COTTAGE DEVELOPMENT OPPORTUNITY

1223 NW 98th St | Gainesville, FL 32606



FOR SALE

FOR MORE INFORMATION:



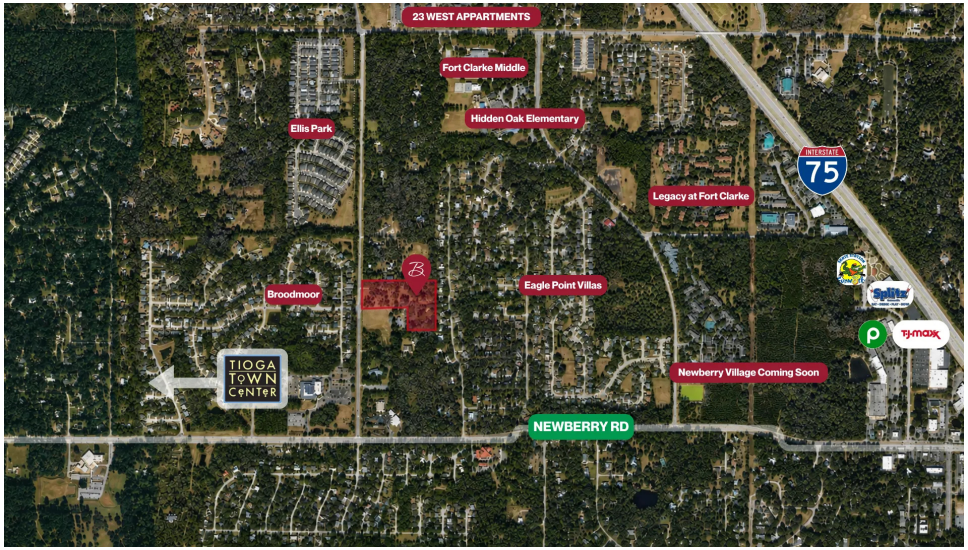
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BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

COTTAGE DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

1223 NW 98th St | Gainesville, FL 32606





OFFERING SUMMARY

Sale Price:	$1,215,000
Lot Size:	9.03 Acres
Dwellings:	36
Price / Acre:	$135,125
Price per Dwelling:	$27,000
Zoning:	RE-1
Tax ID	06309-001-000

PROPERTY OVERVIEW

A rare infill development opportunity on NW 98th Street in one of Gainesville's most desirable west-side corridors. This ±9-acre site is positioned for a 45-unit cottage community, a product type in strong demand and short supply across the Gainesville market.

Location drives this deal. The site sits near Fort Clarke Middle, Hidden Oak Elementary, and Santa Fe College, in one of Alachua County's most sought-after school zones, with quick access to NW 39th Avenue, Newberry Road, Tioga Town Center, I-75, and the University of Florida. Located in unincorporated Alachua County, the property offers a more streamlined entitlement path under county-level development standards.

With Gainesville's continued growth and persistent housing shortage, this is a compelling opportunity for builders seeking a shovel-ready residential project in a proven west-side location.

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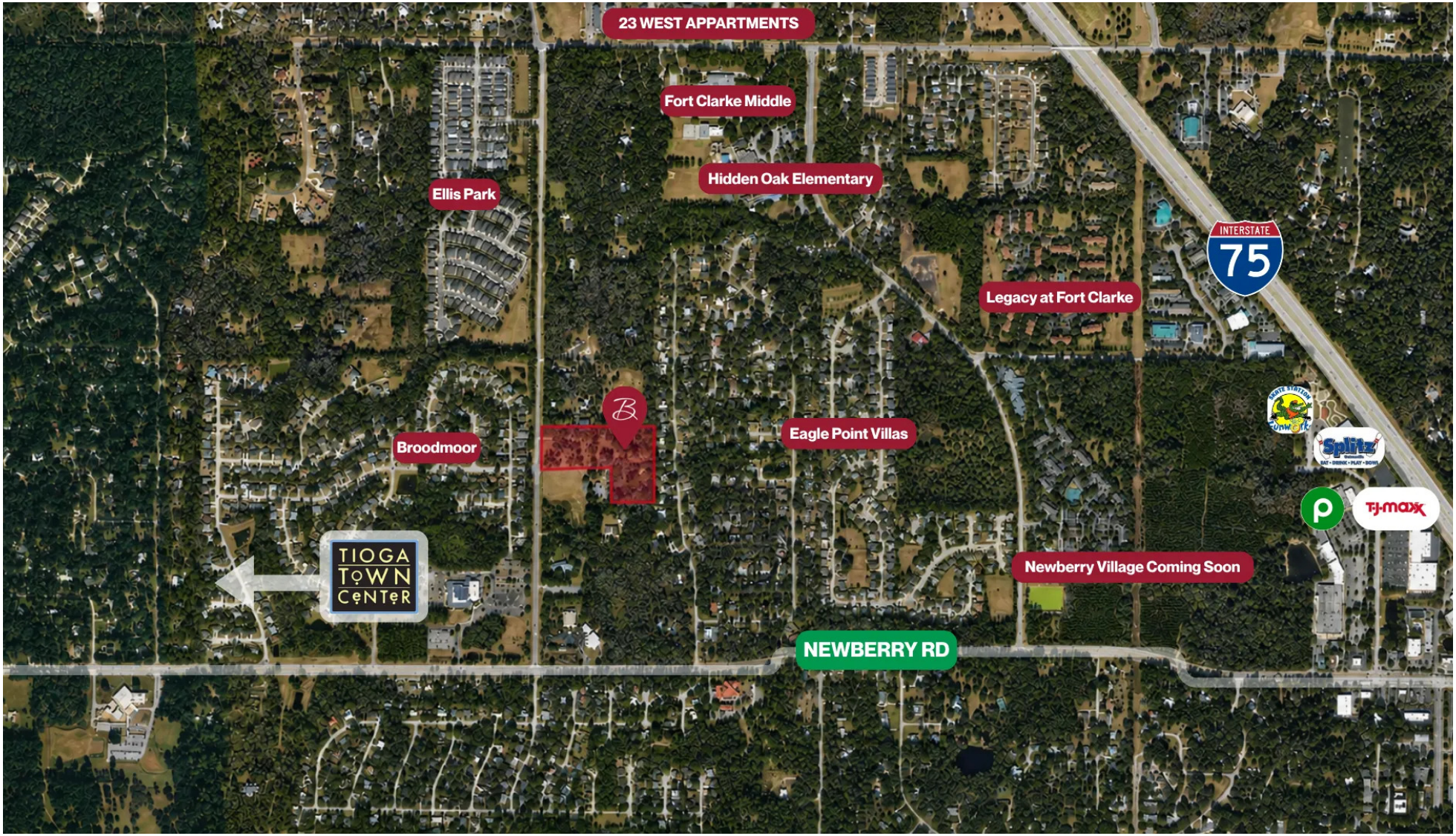


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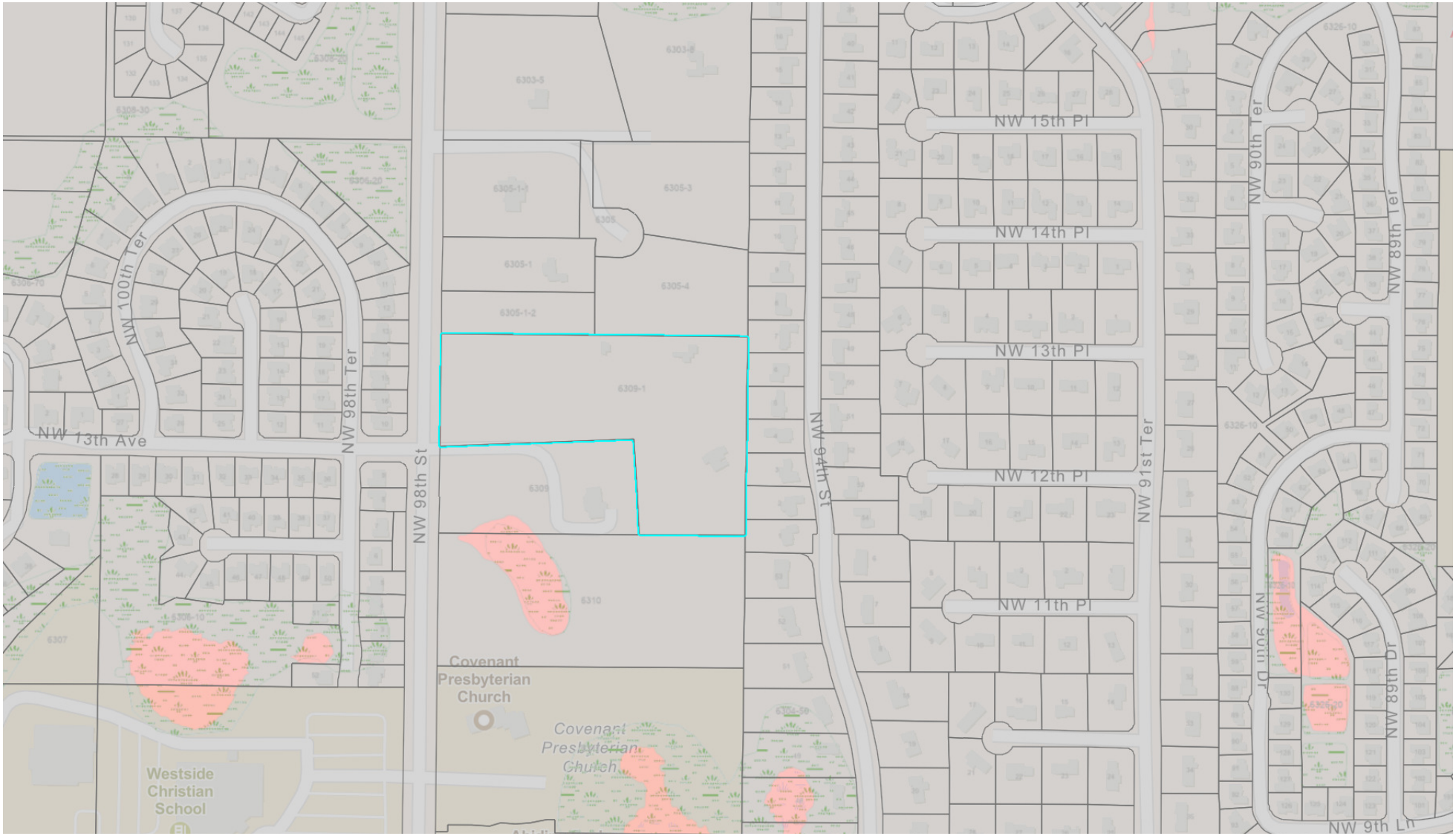
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WETLANDS MAP

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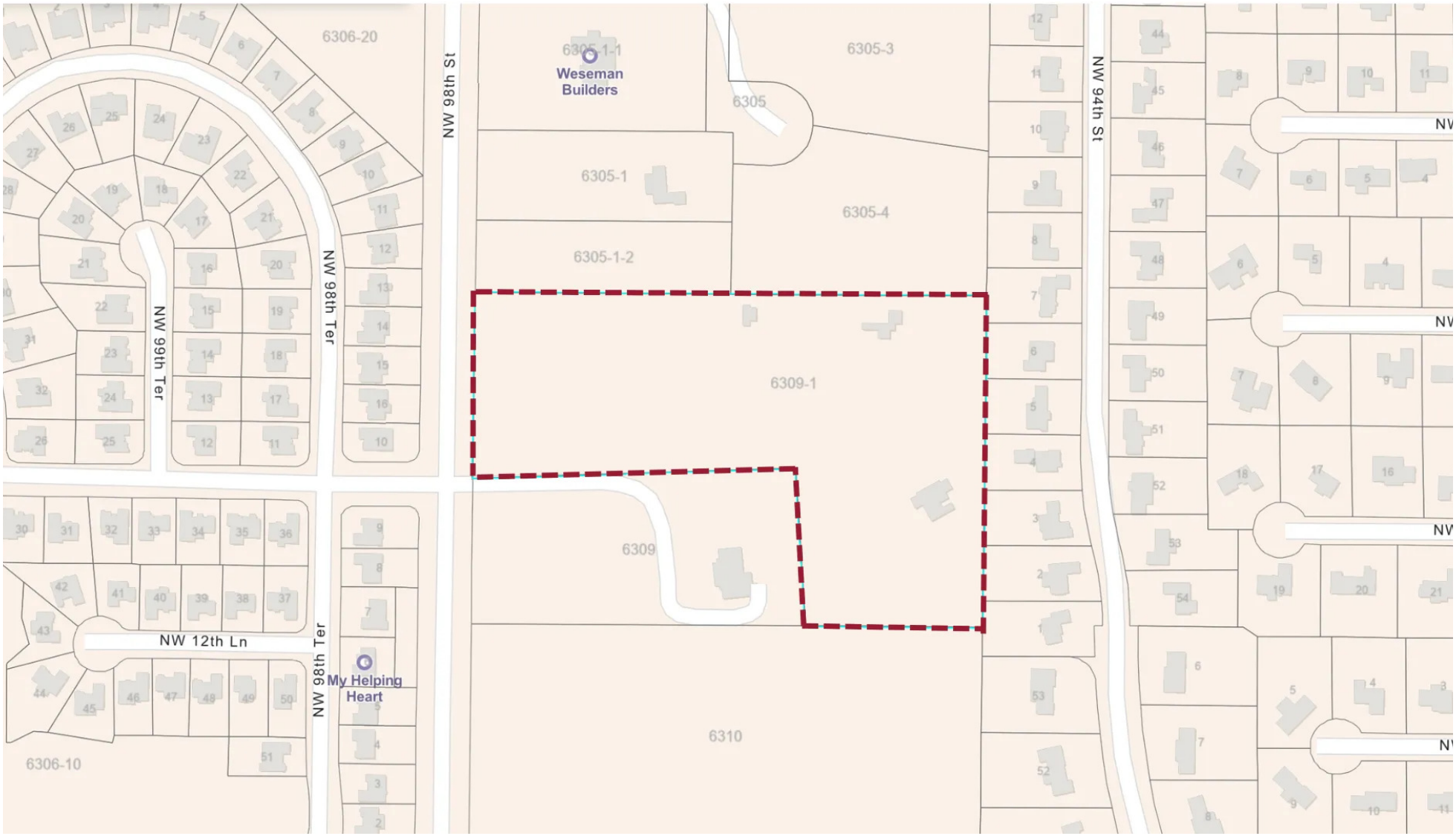


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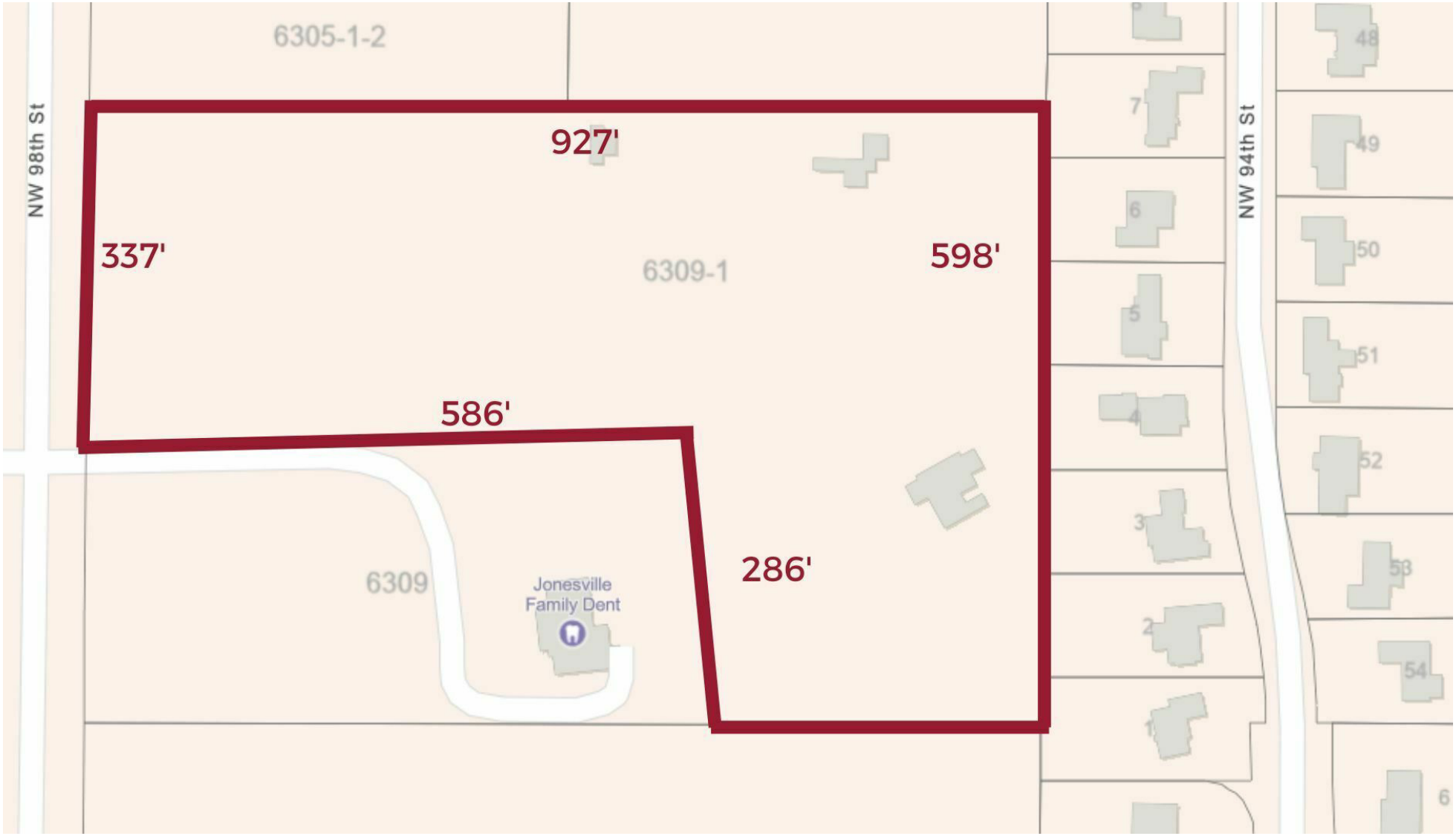


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PRE-APP MEETING NOTES

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PRE-APPLICATION MEETING WITH COUNTY AND GRU

- Significant due diligence is already in hand. A formal pre-application meeting was held with Alachua County planning staff and GRU in February 2026, and the findings strongly support the cottage neighborhood concept as the most feasible development path for this site. Key takeaways include:
- **Wastewater solved under the cottage format.** Because a cottage neighborhood remains a single parcel under unified ownership, GRU confirmed the project can be served by a private lift station owned and maintained by the property owner or association, eliminating the gravity sewer and easement hurdles that constrain a conventional platted subdivision on this site.
- **Water available at the frontage.** GRU water service is available on NW 98th Street, with initial development able to utilize a dead-end line.
- **Favorable planning standards.** The cottage neighborhood code carries a reduced tree preservation threshold of approximately 5% (versus 20% for a conventional subdivision), a 10% open space requirement, and 15-foot low-density buffers along adjacent residential boundaries, with existing vegetation and basin landscaping potentially counting toward those requirements.
- **Single access point workable.** Primary access will be from NW 98th Street, and staff acknowledged the site's constraints support a waiver of the second access requirement with a future stub-out for connectivity.
- **Karst overlay not triggered.** Less than 10% of the parcel falls within the mapped sensitive karst area, so the project is not subject to the additional karst protection standards; only standard stormwater treatment requirements apply.
- **Clear path forward.** Remaining due diligence items are well defined, including an Environmental Resource Assessment, confirmation of existing electric infrastructure, and refinement of the internal site layout.

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Cottage Neighborhood Development Standards

Alachua County Code of Ordinances, Sec. 407.154 – General Requirements (Summary)

Cottage Homes

Detached principal residential dwellings only; no attached multi-family. Maximum 1,400 SF of conditioned enclosed space per home. Homes may sit on individually platted lots or a common ownership lot.

Neighborhood Size

Minimum 2-acre site unless approved by special exception. Four to fifteen homes allowed around any common green. May be incorporated within larger subdivisions; not permitted inside subdivisions platted before March 28, 2023 absent a special exception.

Density

Per FLU Policy 1.8.3, cottage neighborhoods may develop at two times the maximum units per acre of the zoning district. On this RE-1 site, that supports up to 4 units per acre, or 36 cottage homes on ±9 acres.

Community Building

One community building per neighborhood, up to 2,500 SF. May include club house, common dining and kitchen, bathrooms, laundry, guest sleeping quarters, and storage.

Access

Direct access to a paved, publicly maintained street required. Private roads, drives, and alleys serving homes or common parking are allowed per Sec. 407.141(b) multi-family requirements, with a 20-foot clear width.

Emergency Access

Where common parking is used, stabilized access must place every structure within 150 feet of the stabilized surface; minimum 10-foot width with 20-foot clear width.

Setbacks & Buffers

Zoning district setbacks apply from the project boundary, not internal lots. A 15-foot low density buffer (Sec. 407.43) is required along lines adjacent to existing platted subdivisions or 6,000+ SF lots with an existing single-family residence.

Landscaping

Required tree plantings and landscaping consistent with Sec. 407.43.1.

Open Space & Stormwater

Open Space provided per Article V; stormwater management per Article IX of the Chapter.

Maintenance

Joint use and maintenance of Open Space, community facilities, private roads, and common property must be guaranteed through a maintenance plan, covenants, deeds, and/or HOA by-laws.

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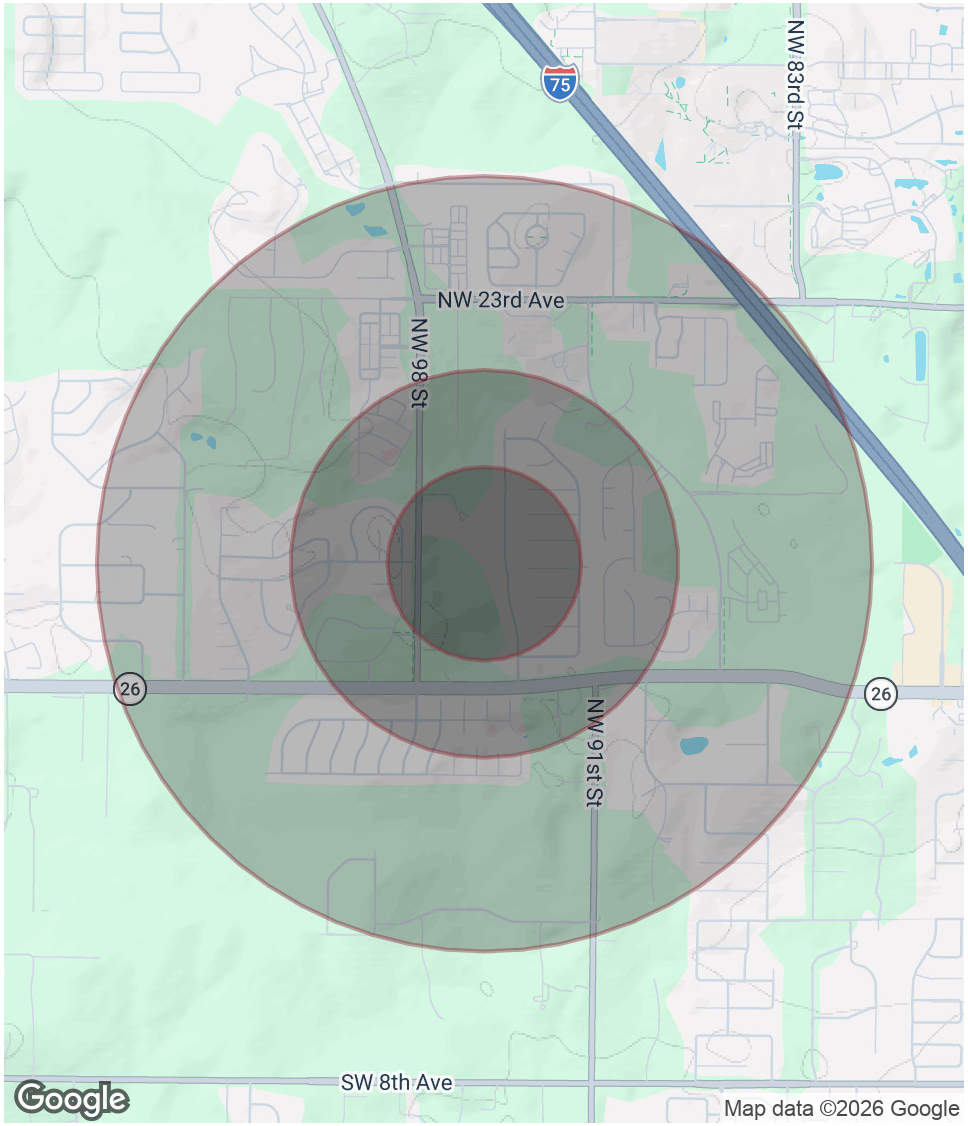
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	301	1,207	4,563
Average Age	45.7	42.7	39.1
Average Age (Male)	44.7	39.0	38.3
Average Age (Female)	45.4	45.9	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	131	478	1,768
# of Persons per HH	2.3	2.5	2.6
Average HH Income	$93,710	$102,496	$107,298
Average House Value	$145,382	$272,860	$317,009

2023 American Community Survey (ACS)



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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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