

13.3 ACRE DEVELOPMENT SITE- NEWBERRY, FLORIDA

24206 West Newberry Road | Newberry, FL 32669



FOR MORE INFORMATION:



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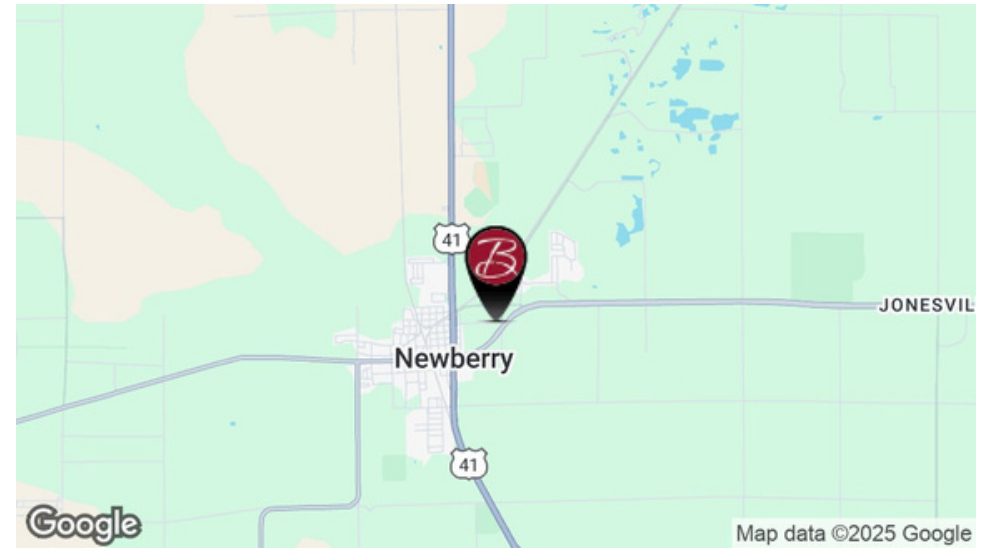


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

13.3 ACRE DEVELOPMENT SITE- NEWBERRY, FLORIDA

EXECUTIVE SUMMARY

24206 West Newberry Road | Newberry, FL 32669



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	13.3 Acres
Price	5,490,000
AADT	21,500
Zoning	CA (see page 7-9)

PROPERTY OVERVIEW

Positioned at the eastern gateway to Newberry, Florida, this 13.3-acre development opportunity offers unmatched visibility, access, and proximity to the region's fastest-growing residential and commercial destinations. As one of the last large contiguous parcels at the city's entrance, this site is ideally suited for a master-planned commercial development, featuring a large-format anchor box, two premium out parcels, ample room for parking, a stormwater basin, and full site circulation.

PROPERTY HIGHLIGHTS

- CA Zoning
- Full access from all roads that surround the property
- Utilities near Site
- Phase 1 Conceptual Design page 11

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**PROPOSED BIG BOX COMING:
UNDER CONTRACT**



**440 UNITS
MULTIFAMILY**

**AND
MORE
COMING
SOON!**

**PHASE 1
76 HOMES**

**PHASE 2
72 HOMES**

**PHASE 3
46 HOMES**

**PHASE 4
83 HOMES**

**PHASE 5
74 HOMES**



**HOUSING &
APARTMENTS
FUTURE
DEVELOPMENT**

**SUBJECT
PROPERTY
13.03 ACRES**

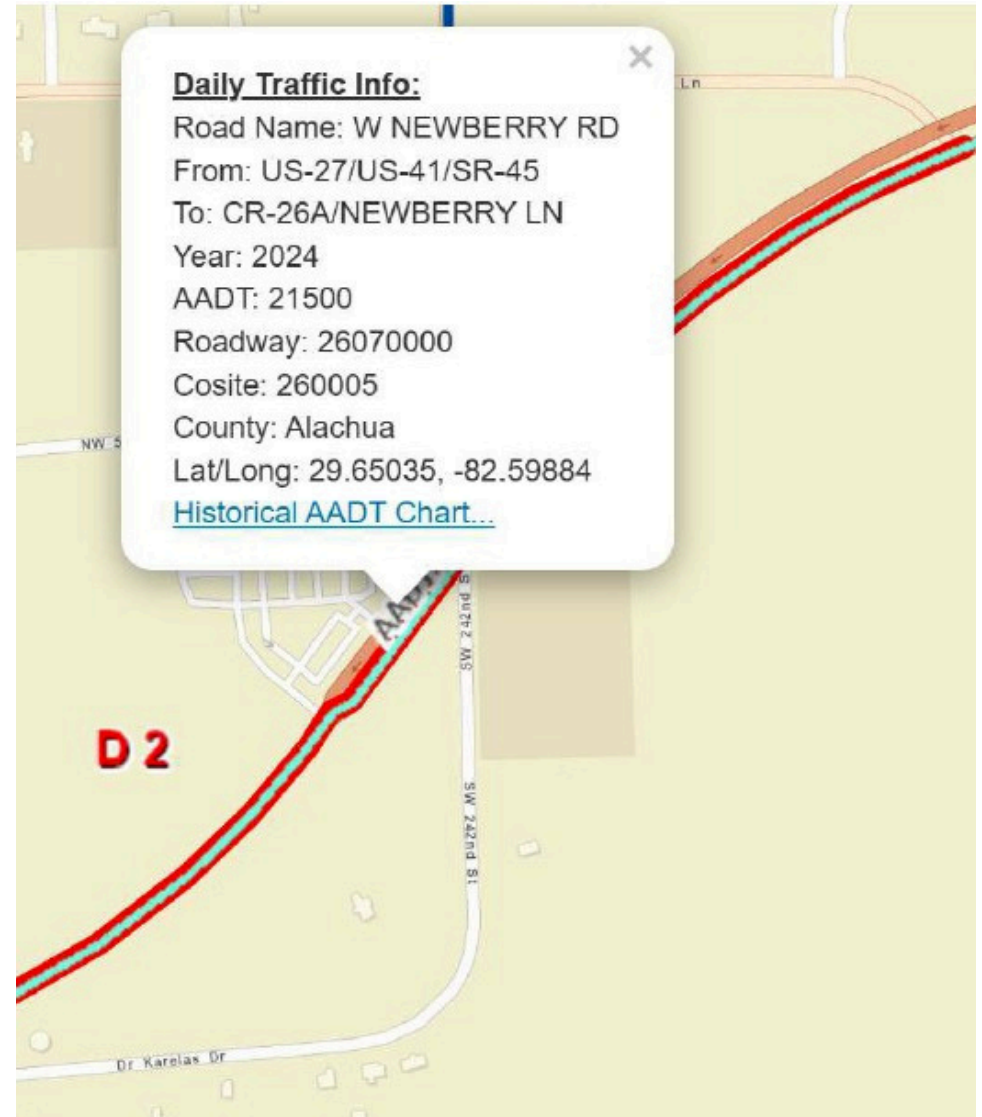
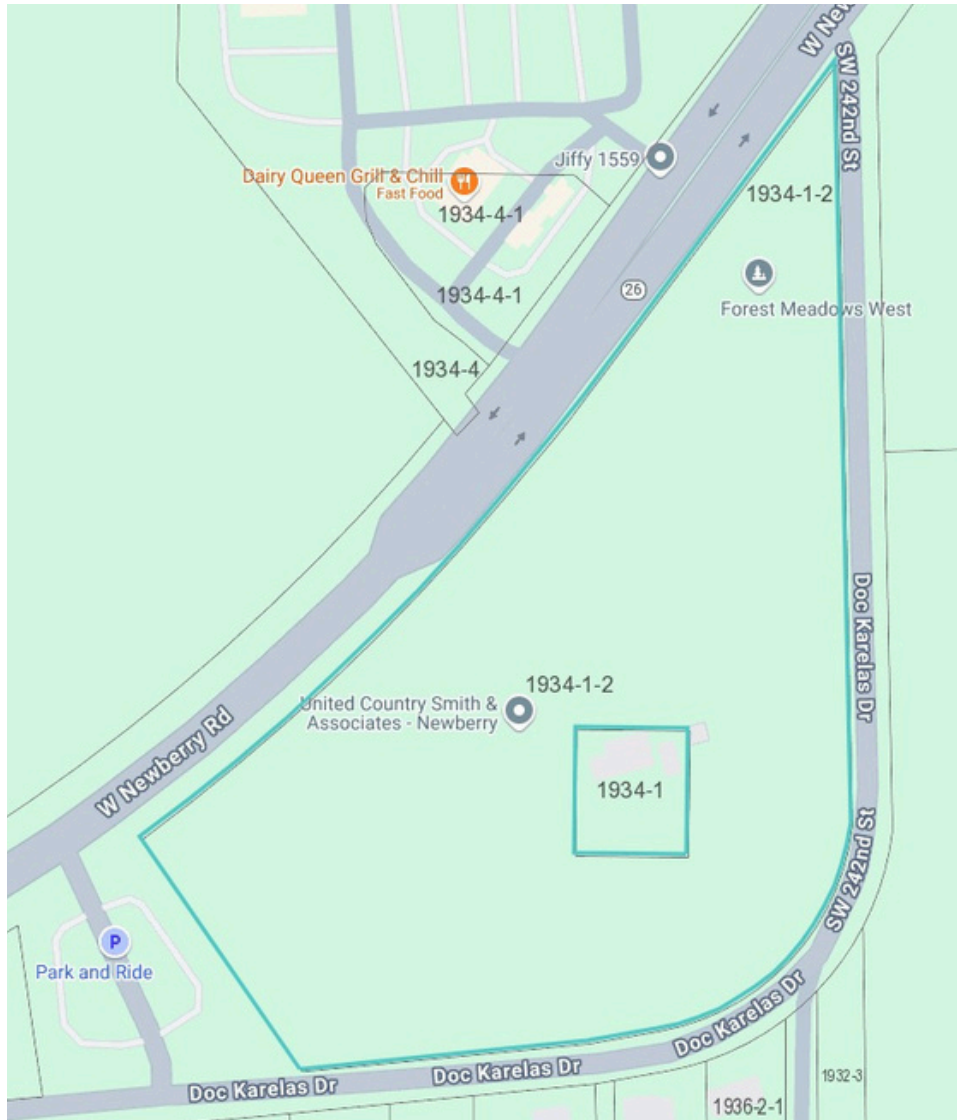


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ADDITIONAL PHOTOS

24206 West Newberry Road | Newberry, FL 32669



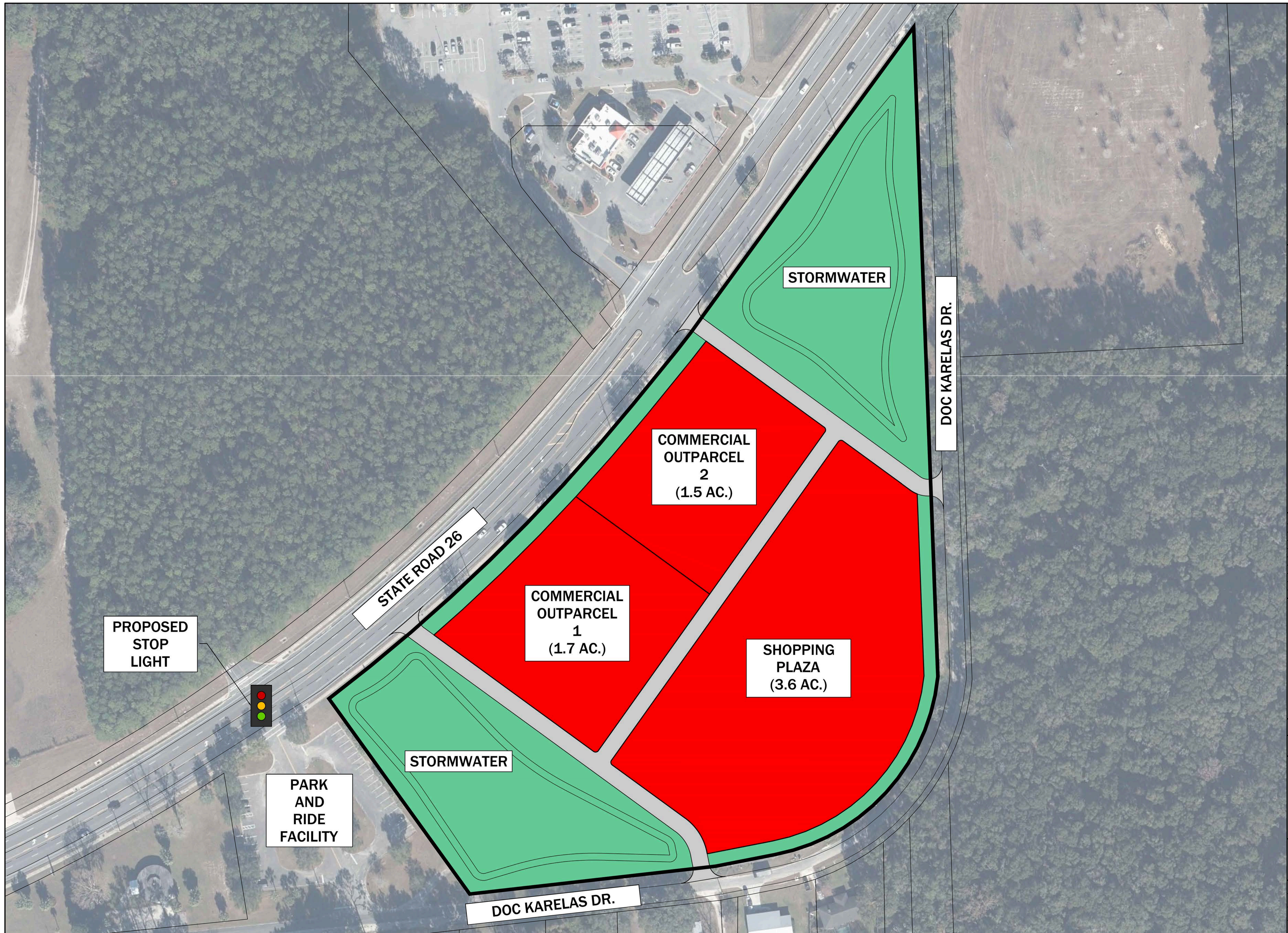
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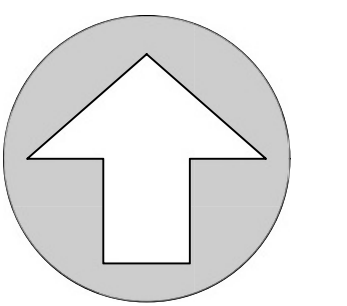
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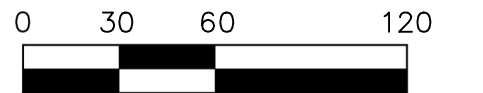


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NORTH

SCALE: 1" = 60'



GRAPHIC SCALE

No.	Date	Comment
1	6/08/23	CORRECTED NUMBER OF PAGES FROM 3 TO 4

Professional Engineer of Record:

Engineer Certificate No.

Project No: 25-079

Project phase: CONCEPTUAL

Project title:

DOC KARELAS DRIVE SHOPPING CENTER CITY OF NEWBERRY

Sheet title:

MASTER PLAN

Designed: TAR Sheet No.:

Drawn: GRV C800

Checked: TAR

Date: 05/16/25

Section 4.15. Commercial, Automotive (CA).

4.15.1 *Districts and intent.* The "CA" Commercial, Automotive category includes one zone district: CA. This district is intended specifically for intensive retail sales and service uses and is automotive-oriented which requires a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits specific automotive-oriented uses, which are not permitted within the other commercial districts and this district serves the entire city.

4.15.2. *Permitted principal uses and structures.* As for CI, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, marina and boat sales, rental of automotive vehicles, trailers and trucks.
3. Truck stops and automotive service stations (see section 4.2 for special design standards for automotive service stations).
4. Public buildings and facilities.

Site and development plan approval (see article 14) is required for the following uses:

1. All developments.

4.15.3. *Permitted accessory uses and structures.*

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership; and
 - c. Do not involve operations or structures not in keeping with the character of the district.
 - d. For utility sheds and carports, refer to Section 4.2.4.
2. On-site signs (see also Section 4.2).
3. Outdoor storage yard in connection with permitted use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles or second-hand automotive parts.

4.15.4. *Prohibited uses and structures.*

1. Manufacturing activities.
2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see section 4.2).

4.15.5. *Special exceptions.* (See also articles 12 and 13.)

Open-air restaurants (see section 4.2.35).

Recreational vehicle parks and commercial campgrounds.

4.15.6. *Minimum lot requirements (area, width).*

1. All permitted uses and structures (unless otherwise specified):

None, except as needed to meet other requirements set out herein.

4.15.7. *Minimum yard requirements (depth of front and rear yard, width of side yard).* (See section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front: 20 feet.

Side: None, except where a side yard is provided, then a side yard of at least ten feet must be provided.

Rear: 15 feet.

Special provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of 35 feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of 35 feet from perennial streams and creeks.

4.15.8. *Maximum height of structures.* (See also section 4.2 for exceptions.)

No portion shall exceed 72 feet.

4.15.9. *Maximum lot coverage by all buildings.* In addition to meeting the required yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed the following floor area ratio requirements:

Less than five acres	1.0 floor area ratio
Greater than or equal to five acres but less than ten acres	0.75 floor area ratio
Greater than or equal to ten acres but less than 20 acres	0.50 floor area ratio
Greater than or equal to 20 acres	0.25 floor area ratio

4.15.10. *Minimum landscaped buffering requirements.* (See also section 4.2.)

1. All permitted uses (unless otherwise specified):

Where a use listed under subsection 1., above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten feet in width along the affected rear and/or side yards, as the case may be.

4.15.11. *Minimum off-street parking requirements.* (See also section 4.2.)

1. Commercial or service establishments (unless otherwise specified): One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display or activity.

-
2. Public buildings and facilities (unless otherwise specified): One space for each 200 square feet of floor area.
 3. For other special exceptions as specified herein: To be determined by finding in the particular case.

Note: Off-street loading required (see section 4.2).

(Ord. No. 4-05, § (4.15.9), 1-24-2005; Ord. No. 8-05, § 1(4.15.8), 2-28-2005; Ord. No. 18-06, § 3, 8-28-2006; Ord. No. 07-07, § 2, 3-12-2007; Ord. No. 08-10, § 3, 5-24-2010; Ord. No. 08-12, § 3, 6-11-2012; Ord. No. 2019-03, § 1, 6-10-2019)

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ADVISOR BIO

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ERIC LIGMAN

Director

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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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ADVISOR BIO

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TERESA HOFFMAN

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PROFESSIONAL BACKGROUND

Teresa Hoffman brings nearly four decades of real estate expertise to her clients in the Newberry area and beyond. A licensed realtor since 1985, Teresa began her career in Homestead, Florida, working alongside her mother, who had established herself in the real estate industry for over 30 years.

For the past 37 years, Teresa has successfully managed Hoffman Construction Inc., giving her a unique dual perspective in both real estate and construction that proves invaluable to her clients. Her deep community involvement includes active participation in the PTA, volunteering at local schools, and organizing numerous community events throughout Newberry.

Since joining Bosshardt Realty Services, LLC in 2012, Teresa has distinguished herself as a top performer and leader. She has managed the Bosshardt Newberry Office for the past 10 years and has earned numerous prestigious awards, including:

- Rookie of the Year
- Rising Star
- Community Core Award
- Integrity Core Award
- Bosshardt Way Award
- Induction into Bosshardt's Presidents Circle

Teresa's comprehensive background in both residential and commercial real estate, combined with her construction industry experience, enables her to provide clients with valuable insights for selecting their dream home or finding the perfect commercial property. Her recent commercial sales include Storage Zone Self Storage, Newberry Publix Best Drugs, Daba Design Works, and Mac Johnson Warehouse Commercial Buildings.