

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

113 Northwest 145th Terrace | Newberry, FL 32669

VILLAGES OF WEST END

FOR SALE

KARA BOLTEN HOMES, INC

TIOGA
TOWN
CēNTER

DG



TSC TRACTOR
SUPPLY CO

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

EXECUTIVE SUMMARY

113 Northwest 145th Terrace | Newberry, FL 32669



OFFERING SUMMARY

Sale Price:	\$5,995,000
Lot Size:	21.94 Acres
Price / Acre:	\$273,245
Zoning:	TND
Unit Count	249

PROPERTY DESCRIPTION

Hartt Cottages is a fully entitled, purpose-built rental community delivering new housing supply while aligning with current policy objectives and institutional investment strategies. Located in the sought-after Jonesville submarket of West Gainesville, directly across from Publix, the ±22-acre site sits within one of Alachua County's most active growth corridors. The development is approved for up to 249 cottage-style units and planned as a Traditional Neighborhood Development, creating a cohesive, walkable environment with integrated amenities.

The project offers a strong combination of scale, location, and entitlement certainty, with approvals in place and full alignment with the County's Comprehensive Plan, allowing a developer to proceed without typical zoning delays. The area continues to see strong residential and commercial growth driven by population increases, proximity to the University of Florida, and ongoing expansion along the Newberry Road corridor.

Designed to meet demand for build-to-rent housing, Hartt Cottages bridges the gap between traditional multifamily and single-family living, offering cottage-style layouts, modern interiors, and amenities that appeal to professionals, families, and downsizing households.

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

AERIAL VIEW

113 Northwest 145th Terrace | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

113 Northwest 145th Terrace | Newberry, FL 32669



21ST CENTURY ROAD TO HOUSING ACT RELEASED ON MARCH 2, 2026

This project is protected because it is already fully entitled and falls within the framework of the 21st Century Road to Housing Act, which reinforces approved housing developments and limits local governments' ability to downzone, reduce density, or impose new restrictions after approval. As a result, the development rights are effectively locked in and supported at the state level, providing long term durability against future regulatory or political changes.

For a developer, this creates a meaningful advantage over pursuing a new site that requires rezoning. Rather than taking on the time, cost, and uncertainty of the entitlement process, along with the real risk of a county denial, this project offers a clear and predictable path forward. With approvals already in place, a buyer can move directly into development, reducing risk, shortening timelines, and deploying capital with greater confidence.

The Act is designed to increase housing supply by removing barriers that have historically slowed or prevented development. It encourages local governments to streamline permitting, adopt more flexible zoning practices, and support higher density housing where appropriate. It also promotes faster project delivery through pre approved plans and incentives tied to producing new housing units.

Just as important, the legislation aligns public policy with private development by reducing regulatory friction and uncertainty. By cutting red tape and modernizing outdated processes, it creates a more predictable environment where approved projects that meet housing demand are prioritized, allowing developers to execute more efficiently and with confidence in both timing and outcome.

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

AERIAL VIEW

113 Northwest 145th Terrace | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

CURRENT UNIT MIX IS INTERCHANGEABLE

Unit Type	Number of Units	% of Total Units	Square Feet Per Unit	Net Rentable Area (Sq. Ft.)
<u>One Bedroom Cottages</u>				
1 Bedroom / 1 Bath	14	5.6%	522 SqFt	7,308
1 Bedroom / 1 Bath	36	14.5%	688 SqFt	24,768
1 Bedroom / 1 Bath	32	12.8%	837 SqFt	26,784
Subtotal - 1 Bedroom Cottages	82 Units	32.9%	718 SqFt	58,860
<u>Two Bedroom Cottages</u>				
2 Bedroom / 2 Bath	21	8.4%	944 SqFt	19,824
2 Bedroom / 2 Bath-FLAT	24	9.6%	1,082 SqFt	25,968
2 Bedroom / 2 Bath-FLAT	16	6.4%	1,336 SqFt	21,376
2 Bedroom / 2 Bath-FLAT	16	6.4%	1,283 SqFt	20,528
2 Bedroom / 2 Bath-FLAT	40	16.1%	1,048 SqFt	41,920
2 Bedroom / 2 Bath	25	10.0%	1,385 SqFt	34,625
Subtotal - 2 Bedroom Cottages	142 Units	57.0%	1,156 SqFt	164,241
<u>Three Bedroom Cottages</u>				
3 Bedroom / 2 Bath	12	4.8%	1,350 SqFt	16,200
3 Bedroom / 2 Bath	13	5.2%	1,705 SqFt	22,165
Subtotal - 3 Bedroom Cottages	25 Units	10.0%	1,535 SqFt	38,365
Total	249	100.0%	1,050 SqFt	261,466

FOR MORE INFORMATION:



Eric Ligman
 Director
 352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
 — REALTY SERVICES —
 COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

JONESVILLE LOW ACTIVITY CENTER

113 Northwest 145th Terrace | Newberry, FL 32669

ALACHUA COUNTY TND DOCUMENTATION AND ENTITLEMENTS

The Gainesville Cottages project is being developed as a Traditional Neighborhood Development (TND), which is permitted by right within the applicable zoning districts when located within a designated Activity Center, pursuant to Section 407.64(a) of the Alachua County Unified Land Development Code.

The subject property is situated within the Jonesville Low Activity Center and includes a mix of zoning classifications, including Administrative/Professional (AP), Business Retail (BR), and Business Highway (BH). These zoning designations collectively support the development of a cohesive, mixed-use residential community consistent with the County's Comprehensive Plan objectives.

This entitlement framework allows for the integration of residential units within a walkable, neighborhood-oriented design, providing flexibility in site planning while aligning with long-term growth and land use policies in West Gainesville.



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

RENTAL COMPS

113 Northwest 145th Terrace | Newberry, FL 32669

Bed Count Data Updated on: 04/01/2026					Unit Mix		Last 7-Days Leased		Last 7-Days Leased Asking Rent		Last 7-Days Availability		Last 7-Days Available Asking Rent		
Property	Bed Count	Sq Ft	Total Units	Unit Mix	Leased Units	Days on Market	Leased Asking Rent	Asking Rent / Sq Ft	Available Units	Days on Market	Available Asking Rent	Asking Rent / Sq Ft	Last 7-Days Asking Rent Trends		
1 BED															
Vanguard Apartments	1	786	99	37.5%	1	112	\$1,443	\$1.84	11	22	\$1,473	\$1.87	0.0%		
The Gathering At Arbor Greens	1	788	46	18.0%	0	60	N/A	N/A	10	32	\$1,469	\$1.87	1.0%		
Noble on Newberry	1	709	47	15.7%	3	25	\$1,568	\$2.24	22	26	\$1,560	\$2.23	-0.2%		
Flats At Tioga Town Center	1	886	48	26.1%	0	71	N/A	N/A	6	82	\$1,904	\$2.18	-0.8%		
23west	1	889	62	35.2%	0	31	N/A	N/A	14	74	\$1,683	\$1.91	0.0%		
Oak Isle Cottages	1	510	17	14.2%	2	73	\$1,549	\$3.04	0	N/A	N/A	N/A	N/A		
City Place at Celebration Pointe	1	750	115	52.3%	0	53	N/A	N/A	30	109	\$1,699	\$2.27	0.3%		
Evergreen Westside	1	773	97	40.4%	0	240	N/A	N/A	59	164	\$1,694	\$2.22	0.0%		
Element Apartments at Celebration Pointe	1	772	95	39.7%	5	61	\$1,795	\$2.31	28	55	\$1,813	\$2.35	0.0%		
Average	1	762	70	31.0%	1	81	\$1,589	\$2.35	20	70	\$1,662	\$2.11	0.0%		
2 BED															
Element Apartments at Celebration Pointe	2	1167	100	41.8%	0	96	N/A	N/A	33	33	\$2,214	\$1.90	0.4%		
Vanguard Apartments	2	1198	136	51.5%	0	146	N/A	N/A	10	36	\$1,720	\$1.43	0.0%		
The Gathering At Arbor Greens	2	1147	53	20.8%	0	48	N/A	N/A	6	109	\$1,758	\$1.53	-0.5%		
Noble on Newberry	2	1259	25	8.3%	1	14	\$1,870	\$1.72	11	48	\$2,048	\$1.63	0.2%		
Flats At Tioga Town Center	2	1211	50	27.2%	1	93	\$2,919	\$1.81	6	137	\$2,216	\$2.00	0.4%		
23west	2	1224	80	45.5%	0	45	N/A	N/A	7	127	\$2,032	\$1.68	0.0%		
City Place at Celebration Pointe	2	1202	83	37.7%	1	57	\$1,933	\$1.68	13	45	\$1,993	\$1.66	0.5%		
Evergreen Westside	2	1191	106	44.2%	0	80	N/A	N/A	71	318	\$2,232	\$1.88	0.0%		
Oak Isle Cottages	2	1126	54	45.0%	3	64	\$2,224	\$1.99	3	109	\$2,499	\$1.94	0.0%		
Average	2	1192	76	35.8%	1	71	\$2,237	\$1.80	18	107	\$2,079	\$1.74	0.1%		
3 BED															
Vanguard Apartments	3	1247	30	11.4%	0	140	N/A	N/A	12	426	\$2,151	\$1.72	1.4%		
The Gathering At Arbor Greens	3	1298	13	5.1%	0	66	N/A	N/A	1	20	\$2,169	\$1.67	0.0%		
Noble on Newberry	3	1500	9	3.0%	0	N/A	N/A	N/A	7	50	\$2,460	\$1.64	0.0%		
Flats At Tioga Town Center	3	1678	9	4.9%	0	62	N/A	N/A	3	60	\$2,838	\$1.70	0.0%		
City Place at Celebration Pointe	3	1380	11	5.0%	0	101	N/A	N/A	1	50	\$2,607	\$1.89	0.0%		
Evergreen Westside	3	1548	22	9.2%	1	73	\$2,629	\$1.68	6	3	\$2,599	\$1.68	0.0%		
Element Apartments at Celebration Pointe	3	1445	28	11.7%	0	144	N/A	N/A	17	91	\$2,749	\$1.90	0.0%		
23west	3	1511	27	15.3%	0	98	N/A	N/A	2	143	\$2,475	\$1.64	0.0%		
Oak Isle Cottages	3	1291	37	30.8%	2	112	\$2,499	\$1.94	10	160	\$2,399	\$1.86	0.0%		
Average	3	1433	21	10.7%	0	99	\$2,564	\$1.81	7	111	\$2,494	\$1.74	0.2%		

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

INTERIOR RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669

PROPERTY FEATURES

- Attached Garages*
- Ceiling Fans
- Chef Inspired Kitchen
- Designer Light Fixtures
- Dual sinks in Master*
- Granite Counters
- Kitchen Pantries
- Large Kitchen Islands*
- Modern White Cabinetry
- Open Layouts
- Plank Flooring
- Stainless Appliances
- Walk-In Showers
- Walk-In Closets
- Washer & Dryer Appliances
- Trey and Cathedral Ceilings
- Front Porches
- Fully Amenitized Clubhouse



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



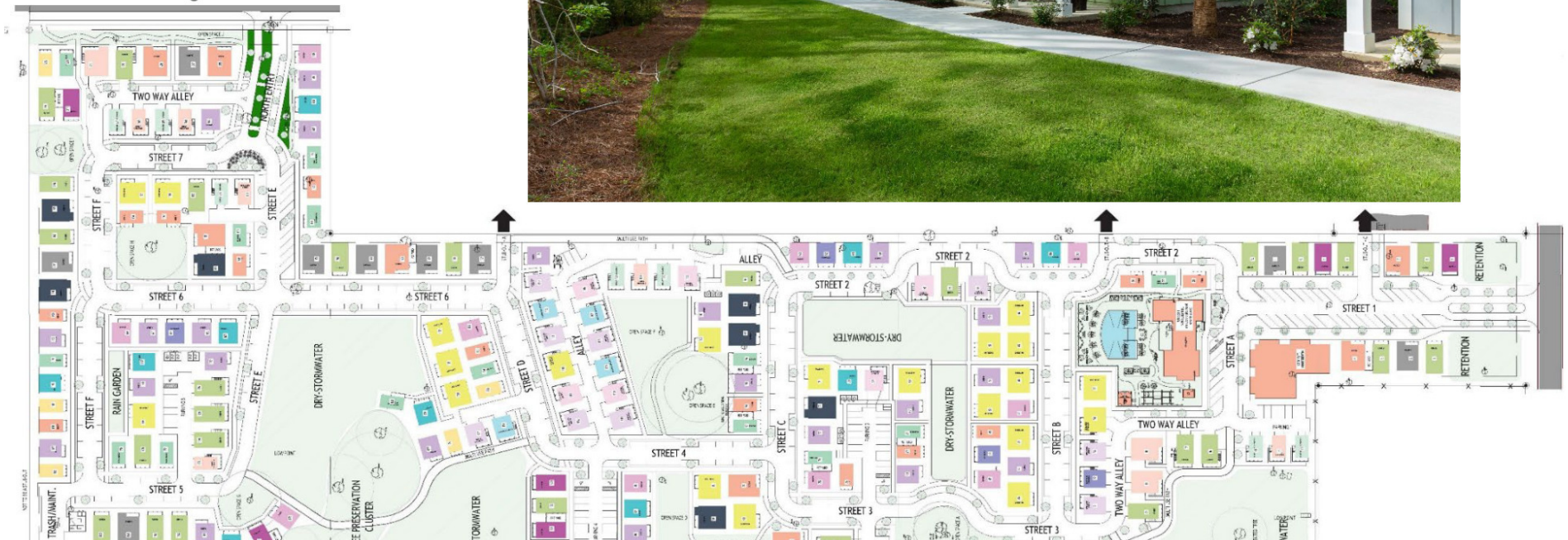
FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

DEVELOPMENT RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669

COMMUNITY AMENITIES

- Large Amenity with Gathering Areas
- Courtyards
- Grilling Deck
- Lanai with Lounge Seating
- Picnic Area
- Pool
- State-of-the-Art Fitness Center
- Fire Pit
- Bike Storage
- On-Site Storage



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

CLUBHOUSE RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

EXTERIOR RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

EXTERIOR RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

ADDITIONAL PHOTOS

113 Northwest 145th Terrace | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

DEMOGRAPHICS MAP & REPORT

113 Northwest 145th Terrace | Newberry, FL 32669

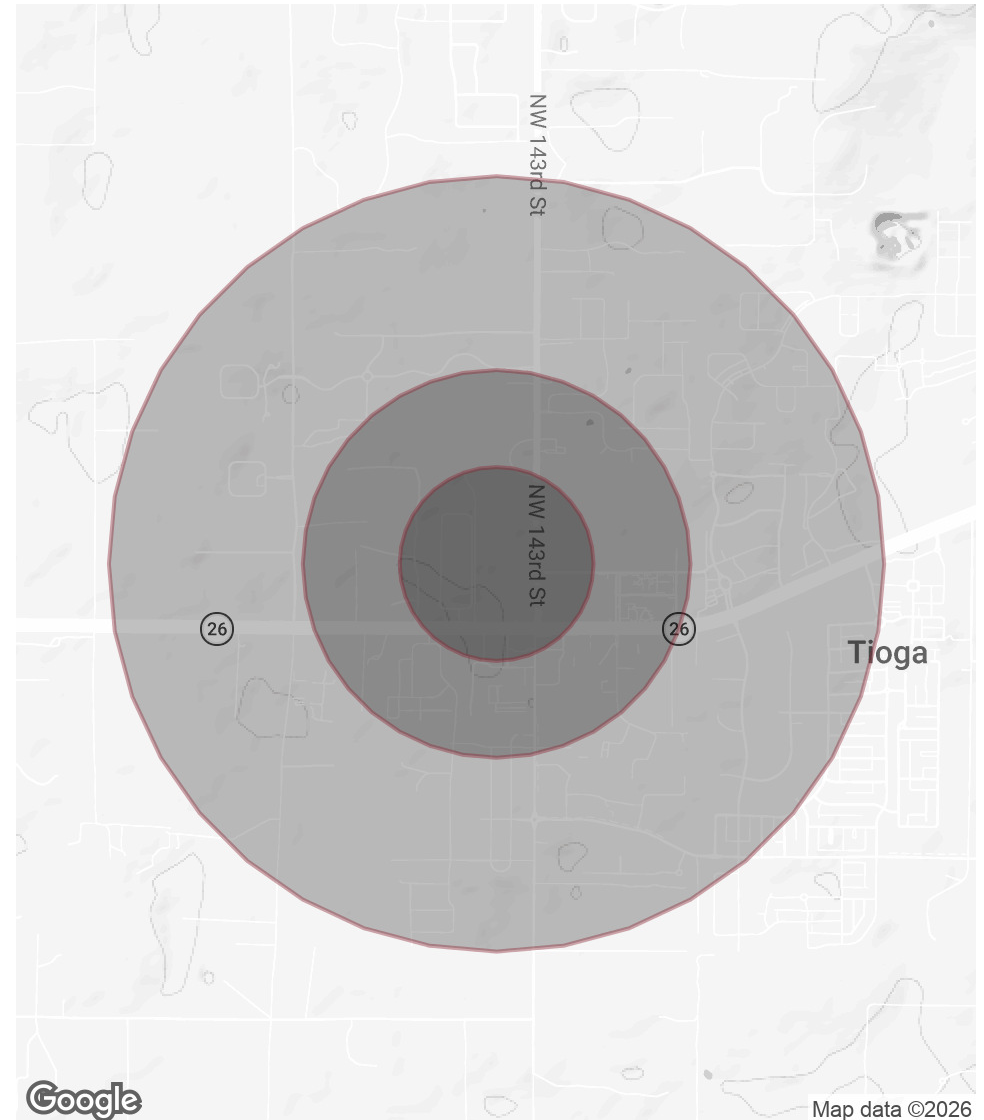
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	100	419	1,594
Average Age	42.1	40.7	40.6
Average Age (Male)	41.2	39.8	39.9
Average Age (Female)	43.6	42.3	42.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	159	615
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$151,576	\$148,119	\$149,470
Average House Value	\$442,334	\$416,465	\$410,417

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

ERIC LIGMAN BIO

113 Northwest 145th Terrace | Newberry, FL 32669



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