

# COTTAGE DEVELOPMENT OPPORTUNITY

## EXECUTIVE SUMMARY

8717 Southwest Archer Road | Gainesville, FL 32608



### OFFERING SUMMARY

Sale Price:	\$1,250,000
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:

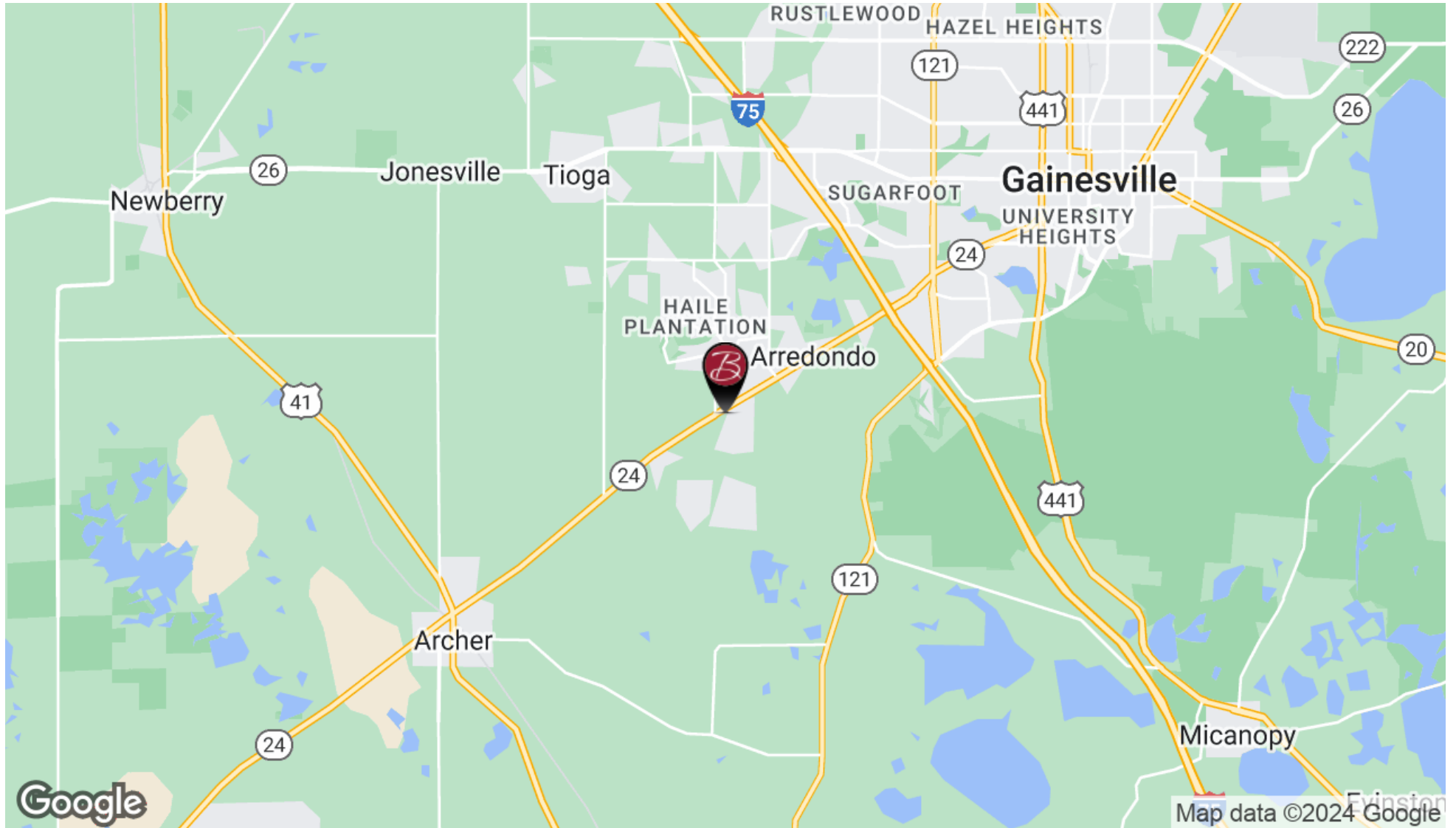


**Eric Ligman**  
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## FOR MORE INFORMATION:



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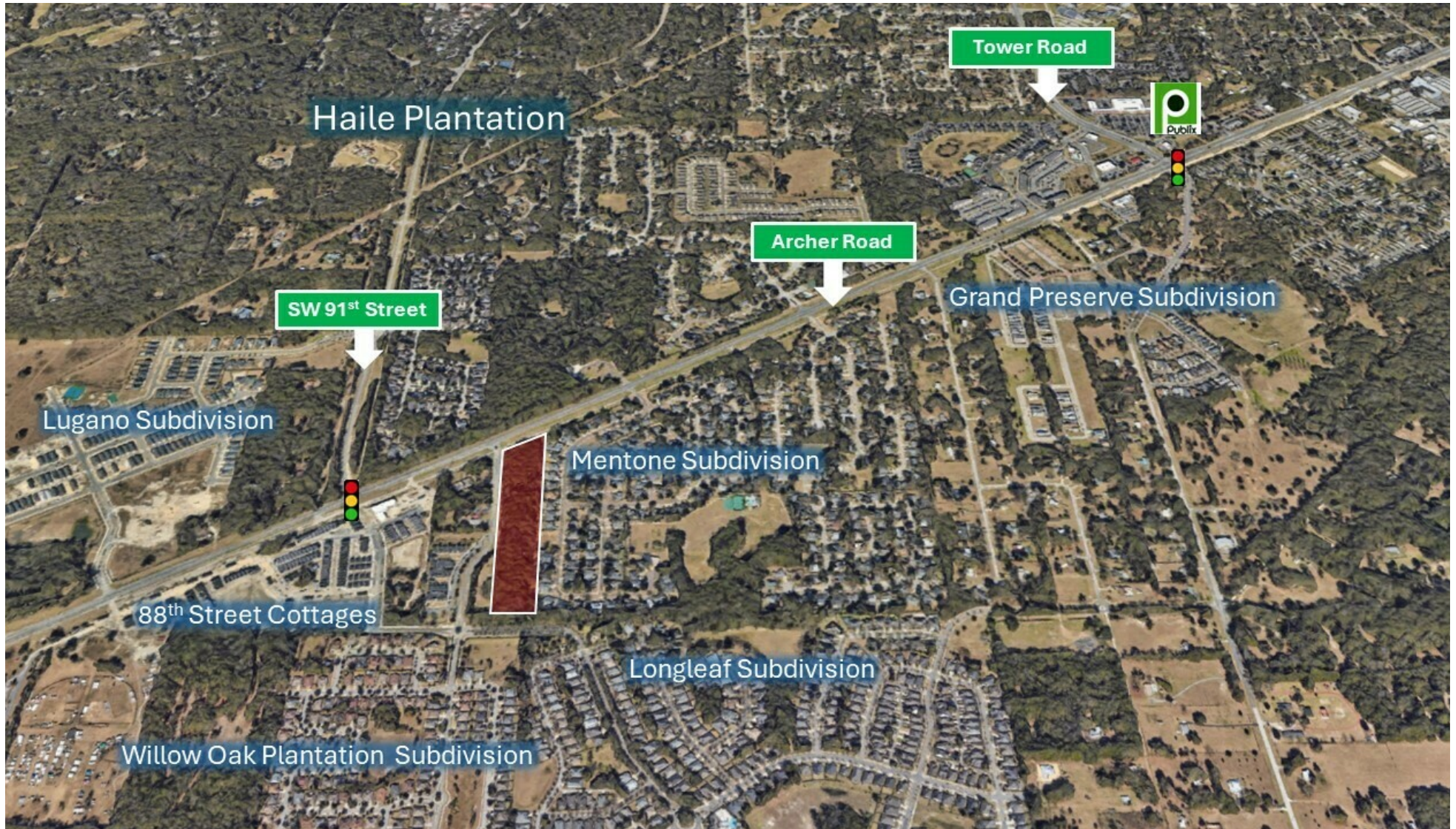
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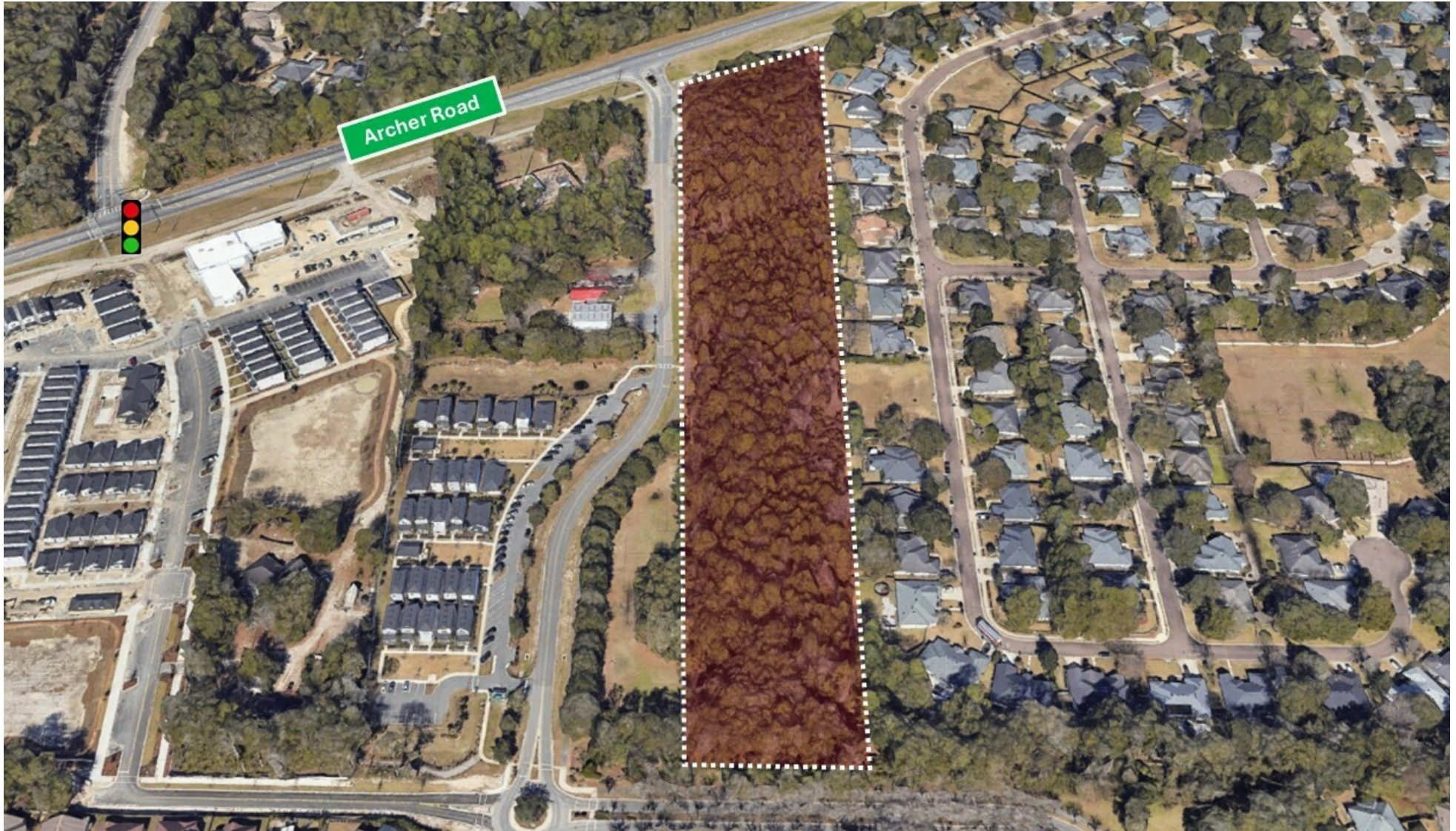
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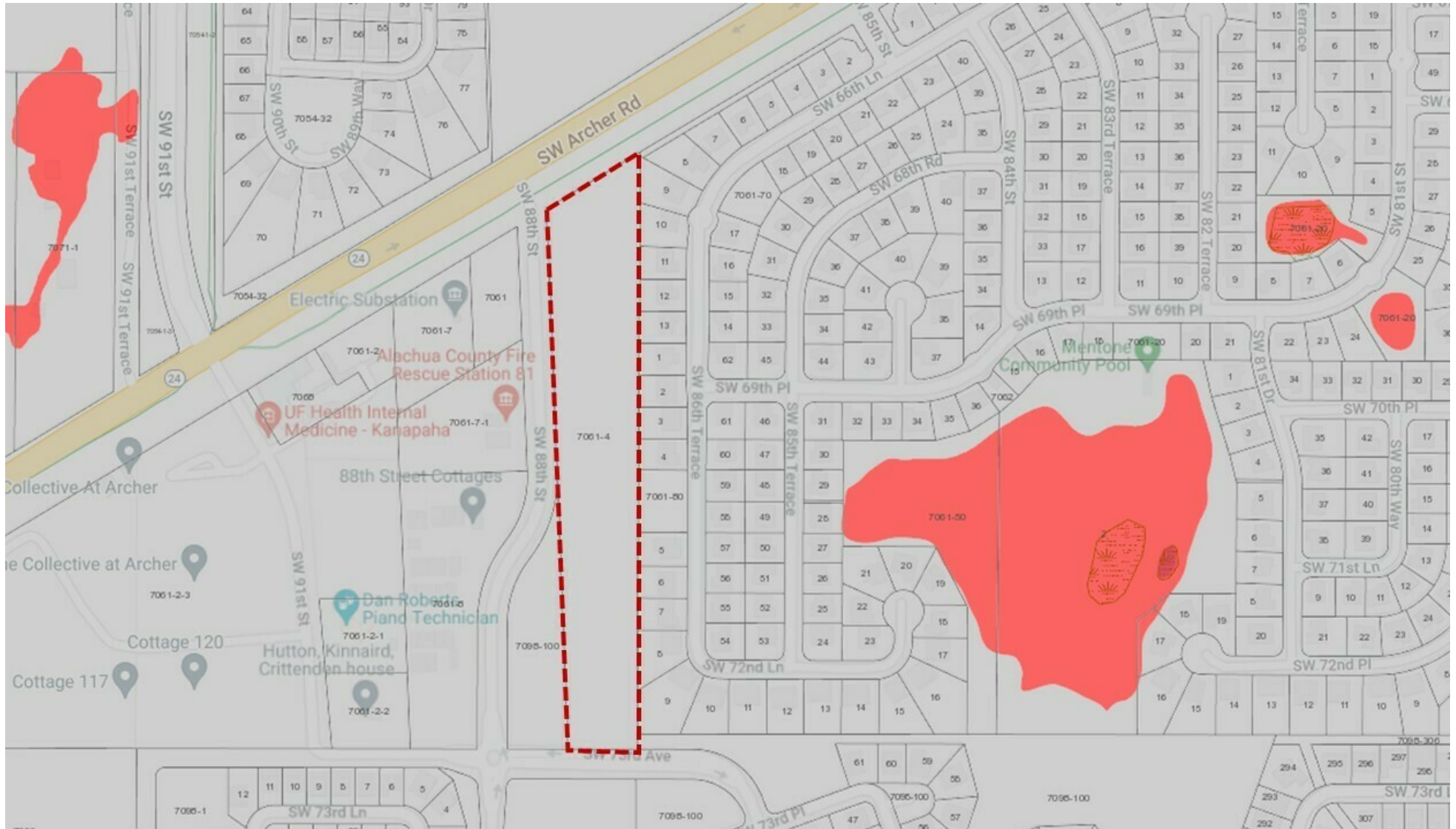
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# COTTAGE DEVELOPMENT OPPORTUNITY

FLOOD ZONE

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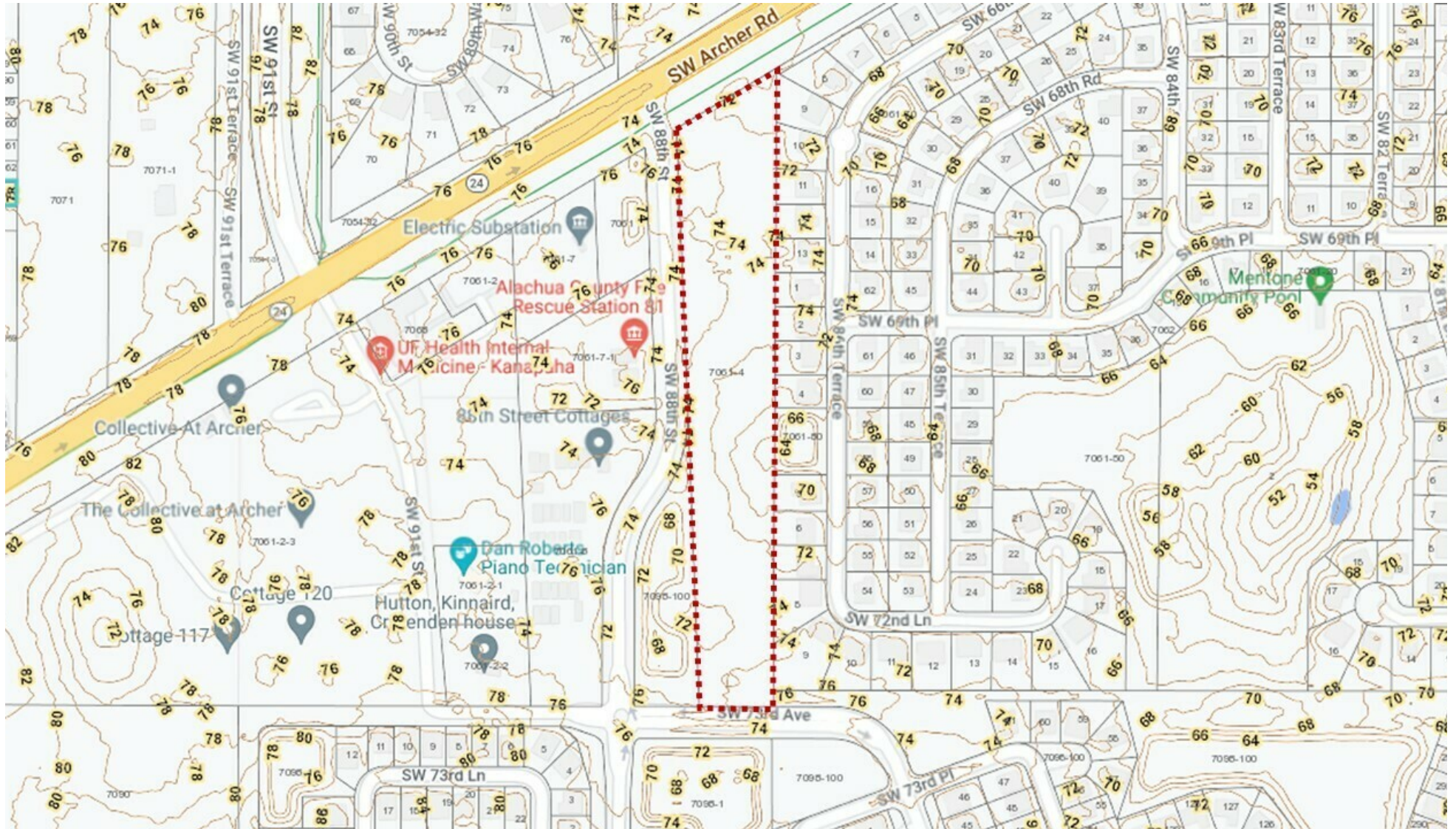
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# COTTAGE DEVELOPMENT OPPORTUNITY

TOPO

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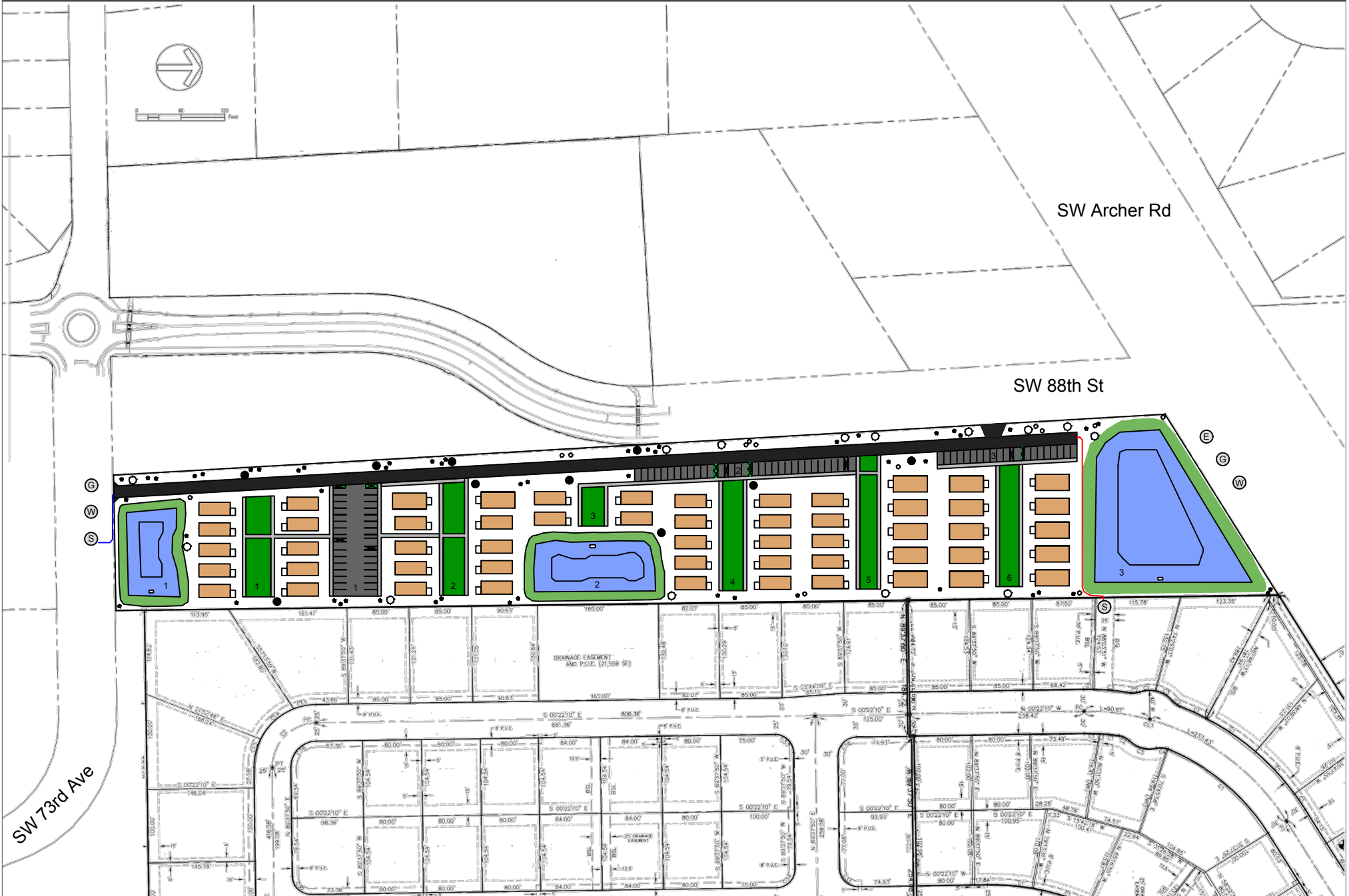
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# Archer Road Cottage Neighborhood

- Cottage
- Greenspace
- Walking Path
- Stormwater
- Driveway
- Parking Lot
- Sidewalk
- Trees & Shrubs
- E Clay Electric
- G GRU Gas
- W GRU Water
- S GRU Sewer



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

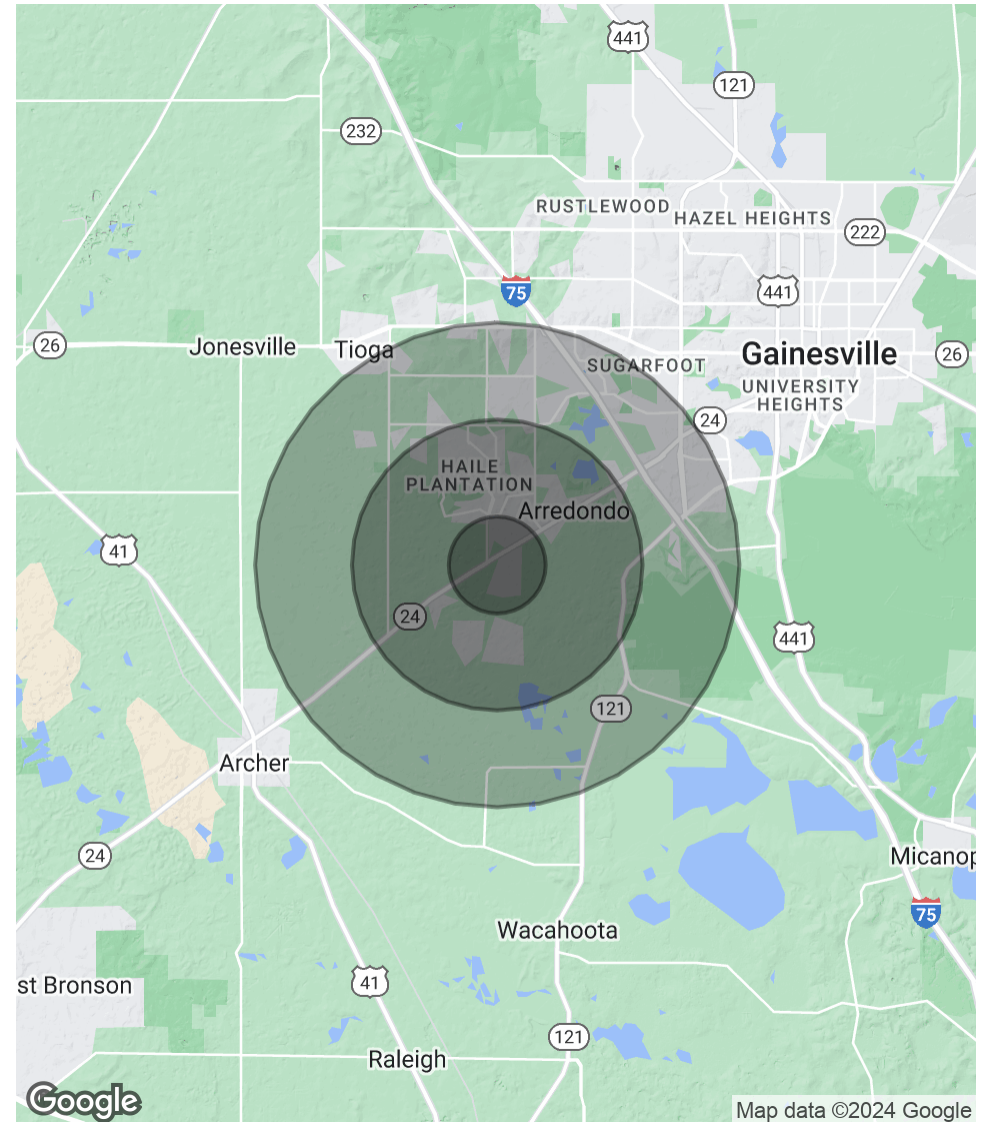
### POPULATION

	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

\* Demographic data derived from 2020 ACS - US Census



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## ERIC LIGMAN

Director

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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

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