

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

05949-016-000 | Alachua, FL 32615



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director
352.256.2112
Ericligman@bosshardtrealty.com



Daryus Boyd

Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



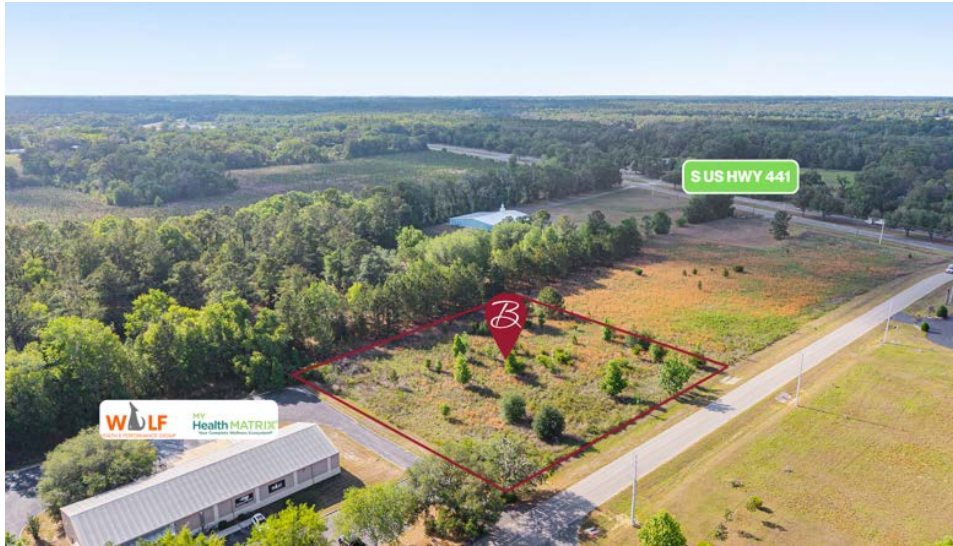
BOSSHARDT

— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

EXECUTIVE SUMMARY

05949-016-000 | Alachua, FL 32615



OFFERING SUMMARY

Sale Price:	\$165,000
Lot Size:	2.09 Acres
Price / Acre:	\$78,947
Zoning:	ILW (Industrial, Light and Warehouse)

PROPERTY OVERVIEW

Discover a prime commercial, industrial, and office land development opportunity in the Alachua Professional Center, a premier business park in the rapidly growing city of Alachua, Florida. With limited lots available, this high and dry, fully developable land offers an excellent investment for your business. Positioned right off highly traveled U.S. Highway 441, the site provides exceptional visibility and accessibility. As part of an established owners association, all units contribute to maintaining long-term property value and a high-quality business environment. Duke Energy is available to the site and ensures reliable infrastructure. The location is surrounded by major industrial hubs, including San Felasco Tech City and Phoenix industrial park. Don't miss this opportunity to establish your business in one of North Central Florida's fastest-growing commercial corridors. Contact Bosshardt Realty today for more details!

PROPERTY HIGHLIGHTS

- Horizontal improvements in place
- High and dry
- Cleared
- Utilities available

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com

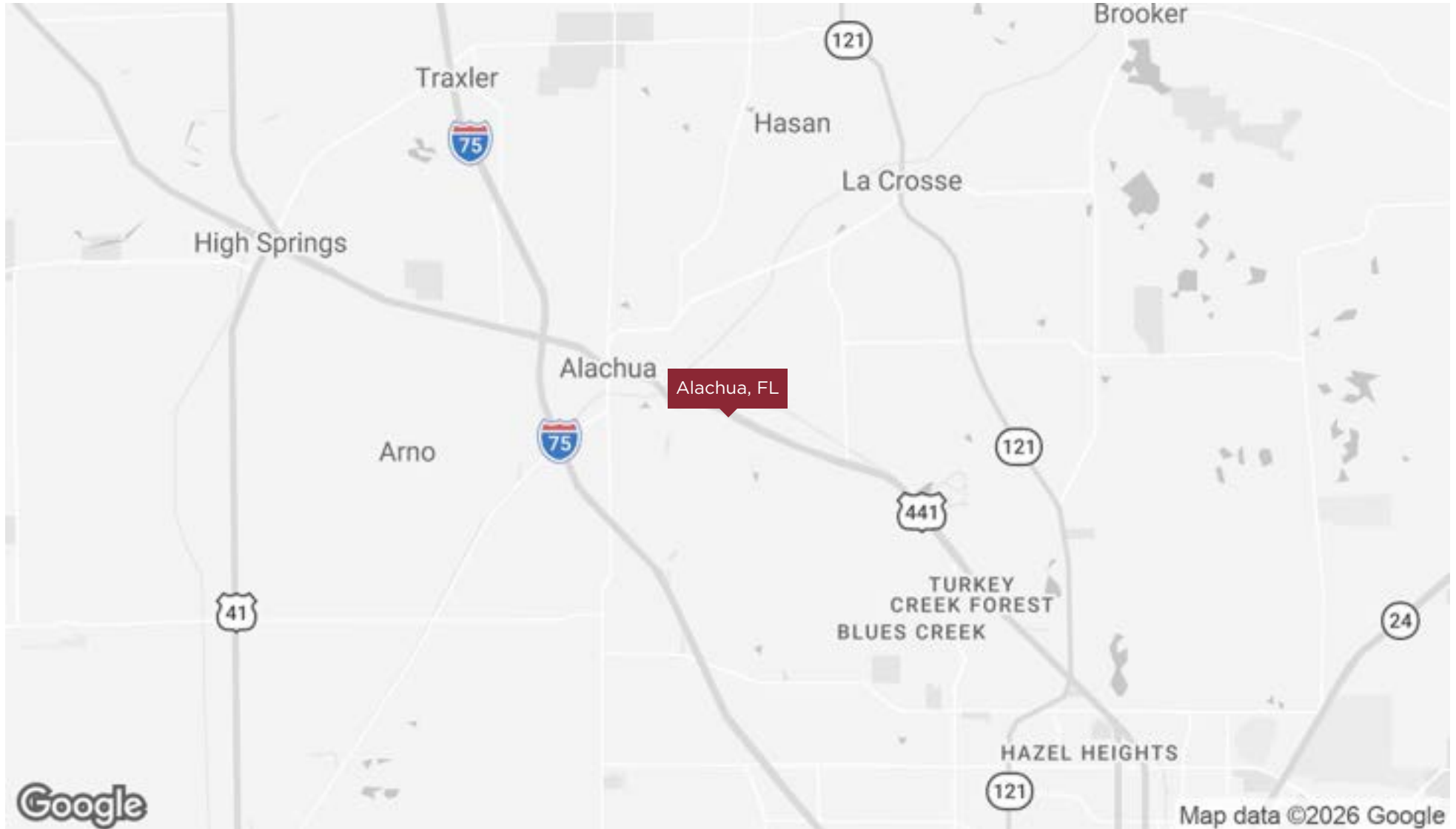


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

REGIONAL MAP

05949-016-000 | Alachua, FL 32615



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

05949-016-000 | Alachua, FL 32615



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

05949-016-000 | Alachua, FL 32615



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

05949-016-000 | Alachua, FL 32615



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

05949-016-000 | Alachua, FL 32615



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

RETAILER MAP

05949-016-000 | Alachua, FL 32615



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

DEMOGRAPHICS MAP & REPORT

05949-016-000 | Alachua, FL 32615

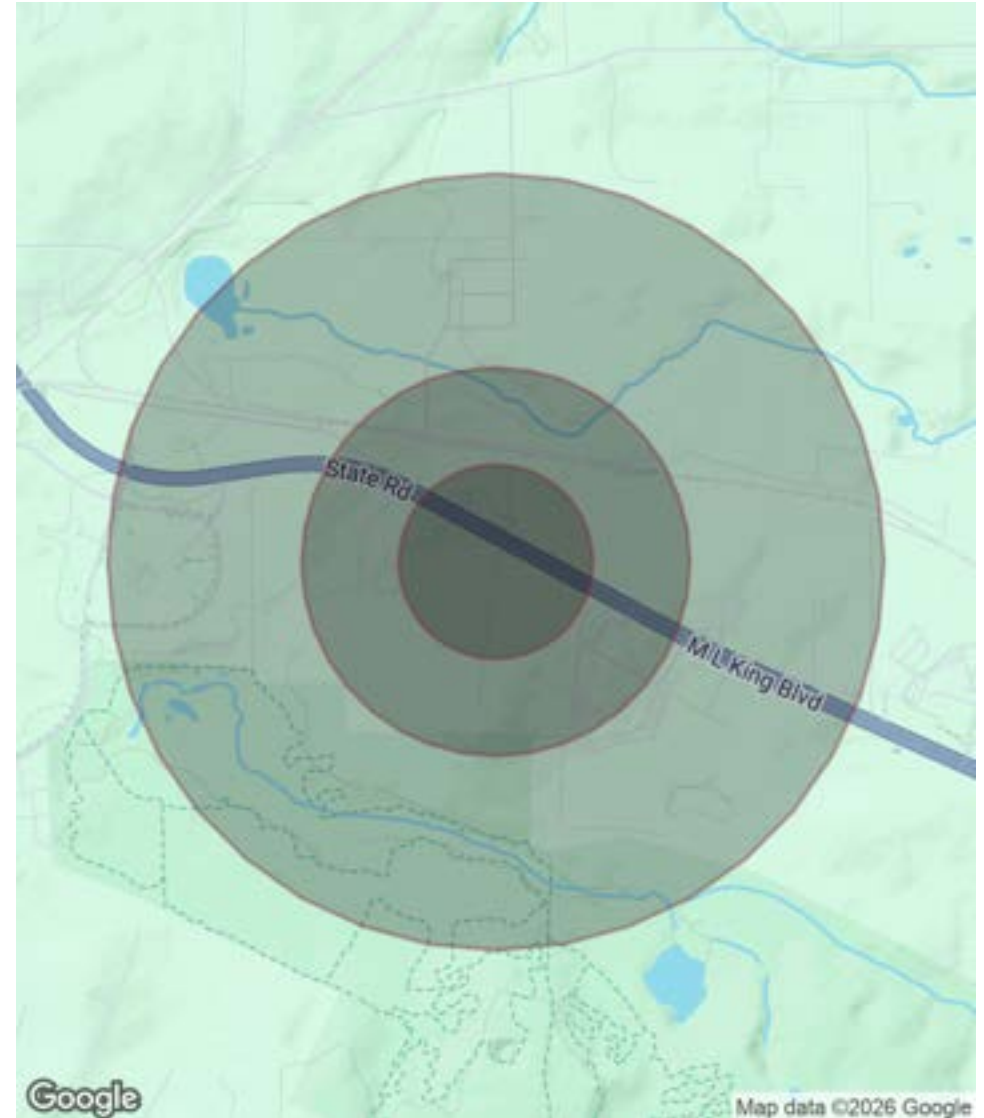
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10	42	165
Average Age	60.8	57.6	55.2
Average Age (Male)	46.2	43.9	42.8
Average Age (Female)	60.9	57.7	55.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	17	65
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$126,834	\$118,987	\$119,115
Average House Value	\$0	\$3,647	\$52,994

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



Daryus Boyd

Commercial Associate

352.514.1129

daryusboyd@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

DIRECTOR

05949-016-000 | Alachua, FL 32615



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



Daryus Boyd

Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

ALACHUA PROFESSIONAL CENTER – LAND OPPORTUNITY

COMMERCIAL ADVISOR

05949-016-000 | Alachua, FL 32615



DARYUS BOYD

Commercial Associate

daryusboyd@bosshardtrealty.com

Direct: 352.514.1129 | Cell: 352.514.1129

FL #SL3648942

PROFESSIONAL BACKGROUND

Commercial Real Estate Advisor

Daryus Boyd is a Commercial Real Estate Advisor with Bosshardt Realty Services' Commercial & Land Division, focused on advising investors, developers, and property owners on commercial investment opportunities and strategic real estate assets when aligned with long-term objectives in Florida. He brings a disciplined, market-driven approach informed by active transaction involvement and collaboration with experienced commercial professionals.

He is actively involved in the acquisition and disposition of commercial properties, providing guidance on site evaluation, market positioning, underwriting considerations, and transaction execution. Daryus' experience includes working with commercial investments, development-ready land, and infill commercial assets across a variety of Florida markets.

Daryus approaches each assignment with a strong emphasis on market fundamentals, asset quality, tenant strength, and long-term viability. He works closely with clients to evaluate zoning and entitlement considerations, assess risk, and position assets for durable performance and clear exit strategies.

Known for his professionalism, responsiveness, and transparent communication, Daryus is committed to representing clients with integrity at every stage of the transaction. His focus is on delivering clear guidance, disciplined execution, and long-term value for the clients he serves.

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



Daryus Boyd

Commercial Associate

352.514.1129

daryusboyd@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION