

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY

Gainesville, FL 32607



FOR SALE



Walgreens

FOR MORE INFORMATION:



Eric Ligman

Director

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Sage Alfonso

Commercial Associate

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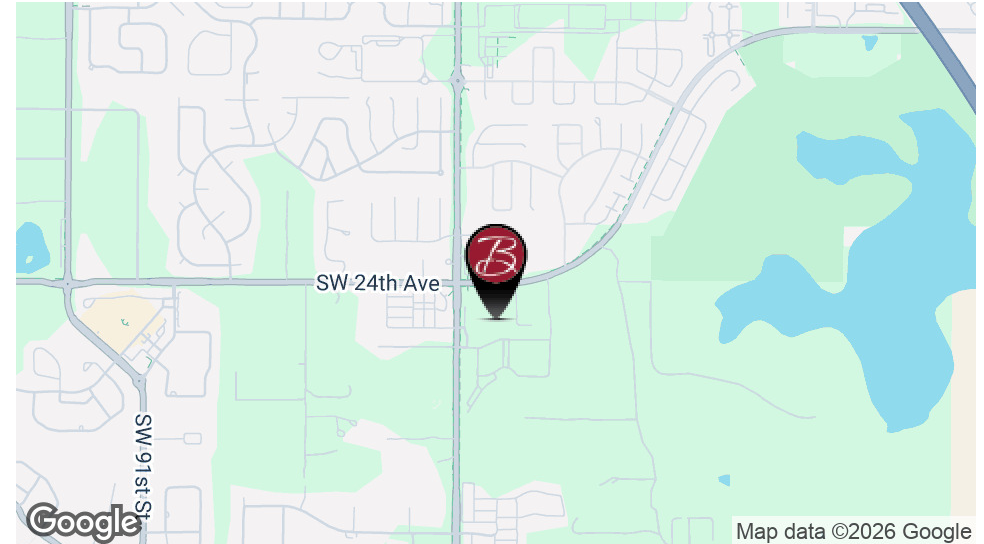
BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

Gainesville, FL 32607



OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	8.471 Acres
Zoning:	Planned Development (PD)
Market:	Gainesville
Submarket:	SW Gainesville

PROPERTY OVERVIEW

Introducing a rare opportunity to acquire approximately 8.5 acres of vacant land zoned for Planned Development (PD) in one of Gainesville's most prestigious and rapidly growing submarkets. This site is ideal for a wide array of development options, including commercial, residential, multifamily, or mixed-use projects.

PROPERTY HIGHLIGHTS

- Zoned Planned Development (PD)
- Located in the SW Gainesville area
- High traffic exposure
- Close proximity to major highway (I-75)
- Flexible use for commercial & Residential development
- Strong demographic profile

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SITE MAP

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FULL ACCESS

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AERIAL PHOTO

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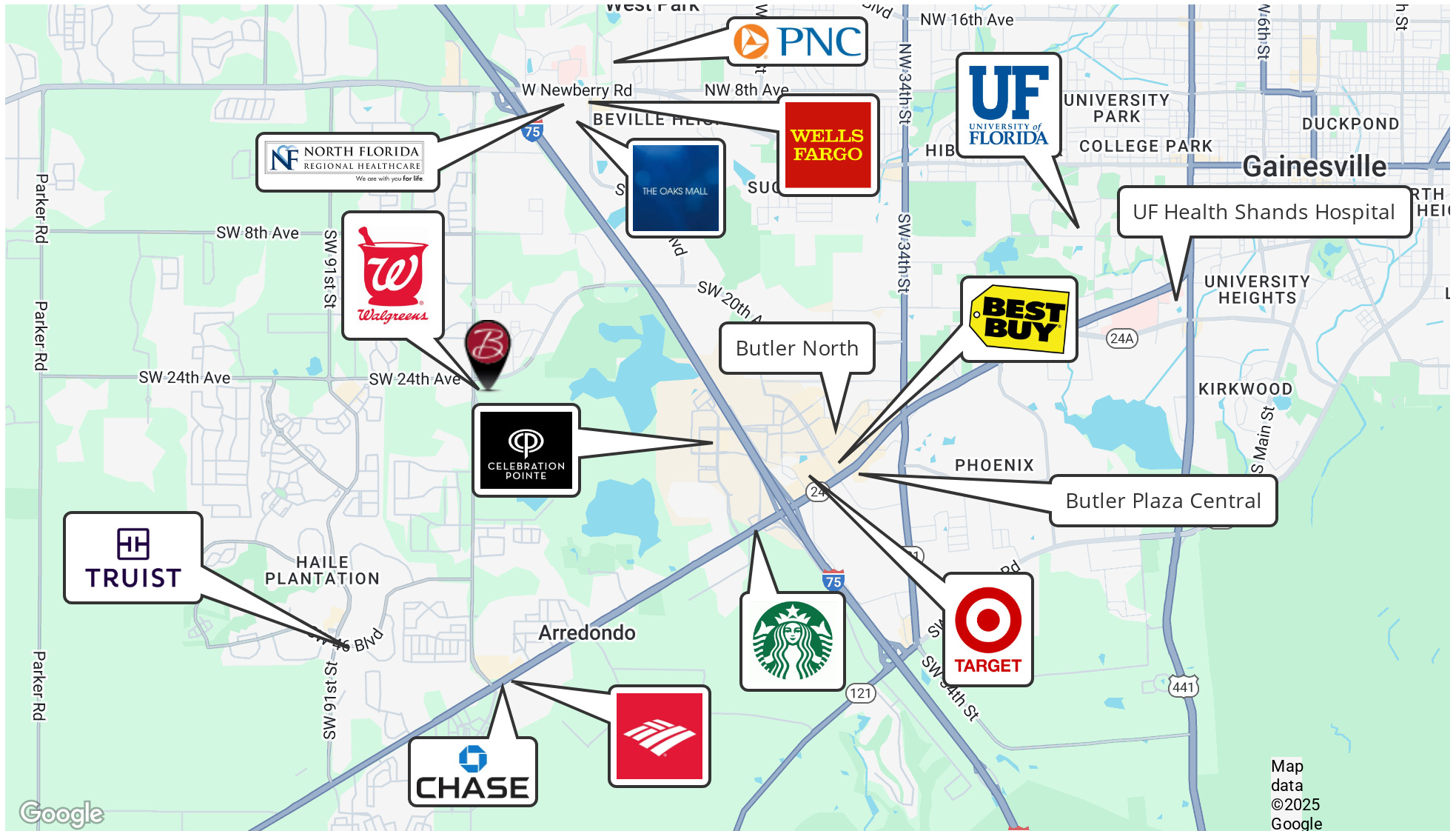
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RETAILER MAP

Gainesville, FL 32607



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MEET THE TEAM

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ERIC LIGMAN

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MARLON BRUCE

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ERIC LIGMAN

Gainesville, FL 32607



ERIC LIGMAN

Director

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Direct: **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.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street
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352.371.6100

FOR MORE INFORMATION:



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SAGE ALFONSO

Gainesville, FL 32607



SAGE ALFONSO

Commercial Associate

sage@bosshardtrealty.com

Direct: 352.316.8413

PROFESSIONAL BACKGROUND

Based in North Central Florida, Sage Alfonso is a commercial real estate agent specializing in sales and leasing across multiple asset classes. He represents buyers, sellers, tenants, and landlords with a strong commitment to both the transaction and clients needs.

He is familiar with a wide range of sales and leasing including small business sales, NNN leasing, net lease sales, and many niches such as hotel sales, daycare facilities, small bay industrial, self storage, medical office, tower sales, RV parks, multifamily, retail, solar fields, medical marijuana facilities/licensing and development projects.

Drawing on a wide range of real estate experience, Sage Alfonso brings the insight and creativity needed to unlock value in every deal.

MEMBERSHIPS

CCIM Candidate

ICSC

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National Association of Realtors (NAR)

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MARLON BRUCE

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MARLON BRUCE

Commercial Advisor | Realtor®

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Direct: **352.502.5407**

PROFESSIONAL BACKGROUND

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)
Builders Association of North Central Florida (NAHB/BANCF)
International Council of Shopping Centers (ICSC)

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