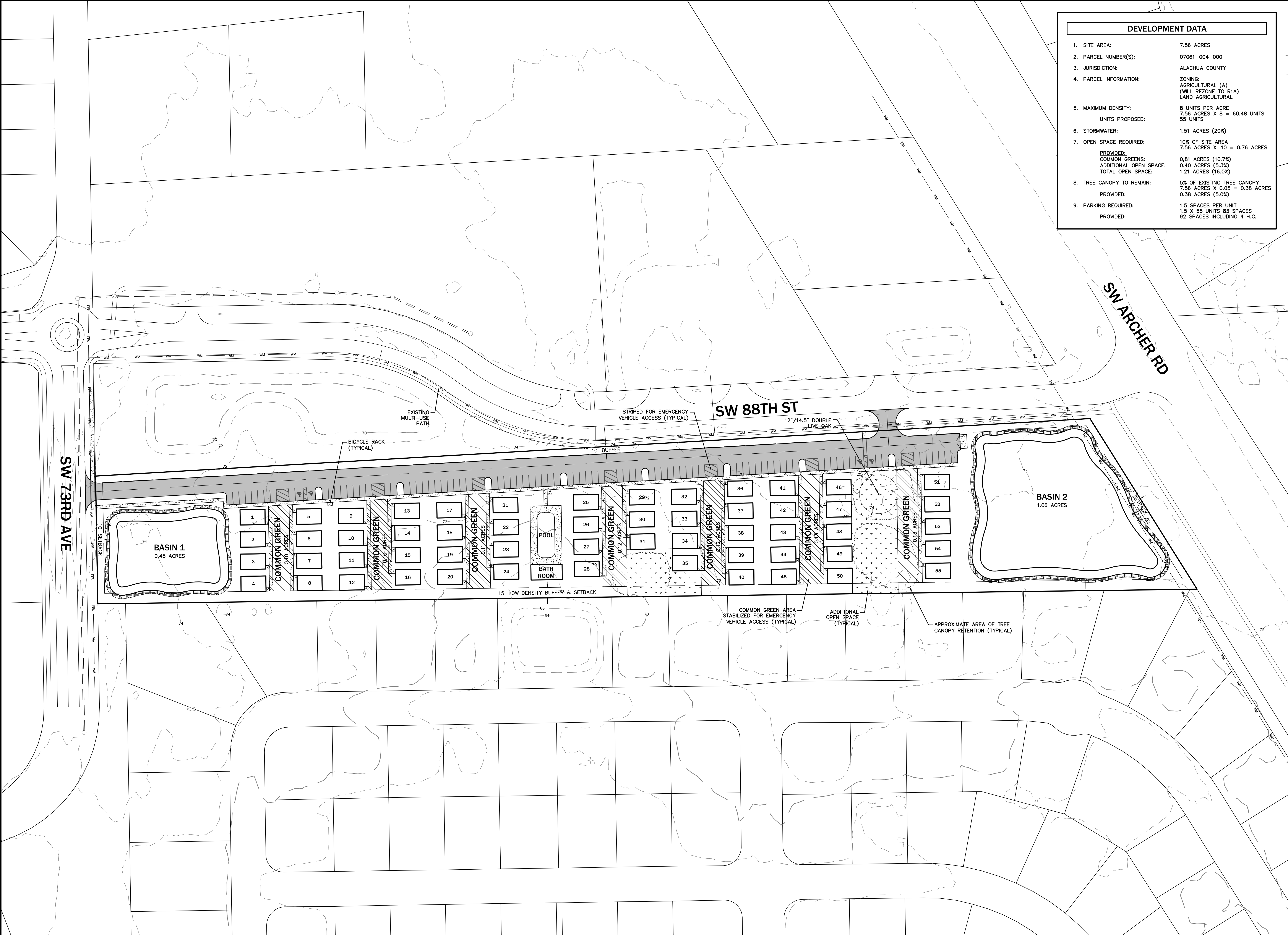


BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION

\\s\Eng\projects\Archer Road Cottages Jack Imperatore\Plans\Current\DWG\Concept Plan\A24134\1.dwg, C810 - CONCEPT TOPO, 9/4/2024 10:58:05 AM, TAR

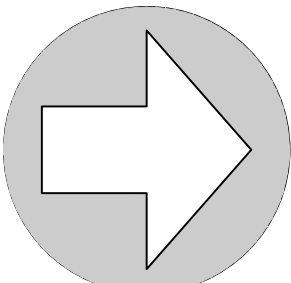


DEVELOPMENT DATA	
1. SITE AREA:	7.56 ACRES
2. PARCEL NUMBER(S):	07061-004-000
3. JURISDICTION:	ALACHUA COUNTY
4. PARCEL INFORMATION:	ZONING: AGRICULTURAL (A) (WILL REZONE TO R1A) LAND AGRICULTURAL
5. MAXIMUM DENSITY:	8 UNITS PER ACRE
UNITS PROPOSED:	7.56 ACRES X 8 = 60.48 UNITS 55 UNITS
6. STORMWATER:	1.51 ACRES (20%)
7. OPEN SPACE REQUIRED:	10% OF SITE AREA 7.56 ACRES X .10 = 0.76 ACRES
PROVIDED:	
COMMON GREENS:	0.81 ACRES (10.7%)
ADDITIONAL OPEN SPACE:	0.40 ACRES (5.3%)
TOTAL OPEN SPACE:	1.21 ACRES (16.0%)
8. TREE CANOPY TO REMAIN:	5% OF EXISTING TREE CANOPY 7.56 ACRES X 0.05 = 0.38 ACRES
PROVIDED:	0.38 ACRES (5.0%)
9. PARKING REQUIRED:	1.5 SPACES PER UNIT 1.5 X 55 UNITS 83 SPACES
PROVIDED:	92 SPACES INCLUDING 4 H.C.



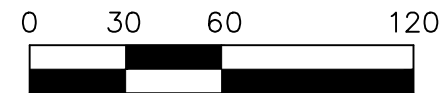
eda
consultants inc.

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



NORTH

SCALE: 1" = 60'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

EngineerCertificate No.

Project No:24-134

Project phase:CONCEPTUAL

Project title:ARCHER ROAD COTTAGES
ALACHUA COUNTY

Sheet title:CONCEPT PLAN WITH TOPO V1

Designed: TAR

Drawn: NJG/TAR

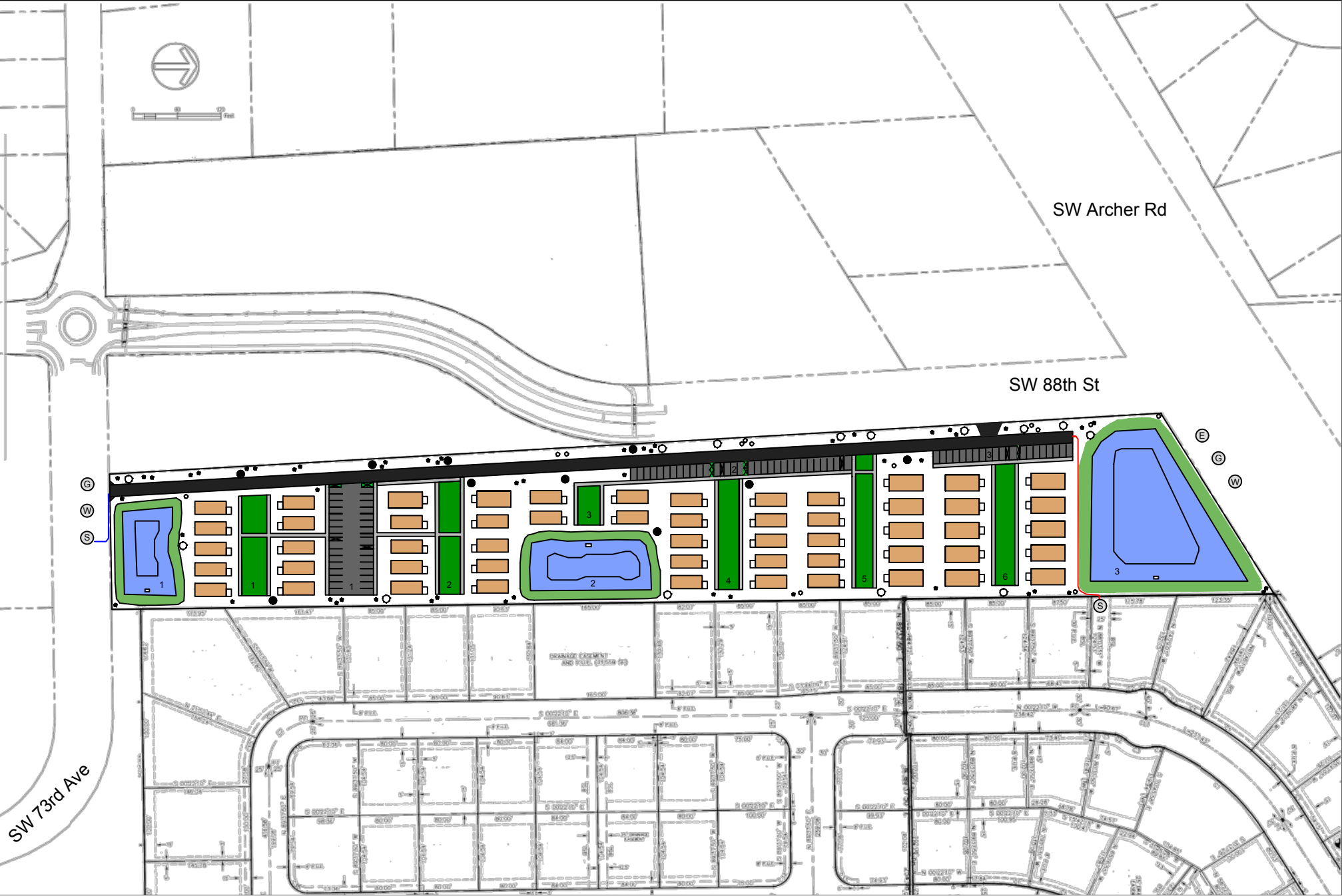
Checked: TAR

Date:09/04/24

Sheet No.:C810

Archer Road Cottage Neighborhood

- | | | |
|--|--|---|
|  Cottage |  Driveway |  Clay Electric |
|  Greenspace |  Parking Lot |  GRU Gas |
|  Walking Path |  Sidewalk |  GRU Water |
|  Stormwater |  Trees & Shrubs |  GRU Sewer |



COTTAGE DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS MAP & REPORT 8717 Southwest Archer Road | Gainesville, FL 32608

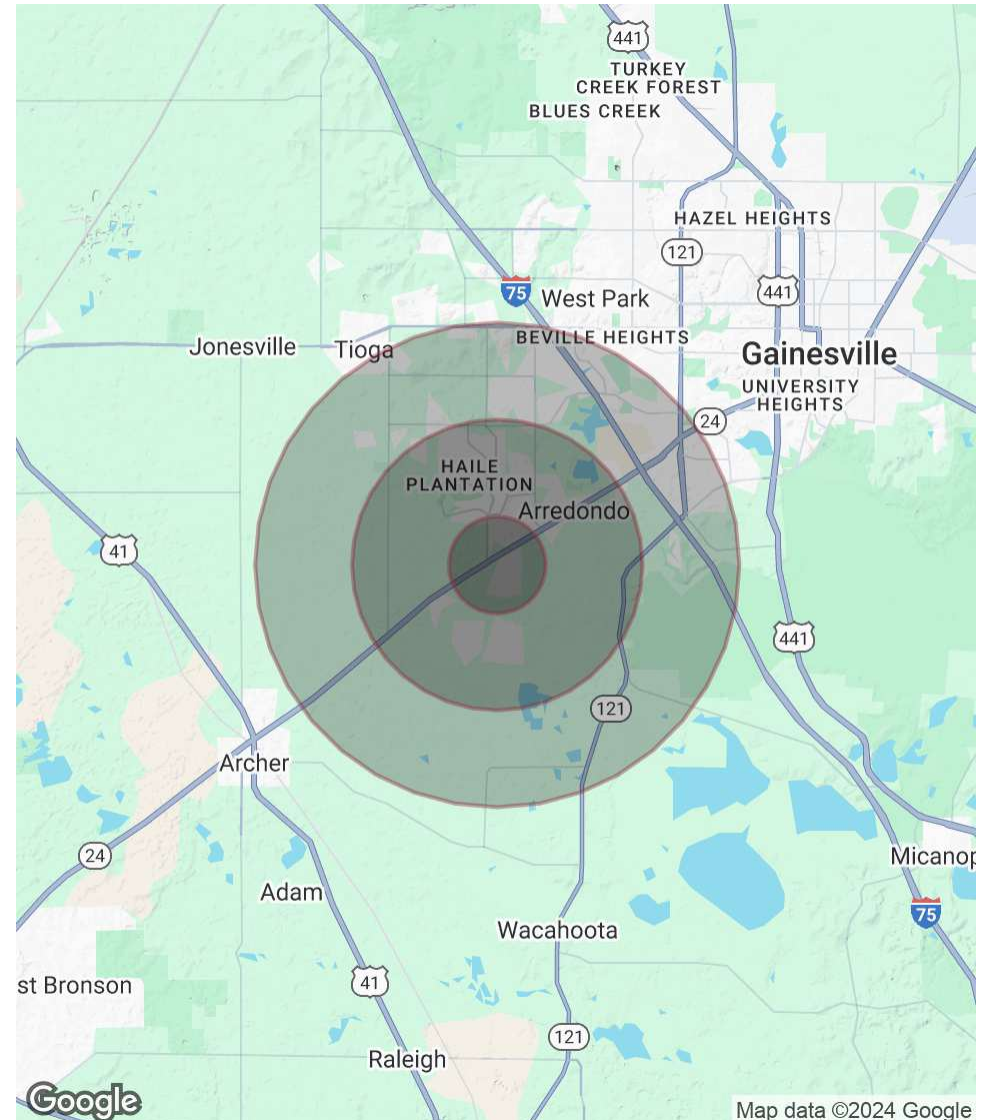
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,702	21,703	66,537
Average Age	29.4	37.9	32.9
Average Age (Male)	28.3	37.5	33.2
Average Age (Female)	29.7	38.4	33.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,193	8,646	31,385
# of Persons per HH	3.1	2.5	2.1
Average HH Income	\$105,008	\$108,827	\$66,694
Average House Value	\$292,142	\$292,315	\$188,890

2020 American Community Survey (ACS)



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

COTTAGE DEVELOPMENT OPPORTUNITY

8717 Southwest Archer Road | Gainesville, FL 32608



ERIC LIGMAN

Director

ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

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.

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION