

HIGHLY DESIRABLE DEVELOPMENT SITE- DOWNTOWN

210 SW 2nd Ave | Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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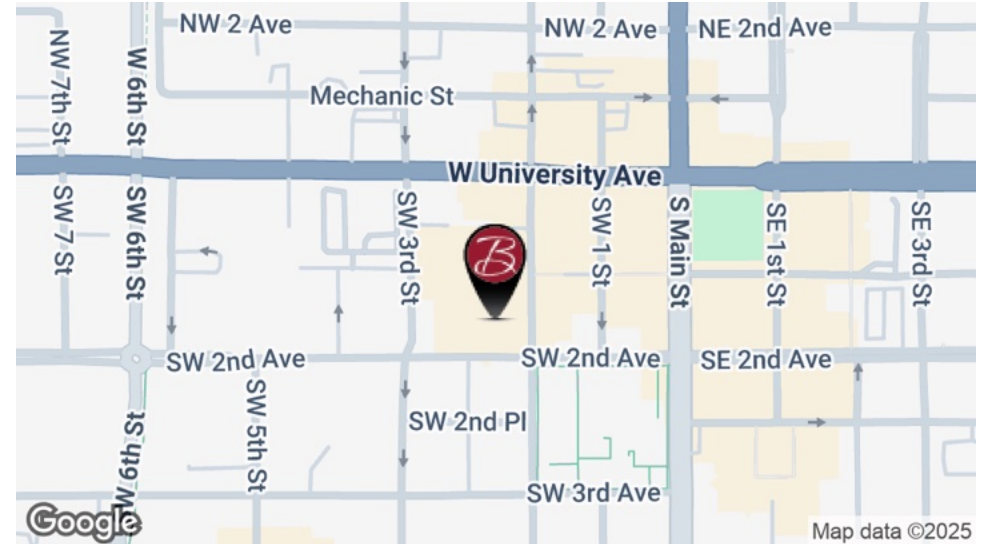
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

DEVELOPMENT SITE DOWNTOWN GAINESVILLE, FLORIDA

EXECUTIVE SUMMARY

210 SW 2nd Ave | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	0.87 Acres (37,897 SF)
Zoning:	DT
Market:	Downtown Gainesville
Tax Parcels	12954-000-000 12955-001-000 12955-000-000

PROPERTY OVERVIEW

Bosshardt Realty Services is proud to have exclusively sold this rare development opportunity in the heart of Gainesville, Florida. This prime mixed-use development site is conveniently located on the corner of SW 2nd Ave and SW 2nd Street, offering a stellar location between the emerging markets of downtown and Innovation Square. The subject property is located within Opportunity Zone 3.

PROPERTY HIGHLIGHTS

- Phase 1 & 2 completed
- Density by right- 150 units per acre by right or 175 units per acre by Special Use Permit (SUP)
- 12 stories by right or 14 stories by SUP
- Utilities on site
- Walking distance to the Alachua County Court House
- Adjacent to City of Gainesville Parking Garage (850+ parking spaces)

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DEVELOPMENT SITE OPPORTUNITY

SUBMARKET OVERVIEW

210 SW 2nd Ave | Gainesville, FL 32601



SUBJECT PROPERTY OVERVIEW

Gainesville-

Located in the heart of North Central Florida, the city of Gainesville is home to Florida's oldest and largest university, the beloved University of Florida. Gainesville is the educational, cultural, and economic center for the rapidly growing population of Alachua County and its surrounding 12 counties within North Central Florida. Centrally located between the Gulf of Mexico and the Atlantic Ocean, Gainesville is easily accessible with less than 2 hours of travel time to the three major Florida cities of Jacksonville, Orlando and Tampa. The local climate consists of mild winters and warm to hot summers, with an average of 2,800 hours of sunshine annually and a 255 day growing season. Over time, Gainesville has progressively transformed into a melting pot of arts and culture, sports, education, technological innovation, and historic preservation. With over 20 hotels, highly-rated medical and research facilities, sporting venues, historic districts, new developments, cultural support, and a strong sense of community, Alachua County continues to annually rank among the top ten places to live within the United States

.Downtown-

Downtown Gainesville, also known as the heart of the city, refers to the area surrounding the intersection of Main Street and University Avenue. This area is an eclectic mix of quaint shops, restaurants, bars and clubs and is home to the Hippodrome State Theatre and Bo Diddley Plaza, a performance and event venue. With a mix of historic buildings, government offices, trendy nightlife and upscale restaurants, Downtown Gainesville caters to a broad range of consumers and offers newly integrated city zoning changes to increase development opportunities within the heart of Gainesville.

Innovation District-

Innovation District is a 40-acre tech-savvy urban district situated between downtown Gainesville and UF and has been described as the Silicon Valley of Gainesville. As a connection hub between research, development, and industry giants, Innovation District is the birthplace of many impressive up-and-coming start-up companies. The Innovation District is designed to allow students, faculty, and young business professionals to interact and innovate together. The district is comprised of a mix of state-of-the-art office space, luxury housing, restaurants, bars, and entertainment venues.

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DEVELOPMENT SITE OPPORTUNITY

FACING NORTH

210 SW 2nd Ave | Gainesville, FL 32601



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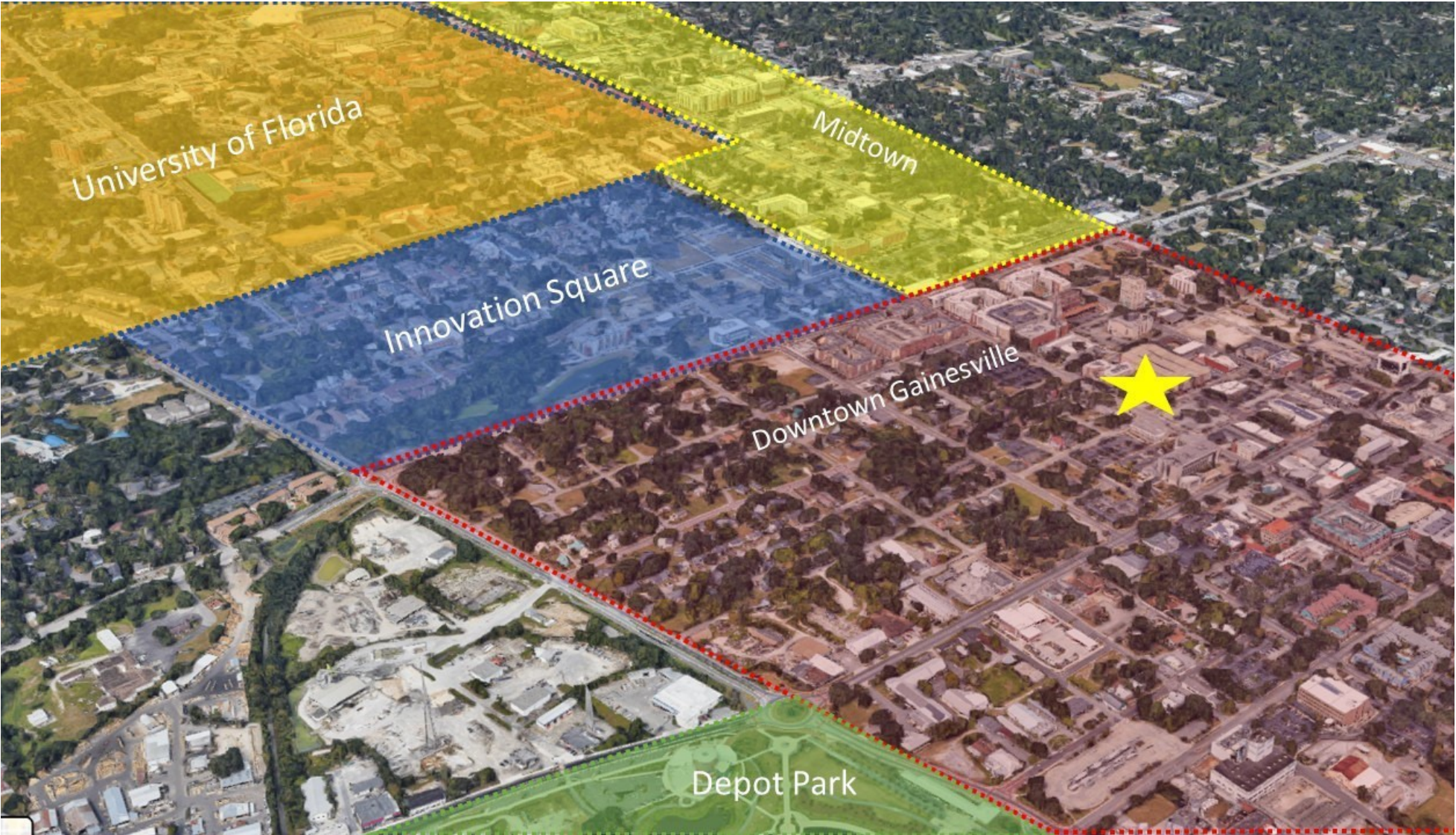
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DEVELOPMENT SITE OPPORTUNITY

FACING NORTHEAST

210 SW 2nd Ave | Gainesville, FL 32601



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DEVELOPMENT SITE OPPORTUNITY

FACING NW

210 SW 2nd Ave | Gainesville, FL 32601



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DEVELOPMENT SITE OPPORTUNITY

SITE PHOTOS

210 SW 2nd Ave | Gainesville, FL 32601



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DEVELOPMENT SITE OPPORTUNITY

INGRESS/EGRESS

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HIGHLY DESIRABLE DEVELOPMENT SITE- DOWNTOWN

HOTEL CONCEPT

210 SW 2nd Ave | Gainesville, FL 32601



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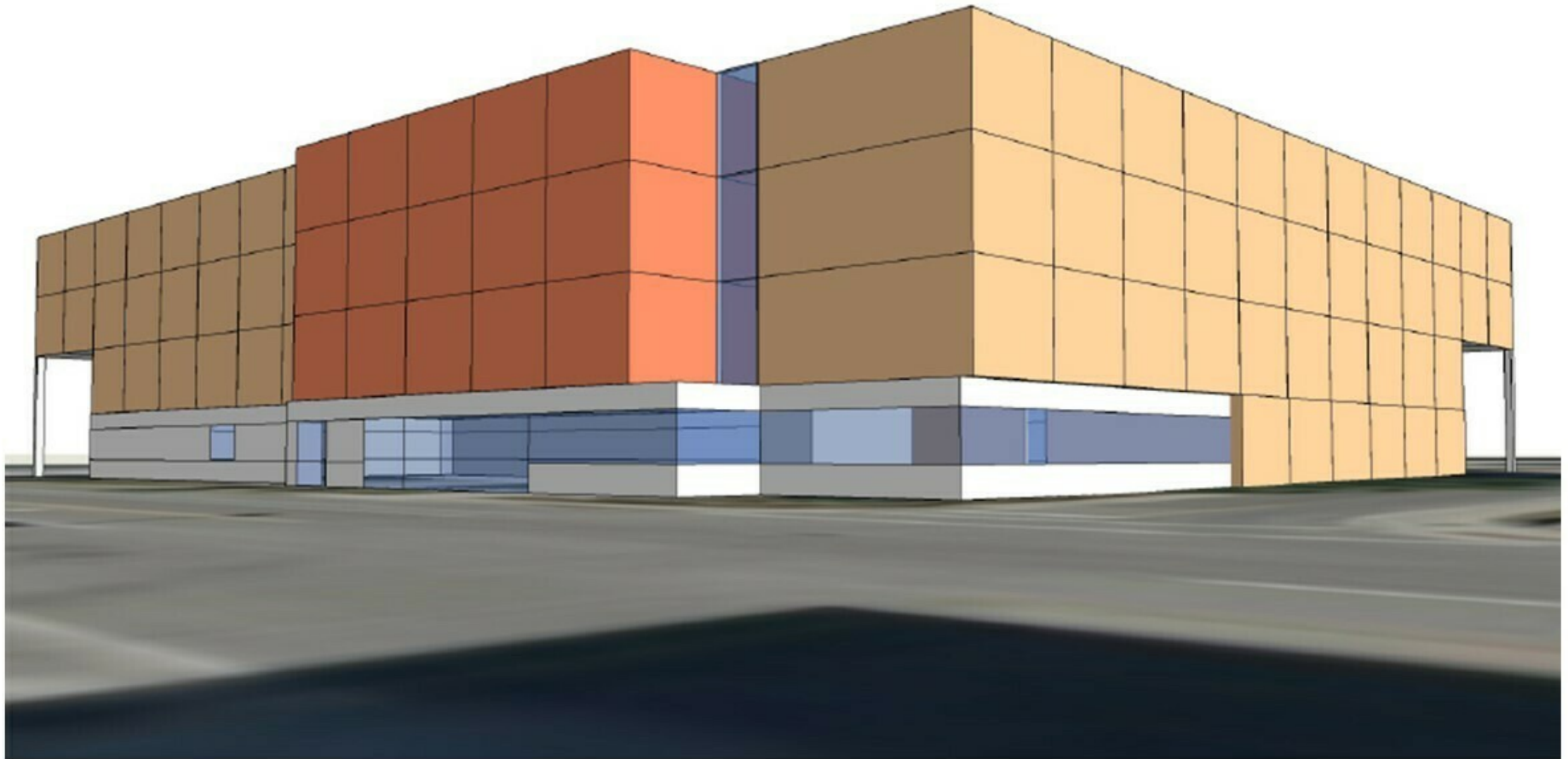
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HIGHLY DESIRABLE DEVELOPMENT SITE- DOWNTOWN

ELEVATIONS

210 SW 2nd Ave | Gainesville, FL 32601



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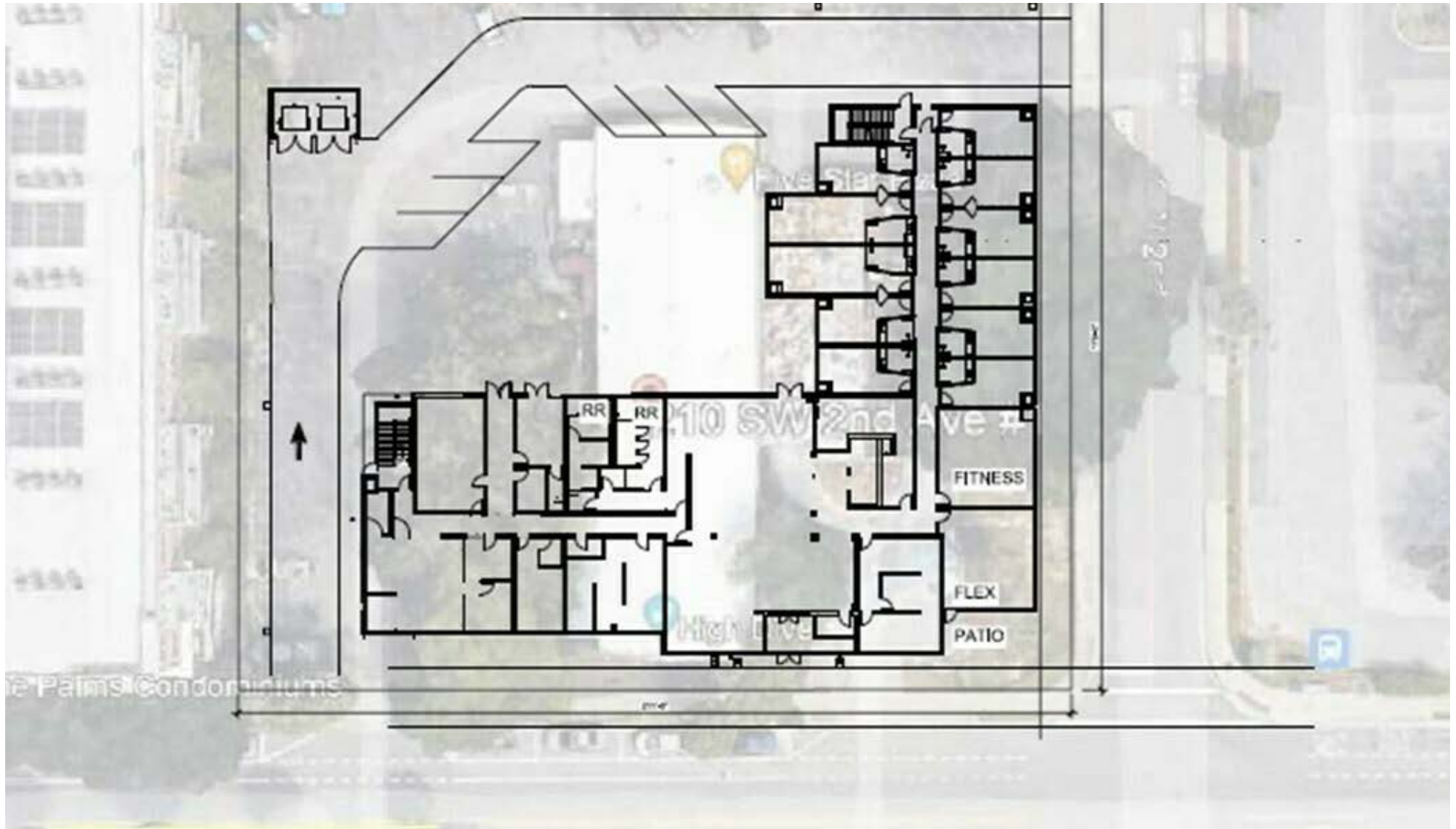
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HIGHLY DESIRABLE DEVELOPMENT SITE- DOWNTOWN

1ST FLOOR/CONCEPT SITE PLAN

210 SW 2nd Ave | Gainesville, FL 32601



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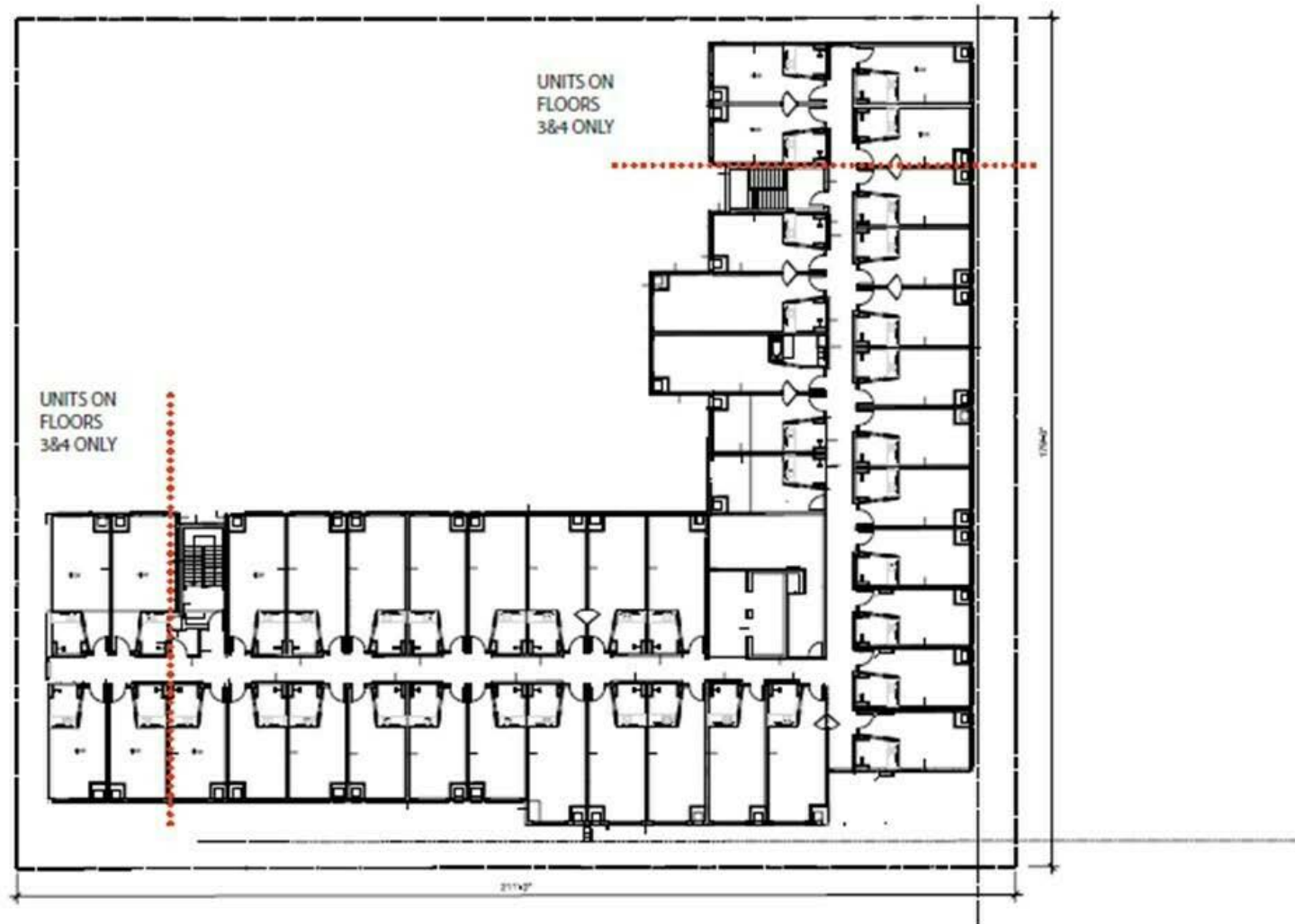
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COMMERCIAL & LAND DIVISION

HIGHLY DESIRABLE DEVELOPMENT SITE- DOWNTOWN

CONCEPT FLOOR PLAN

210 SW 2nd Ave | Gainesville, FL 32601



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DEVELOPMENT SITE OPPORTUNITY

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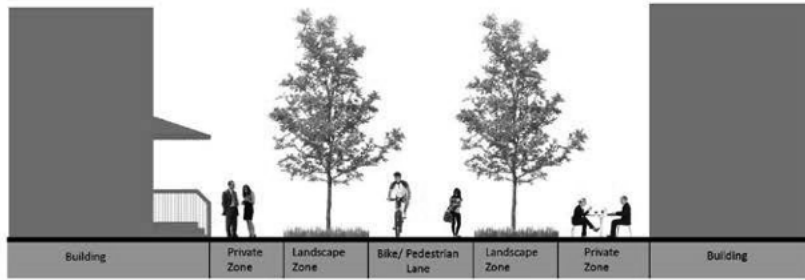


CITY OF GAINESVILLE ZONING- ALLOWABLE USES DOWNTOWN DISTRICT (DT)

FOR MORE INFORMATION:

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f. *Alleys*. Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



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Section 30-4.12. Permitted Uses.

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The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

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Table V - 1: Permitted Uses within Transects.

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	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S ¹	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential
7 use. No outdoor storage allowed.

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Section 30-4.13. Building Form Standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min feet)	34'	18'						18'	18'	
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%						90%	100%	
Residential density by right/with SUP ¹ (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%						70%	80%	
Secondary frontage (min)	30%	40%						50%	60%	
E. BUILDING PLACEMENT										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	15'-20' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'						17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'						19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'

Rear setback (min)	15'	3' (alley) 10' (no alley)	3' (alley) 5' (no alley)	3' (alley) 0' (no alley)
--------------------	-----	------------------------------	-----------------------------	-----------------------------

- 1 **LEGEND:**
2 1 = See Section 30-4.8 for development compatibility standards.
3

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
G. BUILDING HEIGHT										
Min feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
H. FLOOR HEIGHT										
Min first floor height (residential / nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
Min first floor elevation (residential only)	-	-	-	-	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.
I. GLAZING										
Min first floor - nonresiden	-	30%			50%			65%		

tial				
Min first floor - multi-family	-		30%	
Min upper floors - nonresidential and multi-family	-		15%	

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

DEVELOPMENT SITE OPPORTUNITY

210 SW 2nd Ave | Gainesville, FL 32601



OPPORTUNITY ZONE 3
I.D. # 12001000500

FOR MORE INFORMATION:

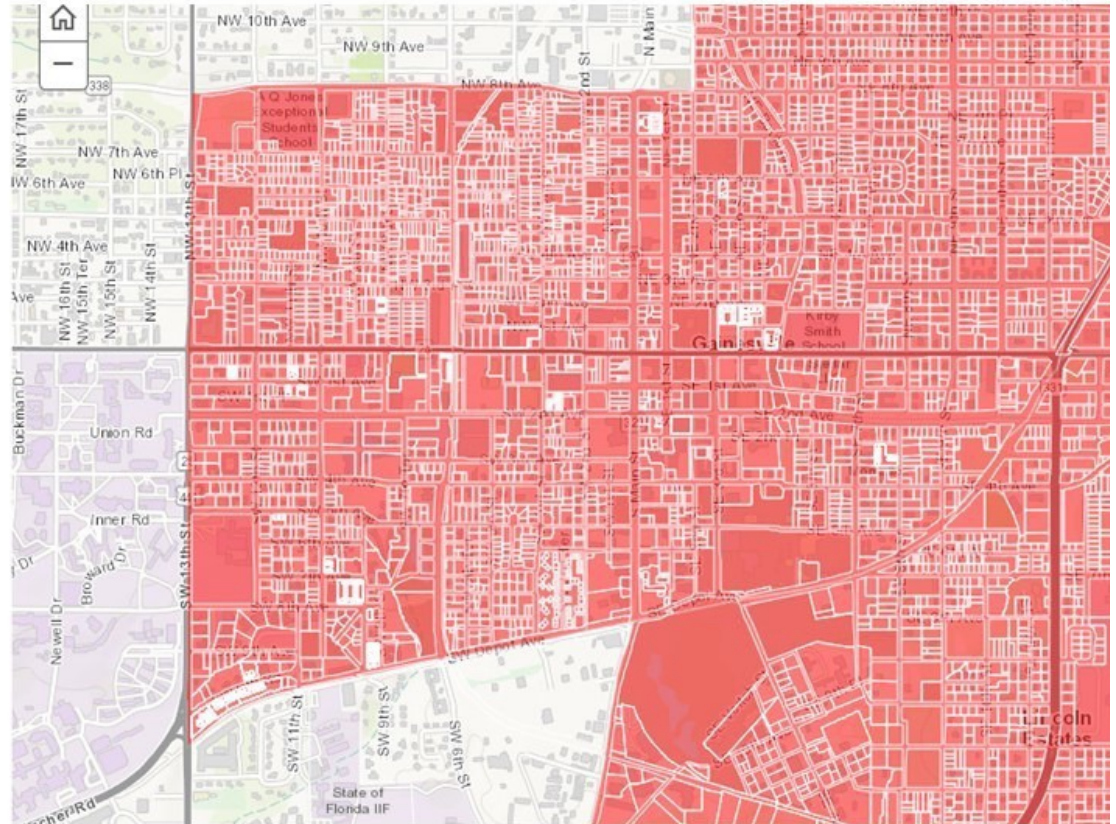
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Florida Opportunity Zones

The "Opportunity Zones" program, which is still being formulated by the federal government, could offer trillions of dollars in tax savings for real estate investors and the prospect of lower investment costs for developers and builders. The catch is the investment and development must be in certain zones designated by the state as needing economic assistance.

Here's how it works: Investors can defer paying taxes on investment gains until either the sale date of an Opportunity Funds investment or Dec. 31, 2026, if they put the money into Opportunity Zone funds. Those funds must be invested in areas that have a poverty rate of at least 20 percent, or a median income not exceeding 80 percent of the surrounding metro area.



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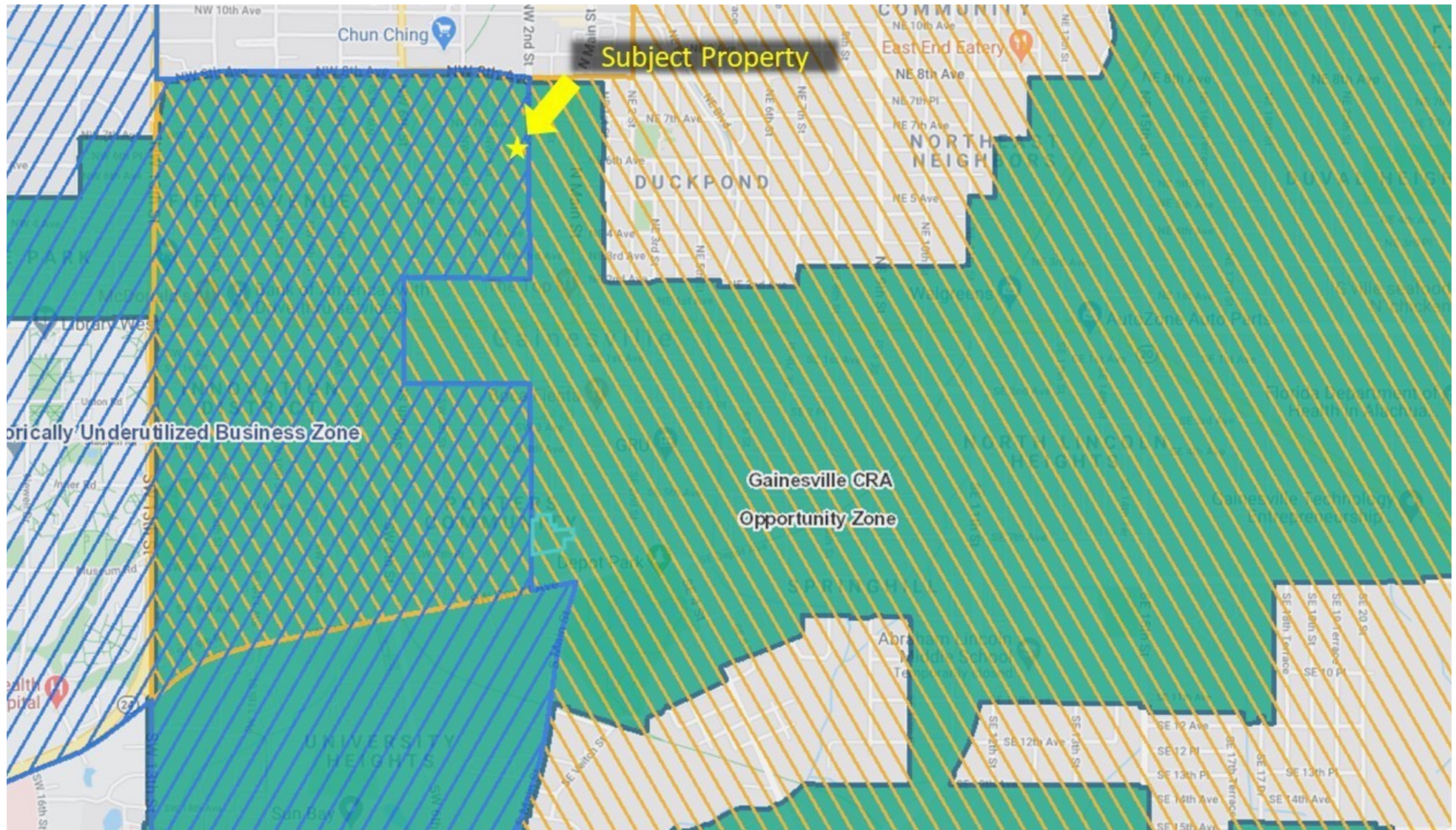
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COMMERCIAL & LAND DIVISION

DEVELOPMENT SITE

OPPORTUNITY ZONE 3

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— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

Demographic Summary Report

210 SW 2nd Ave, Gainesville, FL 32601

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bar/Nightclub** % Leased: **100%**
 GLA: **4,814 SF** Rent/SF/Yr: **-**
 Year Built: **1951**



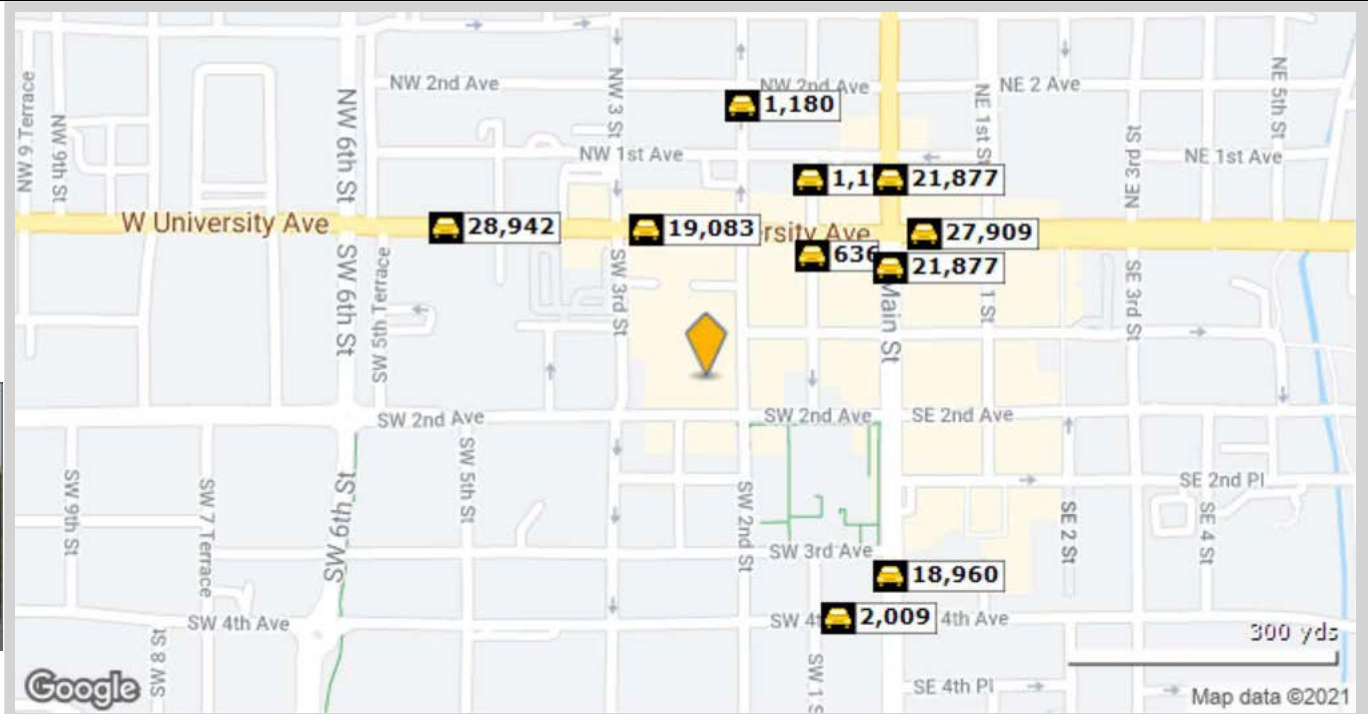
Radius	2 Mile		5 Mile		10 Mile	
Population						
2026 Projection	41,743		144,499		224,395	
2021 Estimate	40,643		140,711		217,845	
2010 Census	37,080		128,653		195,378	
Growth 2021 - 2026	2.71%		2.69%		3.01%	
Growth 2010 - 2021	9.61%		9.37%		11.50%	
2021 Population by Hispanic Origin	4,268		16,412		23,834	
2021 Population	40,643		140,711		217,845	
White	24,855	61.15%	89,153	63.36%	147,369	67.65%
Black	11,921	29.33%	36,212	25.74%	47,455	21.78%
Am. Indian & Alaskan	180	0.44%	536	0.38%	781	0.36%
Asian	2,390	5.88%	10,195	7.25%	15,455	7.09%
Hawaiian & Pacific Island	27	0.07%	117	0.08%	158	0.07%
Other	1,271	3.13%	4,498	3.20%	6,628	3.04%
U.S. Armed Forces	14		75		146	
Households						
2026 Projection	17,525		59,993		92,871	
2021 Estimate	17,089		58,509		90,284	
2010 Census	15,742		53,951		81,582	
Growth 2021 - 2026	2.55%		2.54%		2.87%	
Growth 2010 - 2021	8.56%		8.45%		10.67%	
Owner Occupied	5,521	32.31%	23,366	39.94%	44,493	49.28%
Renter Occupied	11,569	67.70%	35,144	60.07%	45,792	50.72%
2021 Households by HH Income	17,089		58,509		90,283	
Income: <\$25,000	7,093	41.51%	20,418	34.90%	25,298	28.02%
Income: \$25,000 - \$50,000	4,107	24.03%	14,569	24.90%	21,360	23.66%
Income: \$50,000 - \$75,000	2,228	13.04%	8,619	14.73%	13,481	14.93%
Income: \$75,000 - \$100,000	1,339	7.84%	5,213	8.91%	8,805	9.75%
Income: \$100,000 - \$125,000	1,038	6.07%	3,869	6.61%	7,097	7.86%
Income: \$125,000 - \$150,000	326	1.91%	2,272	3.88%	5,007	5.55%
Income: \$150,000 - \$200,000	424	2.48%	1,526	2.61%	3,714	4.11%
Income: \$200,000+	534	3.12%	2,023	3.46%	5,521	6.12%
2021 Avg Household Income	\$51,753		\$58,403		\$72,762	
2021 Med Household Income	\$31,619		\$38,873		\$47,776	



Traffic Count Report

210 SW 2nd Ave, Gainesville, FL 32601

Building Type: **General Retail**
 Secondary: **Bar/Nightclub**
 GLA: **4,814 SF**
 Year Built: **1951**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West University Avenue	SW 3rd St	0.02 W	2020	19,083	MPSI	.11
2	SW 1st St	SW 1st Ave	0.05 S	2018	636	MPSI	.11
3	S Main St	SW 1st Ave	0.04 S	2020	21,877	MPSI	.14
4	NW 1st St	NW 1st Ave	0.02 N	2018	1,190	MPSI	.15
5	E University Ave	SE 1st St	0.04 E	2020	27,909	MPSI	.17
6	S Main St	SW 3rd Ave	0.02 N	2020	18,960	MPSI	.17
7	Southwest 4th Avenue	SW 1st St	0.02 W	2020	2,009	MPSI	.18
8	N Main St	NW 1st Ave	0.02 N	2020	21,877	MPSI	.18
9	NW 2nd St	NW 2nd Ave	0.01 N	2018	1,180	MPSI	.18
10	W University Ave	SW 5th Ter	0.04 W	2020	28,942	MPSI	.19



Demographic Summary Report

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Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bar/Nightclub** % Leased: **100%**
 GLA: **4,814 SF** Rent/SF/Yr: **-**
 Year Built: **1951**



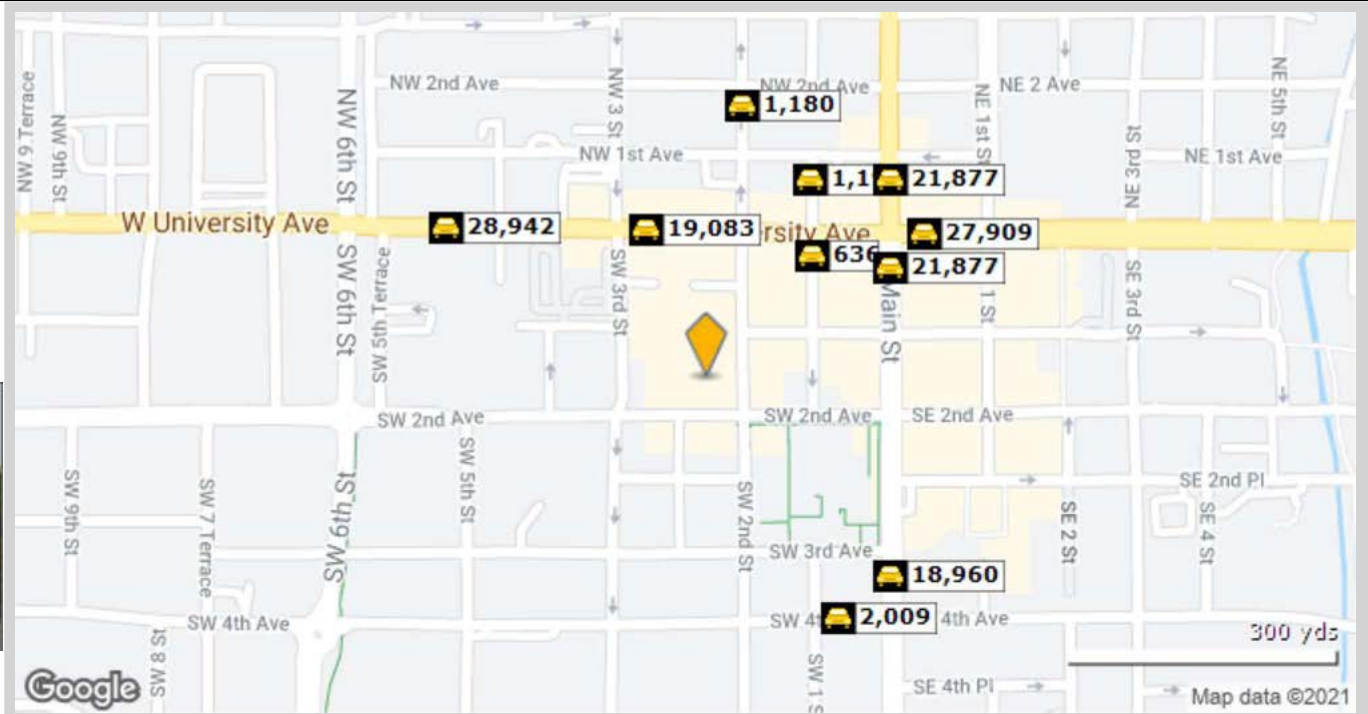
Radius	2 Mile	5 Mile	10 Mile
Population			
2026 Projection	41,743	144,499	224,395
2021 Estimate	40,643	140,711	217,845
2010 Census	37,080	128,653	195,378
Growth 2021 - 2026	2.71%	2.69%	3.01%
Growth 2010 - 2021	9.61%	9.37%	11.50%
2021 Population by Hispanic Origin	4,268	16,412	23,834
2021 Population	40,643	140,711	217,845
White	24,855 61.15%	89,153 63.36%	147,369 67.65%
Black	11,921 29.33%	36,212 25.74%	47,455 21.78%
Am. Indian & Alaskan	180 0.44%	536 0.38%	781 0.36%
Asian	2,390 5.88%	10,195 7.25%	15,455 7.09%
Hawaiian & Pacific Island	27 0.07%	117 0.08%	158 0.07%
Other	1,271 3.13%	4,498 3.20%	6,628 3.04%
U.S. Armed Forces	14	75	146
Households			
2026 Projection	17,525	59,993	92,871
2021 Estimate	17,089	58,509	90,284
2010 Census	15,742	53,951	81,582
Growth 2021 - 2026	2.55%	2.54%	2.87%
Growth 2010 - 2021	8.56%	8.45%	10.67%
Owner Occupied	5,521 32.31%	23,366 39.94%	44,493 49.28%
Renter Occupied	11,569 67.70%	35,144 60.07%	45,792 50.72%
2021 Households by HH Income	17,089	58,509	90,283
Income: <\$25,000	7,093 41.51%	20,418 34.90%	25,298 28.02%
Income: \$25,000 - \$50,000	4,107 24.03%	14,569 24.90%	21,360 23.66%
Income: \$50,000 - \$75,000	2,228 13.04%	8,619 14.73%	13,481 14.93%
Income: \$75,000 - \$100,000	1,339 7.84%	5,213 8.91%	8,805 9.75%
Income: \$100,000 - \$125,000	1,038 6.07%	3,869 6.61%	7,097 7.86%
Income: \$125,000 - \$150,000	326 1.91%	2,272 3.88%	5,007 5.55%
Income: \$150,000 - \$200,000	424 2.48%	1,526 2.61%	3,714 4.11%
Income: \$200,000+	534 3.12%	2,023 3.46%	5,521 6.12%
2021 Avg Household Income	\$51,753	\$58,403	\$72,762
2021 Med Household Income	\$31,619	\$38,873	\$47,776



Traffic Count Report

210 SW 2nd Ave, Gainesville, FL 32601

Building Type: **General Retail**
 Secondary: **Bar/Nightclub**
 GLA: **4,814 SF**
 Year Built: **1951**
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 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West University Avenue	SW 3rd St	0.02 W	2020	19,083	MPSI	.11
2	SW 1st St	SW 1st Ave	0.05 S	2018	636	MPSI	.11
3	S Main St	SW 1st Ave	0.04 S	2020	21,877	MPSI	.14
4	NW 1st St	NW 1st Ave	0.02 N	2018	1,190	MPSI	.15
5	E University Ave	SE 1st St	0.04 E	2020	27,909	MPSI	.17
6	S Main St	SW 3rd Ave	0.02 N	2020	18,960	MPSI	.17
7	Southwest 4th Avenue	SW 1st St	0.02 W	2020	2,009	MPSI	.18
8	N Main St	NW 1st Ave	0.02 N	2020	21,877	MPSI	.18
9	NW 2nd St	NW 2nd Ave	0.01 N	2018	1,180	MPSI	.18
10	W University Ave	SW 5th Ter	0.04 W	2020	28,942	MPSI	.19



ABOUT ERIC LIGMAN

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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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