

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

113 Northwest 145th Terrace | Newberry, FL 32669

VILLAGES OF WEST END

# FOR SALE

KARA BOLTEN HOMES, INC

TIOGA  
TOWN  
CenTer

DG



Tractor Supply Co

## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## EXECUTIVE SUMMARY

113 Northwest 145th Terrace | Newberry, FL 32669



### OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Sale Price:   | \$5,995,000 |
| Lot Size:     | 21.94 Acres |
| Price / Acre: | \$273,245   |
| Zoning:       | TND         |
| Unit Count    | 249         |

### PROPERTY DESCRIPTION

Hartt Cottages is a fully entitled, purpose-built rental community delivering new housing supply while aligning with current policy objectives and institutional investment strategies. Located in the sought-after Jonesville submarket of West Gainesville, directly across from Publix, the ±22-acre site sits within one of Alachua County's most active growth corridors. The development is approved for up to 249 cottage-style units and planned as a Traditional Neighborhood Development, creating a cohesive, walkable environment with integrated amenities.

The project offers a strong combination of scale, location, and entitlement certainty, with approvals in place and full alignment with the County's Comprehensive Plan, allowing a developer to proceed without typical zoning delays. The area continues to see strong residential and commercial growth driven by population increases, proximity to the University of Florida, and ongoing expansion along the Newberry Road corridor.

Designed to meet demand for build-to-rent housing, Hartt Cottages bridges the gap between traditional multifamily and single-family living, offering cottage-style layouts, modern interiors, and amenities that appeal to professionals, families, and downsizing households.

### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

AERIAL VIEW

113 Northwest 145th Terrace | Newberry, FL 32669



## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)

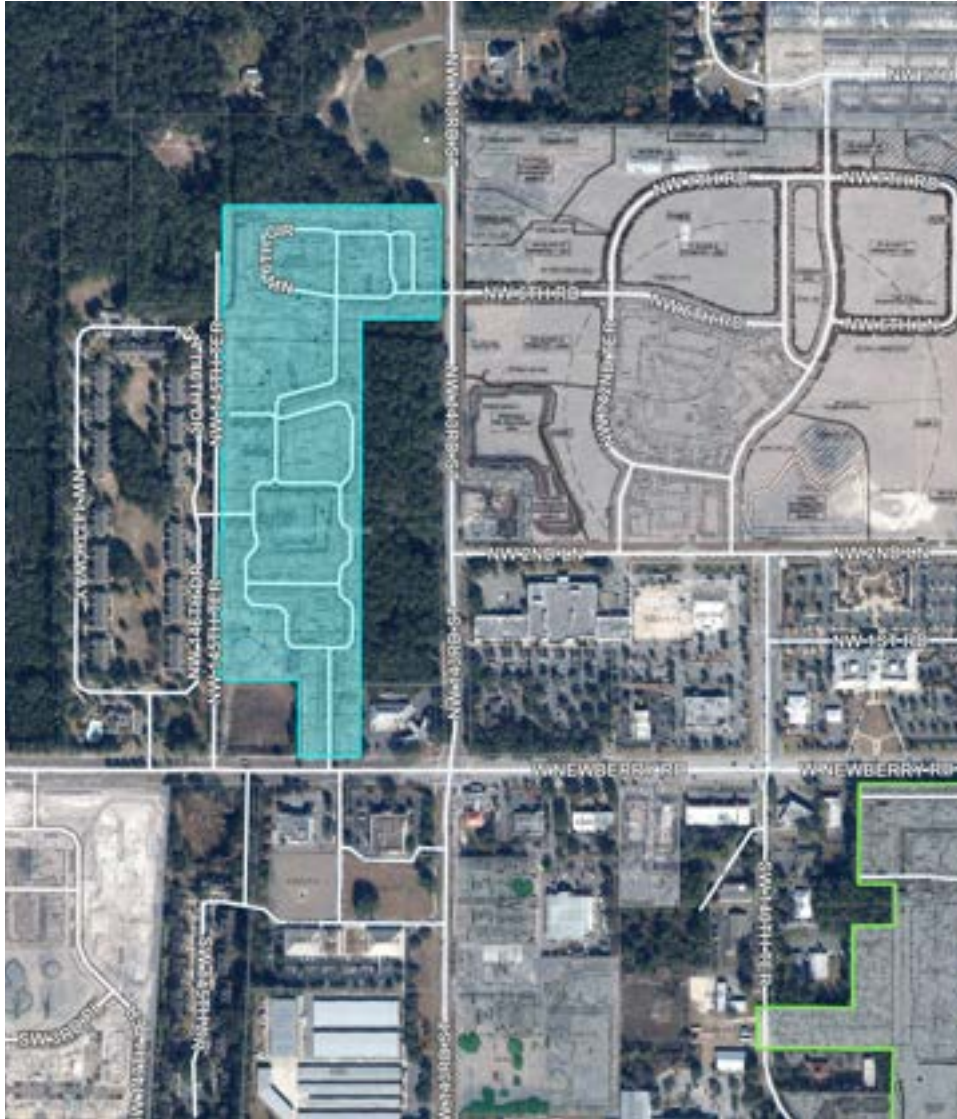


**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## PROPERTY OVERVIEW

113 Northwest 145th Terrace | Newberry, FL 32669



## PROJECT OVERVIEW

- Fully entitled for up to 249 residential cottage units
- Approximately 22-acre development site
- Located directly across from Publix in Jonesville, West Gainesville
- Positioned within a high-growth corridor along Newberry Road
- Traditional Neighborhood Development allows walkability and integrated design
- Zoning in place with residential and commercial use allowances
- Up to approximately 49,800 square feet of additional commercial entitlement
- Strong demographic growth and in-migration trends in the Gainesville market
- Proximity to the University of Florida, UF Health, and major employment centers
- Build-to-rent product type with strong demand fundamentals
- Amenity-rich community design including pool, clubhouse, fitness center, and outdoor gathering spaces
- Cottage-style units offering a hybrid of single-family living and multifamily efficiency
- Reduced entitlement risk with approvals already secured
- Ideal opportunity for developers or institutional investors seeking scale in a supply-constrained market

## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

113 Northwest 145th Terrace | Newberry, FL 32669



## 21ST CENTURY ROAD TO HOUSING ACT RELEASED ON MARCH 2, 2026

This project is protected because it is already fully entitled and falls within the framework of the 21st Century Road to Housing Act, which reinforces approved housing developments and limits local governments' ability to downzone, reduce density, or impose new restrictions after approval. As a result, the development rights are effectively locked in and supported at the state level, providing long term durability against future regulatory or political changes.

For a developer, this creates a meaningful advantage over pursuing a new site that requires rezoning. Rather than taking on the time, cost, and uncertainty of the entitlement process, along with the real risk of a county denial, this project offers a clear and predictable path forward. With approvals already in place, a buyer can move directly into development, reducing risk, shortening timelines, and deploying capital with greater confidence.

The Act is designed to increase housing supply by removing barriers that have historically slowed or prevented development. It encourages local governments to streamline permitting, adopt more flexible zoning practices, and support higher density housing where appropriate. It also promotes faster project delivery through pre approved plans and incentives tied to producing new housing units.

Just as important, the legislation aligns public policy with private development by reducing regulatory friction and uncertainty. By cutting red tape and modernizing outdated processes, it creates a more predictable environment where approved projects that meet housing demand are prioritized, allowing developers to execute more efficiently and with confidence in both timing and outcome.

## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

AERIAL VIEW

113 Northwest 145th Terrace | Newberry, FL 32669



## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## CURRENT UNIT MIX IS INTERCHANGEABLE

| Unit Type                            | Number of Units  | % of Total Units | Square Feet Per Unit | Net Rentable Area (Sq. Ft.) |
|--------------------------------------|------------------|------------------|----------------------|-----------------------------|
| <b>One Bedroom Cottages</b>          |                  |                  |                      |                             |
| 1 Bedroom / 1 Bath                   | 14               | 5.6%             | 522 SqFt             | 7,308                       |
| 1 Bedroom / 1 Bath                   | 36               | 14.5%            | 688 SqFt             | 24,768                      |
| 1 Bedroom / 1 Bath                   | 32               | 12.8%            | 837 SqFt             | 26,784                      |
| <b>Subtotal - 1 Bedroom Cottages</b> | <b>82 Units</b>  | <b>32.9%</b>     | <b>718 SqFt</b>      | <b>58,860</b>               |
| <b>Two Bedroom Cottages</b>          |                  |                  |                      |                             |
| 2 Bedroom / 2 Bath                   | 21               | 8.4%             | 944 SqFt             | 19,824                      |
| 2 Bedroom / 2 Bath-FLAT              | 24               | 9.6%             | 1,082 SqFt           | 25,968                      |
| 2 Bedroom / 2 Bath-FLAT              | 16               | 6.4%             | 1,336 SqFt           | 21,376                      |
| 2 Bedroom / 2 Bath-FLAT              | 16               | 6.4%             | 1,283 SqFt           | 20,528                      |
| 2 Bedroom / 2 Bath-FLAT              | 40               | 16.1%            | 1,048 SqFt           | 41,920                      |
| 2 Bedroom / 2 Bath                   | 25               | 10.0%            | 1,385 SqFt           | 34,625                      |
| <b>Subtotal - 2 Bedroom Cottages</b> | <b>142 Units</b> | <b>57.0%</b>     | <b>1,156 SqFt</b>    | <b>164,241</b>              |
| <b>Three Bedroom Cottages</b>        |                  |                  |                      |                             |
| 3 Bedroom / 2 Bath                   | 12               | 4.8%             | 1,350 SqFt           | 16,200                      |
| 3 Bedroom / 2 Bath                   | 13               | 5.2%             | 1,705 SqFt           | 22,165                      |
| <b>Subtotal - 3 Bedroom Cottages</b> | <b>25 Units</b>  | <b>10.0%</b>     | <b>1,535 SqFt</b>    | <b>38,365</b>               |
| <b>Total</b>                         | <b>249</b>       | <b>100.0%</b>    | <b>1,050 SqFt</b>    | <b>261,466</b>              |

### FOR MORE INFORMATION:



**Eric Ligman**  
 Director  
 352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
 — REALTY SERVICES —  
 COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

JONESTOWN LOW ACTIVITY CENTER

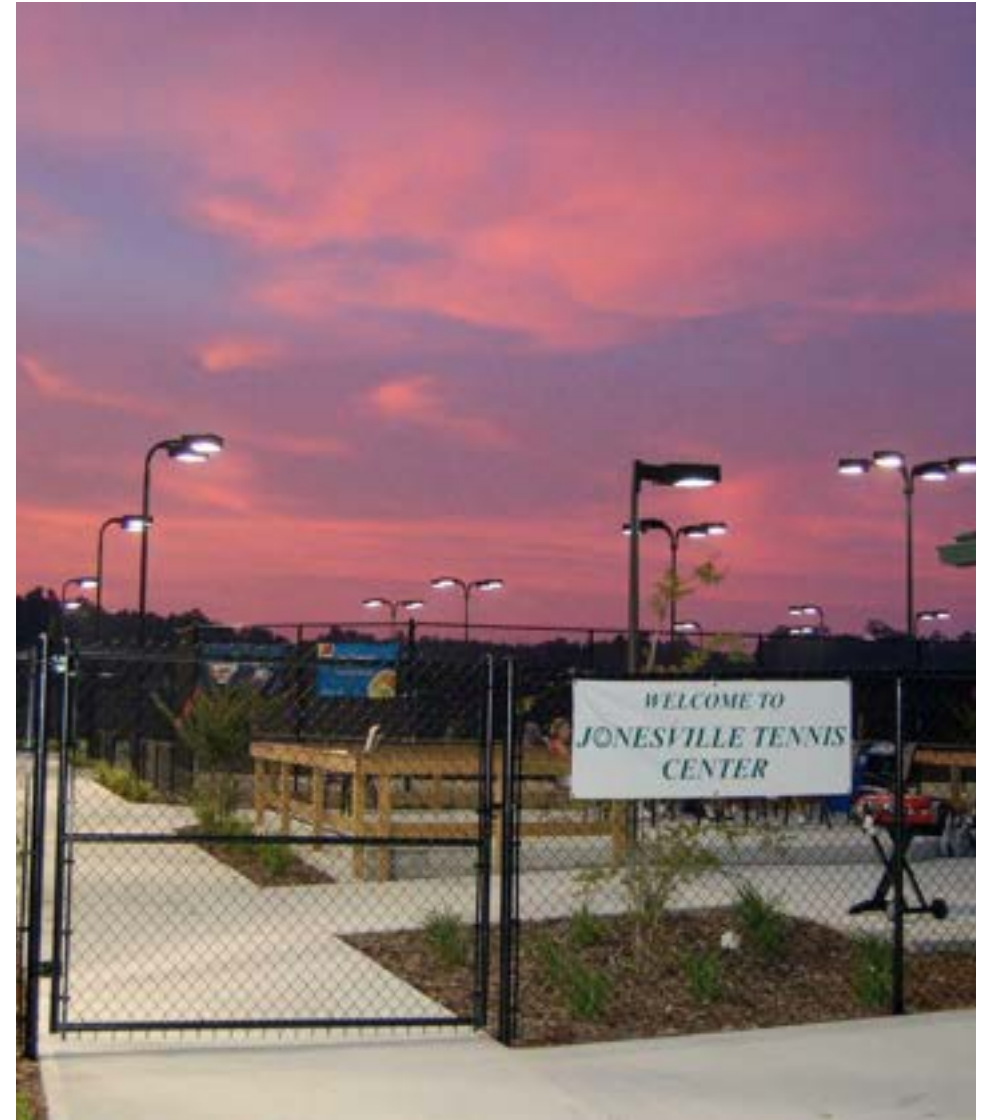
113 Northwest 145th Terrace | Newberry, FL 32669

## ALACHUA COUNTY TND DOCUMENTATION AND ENTITLEMENTS

The Gainesville Cottages project is being developed as a Traditional Neighborhood Development (TND), which is permitted by right within the applicable zoning districts when located within a designated Activity Center, pursuant to Section 407.64(a) of the Alachua County Unified Land Development Code.

The subject property is situated within the Jonesville Low Activity Center and includes a mix of zoning classifications, including Administrative/Professional (AP), Business Retail (BR), and Business Highway (BH). These zoning designations collectively support the development of a cohesive, mixed-use residential community consistent with the County's Comprehensive Plan objectives.

This entitlement framework allows for the integration of residential units within a walkable, neighborhood-oriented design, providing flexibility in site planning while aligning with long-term growth and land use policies in West Gainesville.



## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## RENTAL COMPS

113 Northwest 145th Terrace | Newberry, FL 32669

| Bed Count Data                           |           |       | Unit Mix    |          | Last 7-Days Leased |                | Last 7-Days Leased Asking Rent |                     | Last 7-Days Availability |                | Last 7-Days Available Asking Rent |                     | Last 7-Days Asking Rent Trends |
|------------------------------------------|-----------|-------|-------------|----------|--------------------|----------------|--------------------------------|---------------------|--------------------------|----------------|-----------------------------------|---------------------|--------------------------------|
| Updated on: 04/01/2022                   |           |       |             |          |                    |                |                                |                     |                          |                |                                   |                     |                                |
| Property                                 | Bed Count | Sq Ft | Total Units | Unit Mix | Leased Units       | Days on Market | Leased Asking Rent             | Asking Rent / Sq Ft | Available Units          | Days on Market | Available Asking Rent             | Asking Rent / Sq Ft |                                |
| 1 BED                                    |           |       |             |          |                    |                |                                |                     |                          |                |                                   |                     |                                |
| Vanguard Apartments                      | 1         | 786   | 99          | 37.5%    | 1                  | 112            | \$1,443                        | \$1.84              | 11                       | 22             | \$1,473                           | \$1.87              | 0.0%                           |
| The Gathering At Arbor Greens            | 1         | 788   | 46          | 18.0%    | 0                  | 60             | N/A                            | N/A                 | 10                       | 32             | \$1,469                           | \$1.87              | 1.0%                           |
| Noble on Newberry                        | 1         | 709   | 47          | 15.7%    | 3                  | 25             | \$1,568                        | \$2.24              | 22                       | 26             | \$1,560                           | \$2.23              | -0.2%                          |
| Flats At Tioga Town Center               | 1         | 886   | 48          | 26.1%    | 0                  | 71             | N/A                            | N/A                 | 6                        | 82             | \$1,904                           | \$2.18              | -0.8%                          |
| 23west                                   | 1         | 889   | 62          | 35.2%    | 0                  | 31             | N/A                            | N/A                 | 14                       | 74             | \$1,683                           | \$1.91              | 0.0%                           |
| Oak Isle Cottages                        | 1         | 530   | 17          | 14.2%    | 2                  | 73             | \$1,549                        | \$3.04              | 0                        | N/A            | N/A                               | N/A                 | N/A                            |
| City Place at Celebration Pointe         | 1         | 750   | 115         | 52.3%    | 0                  | 53             | N/A                            | N/A                 | 30                       | 109            | \$1,699                           | \$2.27              | 0.3%                           |
| Evergreen Westside                       | 1         | 773   | 97          | 40.4%    | 0                  | 240            | N/A                            | N/A                 | 59                       | 164            | \$1,694                           | \$2.22              | 0.0%                           |
| Element Apartments at Celebration Pointe | 1         | 772   | 95          | 39.7%    | 5                  | 61             | \$1,795                        | \$2.31              | 28                       | 55             | \$1,813                           | \$2.35              | 0.0%                           |
| Average                                  | 1         | 762   | 70          | 31.0%    | 1                  | 81             | \$1,589                        | \$2.95              | 20                       | 70             | \$1,662                           | \$2.11              | 0.0%                           |
| 2 BED                                    |           |       |             |          |                    |                |                                |                     |                          |                |                                   |                     |                                |
| Element Apartments at Celebration Pointe | 2         | 1167  | 100         | 41.8%    | 0                  | 96             | N/A                            | N/A                 | 33                       | 33             | \$2,214                           | \$1.90              | 0.4%                           |
| Vanguard Apartments                      | 2         | 1198  | 136         | 51.5%    | 0                  | 146            | N/A                            | N/A                 | 10                       | 36             | \$1,720                           | \$1.43              | 0.0%                           |
| The Gathering At Arbor Greens            | 2         | 1147  | 53          | 20.8%    | 0                  | 48             | N/A                            | N/A                 | 6                        | 109            | \$1,758                           | \$1.53              | -0.5%                          |
| Noble on Newberry                        | 2         | 1259  | 25          | 8.3%     | 1                  | 14             | \$1,870                        | \$1.72              | 11                       | 48             | \$2,048                           | \$1.63              | 0.2%                           |
| Flats At Tioga Town Center               | 2         | 1211  | 50          | 27.2%    | 1                  | 93             | \$2,919                        | \$1.81              | 6                        | 137            | \$2,216                           | \$2.00              | 0.4%                           |
| 23west                                   | 2         | 1224  | 80          | 45.5%    | 0                  | 45             | N/A                            | N/A                 | 7                        | 127            | \$2,032                           | \$1.68              | 0.0%                           |
| City Place at Celebration Pointe         | 2         | 1202  | 83          | 37.7%    | 1                  | 57             | \$1,933                        | \$1.68              | 13                       | 45             | \$1,993                           | \$1.66              | 0.5%                           |
| Evergreen Westside                       | 2         | 1191  | 106         | 44.2%    | 0                  | 80             | N/A                            | N/A                 | 71                       | 318            | \$2,232                           | \$1.88              | 0.0%                           |
| Oak Isle Cottages                        | 2         | 1126  | 54          | 45.0%    | 3                  | 64             | \$2,224                        | \$1.99              | 3                        | 109            | \$2,499                           | \$1.94              | 0.0%                           |
| Average                                  | 2         | 1192  | 76          | 35.8%    | 1                  | 71             | \$2,237                        | \$1.80              | 18                       | 107            | \$2,079                           | \$1.74              | 0.1%                           |
| 3 BED                                    |           |       |             |          |                    |                |                                |                     |                          |                |                                   |                     |                                |
| Vanguard Apartments                      | 3         | 1247  | 30          | 11.4%    | 0                  | 140            | N/A                            | N/A                 | 12                       | 426            | \$2,151                           | \$1.72              | 1.4%                           |
| The Gathering At Arbor Greens            | 3         | 1298  | 13          | 5.1%     | 0                  | 66             | N/A                            | N/A                 | 1                        | 20             | \$2,169                           | \$1.67              | 0.0%                           |
| Noble on Newberry                        | 3         | 1500  | 9           | 3.0%     | 0                  | N/A            | N/A                            | N/A                 | 7                        | 50             | \$2,460                           | \$1.64              | 0.0%                           |
| Flats At Tioga Town Center               | 3         | 1678  | 9           | 4.9%     | 0                  | 62             | N/A                            | N/A                 | 3                        | 60             | \$2,838                           | \$1.70              | 0.0%                           |
| City Place at Celebration Pointe         | 3         | 1380  | 11          | 5.0%     | 0                  | 101            | N/A                            | N/A                 | 1                        | 50             | \$2,607                           | \$1.89              | 0.0%                           |
| Evergreen Westside                       | 3         | 1548  | 22          | 9.2%     | 1                  | 73             | \$2,629                        | \$1.68              | 6                        | 3              | \$2,599                           | \$1.68              | 0.0%                           |
| Element Apartments at Celebration Pointe | 3         | 1445  | 28          | 11.7%    | 0                  | 144            | N/A                            | N/A                 | 17                       | 91             | \$2,749                           | \$1.90              | 0.0%                           |
| 23west                                   | 3         | 1511  | 27          | 15.3%    | 0                  | 98             | N/A                            | N/A                 | 2                        | 143            | \$2,475                           | \$1.64              | 0.0%                           |
| Oak Isle Cottages                        | 3         | 1291  | 37          | 30.8%    | 2                  | 112            | \$2,499                        | \$1.94              | 10                       | 160            | \$2,399                           | \$1.86              | 0.0%                           |
| Average                                  | 3         | 1433  | 21          | 10.7%    | 0                  | 99             | \$2,564                        | \$1.81              | 7                        | 111            | \$2,494                           | \$1.74              | 0.2%                           |

### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

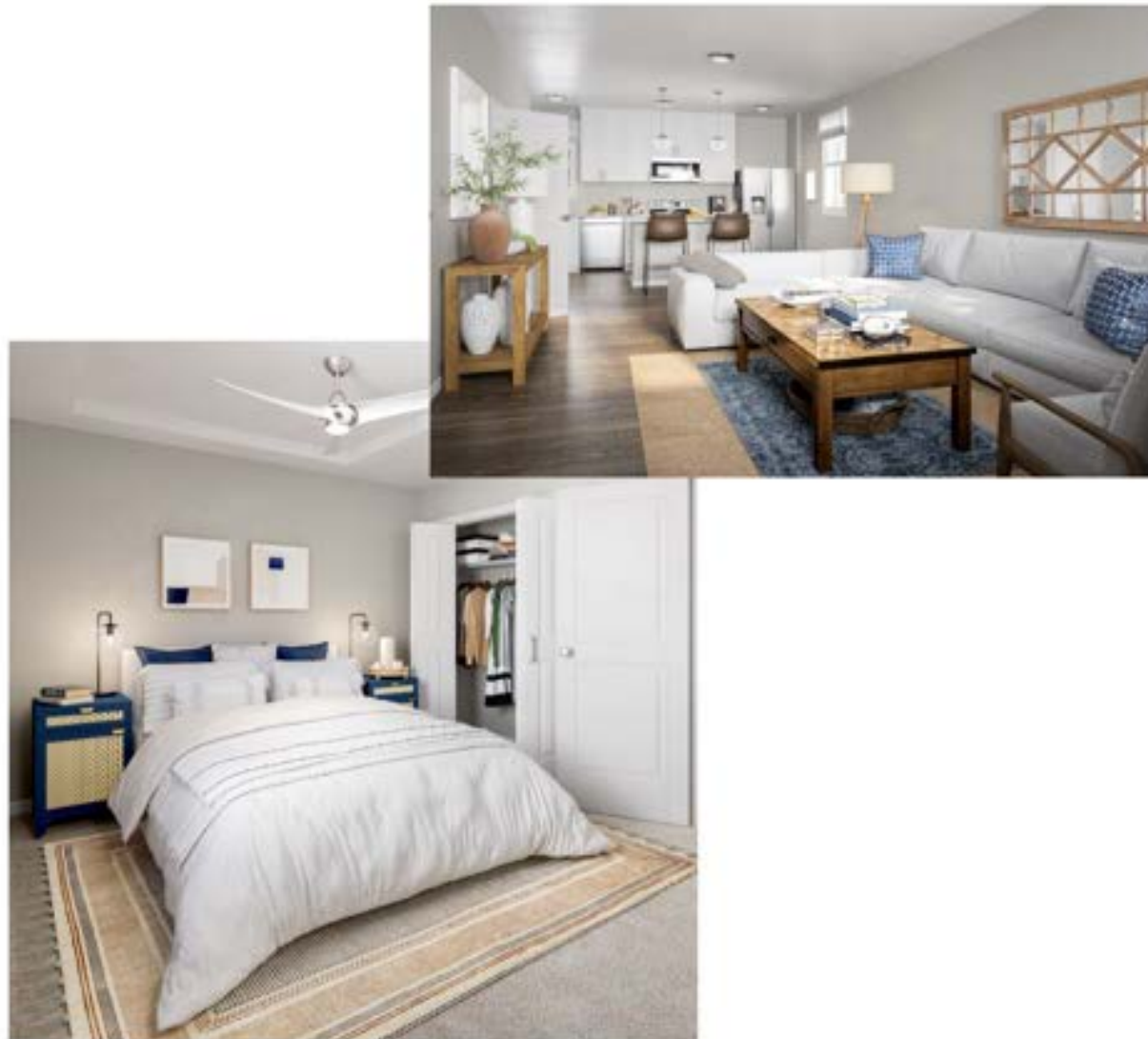
# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## INTERIOR RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669

### PROPERTY FEATURES

- Attached Garages\*
- Ceiling Fans
- Chef Inspired Kitchen
- Designer Light Fixtures
- Dual sinks in Master\*
- Granite Counters
- Kitchen Pantries
- Large Kitchen Islands\*
- Modern White Cabinetry
- Open Layouts
- Plank Flooring
- Stainless Appliances
- Walk-In Showers
- Walk-In Closets
- Washer & Dryer Appliances
- Trey and Cathedral Ceilings
- Front Porches
- Fully Amenitized Clubhouse



### FOR MORE INFORMATION:



**Eric Ligman**

Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## DEVELOPMENT RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669

### COMMUNITY AMENITIES

- Large Amenity with Gathering Areas
- Courtyards
- Grilling Deck
- Lanai with Lounge Seating
- Picnic Area
- Pool
- State-of-the-Art Fitness Center
- Fire Pit
- Bike Storage
- On-Site Storage



### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Erligman@bosshardtrealty.com](mailto:Erligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## CLUBHOUSE RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669



### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## EXTERIOR RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669



### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## EXTERIOR RENDERINGS

113 Northwest 145th Terrace | Newberry, FL 32669



### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

ADDITIONAL PHOTOS

113 Northwest 145th Terrace | Newberry, FL 32669



## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION



# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## DEMOGRAPHICS MAP & REPORT

113 Northwest 145th Terrace | Newberry, FL 32669

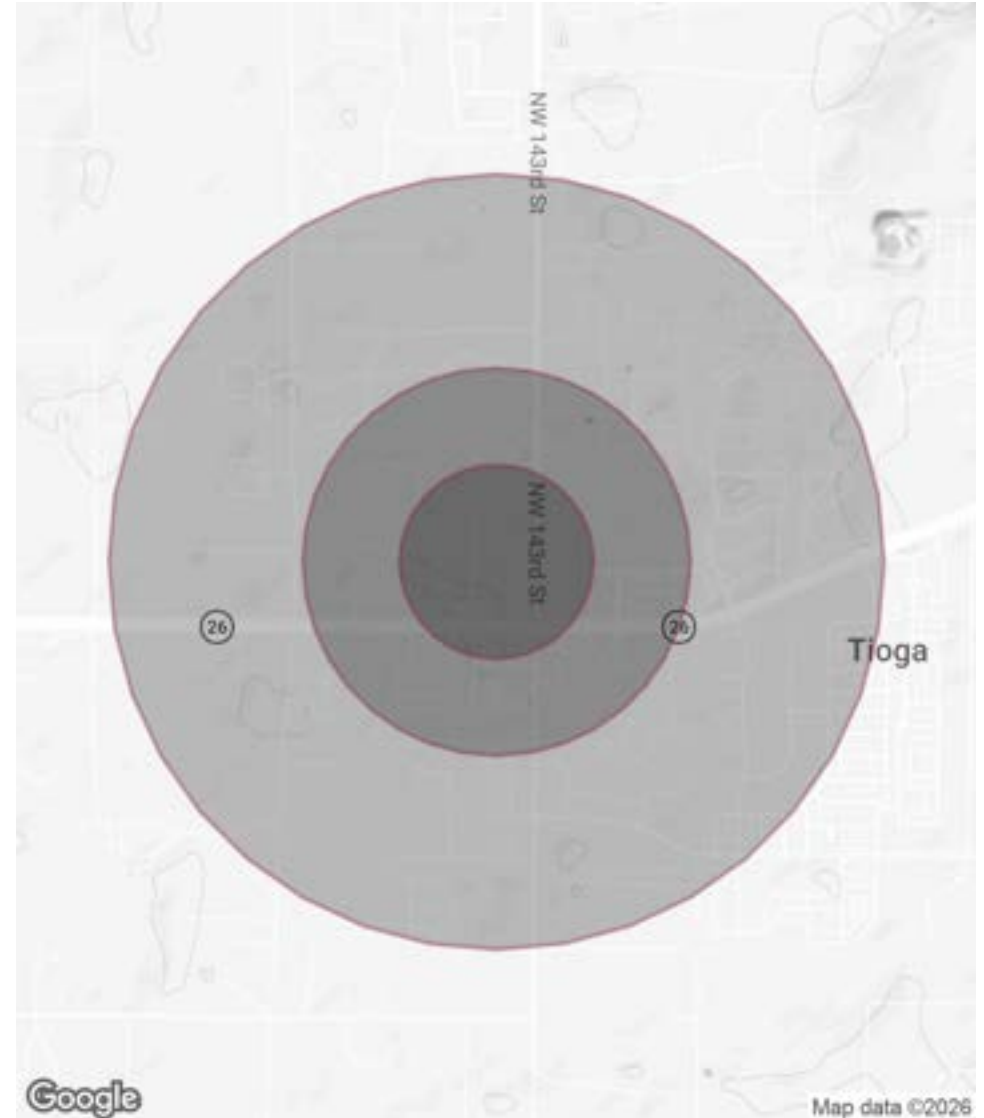
### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 100        | 419       | 1,594  |
| Average Age          | 42.1       | 40.7      | 40.6   |
| Average Age (Male)   | 41.2       | 39.8      | 39.9   |
| Average Age (Female) | 43.6       | 42.3      | 42.0   |

### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 36         | 159       | 615       |
| # of Persons per HH | 2.8        | 2.6       | 2.6       |
| Average HH Income   | \$151,576  | \$148,119 | \$149,470 |
| Average House Value | \$442,334  | \$416,465 | \$410,417 |

2023 American Community Survey (ACS)



### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# FULLY ENTITLED WEST GAINESVILLE TND DEVELOPMENT

## ERIC LIGMAN BIO

113 Northwest 145th Terrace | Newberry, FL 32669



### ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

### 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)

#### Bosshardt Realty Services

5542 NW 43rd Street,  
Gainesville, FL 32653  
352.371.6100

### FOR MORE INFORMATION:



#### Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION