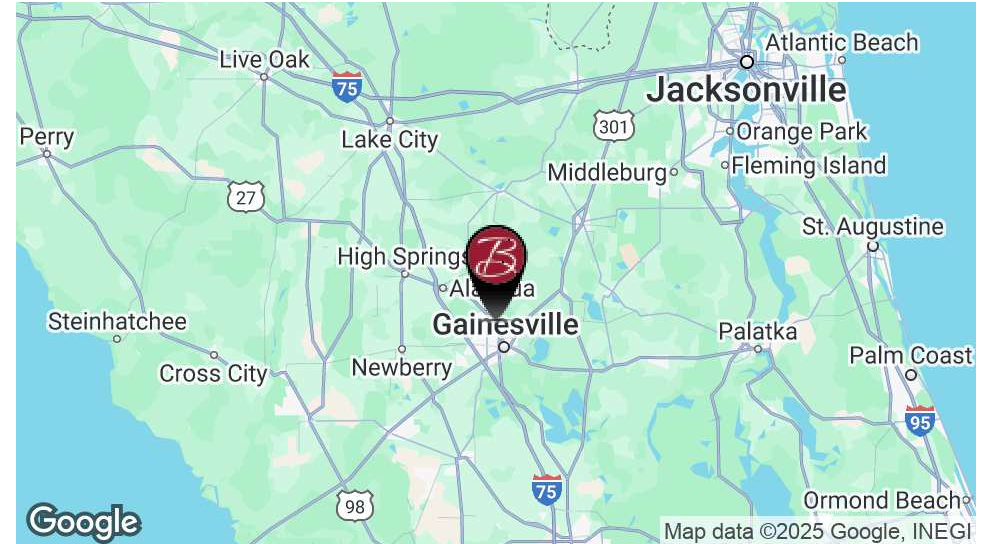


3.6 ACRE DEVELOPMENT SITE

EXECUTIVE SUMMARY

5516 Northwest 13th Street | Gainesville, FL 32601



OFFERING SUMMARY

| | |
|---------------|-----------|
| Sale Prices: | 1,275,000 |
| Lot Size: | 3.6 Acres |
| Price / Acre: | \$354,167 |
| | I-1 |

PROPERTY OVERVIEW

3.60-acre commercial development site strategically located at the corner of Highway 441 and NW 55th Avenue, directly adjacent to Tractor Supply. With full access to premium frontage along Highway 441 and visibility to over 28,000 vehicles per day (AADT), this site offers unmatched exposure in one of the most heavily trafficked corridors in the region. Situated along Gainesville's primary northern artery, the property benefits from constant traffic flowing southbound from I-75, High Springs, and the City of Alachua. The site offers dual access from Highway 441 and NW 55th Avenue. The zoning supports various commercial uses, making this a rare and versatile opportunity. Ideal uses for the site include business services, gas stations, storage facilities, and many other uses. (Use Table Enclosed)

PROPERTY HIGHLIGHTS

- Full access and sign easement
- 28,000 AADT
- The site will include access via a dedicated easement, ensuring circulation and connectivity to both Highway 441 and NW 55th Avenue

FOR MORE INFORMATION:



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3.6 ACRE DEVELOPMENT SITE

5516 Northwest 13th Street | Gainesville, FL 32601



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3.6 ACRE DEVELOPMENT SITE

ADDITIONAL PHOTOS

5516 Northwest 13th Street | Gainesville, FL 32601



The visibility of 2D Buildings can be toggled in

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3.6 ACRE DEVELOPMENT SITE

ACCESS AND SIGN EASEMENT

5516 Northwest 13th Street | Gainesville, FL 32601



FOR MORE INFORMATION:

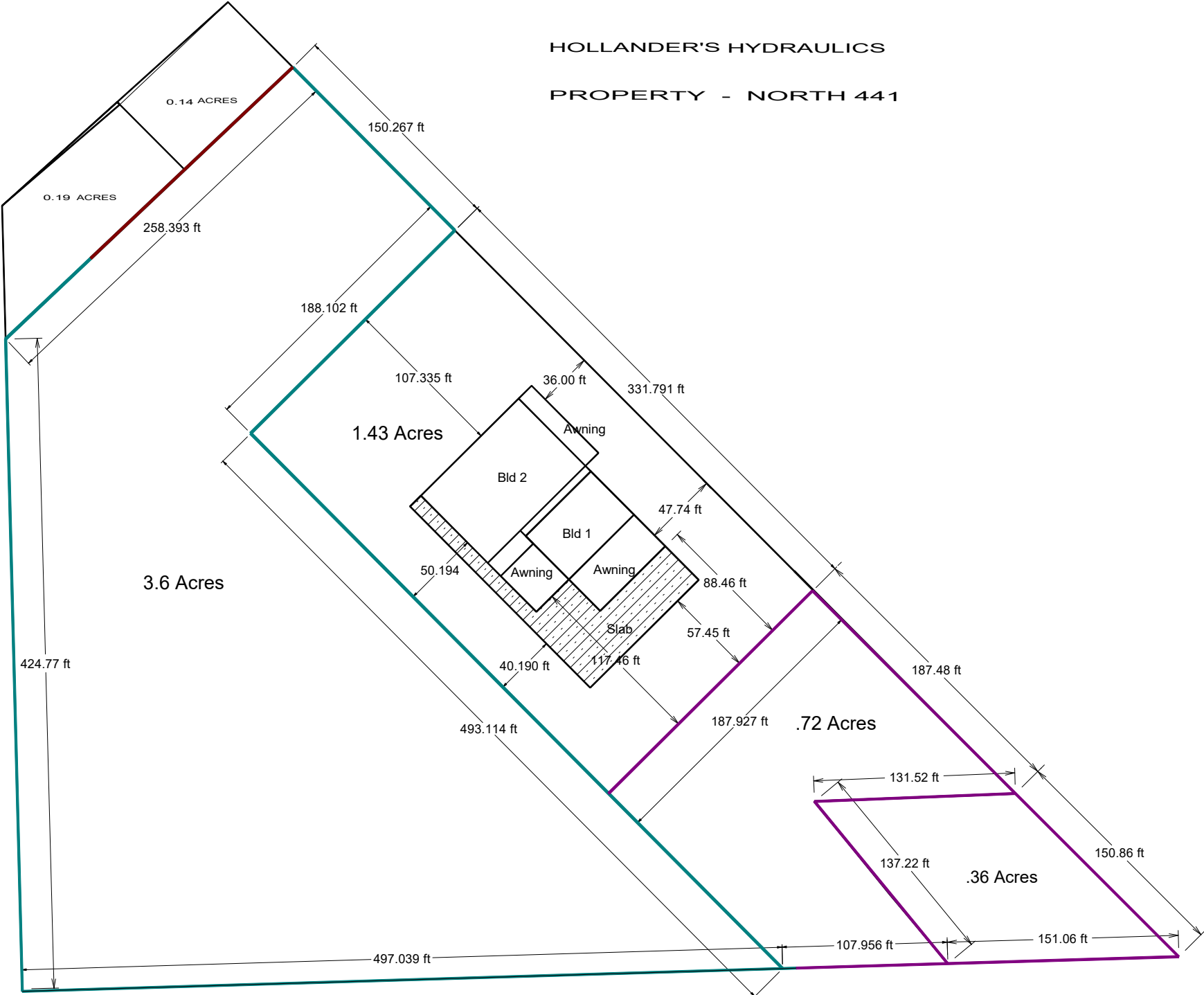


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HOLLANDER'S HYDRAULICS

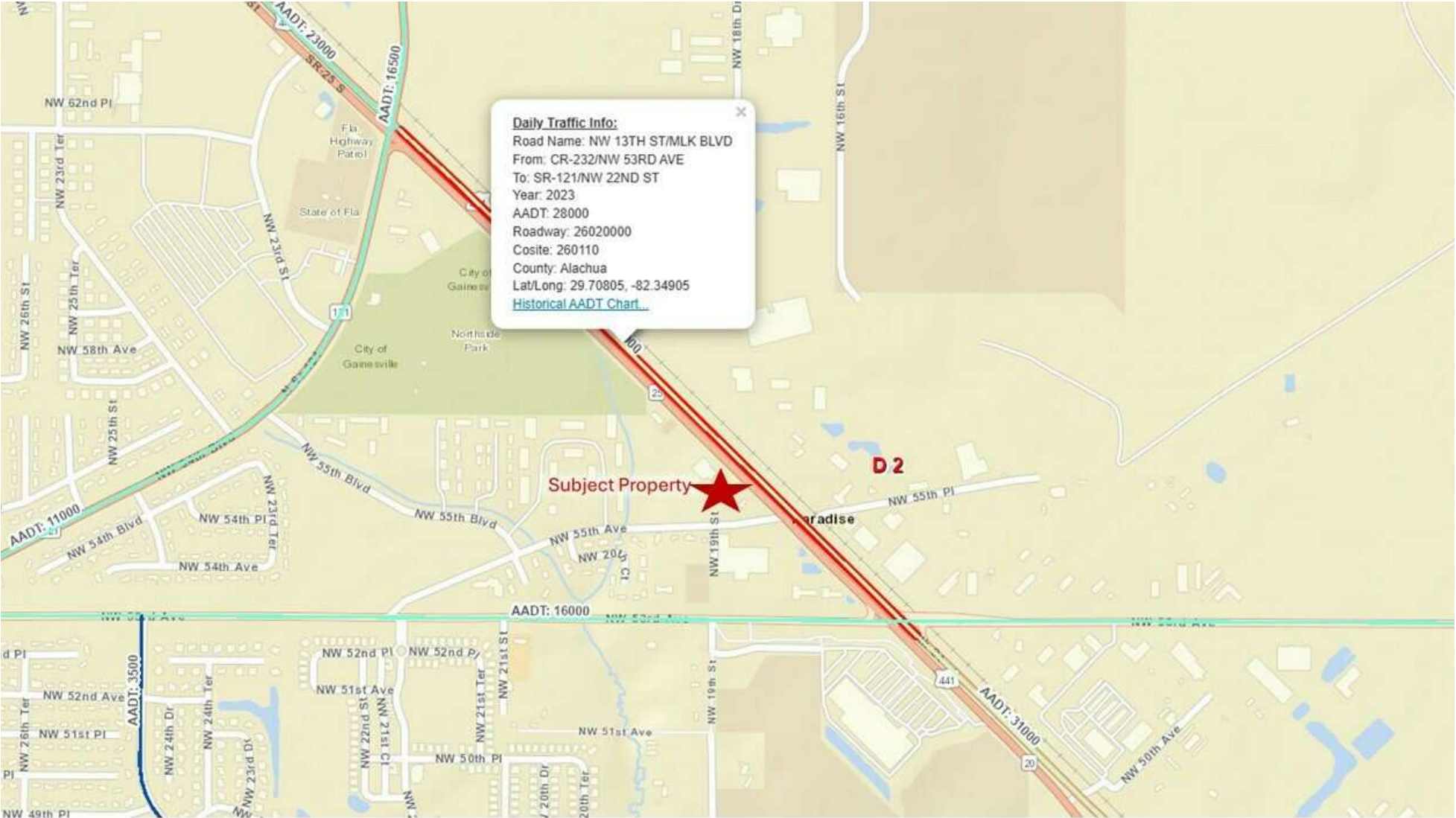
PROPERTY - NORTH 441



3.6 ACRE DEVELOPMENT SITE

28,000 AADT

5516 Northwest 13th Street | Gainesville, FL 32601



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3.6 ACRE DEVELOPMENT SITE

5516 Northwest 13th Street | Gainesville, FL 32601



USE TABLE

FOR MORE INFORMATION:



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Section 30-4.18. Density Bonus Points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V - 6: Permitted Density Using Density Bonus Points

| RMF-6 | | RMF-7 | | RMF-8 | |
|--------|---------------------------------|--------|---------------------------------|--------|---------------------------------|
| Points | Max residential density (du/ac) | Points | Max residential density (du/ac) | Points | Max residential density (du/ac) |
| 0 | 10 | 0 | 14 | 0 | 20 |
| 26 | 11 | 20 | 15 | 16 | 21 |
| 52 | 12 | 39 | 16 | 30 | 22 |
| 79 | 13 | 59 | 17 | 46 | 23 |
| 108 | 14 | 79 | 18 | 59 | 24 |
| 138+ | 15 | 98 | 19 | 75 | 25 |

DIVISION 4. MIXED-USE AND NONRESIDENTIAL

Section 30-4.19. Permitted Uses.

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.

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

| | Use Standards | MU-1 | MU-2 | OR | OF | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|--|---------------|------|------|----|----|----|-----|----|----|----|---|-----|-----|
| RESIDENTIAL | | | | | | | | | | | | | |
| Single-family house | | P | - | P | P | - | - | - | - | - | P | - | - |
| Attached dwellings | | P | P | P | P | - | - | - | - | - | - | - | - |
| Multi-family dwellings | | P | P | P | P | S | - | - | - | - | P | - | - |
| Accessory dwelling units | 30-5.33 | A | A | A | A | - | - | - | - | - | P | - | - |
| Adult day care homes | 30-5.2 | P | P | P | P | P | P | - | - | P | - | - | - |
| Community residential homes (up to 6 residents) | 30-5.6 | P | P | P | P | - | - | - | - | - | P | - | - |
| Community residential homes (more than 14 residents) | 30-5.6 | - | P | P | P | - | - | - | - | - | P | - | - |
| Community residential homes (7 to 14 residents) | 30-5.6 | P | P | P | P | - | - | - | - | - | P | - | - |

| | Use Standards | MU-1 | MU-2 | OR | OF | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|---|---------------|------|------|----|----|----|-----|----|----|----|---|-----|-----|
| Dormitory, large | 30-5.8 | - | - | - | S | - | - | - | - | - | - | - | - |
| Dormitory, small | 30-5.8 | S | S | S | P | - | S | - | - | - | - | - | - |
| Family child care homes | 30-5.10 | P | - | P | P | - | - | - | - | - | P | - | - |
| NONRESIDENTIAL | | | | | | | | | | | | | |
| Alcoholic beverage establishments | 30-5.3 | S | S | - | - | - | P | - | P | P | - | P | P |
| Assisted living facility | | P | P | - | P | - | - | - | - | - | P | - | - |
| Armor systems manufacturing and assembly | 30-5.16 | P | - | - | - | - | - | - | - | - | - | - | - |
| Bed and breakfast establishments | 30-5.4 | P | P | S | S | - | P | - | P | - | - | - | - |
| Business services | | P | P | - | P | P | P | P | P | P | P | P | P |
| Car wash facilities | 30-5.5 | S | S | - | - | - | P | P | S | P | P | P | P |
| Civic, social & fraternal organizations | | P | P | - | - | - | P | P | P | P | - | - | - |
| Daycare center | 30-5.7 | P | P | P | P | P | P | - | - | P | P | - | - |
| Drive-through facility | 30-5.9 | P | P | - | - | - | P | P | P | P | P | P | P |
| Emergency shelters | | P | P | P | P | P | P | P | P | P | P | P | P |
| Equipment sales, rental and leasing, heavy | | - | - | - | - | - | - | - | - | - | - | P | P |
| Equipment sales, rental and leasing, light | | - | P | P | P | - | P | P | - | P | P | P | P |
| Food distribution center for the needy | 30-5.12 | - | - | - | - | - | S | - | S | S | - | - | - |
| Food truck | 30-5.35 | P | P | A | A | P | P | P | P | P | P | P | P |
| Fuel dealers | | S | S | - | - | - | S | P | - | - | - | P | P |
| Funeral homes and crematories | | P | P | P | P | - | P | P | - | - | - | - | - |
| Gasoline/alternative fuel stations | 30-5.13 | S | S | - | - | - | P | P | P | S | P | S | S |
| Go-cart raceway and rentals (indoor and outdoor) | | - | - | - | - | - | - | - | - | - | - | S | S |
| Health services | | P | P | P | P | P | - | - | - | - | P | - | - |
| Hotels and motels | | S | S | - | - | S | P | - | P | P | S | - | - |
| Ice manufacturing/vending machines | 30-5.38 | - | - | - | - | - | S | S | S | A | A | A | A |
| Industrial | 30-5.14 | - | - | - | - | - | - | - | - | - | - | P | P |
| Job training and vocational rehabilitation services | | - | P | - | - | - | P | - | - | P | P | P | - |
| Junkyard/Salvage Yard | 30-5.15 | - | - | - | - | - | - | - | - | - | - | S | P |

| | Use Standards | MU-1 | MU-2 | OR | OF | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|---|---------------|------|------|----------------|----------------|----------------|-----|----|----|----|---|-----|-----|
| Laboratories, medical and dental | | P | P | P | P | P | P | - | - | P | P | P | P |
| Large-scale retail | | - | P | - | - | - | P | P | P | P | - | - | - |
| Libraries | | - | P | - | - | P | - | - | - | - | P | - | - |
| Light assembly, fabrication, and processing | 30-5.16 | P | P | - | S | S | S | P | - | P | P | P | P |
| Liquor stores | | P | P | - | - | - | P | P | P | - | P | - | - |
| Medical marijuana dispensaries | | P | P | A ¹ | A ¹ | A ² | P | - | - | - | - | - | - |
| Microbrewery Microwinery Microdistillery ³ | 30-5.17 | S | P | - | - | - | P | - | P | P | P | P | P |
| Mini-warehouses, self-storage | | - | - | - | - | - | - | - | - | P | P | P | P |
| Museums and art galleries | | P | P | P | P | P | P | - | P | P | P | - | - |
| Offices | | P | P | P | P | P | P | P | P | P | P | P | P |
| Offices, medical and dental | | P | P | P | P | P | P | - | P | - | P | - | - |
| Outdoor storage, principal use | 30-5.19 | - | - | - | - | - | - | - | - | S | P | P | P |
| Parking, surface (as a principal use) | 30-5.20 | - | S | - | - | - | S | P | - | P | P | - | - |
| Passenger transit or rail stations | | S | S | - | - | P | P | P | P | P | P | P | - |
| Personal services | | P | P | P | P | P | P | P | P | P | P | P | P |
| Places of religious assembly | 30-5.21 | P | P | P | P | P | P | P | P | P | P | - | - |
| Public administration buildings | | P | P | P | P | P | P | P | P | P | P | P | - |
| Public maintenance and storage facilities | | - | - | - | - | - | - | - | - | P | P | P | P |
| Public parks | | S | S | S | S | P | P | P | P | P | P | P | P |
| Recreation, indoor | | P | P | P | P | P | P | P | P | P | P | P | P |
| Recreation, outdoor | | - | - | - | - | - | S | P | P | S | - | P | P |
| Recycling centers | | - | S | - | - | - | S | - | - | - | S | S | P |
| Rehabilitation centers | 30-5.24 | S | S | S | S | - | S | | - | S | - | S | |
| Research, development and testing facilities | | - | - | - | - | P | P | - | - | P | P | P | P |
| Residences for destitute people | 30-5.22 | S | S | S | S | - | S | - | S | - | - | - | - |
| Restaurants | | P | P | - | S | P | P | P | P | P | P | P | P |
| Retail nurseries, lawn and garden supply stores | | P | P | - | - | - | P | P | - | P | P | P | - |
| Retail sales (not elsewhere classified) | | P | P | - | - | S | P | P | P | P | P | S | S |

| | Use Standards | MU-1 | MU-2 | OR | OF | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|---|---------------|------|------|----|----|----|-----|----|----|----|---|-----|-----|
| Schools, elementary, middle & high (public & private) | | P | P | S | S | - | P | - | - | - | P | - | - |
| Schools, professional | | P | P | P | P | P | P | P | - | P | P | P | P |
| Schools, vocational and trade | | - | P | P | P | - | P | P | - | P | P | P | P |
| Scooter or electric golf cart sales | | P | P | - | - | - | P | P | - | P | - | P | - |
| Sexually-oriented cabarets | 30-5.23 | - | - | - | - | - | - | - | P | - | - | - | P |
| Sexually-oriented motion picture theaters | 30-5.23 | - | - | - | - | - | - | - | P | - | - | - | P |
| Sexually-oriented retail store | 30-5.23 | - | - | - | - | - | P | - | P | - | - | - | P |
| Skilled nursing facility | | P | P | - | P | P | P | - | - | - | P | - | - |
| Social service facility | 30-5.25 | S | S | S | S | - | - | - | - | - | P | S | S |
| Solar generation station | 30-5.27 | - | - | - | - | - | - | - | - | P | - | P | P |
| Truck or bus terminal/maintenance facilities | | - | - | - | - | - | - | P | P | P | P | P | P |
| Vehicle repair | 30-5.28 | - | - | - | - | - | - | P | P | P | - | P | P |
| Vehicle rental | | - | - | - | - | - | P | P | P | P | P | P | - |
| Vehicle sales (no outdoor display) | | - | - | - | - | - | P | P | P | P | - | P | - |
| Vehicle sales (with outdoor display) | | - | - | - | - | - | - | P | - | P | - | P | P |
| Vehicle services | 30-5.28 | S | S | - | - | - | P | P | P | P | S | P | P |
| Veterinary services | 30-5.29 | P | P | P | P | P | P | P | P | P | P | P | P |
| Warehouse/distribution facilities (<100,000 SF) | | - | - | - | - | - | - | - | - | P | P | P | P |
| Warehouse/distribution facilities (>100,000 SF) | | - | - | - | - | - | - | - | - | P | P | P | P |
| Waste management facilities | | - | - | - | - | - | - | - | - | S | - | P | P |
| Wholesale trade | | - | - | - | - | - | - | S | - | P | P | P | P |
| Wireless communication facilities | 30-5.30 | | | | | | | | | | | | |

1 **LEGEND:**

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

3 1 = Only when accessory to and in the same building as health services or offices of physicians, dentists,
4 and other health practitioners.

5 2 = Accessory to and in the same building as health services and comprising less than 25% of the gross
6 floor area of the building.

7 3 = Prohibited where adjacent to single-family zoned property.

Section 30-4.20. Dimensional Standards.

The following tables contain the dimensional standards for the various uses allowed in each district.

Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.

| | MU-1 | MU-2 | OR | OF | CP | BUS | BA | BT | W | BI | I-1 | I-2 |
|--|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------|-------------------|-----------------|--------|-----------------|-----------------|
| DENSITY/INTENSITY | | | | | | | | | | | | |
| Residential density (units/acre) | | | | | | | | | | | | |
| Min ¹ | 8 | 12 | None | None | 10 | None | None | None | 8 | None | None | None |
| Max | 30 | 30 | 20 | 20 | 30 | None | None | None | 30 | None | None | None |
| Nonresidential building coverage | 60% | 75% | 40% | 50% | 50% | None | None | None | None | None | None | None |
| Nonresidential GLA (max) | 100,000 ² | None ² | None | None | None | None | None | None | None | None | None | None |
| LOT STANDARDS | | | | | | | | | | | | |
| Min lot area (sq. ft.) | None | None | 6,000 | 6,000 | None | None | None | 6,000 | None | None | None | None |
| Min lot width (ft.) | None | None | 60 | 60 | None | None | None | 60 | None | None | None | None |
| Min lot depth (ft.) | None | None | 90 | 90 | None | None | None | 90 | None | None | None | None |
| SETBACKS (ft.) | | | | | | | | | | | | |
| Front | 10 min 100 max | 10 min 100 max | 10 min 100 max | 10 min 100 max | 10 min 100 max | 10 min 100 max | 15 min | 10 min 100 max | 25 min | 25 min | 25 min | 25 min |
| Side-street (min) | 15 | 15 | 10 | 10 | 10 | 10 | 15 | 10 | 25 | 20 | 25 | 25 |
| Side-interior (min) | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 ⁴ | 10 | 10 ⁴ | 20 ⁴ |
| Rear (min) | 10 | 10 | 10 | 10 | 10 | 10 | 15 | 10 | 10 ⁴ | 20 | 10 ⁴ | 10 ⁴ |
| MAXIMUM BUILDING HEIGHT (stories) | | | | | | | | | | | | |
| By right | 5 | 5 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| With building height bonus | 8 | 8 | - | - | 8 | 8 | - | 8 | - | - | - | - |

LEGEND:

1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.

2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.

3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.

4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, Section 30-4.8 development compatibility standards shall apply.

3.6 ACRE DEVELOPMENT SITE

DEMOGRAPHICS MAP & REPORT 5516 Northwest 13th Street | Gainesville, FL 32601

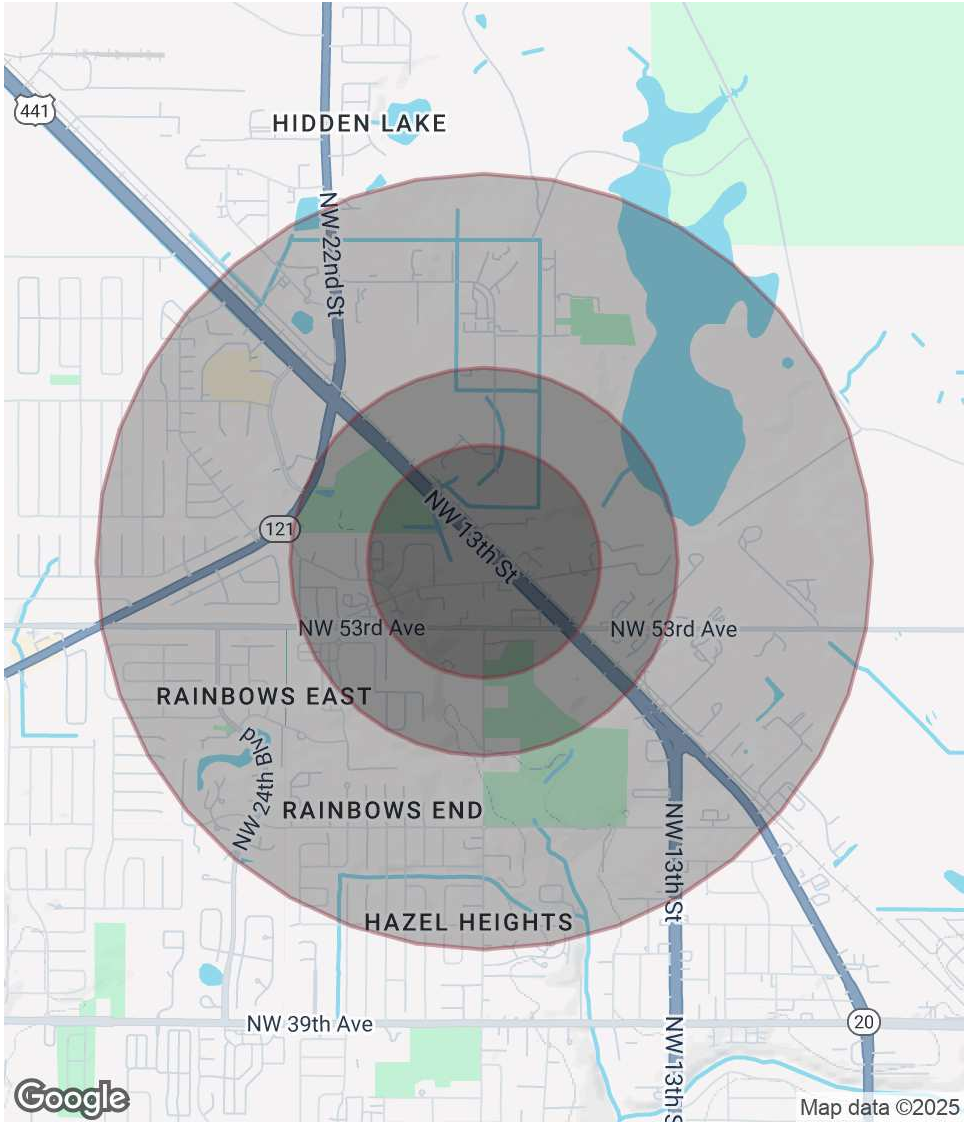
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 390 | 850 | 4,681 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 36 | 37 | 38 |
| Average Age (Female) | 40 | 40 | 41 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 188 | 400 | 2,074 |
| # of Persons per HH | 2.1 | 2.1 | 2.3 |
| Average HH Income | \$75,855 | \$80,658 | \$88,342 |
| Average House Value | \$213,896 | \$216,880 | \$216,194 |

Demographics data derived from AlphaMap



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3.6 ACRE DEVELOPMENT SITE

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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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION