

+/-2 ACRE BUILDABLE LOT

7120 SW 24th Ave | Gainesville, FL 32607

Residences at Markets West

FOR SALE

FOR MORE INFORMATION:



Eric Ligman

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Sage Alfonso

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BOSSHARDT

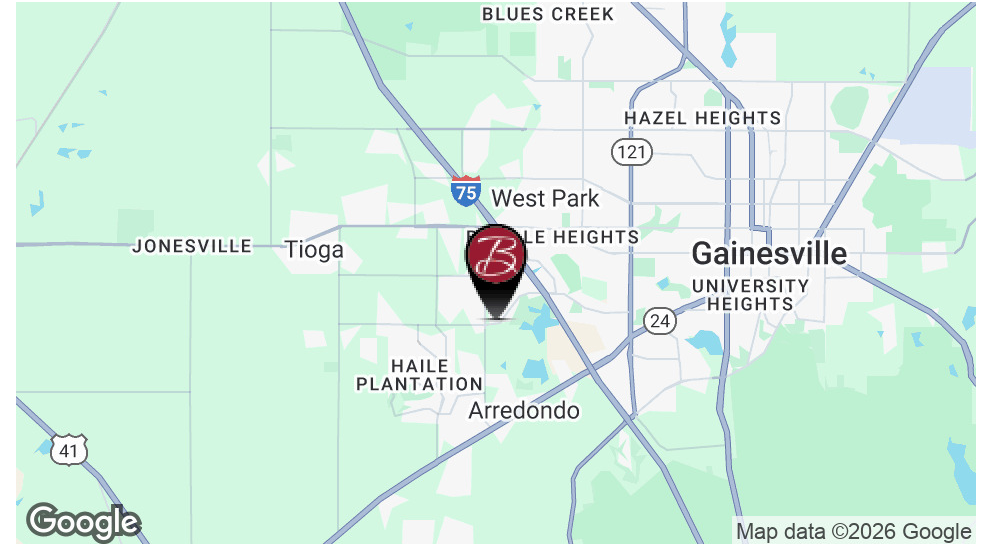
REALTY SERVICES

COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

7120 SW 24th Ave | Gainesville, FL 32607



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	+/-2 Acres
Price / Acre:	\$297,500
Zoning:	Agricultural
Future Land Use:	Institutional

PROPERTY OVERVIEW

The front ±2 acres to be split off of 7120 SW 24th Avenue offer a highly visible development opportunity along one of Gainesville's fastest-growing westside corridors. The property is zoned Agricultural with Institutional Future Land Use, allowing for a broad range of potential uses including office, daycare, schools, government facilities, and limited auto repair (subject to approvals).

Positioned between Newberry Road and Archer Road, the site benefits from strong traffic exposure with approximately 19,000 vehicles per day on SW 24th Avenue and 21,000 vehicles per day on SW 75th Street (Tower Road). Surrounded by existing multifamily and planned major retail development, this location is well suited for institutional or office users seeking visibility and long-term growth.

PROPERTY HIGHLIGHTS

- Front ±2 acres of larger parcel
- Agricultural zoning with Institutional Future Land Use
- Potential uses include office, daycare, schools, government facilities, and limited auto repair

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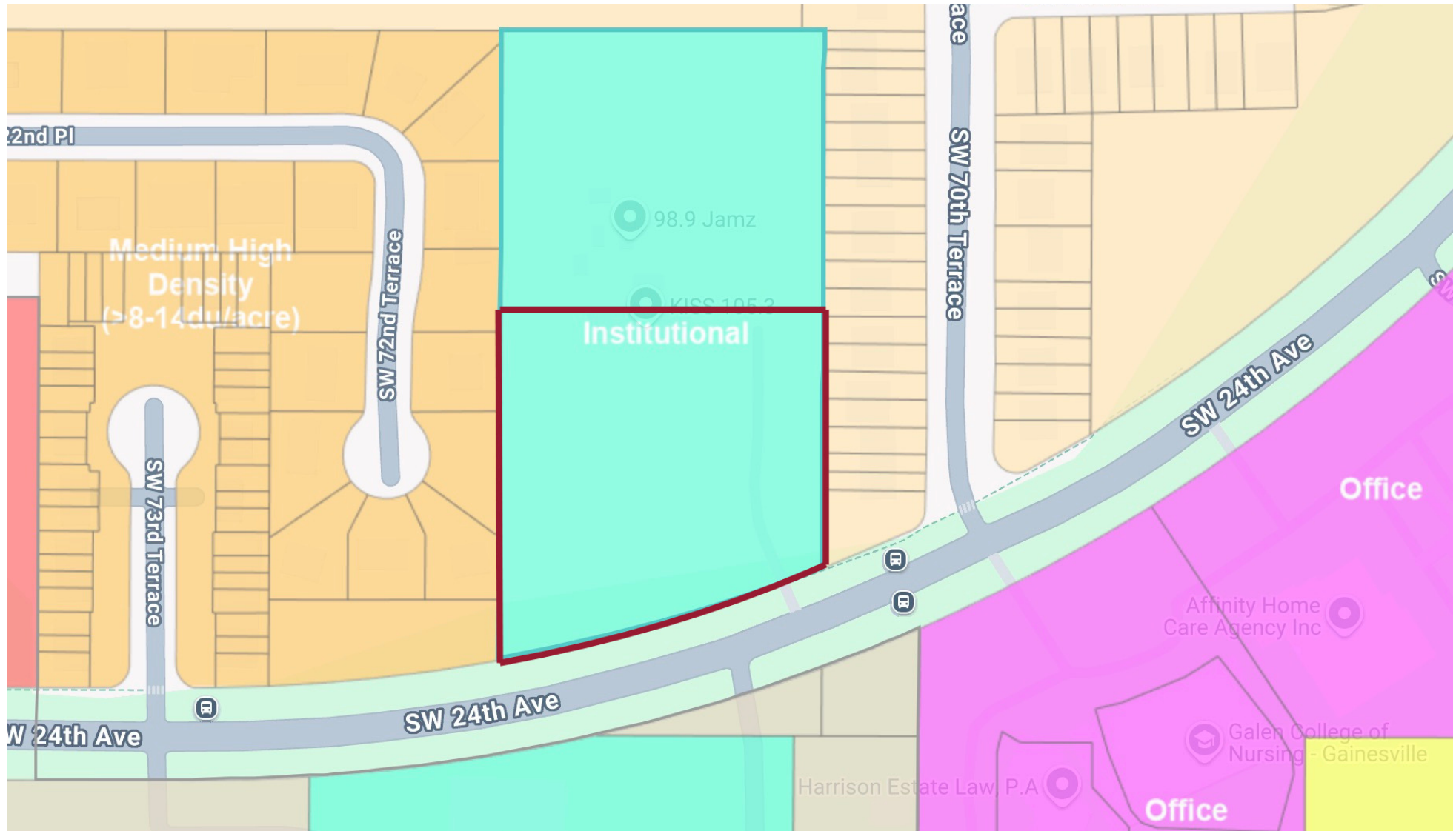


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ZONING

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DEMOGRAPHICS MAP & REPORT

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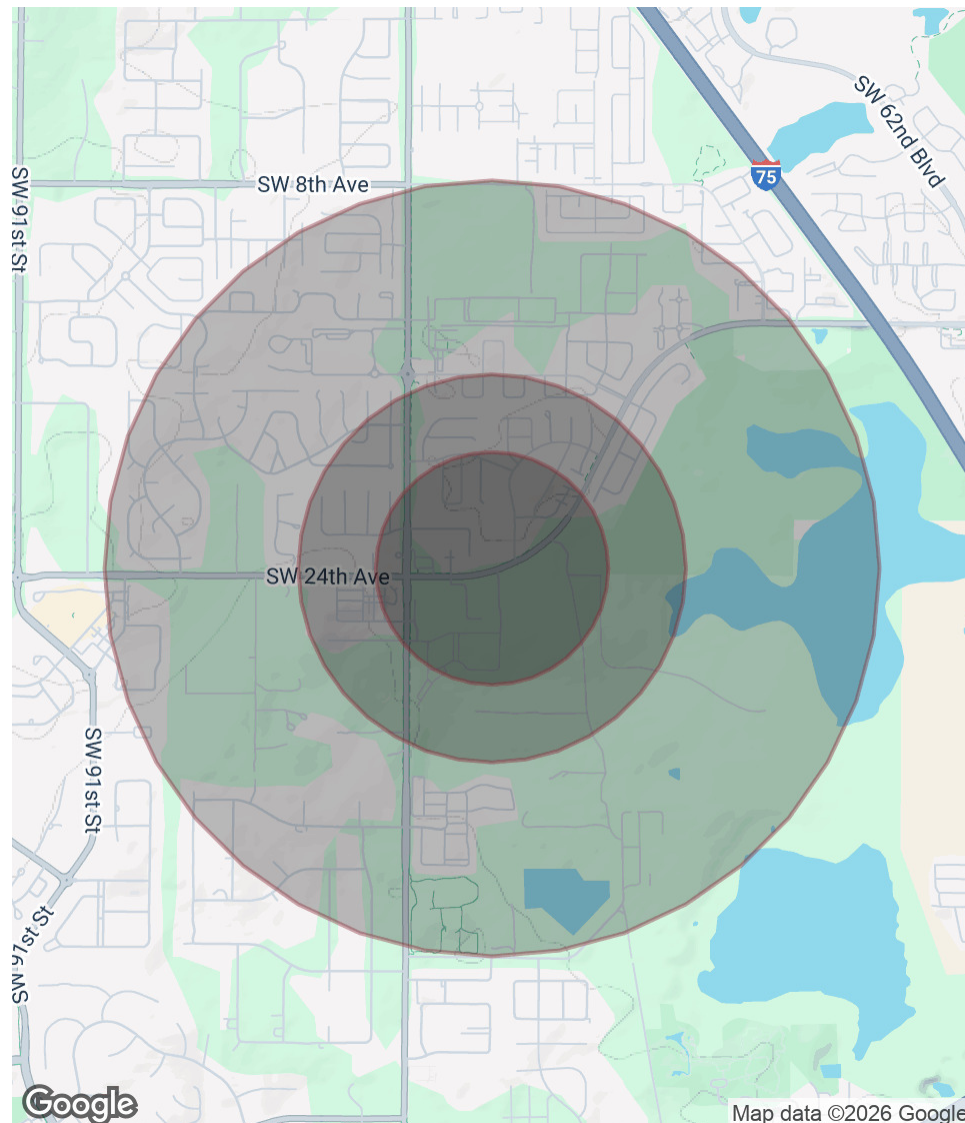
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,447	2,504	7,096
Average Age	34	37	38
Average Age (Male)	33	35	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	594	992	2,836
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$76,950	\$96,052	\$110,021
Average House Value	\$306,613	\$355,644	\$358,219

Demographics data derived from AlphaMap



Map data ©2026 Google

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ADVISOR

7120 SW 24th Ave | Gainesville, FL 32607



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

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SAGE ALFONSO

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FL #SL3476286

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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