

FULLY OPERATIONAL BLUEBERRY FARM

21209 US HWY 301 | Island Grove, FL 32654



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

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BOSSHARDT

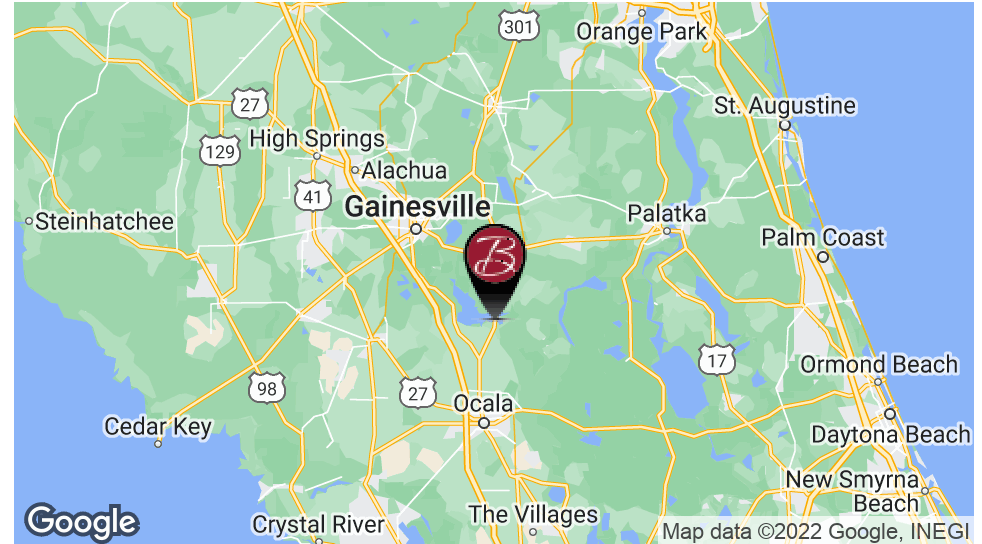
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

FULLY OPERATIONAL BLUEBERRY FARM

EXECUTIVE SUMMARY

21209 US HWY 301 | Island Grove, FL 32654



OFFERING SUMMARY

Sale Price:	\$685,000
Available SF:	20206-000-000 20210-000-000 See page 4
Lot Size:	25.73 Acres
Price / Acre:	\$26,623
Zoning:	AG

PROPERTY OVERVIEW

25.73 Acres Blueberry farm is fully entitled to tractors, farm equipment, storage facilities, office, drip irrigation, aerial irrigation, and workers. Now is your chance to own your very own working blueberry farm fronting US 301 in Hawthorne, Florida. This U-Pick farm is currently fully operational and turnkey!

PROPERTY HIGHLIGHTS

- fully entitled
- Freeze capable storage
- farm equipment included

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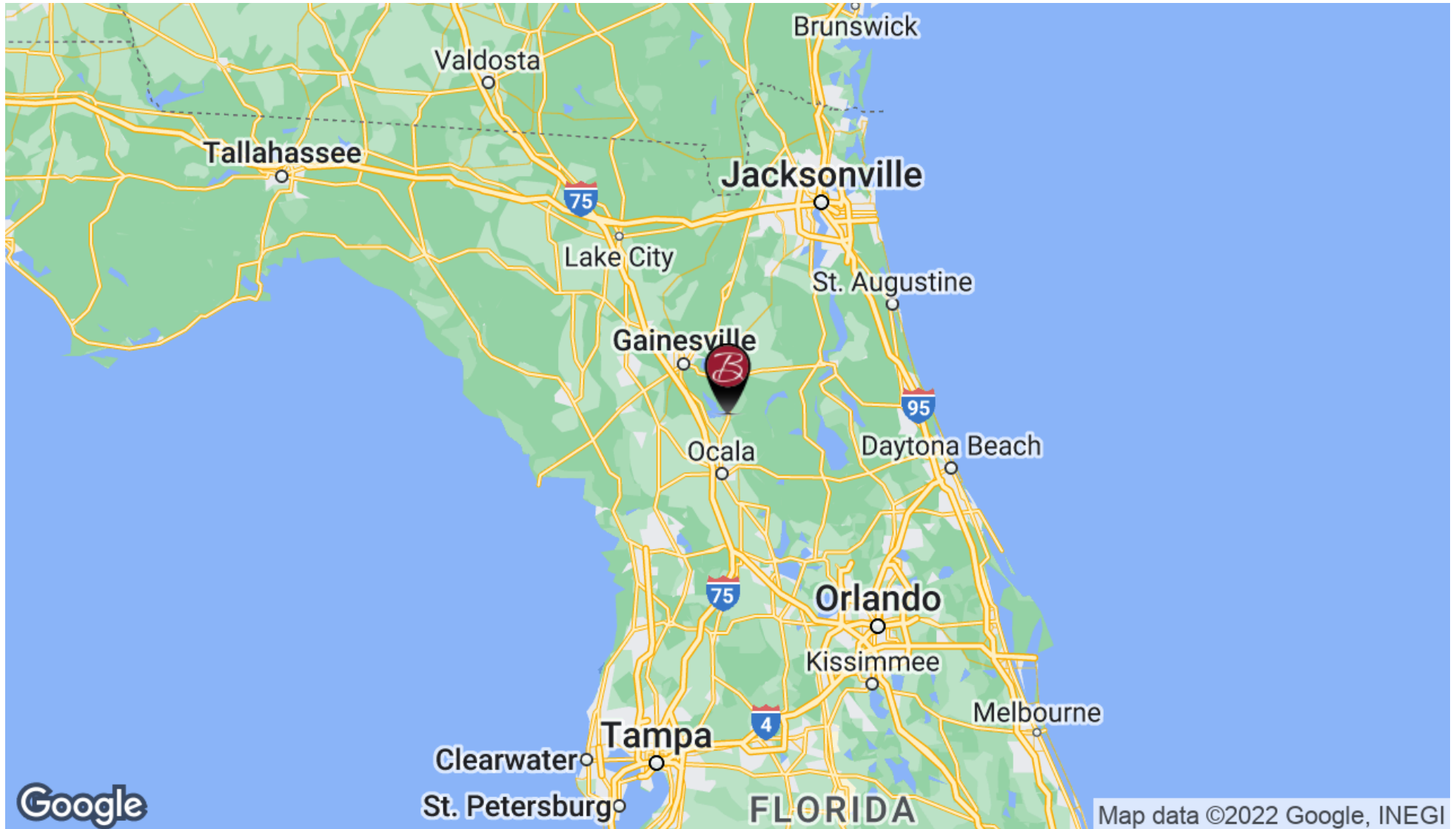
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LOCATION MAP

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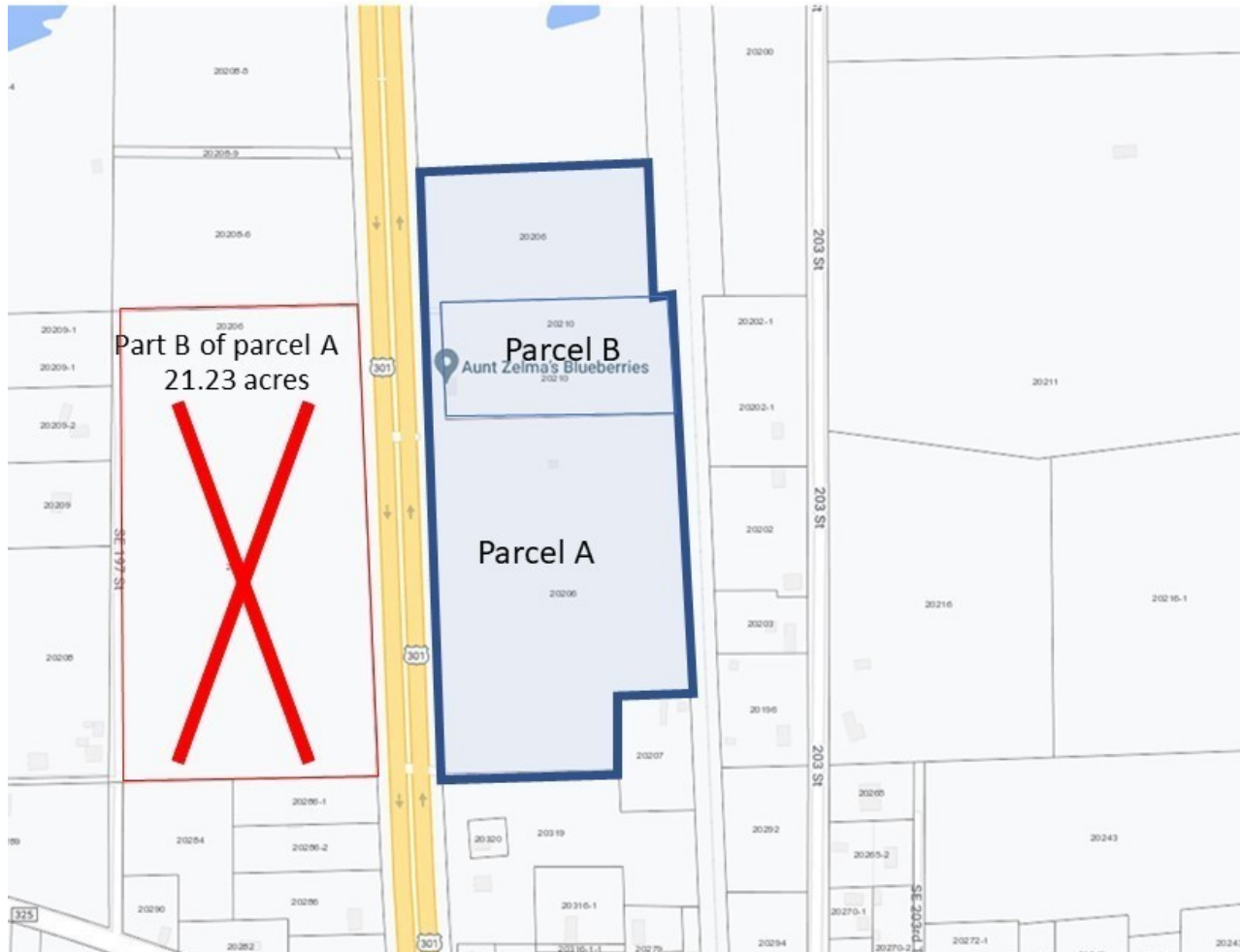
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SUBJECT PROPERTY

21209 US HWY 301 | Island Grove, FL 32654

Parcel A of 20206-000-000 (20.73 Acres) Not to include Part B as shown below (21.23 Acres)
Parcel B 20210-000-000 (5 Acres)



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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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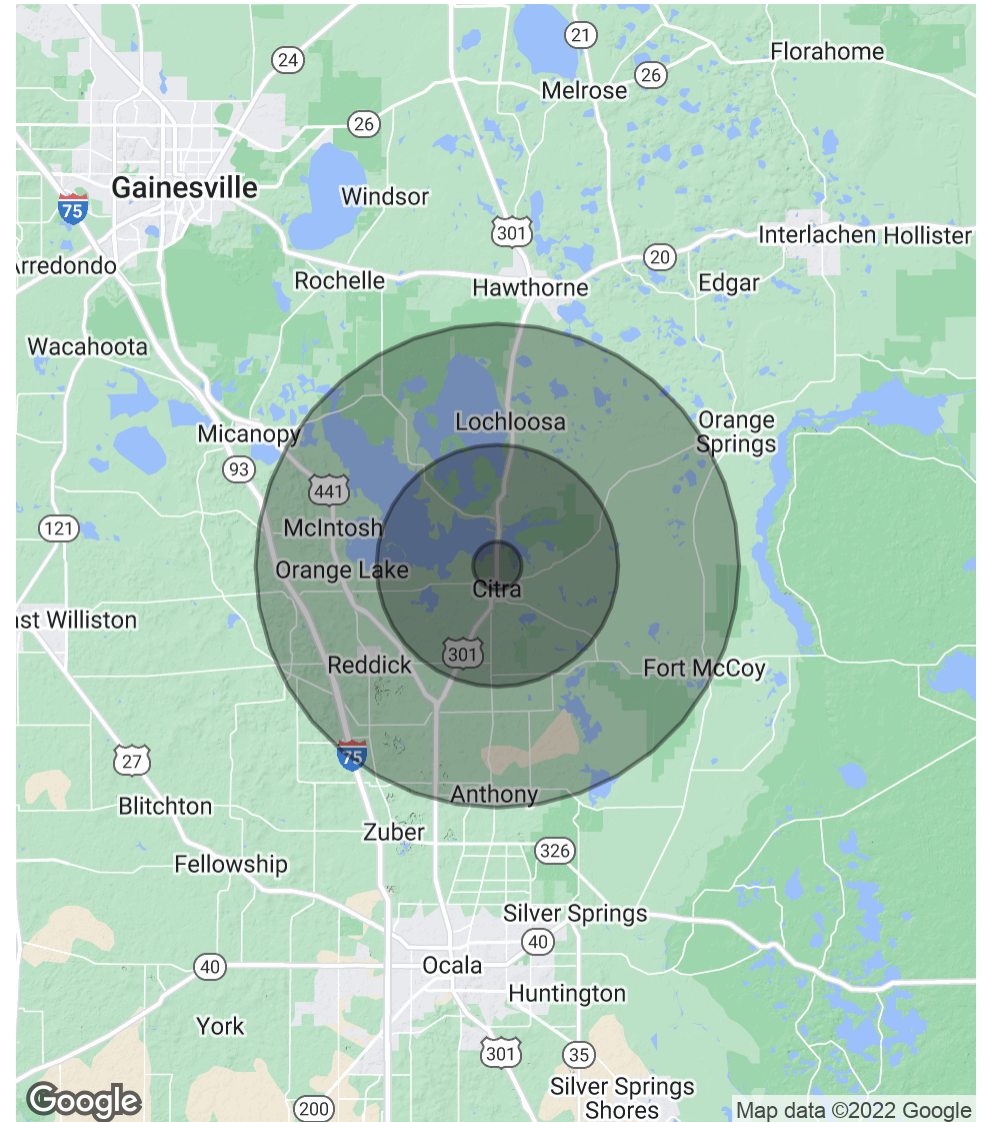
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	226	4,550	22,012
Average Age	45.5	45.9	44.5
Average Age (Male)	45.3	45.4	43.9
Average Age (Female)	45.6	46.4	45.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	89	1,752	7,740
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$54,294	\$51,019	\$51,568
Average House Value	\$154,083	\$142,409	\$151,788

* Demographic data derived from 2010 US Census



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ERIC LIGMAN

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PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors

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