

C-3 ZONED DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

16817 NW State Road 45 | High Springs, FL 32643



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	2.89 Acres
Price / Acre:	\$344,291
Zoning:	C-3

PROPERTY OVERVIEW

Located at the gateway into High Springs along the busy Highway 27/41 corridor, this prime 2.89-acre parcel offers unmatched visibility, easy accessibility, and strong growth potential. Zoned C-3 Commercial, it accommodates a broad range of higher-intensity uses, including retail, restaurants, professional offices, medical facilities, and service-oriented businesses. With nearly three acres, the property provides ample space for substantial building footprints, abundant parking, and versatile site layouts, making it a rare opportunity to capitalize on the ongoing growth and development of High Springs.

PROPERTY HIGHLIGHTS

- Full access from major roadway for maximum visibility and convenience
- Favorable C-3 zoning allows for a wide range of commercial uses
- Located in a rapidly growing, high-demand market area
- Strong surrounding demographics supporting business growth
- Excellent opportunity for investors, developers, or owner-users

FOR MORE INFORMATION:

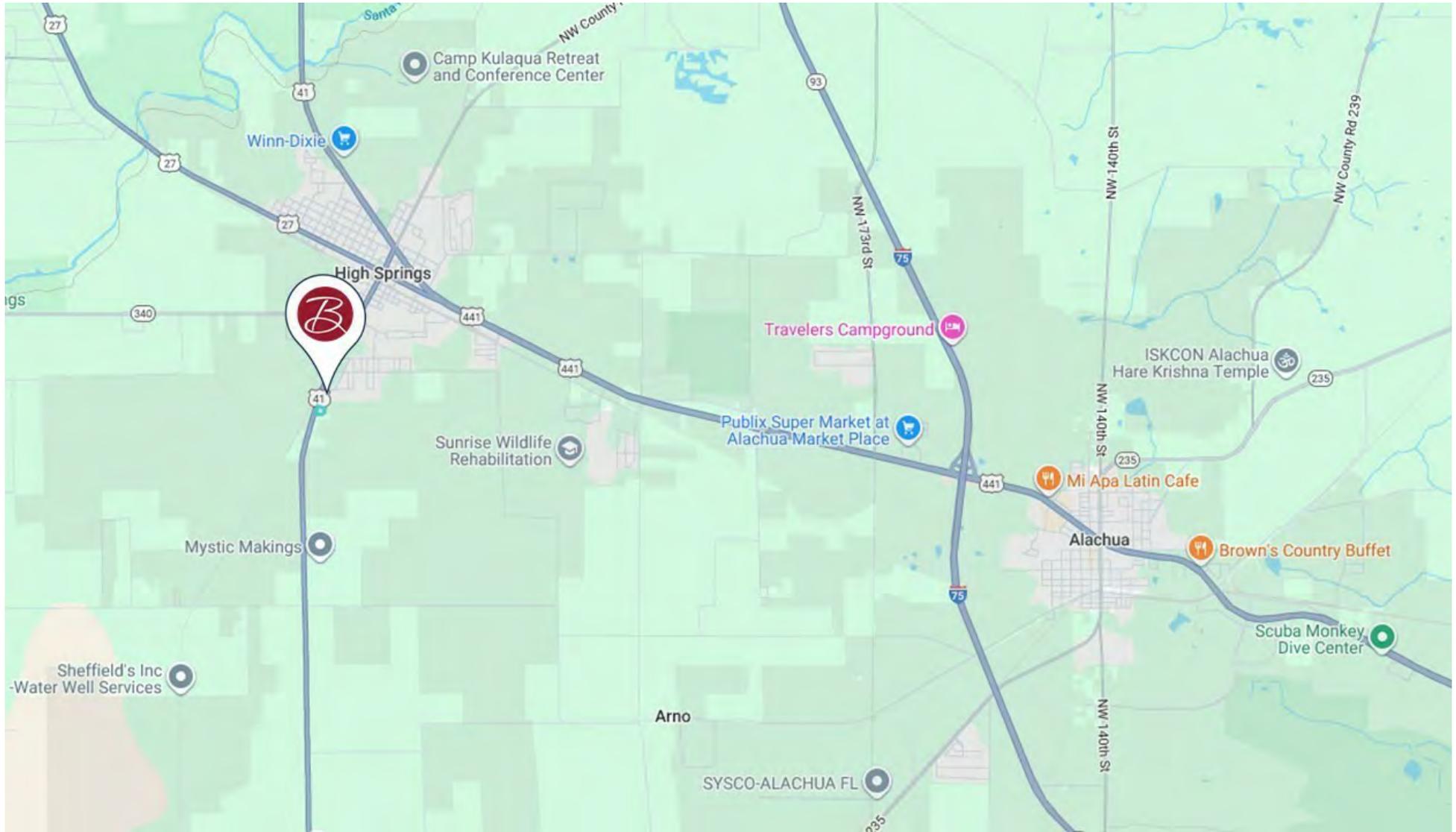


Eric Ligman
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COMMERCIAL & LAND DIVISION

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ADDITIONAL PHOTOS

16817 NW State Road 45 | High Springs, FL 32643



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ZONING

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C-3 Zoning in High Springs, Florida, is intended for more intensive commercial uses that benefit from larger parcels and proximity to major corridors, while remaining compatible with nearby residential areas. It permits a wide range of uses, including retail and service businesses such as convenience stores, gas stations, banks, salons, and laundromats; food service establishments like restaurants with drive-throughs, bakeries, and microbreweries; and professional or institutional offices, including medical and veterinary clinics. Other allowable uses include travel agencies, repair shops, and specialty manufacturing such as cabinetry or sign making.

This zoning supports both small storefronts and larger commercial developments, with the flexibility to incorporate mixed-use or live/work concepts. Its suitability for high-visibility, high-access sites along major roads makes it an attractive option for growth-oriented investment.



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	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
RESIDENTIAL											
Single-family											
Detached	P	P	P	P	P	P	P	P	P		
Attached	SE	SE	SE	SE	SE	SE	P	P	P		
Class "A" mobile home		S	S								
Mobile home park		C									
Two-family											
Duplex	SE	SE	SE	SE	SE	SE	P	P	P		
Multifamily											
Multifamily residences							C	C	C		
Multifamily/apartments as an accessory use with a business							SE	SE	SE		
Home occupations	P	P	P	P	P	P	P	P			
Accessory Residential Uses											
Accessory residential uses ¹	P	P	P	P	P	P	P	P	P		
Accessory dwellings ²	P	P	P	P	P	P	P	P	P		
Accommodations											

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hotel/motel							SE	SE	SE		
Bed and breakfast		C	C	C	C	C	P	P	P		
Institutional living											
Nursing home							P	P	P		
Independent living facility							P	P	P		
Assisted living facility							P	P	P		
Memory care Facility							P	P	P		
Group home		SE	SE	SE	SE	SE	SE	SE	SE		
GENERAL SALES AND SERVICES											
Miscellaneous retail trade							P	P	P		C
Sales and rental of goods (inside)							P	P	P		C
Sales and rental of goods (outside)							C	C	C		C
Convenience stores without gasoline sales							P	P	P		
Convenience stores with gasoline sales							C	C	C		
Alcohol sales/package store							C	C	C		
Tobacco and/or vape shops							C	C	C		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
CBD/hemp establishment							SE	SE	SE		
Banks with drive up windows							C	C	P		
Banks without drive up windows							C	P	P		
Office supply							P	P	P		
Pharmacy							P	P	P		
Building supply (retail)									C		C
Pawnshop							C	C	C		
Antique/gift shop							P	P	P		
Plant nursery	C						P	P	P		C
Shopping center							C	P	P		
Beauty/barber shops							P	P	P		
Pet grooming	C						P	P	P		
Duplicating services							C	P	P		C
Laundromats/dry cleaning pickup							P	P	P		C
Dry cleaning/Laundry plant											C
Alterations/Tailoring							P	P	P		
Photographic studio							P	P	P		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Pest control									P		
Travel agency							P	P	P		
Dance studio							P	P	P		C
Personal services							P	P	P		
Tattoo/body piercing							C	C	P		
Cabinet shop (custom)									C		P
Lumber yard and wood products									C		P
Repair shop (small appliance)							P	P	P		C
Sign shop									P		P
Gun range	C										C
Food Service											
Restaurant without drive-through							C	P	P		
Restaurant with drive-through							C	C	P		
Bars, taverns, etc.							C	C	C		
Bakeries and confectioneries							P	P	P		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Mobile food dispensing vehicles/commissary (not located within a food truck park)							P	P	P		C
Food Truck Park (less than 6 pads)							C	C	C		C
Food Truck Park (6 or more pads)							C	C	C		C
Breweries											
Microbrewery							P	P	P		C
Regional Brewery							C	C	C		C
Brewpubs and Taprooms							P	P	P		
Professional office											
Professional offices							P	P	P	P	
Philanthropic, institutional/organization offices	P						P	P	P		
Dispatch office								C	C	P	C
Veterinarian/animal hospital - inside kennels	C						P	P	P		C
Veterinarian/animal hospital - outside kennels	C						C	C	C		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Government offices	P	P	P	P	P	P	P	P	P	P	P
Auto service/repair											
Servicing and repair of motor vehicles									P		C
Paint and body shop									P		P
Car wash as a stand-alone operation or in connection with a gas station or convenience store							C	C	P		
Vehicle sales											
Sales, rental, service of motor vehicles									C		C
Manufactured home sales											C
Prefabricated shed sales									C		C
Service and repair of manufactured homes											C
Junkyard											C
Heavy vehicle maintenance and repair											C
Recreation vehicle sales and rental									C		P

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
MANUFACTURING AND WHOLESALE TRADE											
Manufacturing, light									C		P
Manufacturing, heavy									C		P
Laboratories (testing)							P	P	P		P
Drug processing											P
Food processing											P
Metal fabrication											C
Machine shop											P
Painting shop											
Operations conducted within a fully enclosed building											P
Operations conducted outside of a fully enclosed building											C
Warehouse											
Storage within completely enclosed structures	C						C	C	C	P	P
Storage outside completely enclosed structures	C									P	C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Parking of vehicles or storage of equipment outside enclosed structures									C		C
Wholesale distribution and sales											
Wholesale/retail sales ³									C		C
Recycling center	C										C
Tank farm											C
TRANSPORTATION, COMMUNICATION, INFORMATION AND UTILITIES											
Temporary structures	S	S	S	S	S	S	S	S	S	S	S
Mining											C
Water bottling plant—Spring water only											C
Bulk handling of water—Spring water only (tank trucks)											C
Solar farm	P	C	C	C	C	C	C	C	C	C	C
Utility structures ⁴		S	S	S	S	S	S	S	S	S	C
Parking lot, commercial					C	C	C	C	C	P	C
Freight terminal											C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Truck stops and truck parking									C		P
Light industry									C		P
Communication/transmission towers and related structures	C	C	C	C	C	C	C	C	C	P	C
Public utility stations/structures											
Utility collection, distribution lines, and communication services easements and row	C	C	C	C	C	C	C	C	C	P	C
Community utility plants and auxiliary uses	C	C	C	C	C	C	C	C	C	P	C
ARTS, ENTERTAINMENT AND RECREATION											
Amusements (indoor)	C						C	P	P	P	C
Amusements (outdoors)	C						C	C	P	P	C
Golf course	C	C	C	C	C	C	C	C	C	C	C
Private recreational facilities (indoor)	C	S	S	S	S	S	S	S	S	P	C
Private recreational facilities (outdoor)	C	C	C	C	C	C	C	C	C	P	C
Clubs, fraternal lodges, union halls	P	P				P	P	P	P	P	

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Health club/gyms							P	P	P	P	
Horseback riding/stables commercial	C	C	C							P	
Recreational vehicle parks		C	C							P	
Parks	P	P	P	P	P	P	P	P	P	P	P
Camps, zoo facilities and related facilities	C	C	C						C	P	
Adult use and sexually oriented business											C
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL											
Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)		P	P	P	P	P	P	P	P	P	
Churches or other religious structures	P	P	P	P	P	P	P	P	P	P	P
Schools (public/private)	C	C	C	C	C	C	C	C	C	P	
Day care/childcare facility	C	C	C	C	C	C	P	P	P	P	
Public buildings	P	P	P	P	P	P	P	P	P	P	P
Police station, fire station, rescue station	P	P	P	P	P	P	P	P	P	P	P

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hospital	C						P	P	P	P	C
Post office	C	P	P	P	P	P	P	P	P	P	
Funeral homes		C	C	C	C	C	P	P	P	P	
Cemeteries		C	C	C	C	C	C	C	C	P	
AGRICULTURE, FORESTRY, FISHING AND HUNTING											
Agricultural operation excluding livestock	P	P	P	P	P	P	P	P	P		
Agricultural operation including livestock	P	SE	SE								
Conservation parks	P	P	P	P	P	P	P	P	P	P	
Open space	P	P	P	P	P	P	P	P	P	P	

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
RESIDENTIAL											
Single-family											
Detached	P	P	P	P	P	P	P	P	P		
Attached	SE	SE	SE	SE	SE	SE	P	P	P		
Class "A" mobile home		S	S								
Mobile home park		C									
Two-family											
Duplex	SE	SE	SE	SE	SE	SE	P	P	P		
Multifamily											
Multifamily residences							C	C	C		
Multifamily/apartments as an accessory use with a business							SE	SE	SE		
Home occupations	P	P	P	P	P	P	P	P			
Accessory Residential Uses											
Accessory residential uses ¹	P	P	P	P	P	P	P	P	P		
Accessory dwellings ²	P	P	P	P	P	P	P	P	P		
Accommodations											

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hotel/motel							SE	SE	SE		
Bed and breakfast		C	C	C	C	C	P	P	P		
Institutional living											
Nursing home							P	P	P		
Independent living facility							P	P	P		
Assisted living facility							P	P	P		
Memory care Facility							P	P	P		
Group home		SE	SE	SE	SE	SE	SE	SE	SE		
GENERAL SALES AND SERVICES											
Miscellaneous retail trade							P	P	P		C
Sales and rental of goods (inside)							P	P	P		C
Sales and rental of goods (outside)							C	C	C		C
Convenience stores without gasoline sales							P	P	P		
Convenience stores with gasoline sales							C	C	C		
Alcohol sales/package store							C	C	C		
Tobacco and/or vape shops							C	C	C		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
CBD/hemp establishment							SE	SE	SE		
Banks with drive up windows							C	C	P		
Banks without drive up windows							C	P	P		
Office supply							P	P	P		
Pharmacy							P	P	P		
Building supply (retail)									C		C
Pawnshop							C	C	C		
Antique/gift shop							P	P	P		
Plant nursery	C						P	P	P		C
Shopping center							C	P	P		
Beauty/barber shops							P	P	P		
Pet grooming	C						P	P	P		
Duplicating services							C	P	P		C
Laundromats/dry cleaning pickup							P	P	P		C
Dry cleaning/Laundry plant											C
Alterations/Tailoring							P	P	P		
Photographic studio							P	P	P		

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Pest control									P		
Travel agency							P	P	P		
Dance studio							P	P	P		C
Personal services							P	P	P		
Tattoo/body piercing							C	C	P		
Cabinet shop (custom)									C		P
Lumber yard and wood products									C		P
Repair shop (small appliance)							P	P	P		C
Sign shop									P		P
Gun range	C										C
Food Service											
Restaurant without drive-through							C	P	P		
Restaurant with drive-through							C	C	P		
Bars, taverns, etc.							C	C	C		
Bakeries and confectioneries							P	P	P		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Mobile food dispensing vehicles/commissary (not located within a food truck park)							P	P	P		C
Food Truck Park (less than 6 pads)							C	C	C		C
Food Truck Park (6 or more pads)							C	C	C		C
Breweries											
Microbrewery							P	P	P		C
Regional Brewery							C	C	C		C
Brewpubs and Taprooms							P	P	P		
Professional office											
Professional offices							P	P	P	P	
Philanthropic, institutional/organization offices	P						P	P	P		
Dispatch office								C	C	P	C
Veterinarian/animal hospital - inside kennels	C						P	P	P		C
Veterinarian/animal hospital - outside kennels	C						C	C	C		C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Government offices	P	P	P	P	P	P	P	P	P	P	P
Auto service/repair											
Servicing and repair of motor vehicles									P		C
Paint and body shop									P		P
Car wash as a stand-alone operation or in connection with a gas station or convenience store							C	C	P		
Vehicle sales											
Sales, rental, service of motor vehicles									C		C
Manufactured home sales											C
Prefabricated shed sales									C		C
Service and repair of manufactured homes											C
Junkyard											C
Heavy vehicle maintenance and repair											C
Recreation vehicle sales and rental									C		P

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
MANUFACTURING AND WHOLESALE TRADE											
Manufacturing, light									C		P
Manufacturing, heavy									C		P
Laboratories (testing)							P	P	P		P
Drug processing											P
Food processing											P
Metal fabrication											C
Machine shop											P
Painting shop											
Operations conducted within a fully enclosed building											P
Operations conducted outside of a fully enclosed building											C
Warehouse											
Storage within completely enclosed structures	C						C	C	C	P	P
Storage outside completely enclosed structures	C									P	C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Parking of vehicles or storage of equipment outside enclosed structures									C		C
Wholesale distribution and sales											
Wholesale/retail sales ³									C		C
Recycling center	C										C
Tank farm											C
TRANSPORTATION, COMMUNICATION, INFORMATION AND UTILITIES											
Temporary structures	S	S	S	S	S	S	S	S	S	S	S
Mining											C
Water bottling plant—Spring water only											C
Bulk handling of water—Spring water only (tank trucks)											C
Solar farm	P	C	C	C	C	C	C	C	C	C	C
Utility structures ⁴		S	S	S	S	S	S	S	S	S	C
Parking lot, commercial					C	C	C	C	C	P	C
Freight terminal											C

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Truck stops and truck parking									C		P
Light industry									C		P
Communication/transmission towers and related structures	C	C	C	C	C	C	C	C	C	P	C
Public utility stations/structures											
Utility collection, distribution lines, and communication services easements and row	C	C	C	C	C	C	C	C	C	P	C
Community utility plants and auxiliary uses	C	C	C	C	C	C	C	C	C	P	C
ARTS, ENTERTAINMENT AND RECREATION											
Amusements (indoor)	C						C	P	P	P	C
Amusements (outdoors)	C						C	C	P	P	C
Golf course	C	C	C	C	C	C	C	C	C	C	C
Private recreational facilities (indoor)	C	S	S	S	S	S	S	S	S	P	C
Private recreational facilities (outdoor)	C	C	C	C	C	C	C	C	C	P	C
Clubs, fraternal lodges, union halls	P	P				P	P	P	P	P	

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Health club/gyms							P	P	P	P	
Horseback riding/stables commercial	C	C	C							P	
Recreational vehicle parks		C	C							P	
Parks	P	P	P	P	P	P	P	P	P	P	P
Camps, zoo facilities and related facilities	C	C	C						C	P	
Adult use and sexually oriented business											C
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL											
Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)		P	P	P	P	P	P	P	P	P	
Churches or other religious structures	P	P	P	P	P	P	P	P	P	P	P
Schools (public/private)	C	C	C	C	C	C	C	C	C	P	
Day care/childcare facility	C	C	C	C	C	C	P	P	P	P	
Public buildings	P	P	P	P	P	P	P	P	P	P	P
Police station, fire station, rescue station	P	P	P	P	P	P	P	P	P	P	P

	AG	RE	R1	R1A	R2	R3	C1	C2	C3	P/SP	IND
Hospital	C						P	P	P	P	C
Post office	C	P	P	P	P	P	P	P	P	P	
Funeral homes		C	C	C	C	C	P	P	P	P	
Cemeteries		C	C	C	C	C	C	C	C	P	
AGRICULTURE, FORESTRY, FISHING AND HUNTING											
Agricultural operation excluding livestock	P	P	P	P	P	P	P	P	P		
Agricultural operation including livestock	P	SE	SE								
Conservation parks	P	P	P	P	P	P	P	P	P	P	
Open space	P	P	P	P	P	P	P	P	P	P	

C-3 ZONED DEVELOPMENT OPPORTUNITY

ADVISOR

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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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