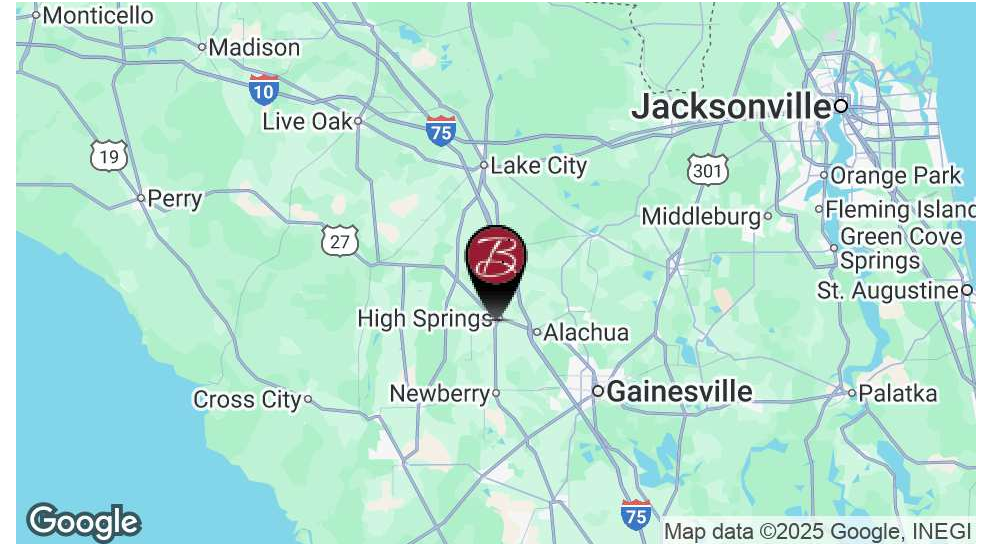


C-3 ZONED DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

16817 NW State Road 45 | High Springs, FL 32643



OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	2.89 Acres
Price / Acre:	\$363,322
Zoning:	C-3

PROPERTY OVERVIEW

Located at the gateway into High Springs along the busy Highway 27/41 corridor, this prime 2.89-acre parcel offers unmatched visibility, easy accessibility, and strong growth potential. Zoned C-3 Commercial, it accommodates a broad range of higher-intensity uses, including retail, restaurants, professional offices, medical facilities, and service-oriented businesses. With nearly three acres, the property provides ample space for substantial building footprints, abundant parking, and versatile site layouts, making it a rare opportunity to capitalize on the ongoing growth and development of High Springs.

PROPERTY HIGHLIGHTS

- Full access from major roadway for maximum visibility and convenience
- Favorable C-3 zoning allows for a wide range of commercial uses
- Located in a rapidly growing, high-demand market area
- Strong surrounding demographics supporting business growth
- Excellent opportunity for investors, developers, or owner-users

FOR MORE INFORMATION:

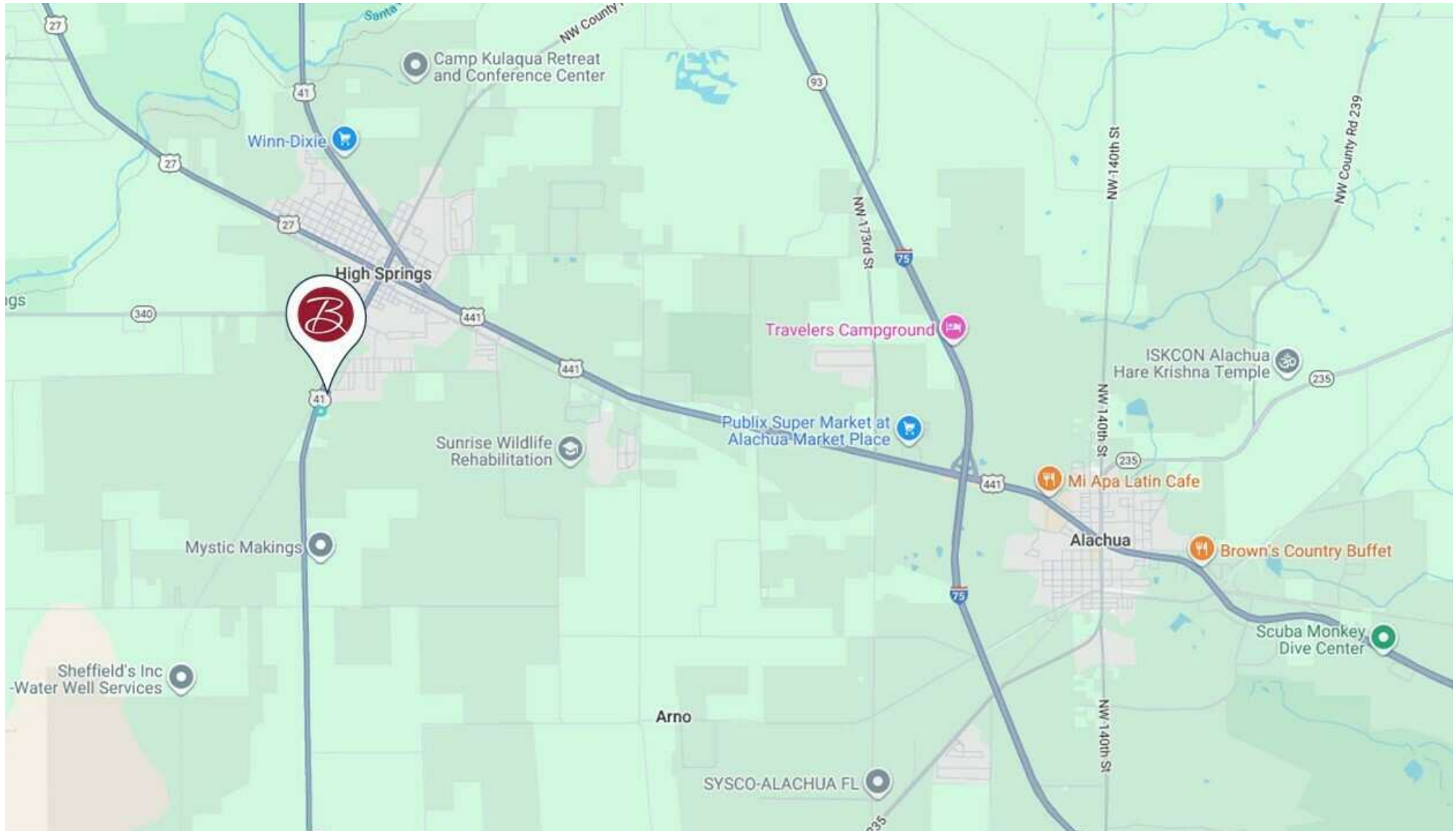


Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



C-3 ZONED DEVELOPMENT OPPORTUNITY

16817 NW State Road 45 | High Springs, FL 32643



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

C-3 ZONED DEVELOPMENT OPPORTUNITY

16817 NW State Road 45 | High Springs, FL 32643



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION

C-3 ZONED DEVELOPMENT OPPORTUNITY

ADDITIONAL PHOTOS

16817 NW State Road 45 | High Springs, FL 32643



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION

C-3 ZONED DEVELOPMENT OPPORTUNITY

16817 NW State Road 45 | High Springs, FL 32643



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

C-3 ZONED DEVELOPMENT OPPORTUNITY

ZONING

16817 NW State Road 45 | High Springs, FL 32643

C-3 Zoning in High Springs, Florida, is intended for more intensive commercial uses that benefit from larger parcels and proximity to major corridors, while remaining compatible with nearby residential areas. It permits a wide range of uses, including retail and service businesses such as convenience stores, gas stations, banks, salons, and laundromats; food service establishments like restaurants with drive-throughs, bakeries, and microbreweries; and professional or institutional offices, including medical and veterinary clinics. Other allowable uses include travel agencies, repair shops, and specialty manufacturing such as cabinetry or sign making.

This zoning supports both small storefronts and larger commercial developments, with the flexibility to incorporate mixed-use or live/work concepts. Its suitability for high-visibility, high-access sites along major roads makes it an attractive option for growth-oriented investment.



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
RESIDENTIAL											
Single-family											
Detached	P	P	P	P	P	P	P	P	P		
Attached	SE	SE	SE	SE	SE	SE	P	P	P		
Class "A" mobile home		S	S								
Mobile home park		C									
Two-family											
Duplex	SE	SE	SE	SE	SE	SE	P	P	P		
Multifamily											
Multifamily residences							C	C	C		
Multifamily/apartments as an accessory use with a business							SE	SE	SE		
Home occupations	P	P	P	P	P	P	P	P			
Accessory Residential Uses											
Accessory residential uses ¹	P	P	P	P	P	P	P	P	P		
Accessory dwellings ²	P	P	P	P	P	P	P	P	P		
Accommodations											

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hotel/motel							SE	SE	SE		
Bed and breakfast		C	C	C	C	C	P	P	P		
Institutional living											
Nursing home							P	P	P		
Independent living facility							P	P	P		
Assisted living facility							P	P	P		
Memory care Facility							P	P	P		
Group home		SE	SE	SE	SE	SE	SE	SE	SE		
GENERAL SALES AND SERVICES											
Miscellaneous retail trade							P	P	P		C
Sales and rental of goods (inside)							P	P	P		C
Sales and rental of goods (outside)							C	C	C		C
Convenience stores without gasoline sales							P	P	P		
Convenience stores with gasoline sales							C	C	C		
Alcohol sales/package store							C	C	C		
Tobacco and/or vape shops							C	C	C		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
CBD/hemp establishment							SE	SE	SE		
Banks with drive up windows							C	C	P		
Banks without drive up windows							C	P	P		
Office supply							P	P	P		
Pharmacy							P	P	P		
Building supply (retail)									C		C
Pawnshop							C	C	C		
Antique/gift shop							P	P	P		
Plant nursery	C						P	P	P		C
Shopping center							C	P	P		
Beauty/barber shops							P	P	P		
Pet grooming	C						P	P	P		
Duplicating services							C	P	P		C
Laundromats/dry cleaning pickup							P	P	P		C
Dry cleaning/Laundry plant											C
Alterations/Tailoring							P	P	P		
Photographic studio							P	P	P		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Pest control									P		
Travel agency							P	P	P		
Dance studio							P	P	P		C
Personal services							P	P	P		
Tattoo/body piercing							C	C	P		
Cabinet shop (custom)									C		P
Lumber yard and wood products									C		P
Repair shop (small appliance)							P	P	P		C
Sign shop									P		P
Gun range	C										C
Food Service											
Restaurant without drive-through							C	P	P		
Restaurant with drive-through							C	C	P		
Bars, taverns, etc.							C	C	C		
Bakeries and confectioneries							P	P	P		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Mobile food dispensing vehicles/commissary (not located within a food truck park)							P	P	P		C
Food Truck Park (less than 6 pads)							C	C	C		C
Food Truck Park (6 or more pads)							C	C	C		C
Breweries											
Microbrewery							P	P	P		C
Regional Brewery							C	C	C		C
Brewpubs and Taprooms							P	P	P		
Professional office											
Professional offices							P	P	P	P	
Philanthropic, institutional/organization offices	P						P	P	P		
Dispatch office								C	C	P	C
Veterinarian/animal hospital - inside kennels	C						P	P	P		C
Veterinarian/animal hospital - outside kennels	C						C	C	C		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Government offices	P	P	P	P	P	P	P	P	P	P	P
Auto service/repair											
Servicing and repair of motor vehicles									P		C
Paint and body shop									P		P
Car wash as a stand-alone operation or in connection with a gas station or convenience store							C	C	P		
Vehicle sales											
Sales, rental, service of motor vehicles									C		C
Manufactured home sales											C
Prefabricated shed sales									C		C
Service and repair of manufactured homes											C
Junkyard											C
Heavy vehicle maintenance and repair											C
Recreation vehicle sales and rental									C		P

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
MANUFACTURING AND WHOLESALE TRADE											
Manufacturing, light									C		P
Manufacturing, heavy									C		P
Laboratories (testing)							P	P	P		P
Drug processing											P
Food processing											P
Metal fabrication											C
Machine shop											P
Painting shop											
Operations conducted within a fully enclosed building											P
Operations conducted outside of a fully enclosed building											C
Warehouse											
Storage within completely enclosed structures	C						C	C	C	P	P
Storage outside completely enclosed structures	C									P	C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Parking of vehicles or storage of equipment outside enclosed structures									C		C
Wholesale distribution and sales											
Wholesale/retail sales ³									C		C
Recycling center	C										C
Tank farm											C
TRANSPORTATION, COMMUNICATION, INFORMATION AND UTILITIES											
Temporary structures	S	S	S	S	S	S	S	S	S	S	S
Mining											C
Water bottling plant—Spring water only											C
Bulk handling of water—Spring water only (tank trucks)											C
Solar farm	P	C	C	C	C	C	C	C	C	C	C
Utility structures ⁴		S	S	S	S	S	S	S	S	S	C
Parking lot, commercial					C	C	C	C	C	P	C
Freight terminal											C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Truck stops and truck parking									C		P
Light industry									C		P
Communication/transmission towers and related structures	C	C	C	C	C	C	C	C	C	P	C
Public utility stations/structures											
Utility collection, distribution lines, and communication services easements and row	C	C	C	C	C	C	C	C	C	P	C
Community utility plants and auxiliary uses	C	C	C	C	C	C	C	C	C	P	C
ARTS, ENTERTAINMENT AND RECREATION											
Amusements (indoor)	C						C	P	P	P	C
Amusements (outdoors)	C						C	C	P	P	C
Golf course	C	C	C	C	C	C	C	C	C	C	C
Private recreational facilities (indoor)	C	S	S	S	S	S	S	S	S	P	C
Private recreational facilities (outdoor)	C	C	C	C	C	C	C	C	C	P	C
Clubs, fraternal lodges, union halls	P	P				P	P	P	P	P	

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Health club/gyms							P	P	P	P	
Horseback riding/stables commercial	C	C	C							P	
Recreational vehicle parks		C	C							P	
Parks	P	P	P	P	P	P	P	P	P	P	P
Camps, zoo facilities and related facilities	C	C	C						C	P	
Adult use and sexually oriented business											C
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL											
Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)		P	P	P	P	P	P	P	P	P	
Churches or other religious structures	P	P	P	P	P	P	P	P	P	P	P
Schools (public/private)	C	C	C	C	C	C	C	C	C	P	
Day care/childcare facility	C	C	C	C	C	C	P	P	P	P	
Public buildings	P	P	P	P	P	P	P	P	P	P	P
Police station, fire station, rescue station	P	P	P	P	P	P	P	P	P	P	P

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hospital	C						P	P	P	P	C
Post office	C	P	P	P	P	P	P	P	P	P	
Funeral homes		C	C	C	C	C	P	P	P	P	
Cemeteries		C	C	C	C	C	C	C	C	P	
AGRICULTURE, FORESTRY, FISHING AND HUNTING											
Agricultural operation excluding livestock	P	P	P	P	P	P	P	P	P		
Agricultural operation including livestock	P	SE	SE								
Conservation parks	P	P	P	P	P	P	P	P	P	P	
Open space	P	P	P	P	P	P	P	P	P	P	

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
RESIDENTIAL											
Single-family											
Detached	P	P	P	P	P	P	P	P	P		
Attached	SE	SE	SE	SE	SE	SE	P	P	P		
Class "A" mobile home		S	S								
Mobile home park		C									
Two-family											
Duplex	SE	SE	SE	SE	SE	SE	P	P	P		
Multifamily											
Multifamily residences							C	C	C		
Multifamily/apartments as an accessory use with a business							SE	SE	SE		
Home occupations	P	P	P	P	P	P	P	P			
Accessory Residential Uses											
Accessory residential uses ¹	P	P	P	P	P	P	P	P	P		
Accessory dwellings ²	P	P	P	P	P	P	P	P	P		
Accommodations											

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hotel/motel							SE	SE	SE		
Bed and breakfast		C	C	C	C	C	P	P	P		
Institutional living											
Nursing home							P	P	P		
Independent living facility							P	P	P		
Assisted living facility							P	P	P		
Memory care Facility							P	P	P		
Group home		SE	SE	SE	SE	SE	SE	SE	SE		
GENERAL SALES AND SERVICES											
Miscellaneous retail trade							P	P	P		C
Sales and rental of goods (inside)							P	P	P		C
Sales and rental of goods (outside)							C	C	C		C
Convenience stores without gasoline sales							P	P	P		
Convenience stores with gasoline sales							C	C	C		
Alcohol sales/package store							C	C	C		
Tobacco and/or vape shops							C	C	C		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
CBD/hemp establishment							SE	SE	SE		
Banks with drive up windows							C	C	P		
Banks without drive up windows							C	P	P		
Office supply							P	P	P		
Pharmacy							P	P	P		
Building supply (retail)									C		C
Pawnshop							C	C	C		
Antique/gift shop							P	P	P		
Plant nursery	C						P	P	P		C
Shopping center							C	P	P		
Beauty/barber shops							P	P	P		
Pet grooming	C						P	P	P		
Duplicating services							C	P	P		C
Laundromats/dry cleaning pickup							P	P	P		C
Dry cleaning/Laundry plant											C
Alterations/Tailoring							P	P	P		
Photographic studio							P	P	P		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Pest control									P		
Travel agency							P	P	P		
Dance studio							P	P	P		C
Personal services							P	P	P		
Tattoo/body piercing							C	C	P		
Cabinet shop (custom)									C		P
Lumber yard and wood products									C		P
Repair shop (small appliance)							P	P	P		C
Sign shop									P		P
Gun range	C										C
Food Service											
Restaurant without drive-through							C	P	P		
Restaurant with drive-through							C	C	P		
Bars, taverns, etc.							C	C	C		
Bakeries and confectioneries							P	P	P		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Mobile food dispensing vehicles/commissary (not located within a food truck park)							P	P	P		C
Food Truck Park (less than 6 pads)							C	C	C		C
Food Truck Park (6 or more pads)							C	C	C		C
Breweries											
Microbrewery							P	P	P		C
Regional Brewery							C	C	C		C
Brewpubs and Taprooms							P	P	P		
Professional office											
Professional offices							P	P	P	P	
Philanthropic, institutional/organization offices	P						P	P	P		
Dispatch office								C	C	P	C
Veterinarian/animal hospital - inside kennels	C						P	P	P		C
Veterinarian/animal hospital - outside kennels	C						C	C	C		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Government offices	P	P	P	P	P	P	P	P	P	P	P
Auto service/repair											
Servicing and repair of motor vehicles									P		C
Paint and body shop									P		P
Car wash as a stand-alone operation or in connection with a gas station or convenience store							C	C	P		
Vehicle sales											
Sales, rental, service of motor vehicles									C		C
Manufactured home sales											C
Prefabricated shed sales									C		C
Service and repair of manufactured homes											C
Junkyard											C
Heavy vehicle maintenance and repair											C
Recreation vehicle sales and rental									C		P

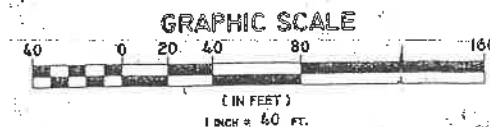
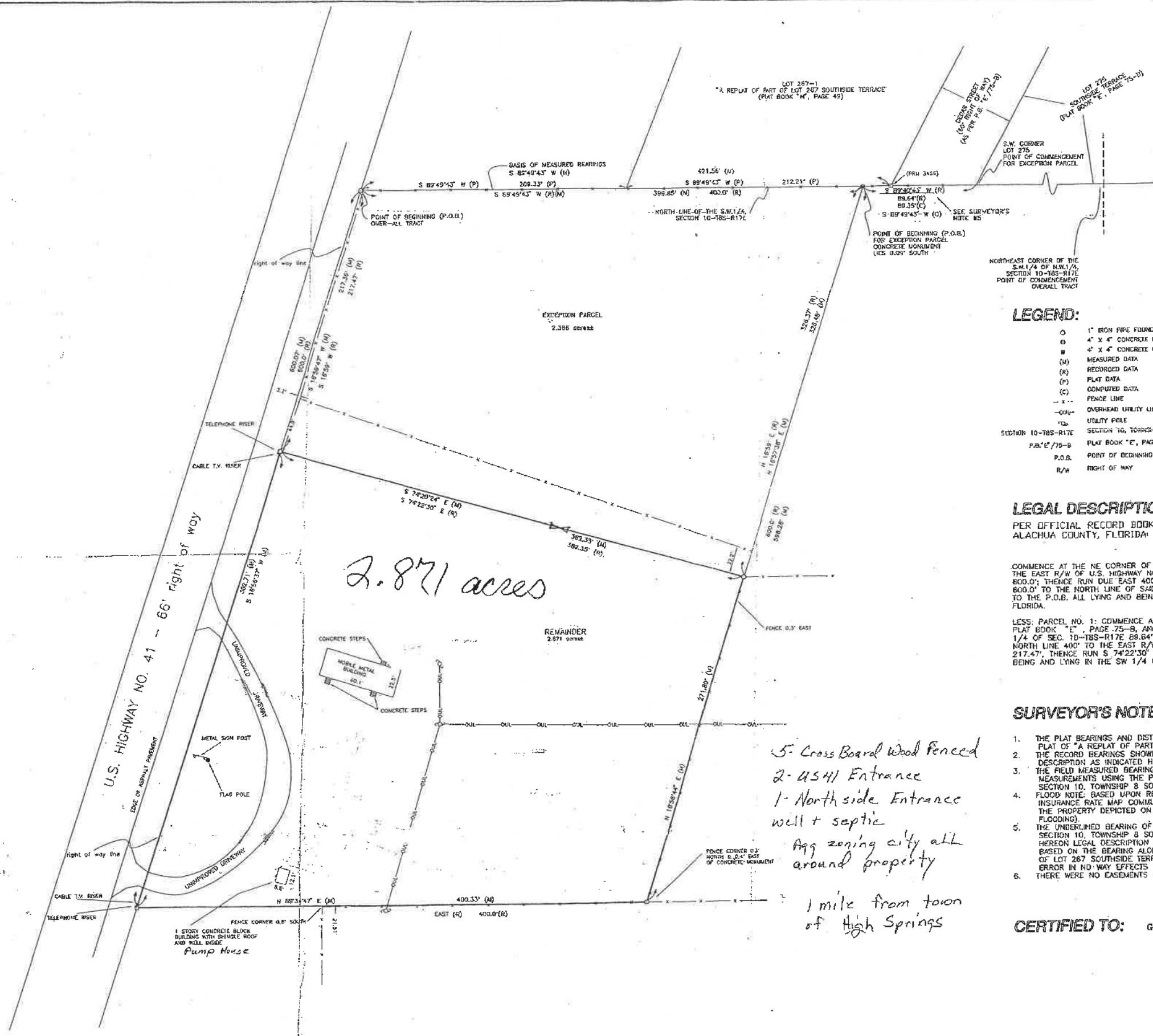
	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
MANUFACTURING AND WHOLESALE TRADE											
Manufacturing, light									C		P
Manufacturing, heavy									C		P
Laboratories (testing)							P	P	P		P
Drug processing											P
Food processing											P
Metal fabrication											C
Machine shop											P
Painting shop											
Operations conducted within a fully enclosed building											P
Operations conducted outside of a fully enclosed building											C
Warehouse											
Storage within completely enclosed structures	C						C	C	C	P	P
Storage outside completely enclosed structures	C									P	C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Parking of vehicles or storage of equipment outside enclosed structures									C		C
Wholesale distribution and sales											
Wholesale/retail sales ³									C		C
Recycling center	C										C
Tank farm											C
TRANSPORTATION, COMMUNICATION, INFORMATION AND UTILITIES											
Temporary structures	S	S	S	S	S	S	S	S	S	S	S
Mining											C
Water bottling plant—Spring water only											C
Bulk handling of water—Spring water only (tank trucks)											C
Solar farm	P	C	C	C	C	C	C	C	C	C	C
Utility structures ⁴		S	S	S	S	S	S	S	S	S	C
Parking lot, commercial					C	C	C	C	C	P	C
Freight terminal											C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Truck stops and truck parking									C		P
Light industry									C		P
Communication/transmission towers and related structures	C	C	C	C	C	C	C	C	C	P	C
Public utility stations/structures											
Utility collection, distribution lines, and communication services easements and row	C	C	C	C	C	C	C	C	C	P	C
Community utility plants and auxiliary uses	C	C	C	C	C	C	C	C	C	P	C
ARTS, ENTERTAINMENT AND RECREATION											
Amusements (indoor)	C						C	P	P	P	C
Amusements (outdoors)	C						C	C	P	P	C
Golf course	C	C	C	C	C	C	C	C	C	C	C
Private recreational facilities (indoor)	C	S	S	S	S	S	S	S	S	P	C
Private recreational facilities (outdoor)	C	C	C	C	C	C	C	C	C	P	C
Clubs, fraternal lodges, union halls	P	P				P	P	P	P	P	

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Health club/gyms							P	P	P	P	
Horseback riding/stables commercial	C	C	C							P	
Recreational vehicle parks		C	C							P	
Parks	P	P	P	P	P	P	P	P	P	P	P
Camps, zoo facilities and related facilities	C	C	C						C	P	
Adult use and sexually oriented business											C
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL											
Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)		P	P	P	P	P	P	P	P	P	
Churches or other religious structures	P	P	P	P	P	P	P	P	P	P	P
Schools (public/private)	C	C	C	C	C	C	C	C	C	P	
Day care/childcare facility	C	C	C	C	C	C	P	P	P	P	
Public buildings	P	P	P	P	P	P	P	P	P	P	P
Police station, fire station, rescue station	P	P	P	P	P	P	P	P	P	P	P

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hospital	C						P	P	P	P	C
Post office	C	P	P	P	P	P	P	P	P	P	
Funeral homes		C	C	C	C	C	P	P	P	P	
Cemeteries		C	C	C	C	C	C	C	C	P	
AGRICULTURE, FORESTRY, FISHING AND HUNTING											
Agricultural operation excluding livestock	P	P	P	P	P	P	P	P	P		
Agricultural operation including livestock	P	SE	SE								
Conservation parks	P	P	P	P	P	P	P	P	P	P	
Open space	P	P	P	P	P	P	P	P	P	P	



- LEGEND:**
- 1" IRON PIPE FOUND (NO IDENTIFICATION)
 - 4" x 4" CONCRETE MONUMENT FOUND (STAMPED: PERRY C. MCGRIF RLS 508, EXCEPT AS NOTED)
 - 4" x 4" CONCRETE MONUMENT FOUND (NO IDENTIFICATION)
 - (M) MEASURED DATA
 - (R) RECORDED DATA
 - (P) PLAT DATA
 - (C) COMPUTED DATA
 - - - FENCE LINE
 - - - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - SECTION 10, TOWNSHIP 8 SOUTH, RANGE 17 EAST
 - P.B. 125-B PLAT BOOK "C", PAGE 75-B
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT OF WAY

LEGAL DESCRIPTION:
PER OFFICIAL RECORD BOOK 1253, PAGE 986 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 10-T8S-R17E AND RUN WEST TO THE EAST R/W OF U.S. HIGHWAY NO. 41 AND THE P.O.B. THENCE RUN SOUTHWESTERLY ALONG SAID R/W 600.0'; THENCE RUN DUE EAST 400.0'; THENCE RUN NORTHEASTERLY PARALLEL TO SAID U.S. HIGHWAY 41, 600.0' TO THE NORTH LINE OF SAID SW 1/4; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION TO THE P.O.B. ALL LYING AND BEING IN THE SW 1/4 OF NW 1/4 OF SECTION 10-T8S-R17E, ALACHUA COUNTY, FLORIDA.

LESS: PARCEL NO. 1: COMMENCE AT THE SW CORNER OF LOT 275 OF SOUTHSIDE TERRACE AS RECORDED IN PLAT BOOK "C", PAGE 75-B, AND RUN S 89°40'43" W ALONG THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SEC 10-T8S-R17E 88.64' TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°40'43" W ALONG SAID NORTH LINE 400' TO THE EAST R/W OF U.S. HIGHWAY NO. 41, THENCE RUN S 16°59' E 326.37' TO THE POINT OF BEGINNING. BEING AND LYING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 10-T8S-R17E, ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE PLAT BEARINGS AND DISTANCES SHOWN HEREON [DESIGNATED (P)] ARE BASED ON THE RECORD PLAT OF "A REPLAY OF PART OF LOT 267 SOUTHSIDE TERRACE" (PLAT BOOK "N", PAGE 49).
- THE RECORD BEARINGS SHOWN HEREON [DESIGNATED (R)] ARE BASED ON THE FURNISHED LEGAL DESCRIPTION AS INDICATED HEREON.
- THE FIELD MEASURED BEARINGS SHOWN HEREON [DESIGNATED (M)] ARE BASED ON FIELD MEASUREMENTS USING THE PLAT BEARING ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, AS A BASIS.
- FLOOD NOTE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120001 D100 B, WITH A REVISION DATE OF 11/04/88, THE PROPERTY DEPICTED ON THIS SURVEY IS LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).
- THE UNDERLINED BEARING OF S 89°40'43" W, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, SHOWN WITHIN THE HEREON LEGAL DESCRIPTION AND DEPICTED ON THIS MAP, IS BELIEVED TO BE A SCRIBER'S ERROR, BASED ON THE BEARING ALONG THIS SAME LINE AS RECORDED ON THE PLAT OF "A REPLAY OF PART OF LOT 267 SOUTHSIDE TERRACE" (PLAT BOOK "N", PAGE 49), AND SHOULD BE S 89°49'43" W. THIS ERROR IN NO WAY AFFECTS THE BOUNDARIES OF THE TRACT DEPICTED HEREON.
- THERE WERE NO EASEMENTS OR RESTRICTIONS OF RECORD FURNISHED TO THIS SURVEYOR.

5- Cross Board Wood Fenced
2- 41541 Entrance
1- North side Entrance
well + septic
Agg zoning city all
around property
1 mile from town
of High Springs

CERTIFIED TO: GRACE & PRAISE MINISTRIES



ALACHUA COUNTY LAND SURVEYORS, INC.
SURVEYING AND MAPPING - 1892903
2512 N.E. 1ST BOULEVARD • SUITE 200
GAINESVILLE, FLORIDA - 32609
phone (352) 376-1180

BOUNDARY SURVEY
IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 17 EAST
ALACHUA COUNTY, FLORIDA

Scale 1" = 60'	names	dates	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
drawn	M.D.M./gr	12/26/96	BY: SURVEYOR	JOB NUMBER 06-424
checked	SAH	12/26/96		DRAWING NO. 96424.DWG
revised				FIELD NOTES FILE
revised				
revised				
revised			Florida Registered Certificate Number 3784	
revised			DATE FIELD WORK COMPLETE: DECEMBER 10, 1996	SHEET 1 OF 1

C-3 ZONED DEVELOPMENT OPPORTUNITY

ADVISOR

16817 NW State Road 45 | High Springs, FL 32643



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.

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
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION