

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

3711 Southeast Hawthorne Road | Gainesville, FL 32641



# FOR SALE



## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

## EXECUTIVE SUMMARY

3711 Southeast Hawthorne Road | Gainesville, FL 32641



### OFFERING SUMMARY

Sale Price:	\$548,500
Lot Size:	5.5 Acres
Number of Lots	30
Price per door	\$18,283
Zoning	R1-A

### PROPERTY OVERVIEW

This proposed 5.5-acre cottage neighborhood offers a strong opportunity to develop a well-designed, small-scale residential community in a highly accessible location. With available utilities already in place, the site supports reduced development costs and faster timelines. Conceptual plans allow for up to 30 cottage-style dwellings, aligning with demand for attainable, low-maintenance housing. The layout provides potential for a cohesive, walkable neighborhood with shared green space, making this a practical and efficient development opportunity.

### PROPERTY HIGHLIGHTS

- Utilities on Site
- High and Dry
- On the RTS Bus Route 7
- R1-A Zoning- cottage development by right

### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

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



**BOSSHARDT**

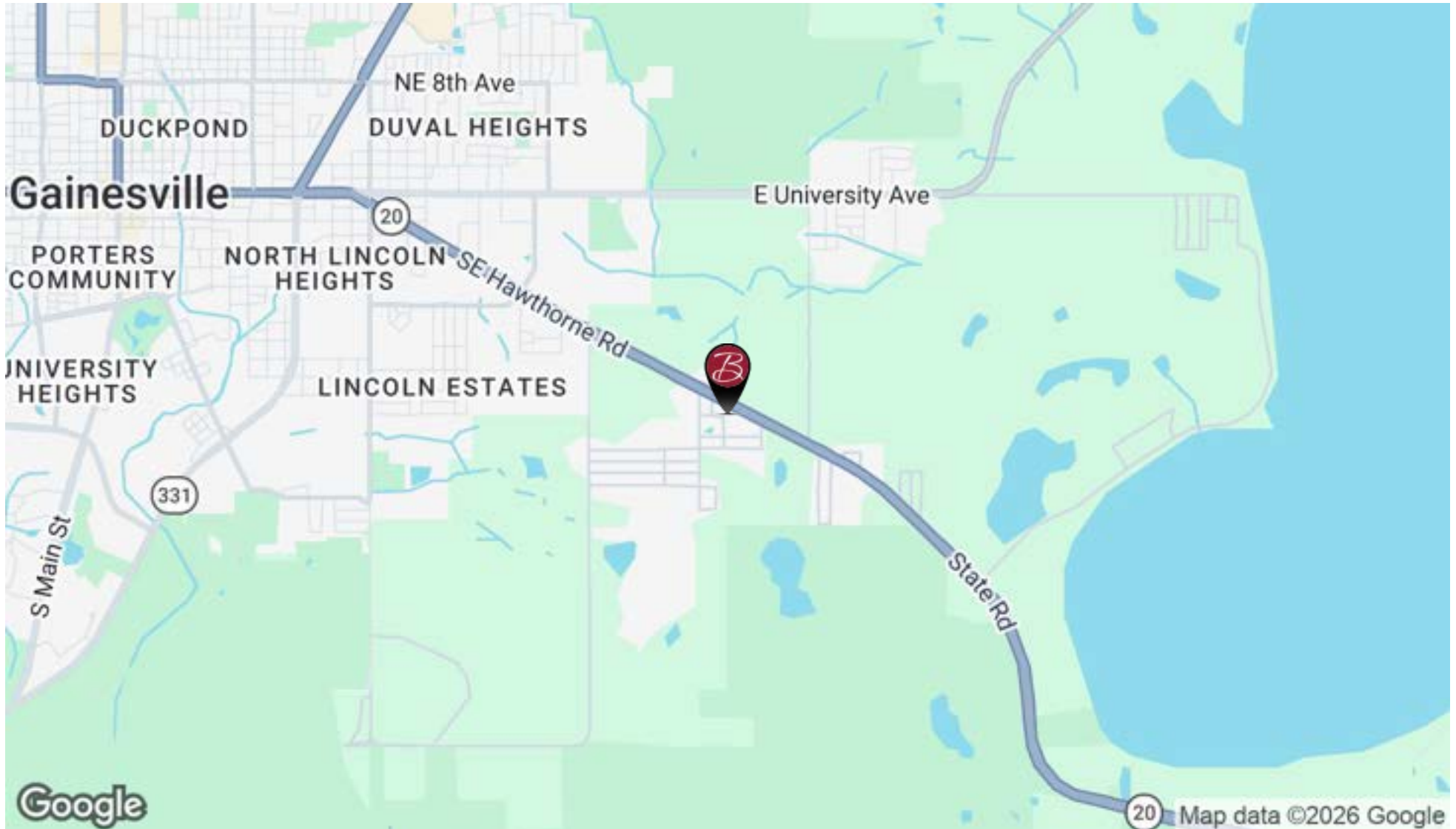
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

## LOCATION MAP

3711 Southeast Hawthorne Road | Gainesville, FL 32641



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

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



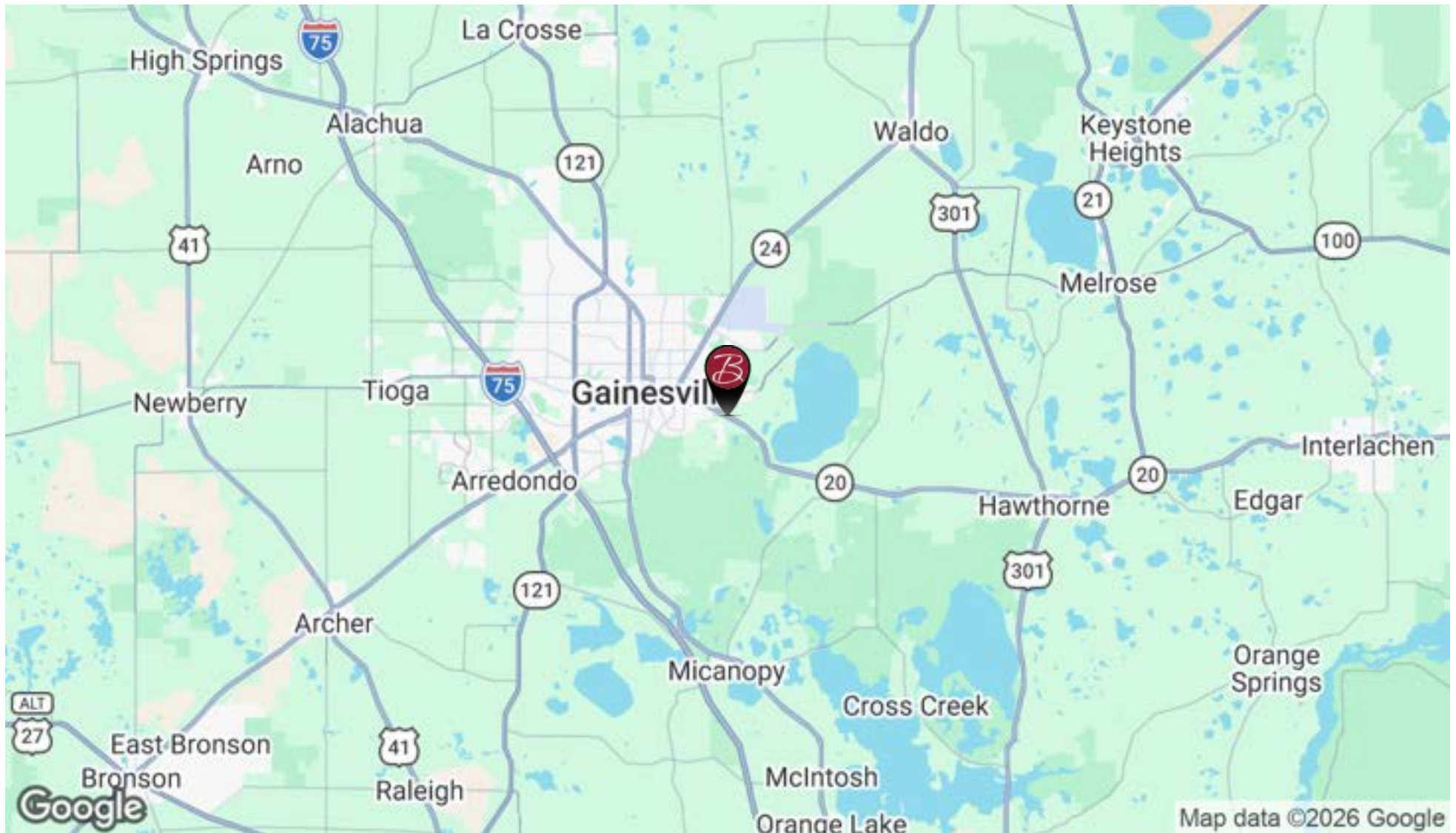
**BOSSHARDT**

— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

## REGIONAL MAP

3711 Southeast Hawthorne Road | Gainesville, FL 32641



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

## ZONING

3711 Southeast Hawthorne Road | Gainesville, FL 32641



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

## FLOOD MAPS

3711 Southeast Hawthorne Road | Gainesville, FL 32641



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

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



**BOSSHARDT**

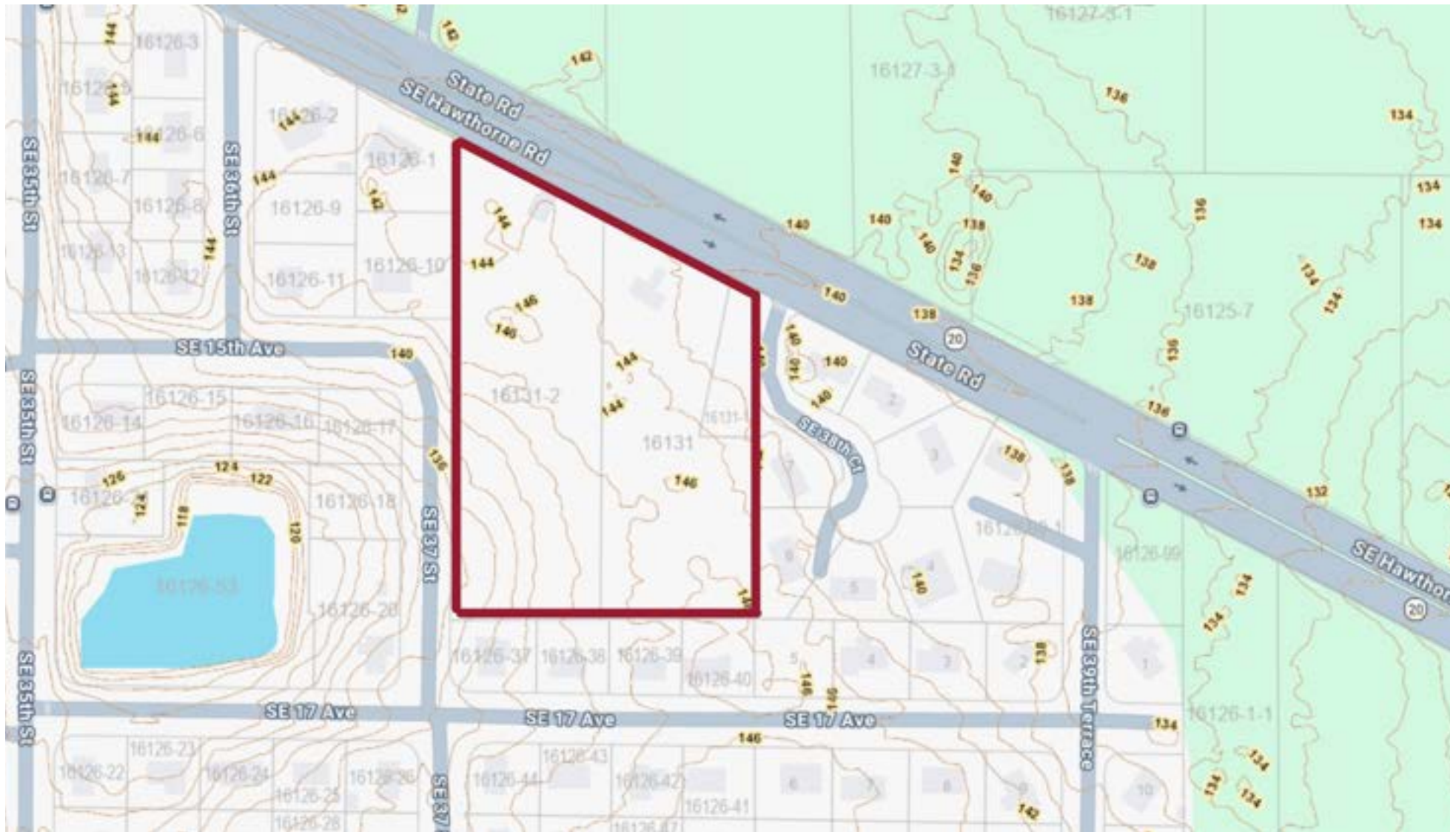
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

TOPO

3711 Southeast Hawthorne Road | Gainesville, FL 32641



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

## DEMOGRAPHICS MAP & REPORT

3711 Southeast Hawthorne Road | Gainesville, FL 32641

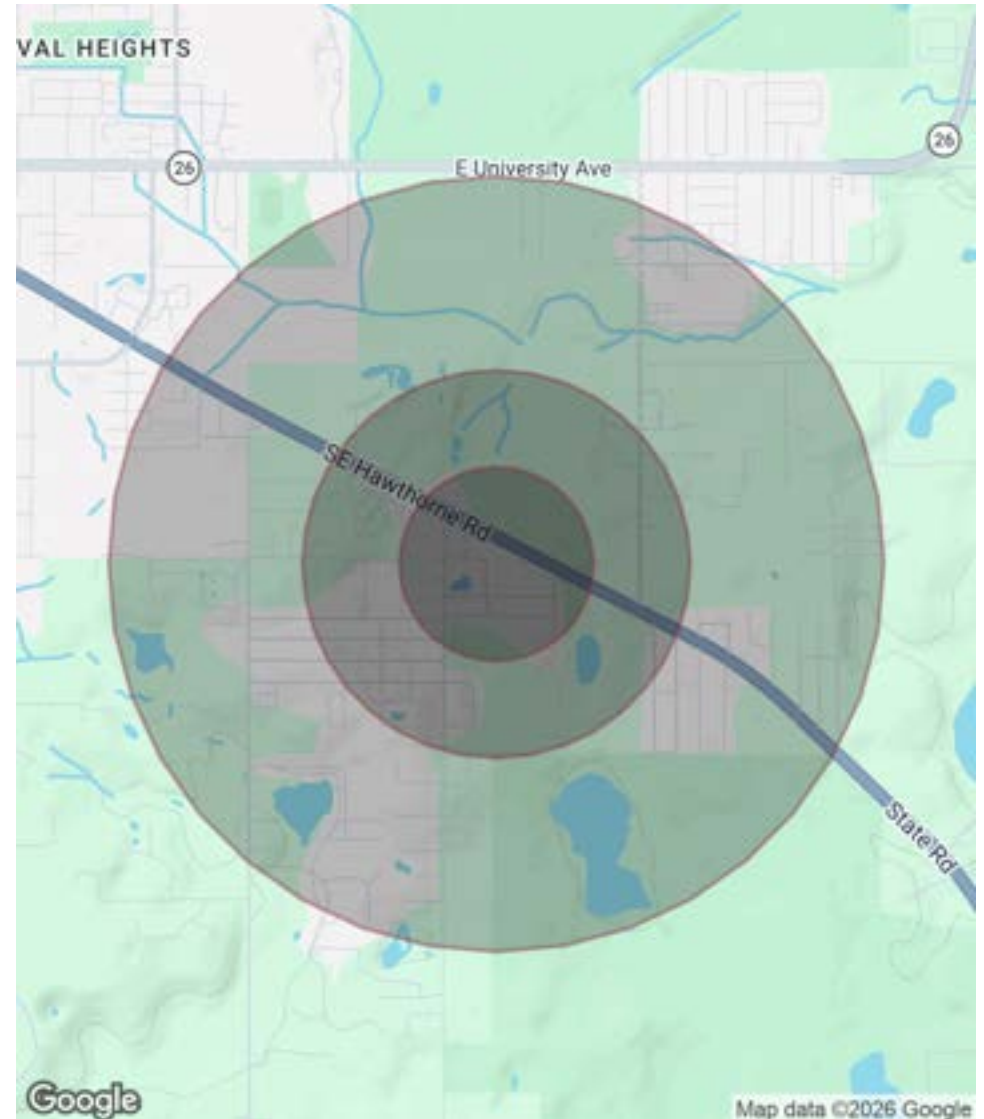
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	134	544	2,205
Average Age	35.4	34.9	36.7
Average Age (Male)	30.7	30.0	32.8
Average Age (Female)	35.9	35.4	38.1

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	193	766
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$52,398	\$50,290	\$49,585
Average House Value	\$170,284	\$166,015	\$156,553

2023 American Community Survey (ACS)



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HAWTHORNE ROAD COTTAGE DEVELOPMENT OPPORTUNITY

## ADVISOR

3711 Southeast Hawthorne Road | Gainesville, FL 32641



### 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