

RESIDENTIAL DEVELOPMENT OPPORTUNITY

00294-000-000 | High Springs, FL 32643



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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BOSSHARDT

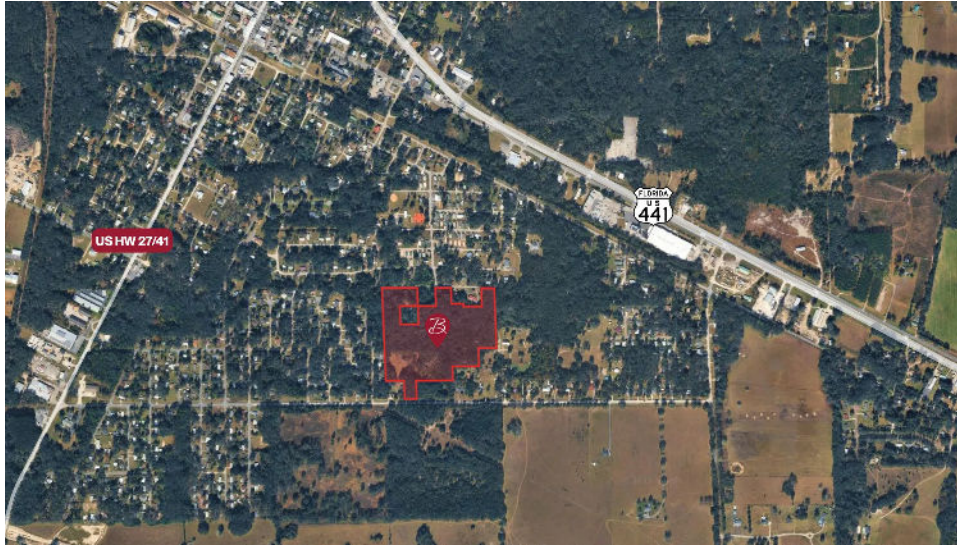
REALTY SERVICES

COMMERCIAL & LAND DIVISION

RESIDENTIAL DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$420,000
Lot Size:	25.77 Acres
Price / Acre:	\$16,298
Zoning:	R-2

PROPERTY OVERVIEW

Located in the growing community of High Springs, Florida, this ±26.02-acre residential development tract presents a rare opportunity for future single-family residential development within the city limits. The property is situated between NW 174th Avenue and NW 178th Avenue in southeastern High Springs, directly adjacent to established residential neighborhoods and only minutes from downtown High Springs, US Highway 441, and the City of Alachua.

PROPERTY HIGHLIGHTS

- Public water is available along both NW 174th Avenue and NW 178th Avenue, with sanitary sewer located nearby and capable of being extended to support future subdivision development.
- The site appears well-suited for future single-family residential subdivision development and could potentially support approximately 3 to 4 dwelling units per acre, subject to engineering, roadway design, stormwater requirements, utility extensions, and municipal approvals.

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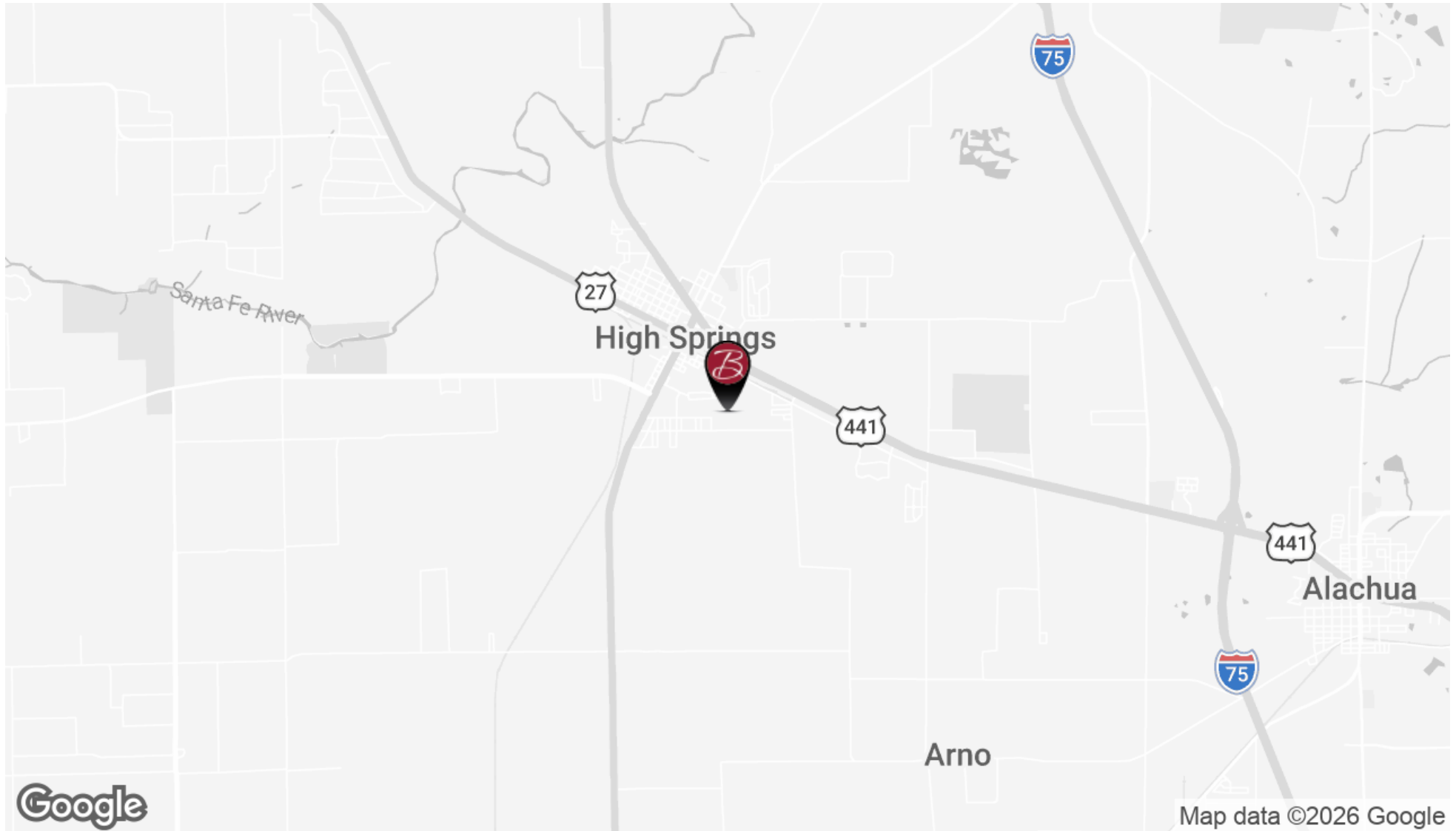


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LOCATION MAP

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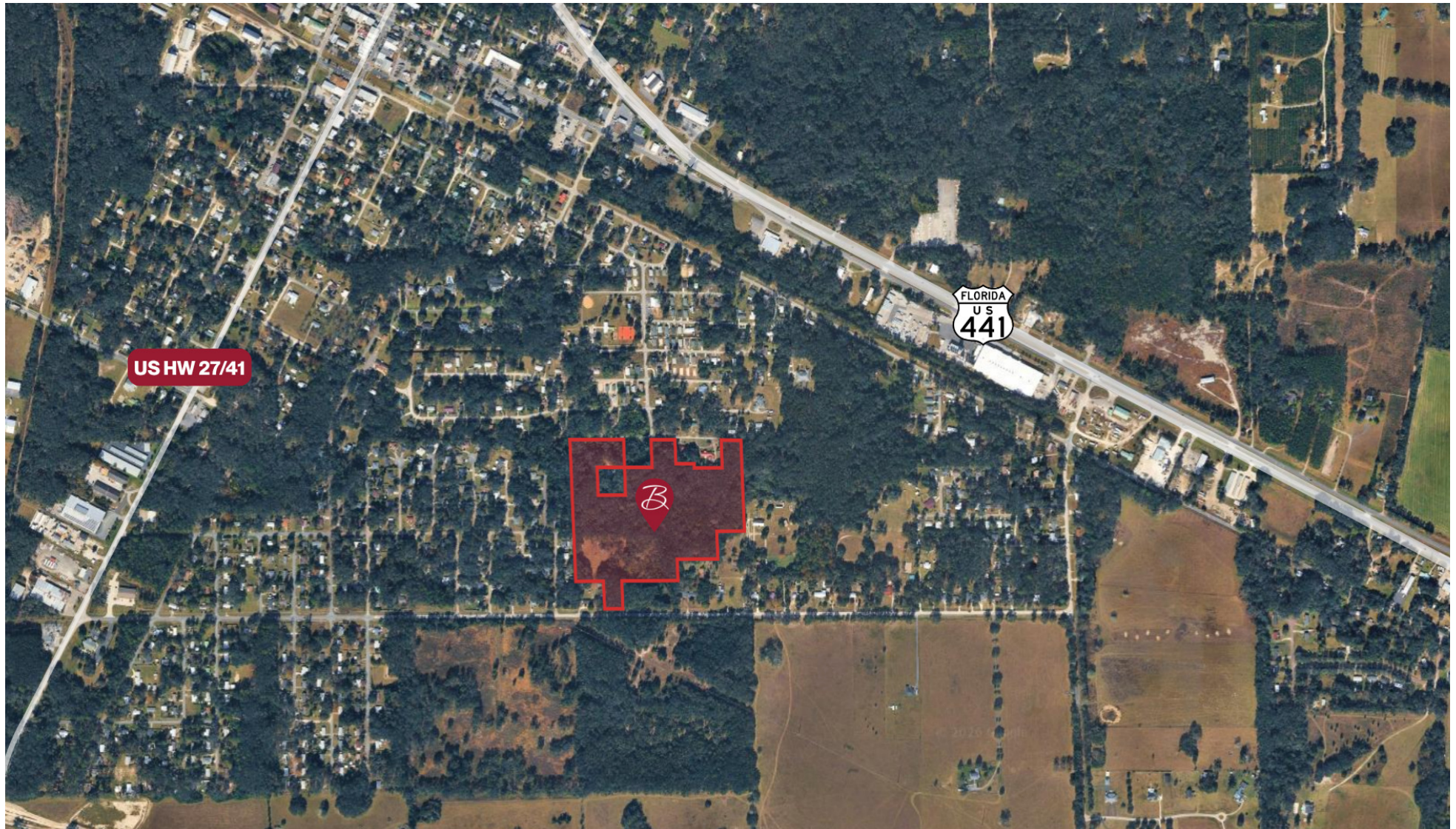


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ARIEL

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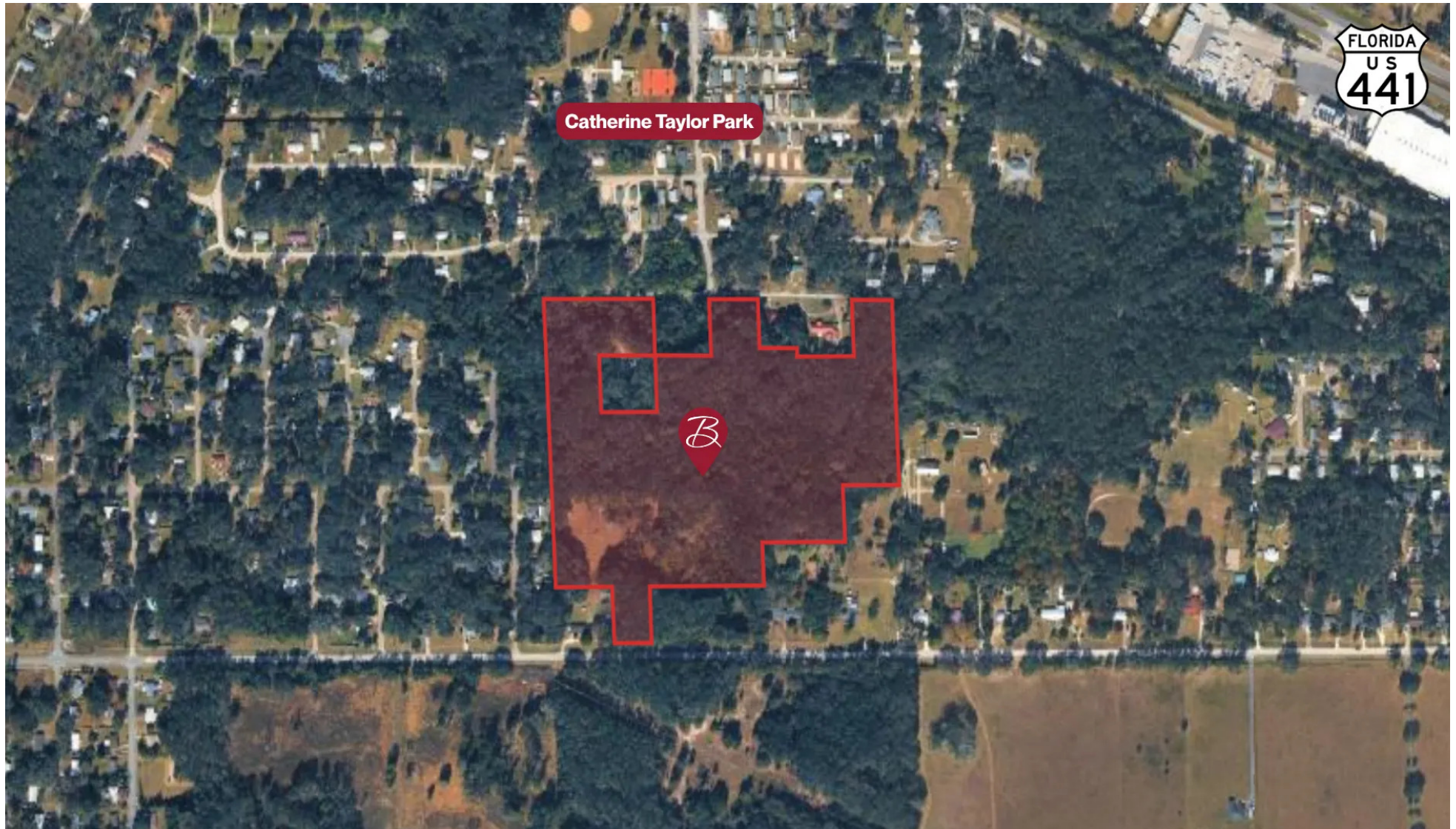


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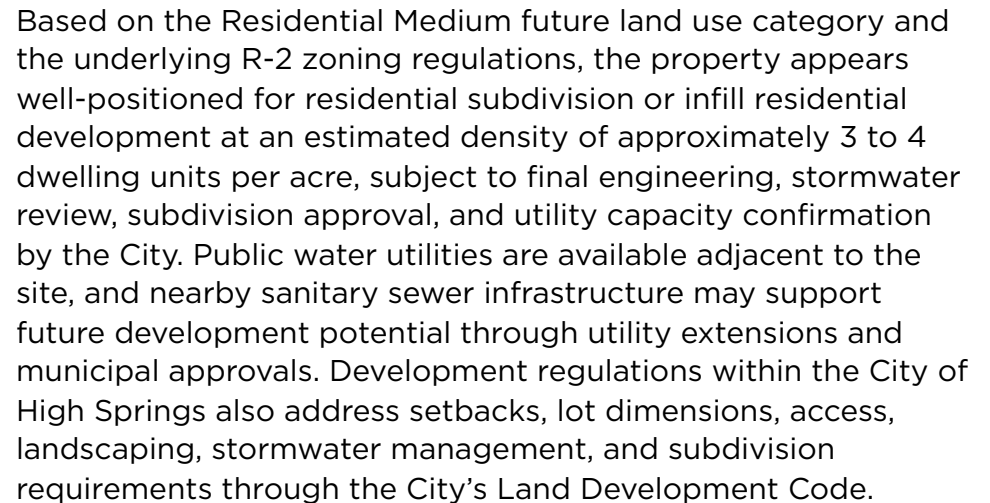


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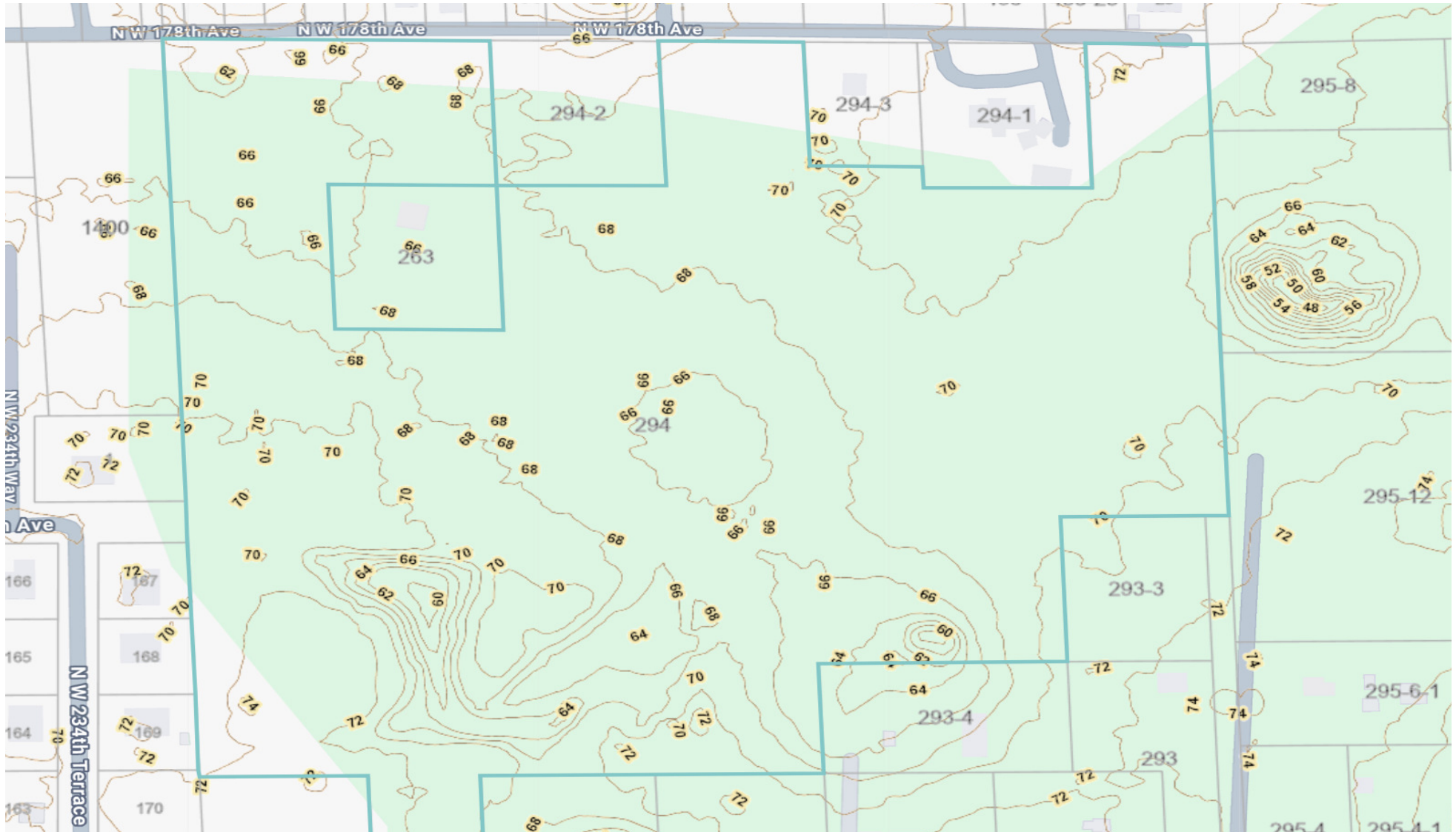


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FLOOD AND TOPOGRAPHY

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DEMOGRAPHICS MAP & REPORT

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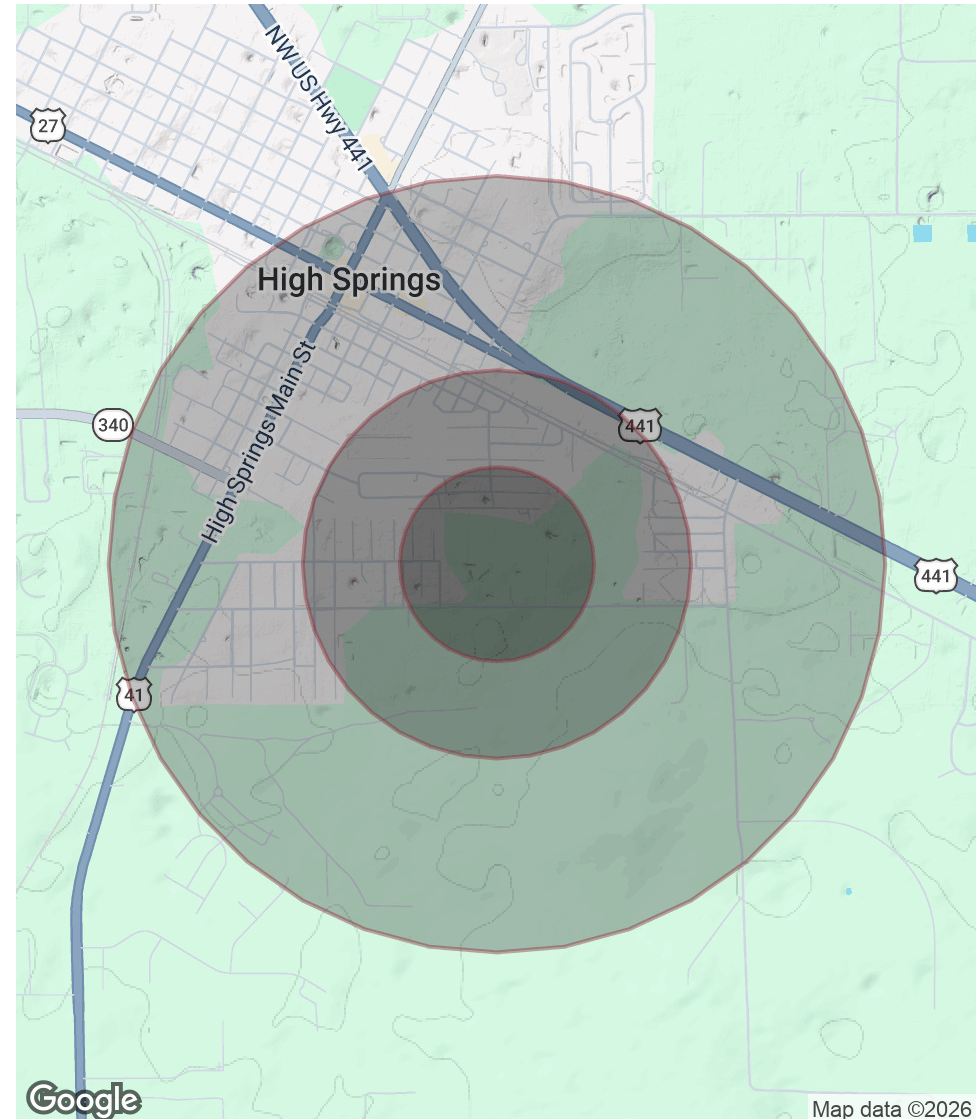
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	68	274	985
Average Age	38.2	38.1	37.6
Average Age (Male)	37.4	37.3	36.1
Average Age (Female)	40.2	40.2	39.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	25	106	372
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$99,139	\$94,223	\$94,580
Average House Value	\$240,602	\$239,742	\$241,500

2023 American Community Survey (ACS)



Map data ©2026

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ADVISOR

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ERIC LIGMAN

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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.

MEMBERSHIPS

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

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