

RE-DEVELOPMENT SITE NEAR UF

2445 SW 13th St | Gainesville, FL 32608



FOR SALE

FOR MORE INFORMATION:



Eric Ligman
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BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

RE-DEVELOPMENT SITE NEAR UF

EXECUTIVE SUMMARY

2445 SW 13th St | Gainesville, FL 32608



OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	1.06 Acres
Price / Acre:	\$1,084,906
Year Built:	1969
Zoning:	U7

PROPERTY OVERVIEW

High-visibility corner site on the SW 13th Street (US 441) corridor, minutes south of the University of Florida, UF Health Shands, and the VA Medical Center. U-7 zoning, one of Gainesville's most intensive urban designations, is already in place, allowing high-density residential, mixed-use, and commercial development with height and density allowances few sites in the market can match. Dual frontage on SW 13th Street and SW 25th Place maximizes exposure, access, and signage. With no rezoning required, a developer can move straight into site planning for student housing, workforce housing, medical office, or a mixed-use anchor. Sites of this scale and zoning intensity rarely come to market.

PROPERTY HIGHLIGHTS

- U-7 Zoning
- Curb Cuts in Place
- Full Access
- Utilities Onsite

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ZONING MAP

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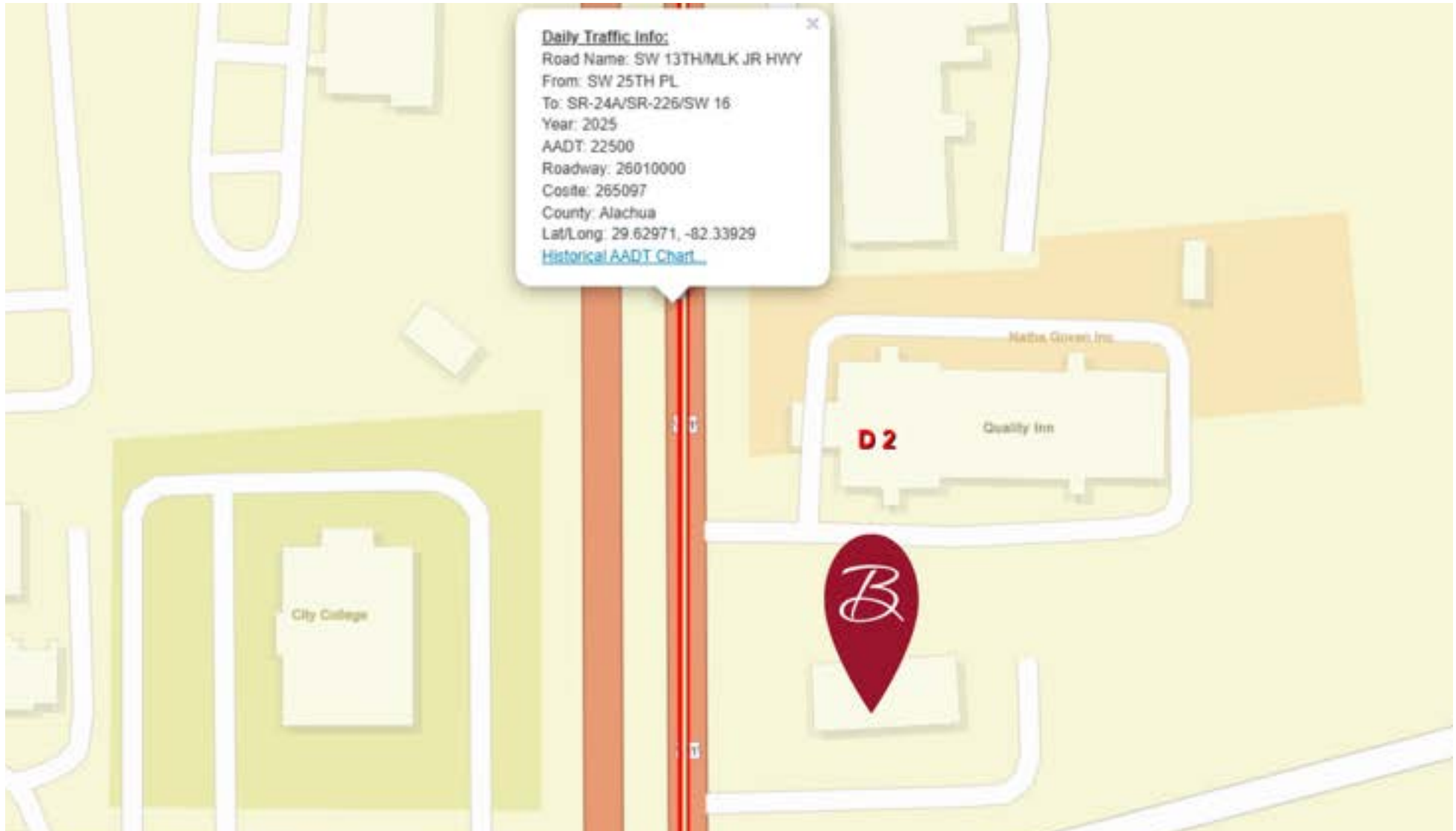


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AADT 22,500

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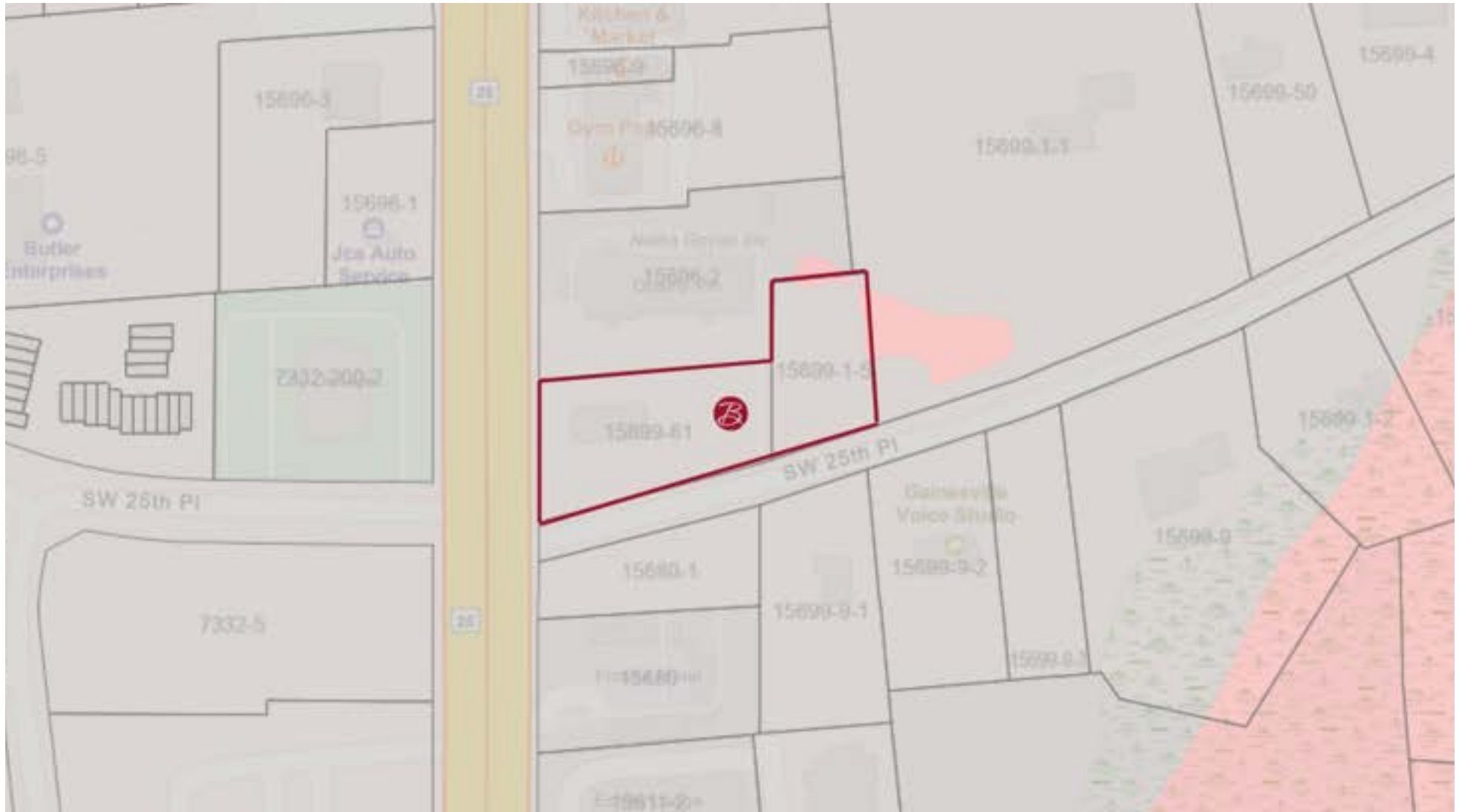


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RE-DEVELOPMENT SITE NEAR UF

WETLANDS MAP

2445 SW 13th St | Gainesville, FL 32608



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RETAILER MAP

2445 SW 13th St | Gainesville, FL 32608



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DEMOGRAPHICS MAP & REPORT

2445 SW 13th St | Gainesville, FL 32608

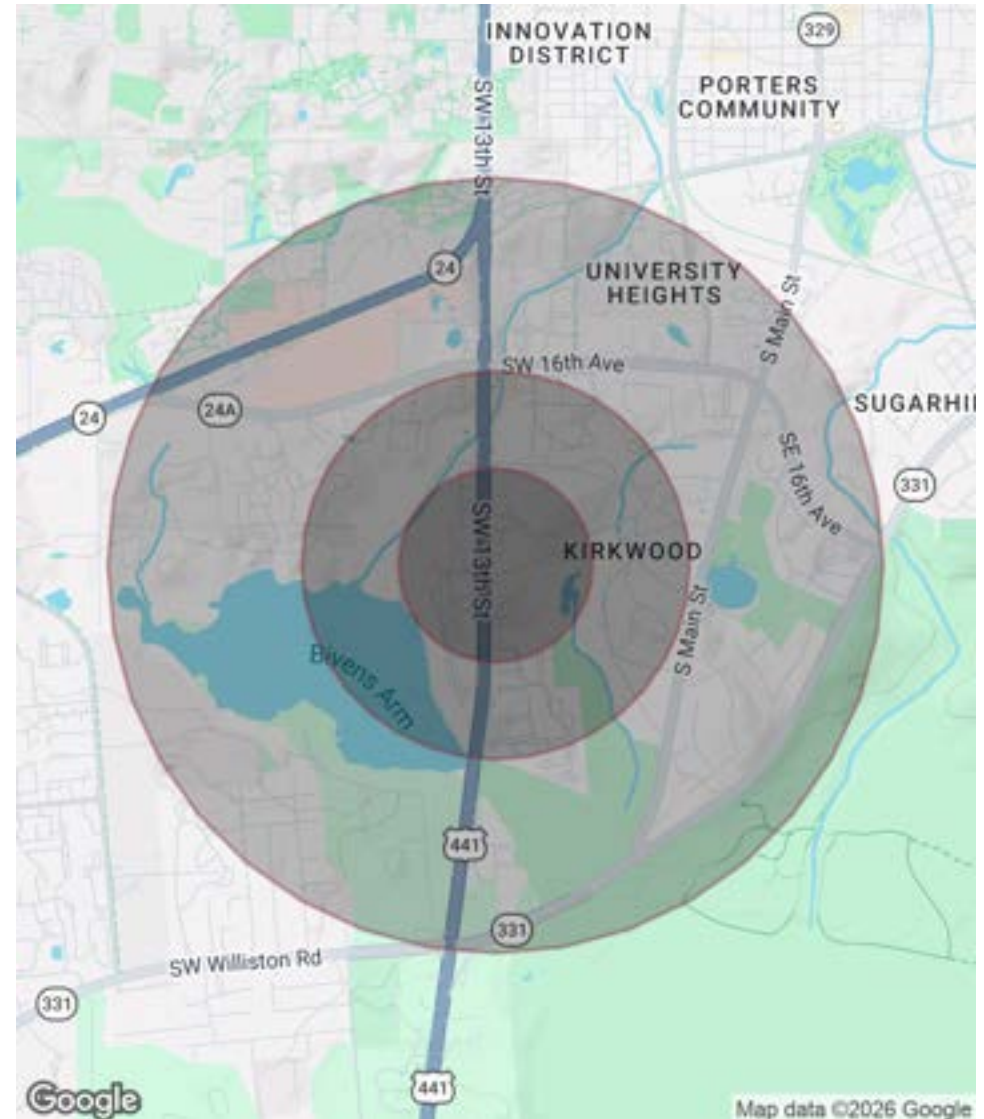
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	541	2,154	11,386
Average Age	26.1	25.9	24.5
Average Age (Male)	26.2	25.8	25.2
Average Age (Female)	26.7	26.6	24.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	907	3,868
# of Persons per HH	2.4	2.4	2.9
Average HH Income	\$65,067	\$63,614	\$74,411
Average House Value	\$411,027	\$372,513	\$242,291

2023 American Community Survey (ACS)



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DARYUS BOYD

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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

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ERIC LIGMAN

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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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