

HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

3711 Southeast Hawthorne Road | Gainesville, FL 32641



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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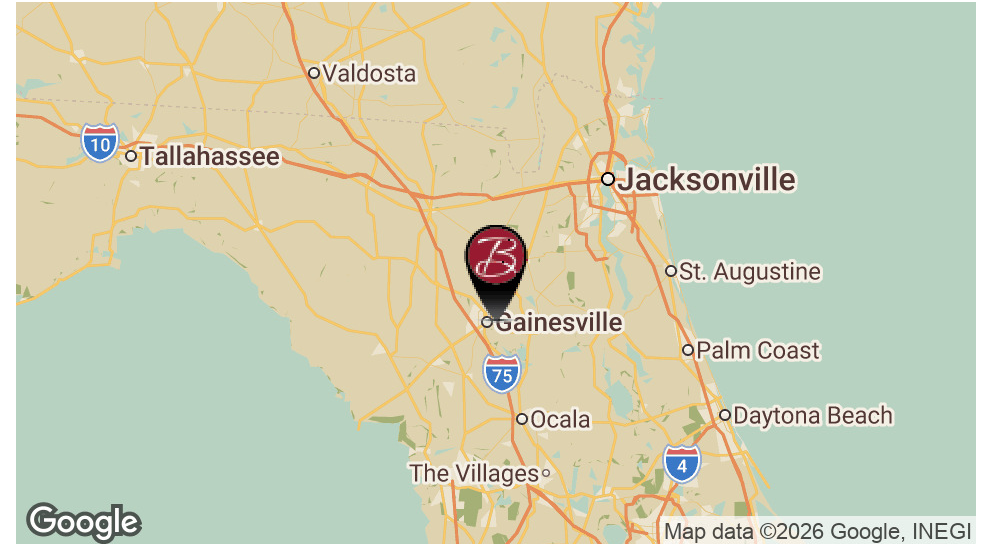
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COMMERCIAL & LAND DIVISION

HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

3711 Southeast Hawthorne Road | Gainesville, FL 32641



OFFERING SUMMARY

Sale Price:	\$548,500
Lot Size:	5.5 Acres
Number of Lots	30
Price per door	\$18,283
Zoning	R1-A

PROPERTY OVERVIEW

This proposed 5.5-acre cottage neighborhood offers a strong opportunity to develop a well-designed, small-scale residential community in a highly accessible location. With available utilities already in place, the site supports reduced development costs and faster timelines. Conceptual plans allow for up to 30 cottage-style dwellings, aligning with demand for attainable, low-maintenance housing. The layout provides potential for a cohesive, walkable neighborhood with shared green space, making this a practical and efficient development opportunity.

PROPERTY HIGHLIGHTS

- Utilities on Site
- High and Dry
- On the RTS Bus Route 7
- R1-A Zoning- cottage development by right

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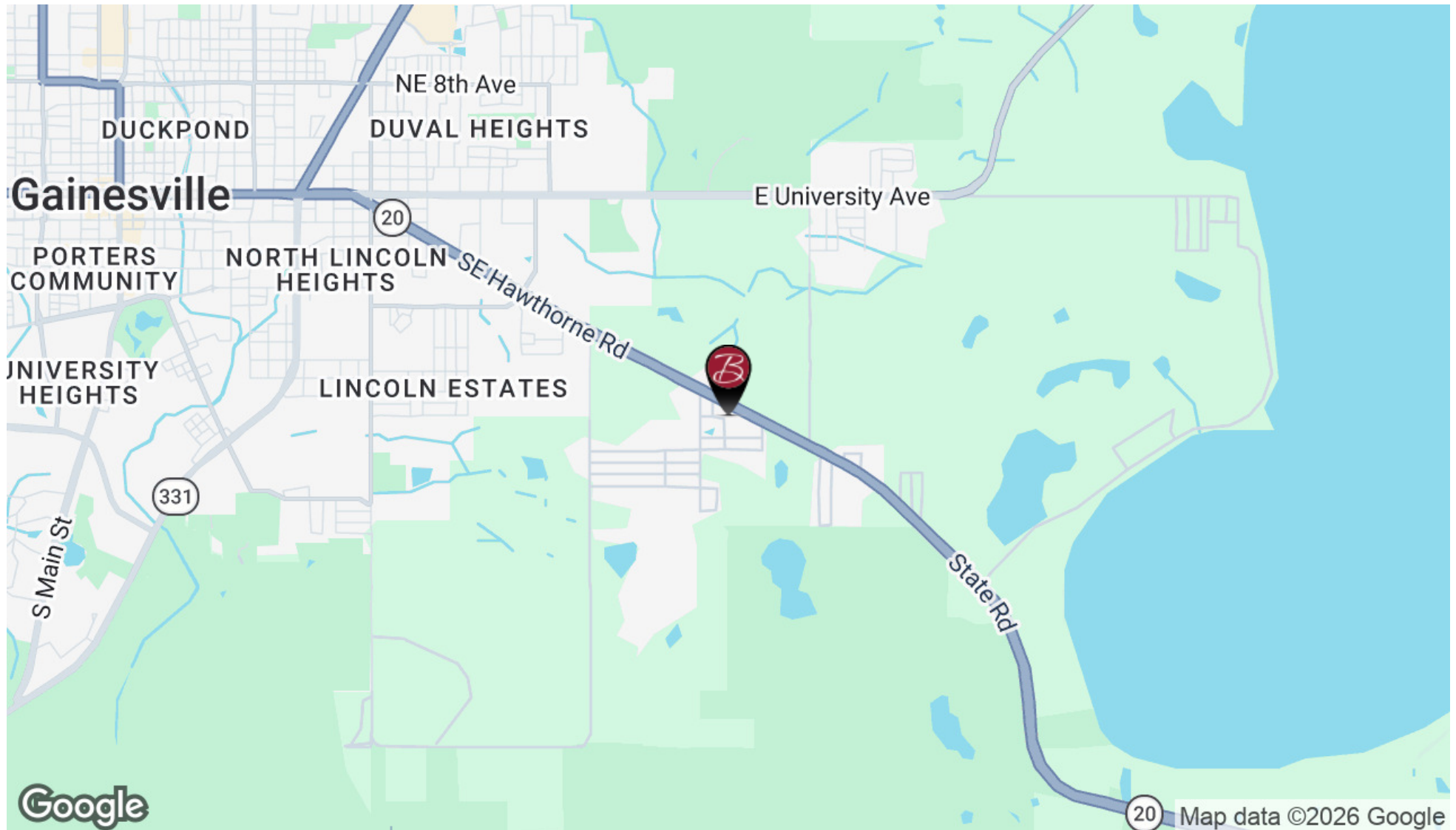
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HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

LOCATION MAP

3711 Southeast Hawthorne Road | Gainesville, FL 32641



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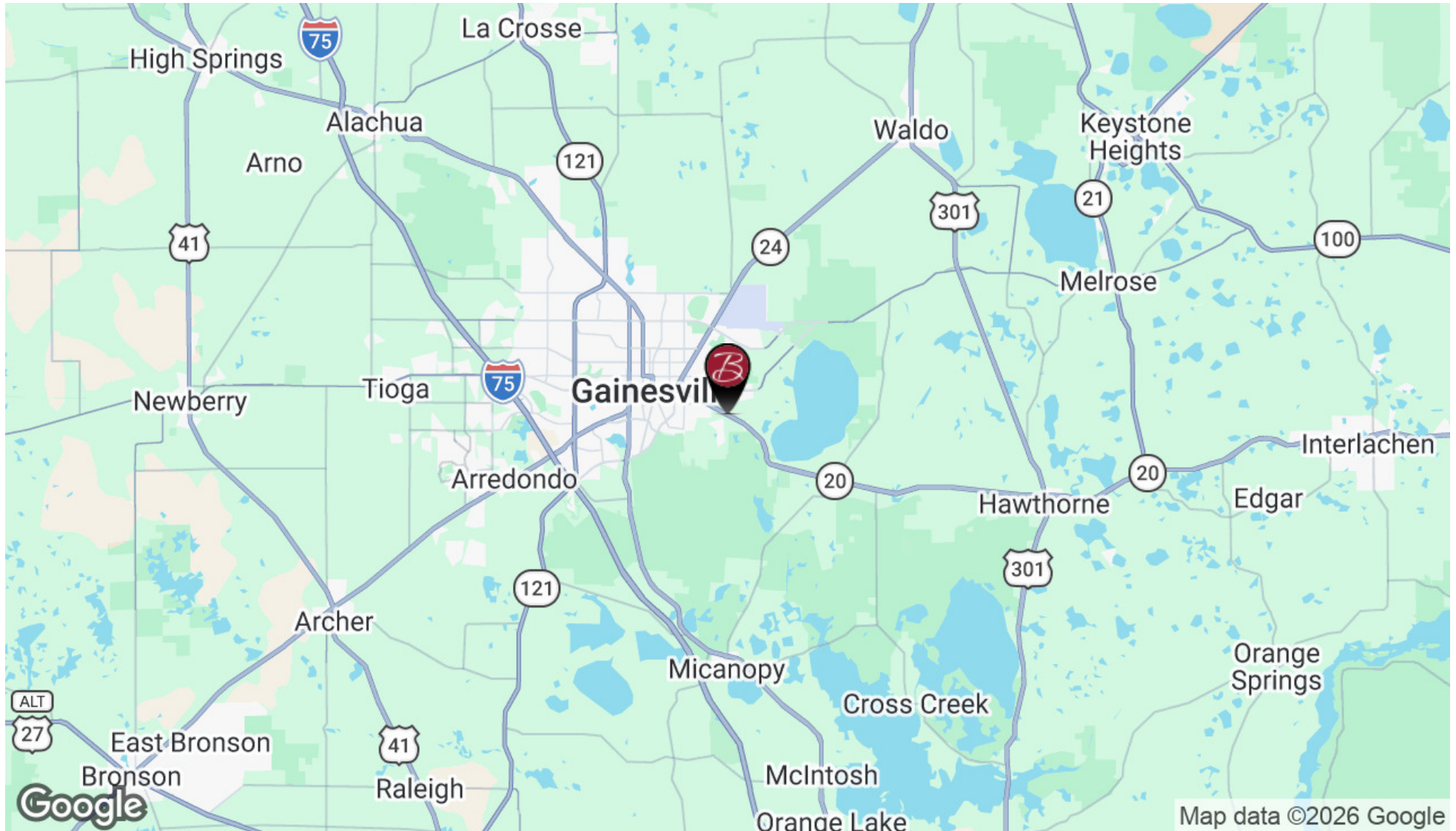
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HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

REGIONAL MAP

3711 Southeast Hawthorne Road | Gainesville, FL 32641



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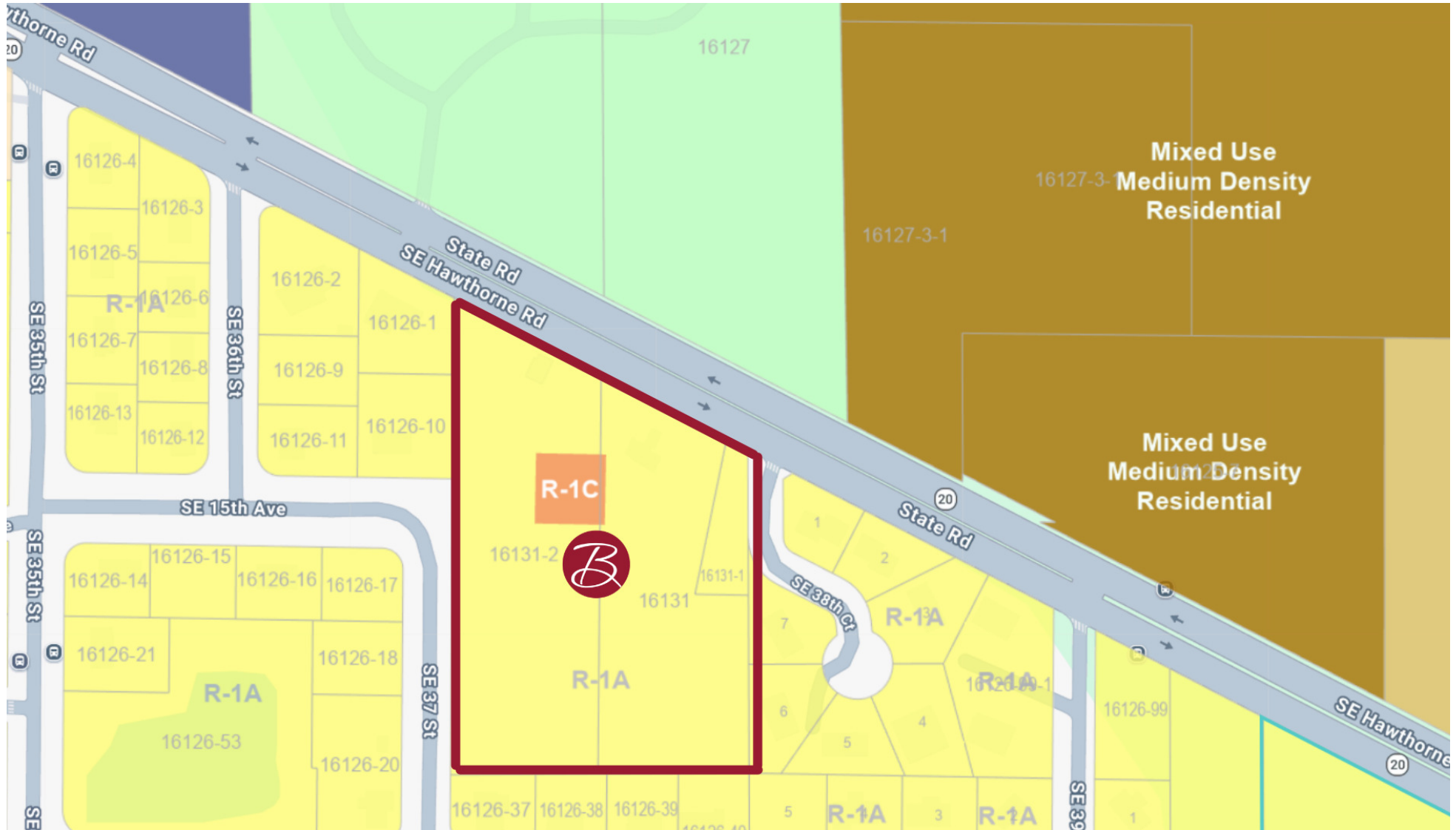
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HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

ZONING

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FLOOD MAPS



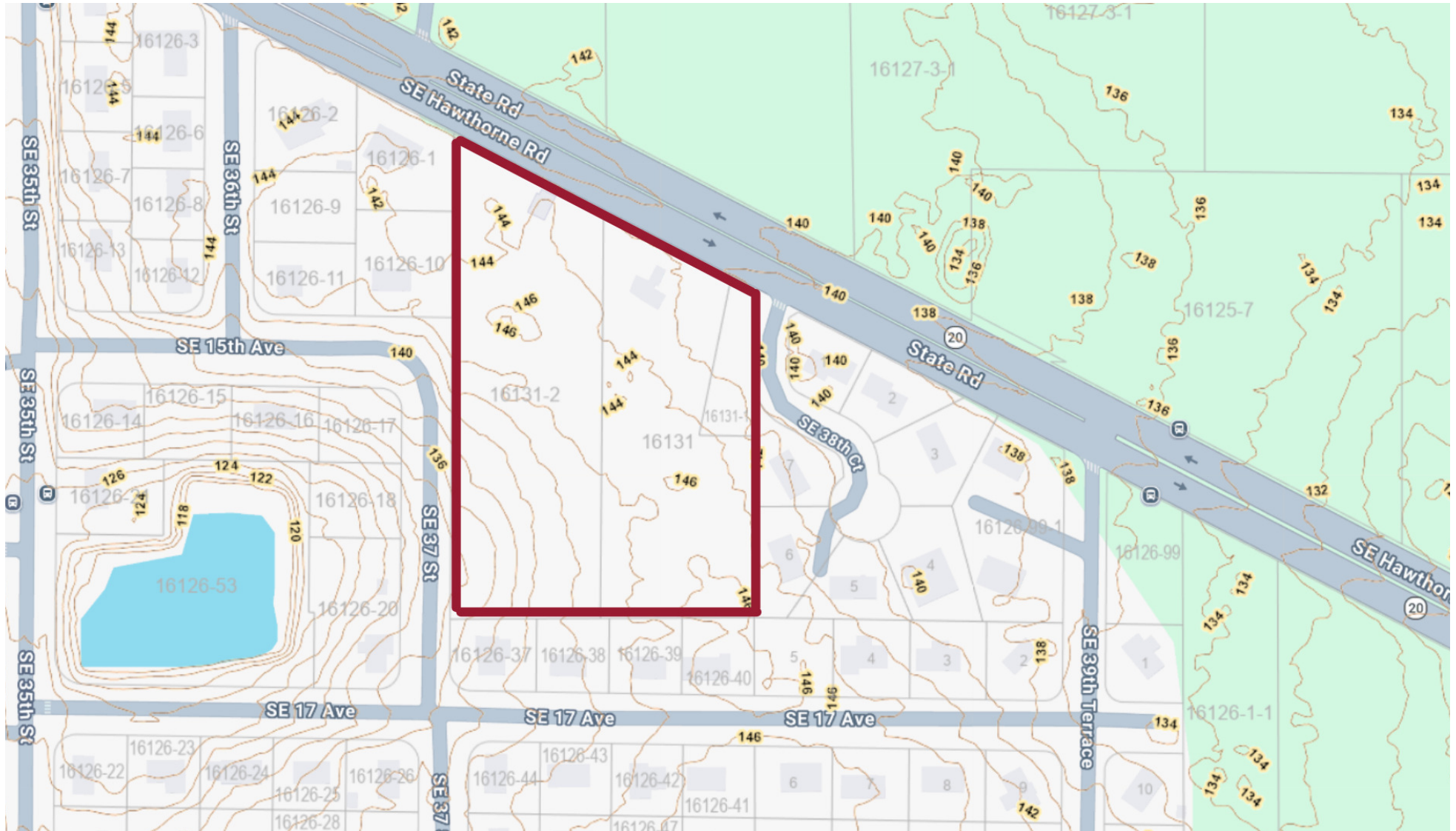
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HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

TOPO

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DEMOGRAPHICS MAP & REPORT

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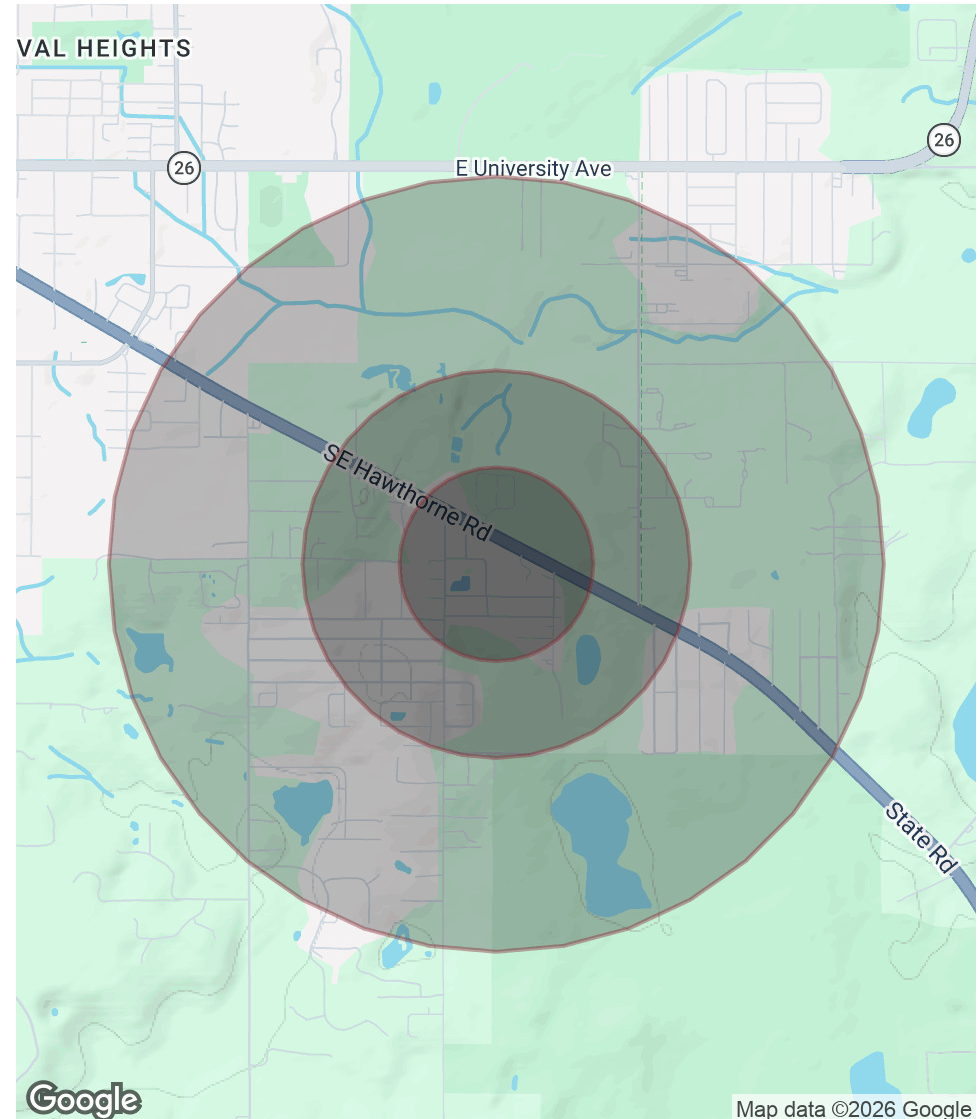
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	134	544	2,205
Average Age	35.4	34.9	36.7
Average Age (Male)	30.7	30.0	32.8
Average Age (Female)	35.9	35.4	38.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	193	766
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$52,398	\$50,290	\$49,585
Average House Value	\$170,284	\$166,015	\$156,553

2023 American Community Survey (ACS)



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REALTY SERVICES
COMMERCIAL & LAND DIVISION

HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

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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