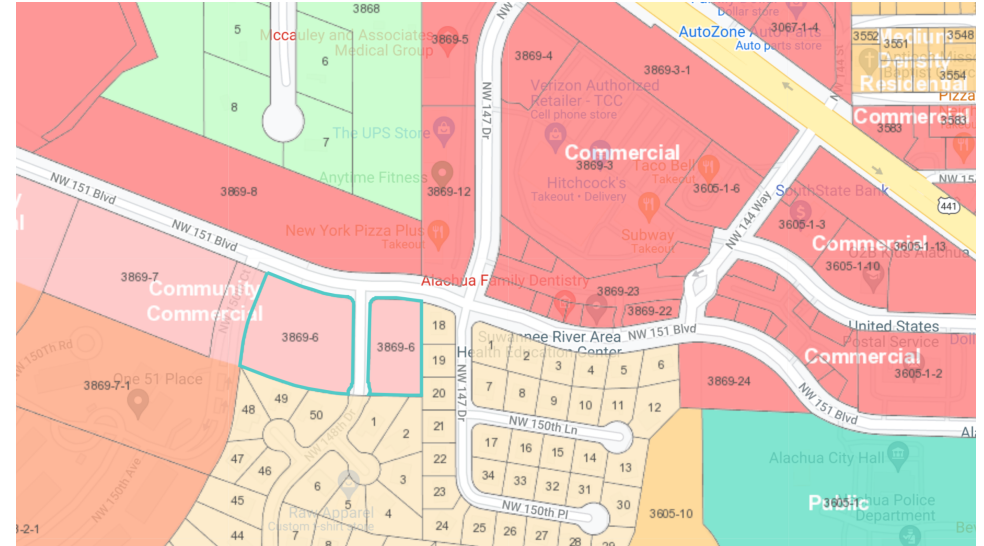


WYNDSWEPT HILLS DEVELOPMENT SITE

EXECUTIVE SUMMARY

1500 NW 151st Ave Boulevard | Alachua, FL 32615



OFFERING SUMMARY

0.97 Lot Sales Price:	\$164,500
2.4 Lot Sales Price:	\$297,500
Lot Size:	3.37 Acres Total
Zoning:	Community Commercial

PROPERTY OVERVIEW

Two separate properties are available for purchase. The first 0.97 acre commercial site is located just behind Hitchcock's at the entrance to Wyndswept Hills subdivision, the east side of NW 148th Drive, within walking distance to downtown Alachua. Approved site plan and PUD zoning allows for mixed-use, including medical, office and retail. An adjacent 2.4 acre site is also available on the west side of NW 148th Drive, located just behind Hitchcock's at the entrance to Wyndswept Hills subdivision, within walking distance to downtown Alachua. Approved site plan and PUD zoning allows for mixed use, including medical office and retail.

PROPERTY HIGHLIGHTS

- Pad Ready Sites
- all utilities onsite
- Perfect for medical, retail, or office purposes

FOR MORE INFORMATION:



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WYNDSWEPT HILLS DEVELOPMENT SITE

ALACHUA FLORIDA

1500 NW 151st Ave Boulevard | Alachua, FL 32615



FOR MORE INFORMATION:



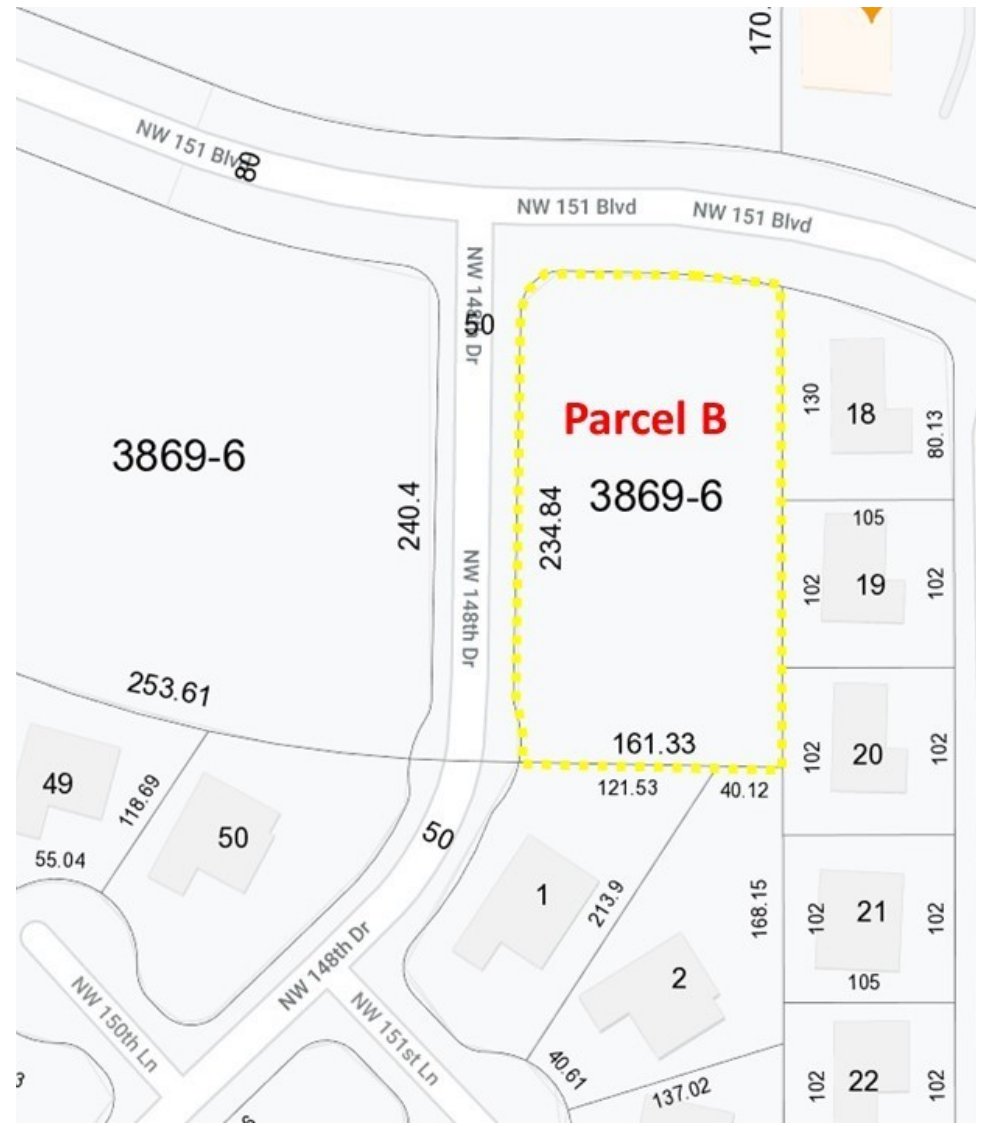
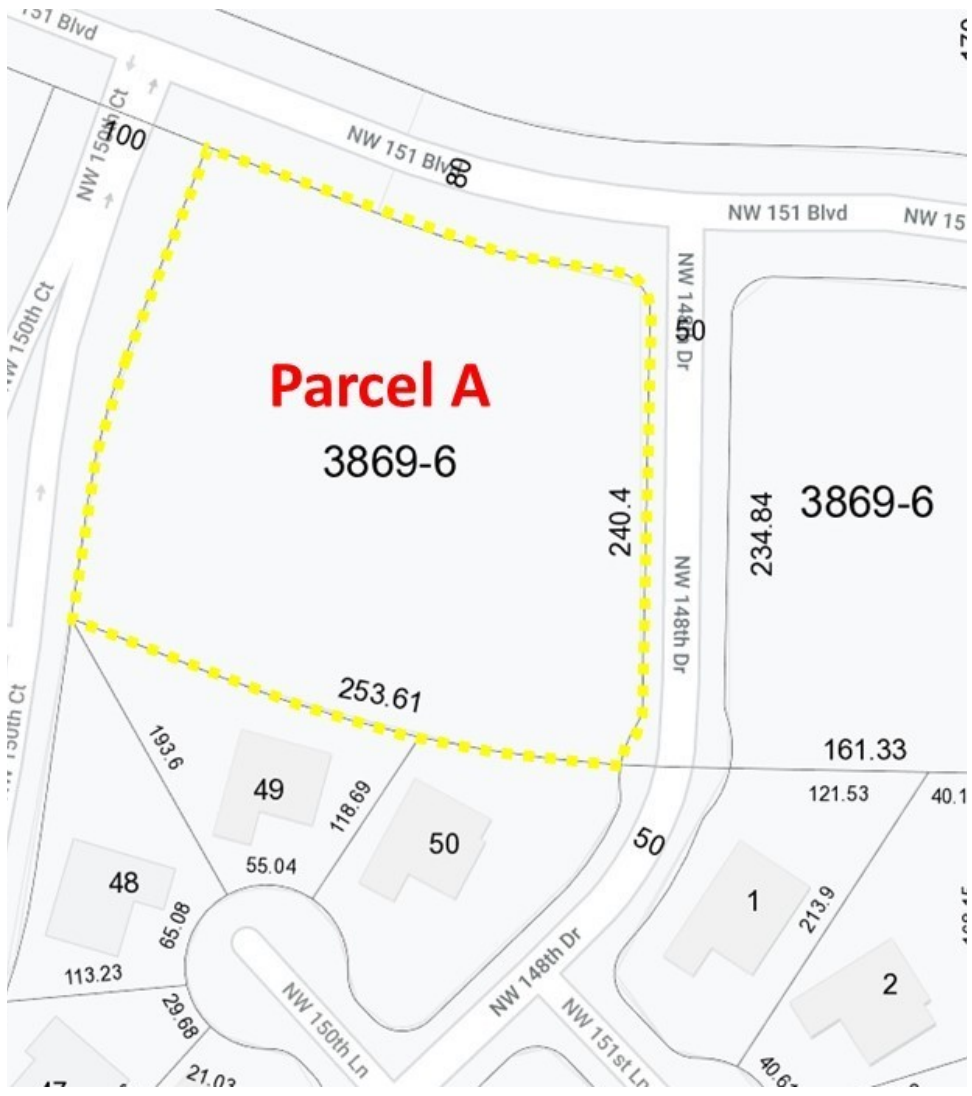
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WYNDSWEPT HILLS DEVELOPMENT SITE

1500 NW 151st Ave Boulevard | Alachua, FL 32615



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WYNDSWEPT HILLS DEVELOPMENT SITE

ADDITIONAL PHOTOS

1500 NW 151st Ave Boulevard | Alachua, FL 32615



FOR MORE INFORMATION:



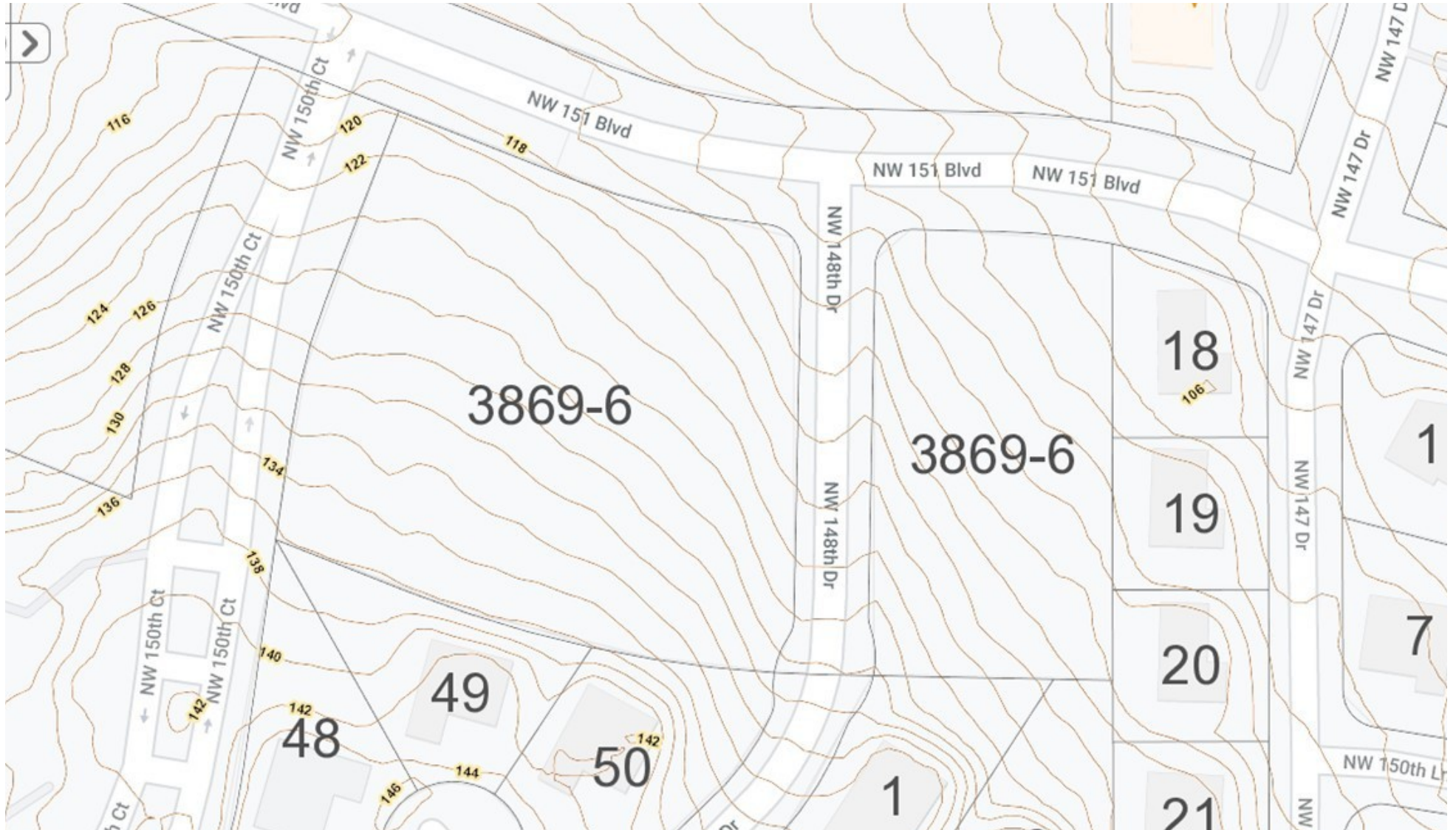
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WYNDSWEPT HILLS DEVELOPMENT SITE

TOPO

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WYNDSWEPT HILLS DEVELOPMENT SITE

DEMOGRAPHICS MAP & REPORT 1500 NW 151st Ave Boulevard | Alachua, FL 32615

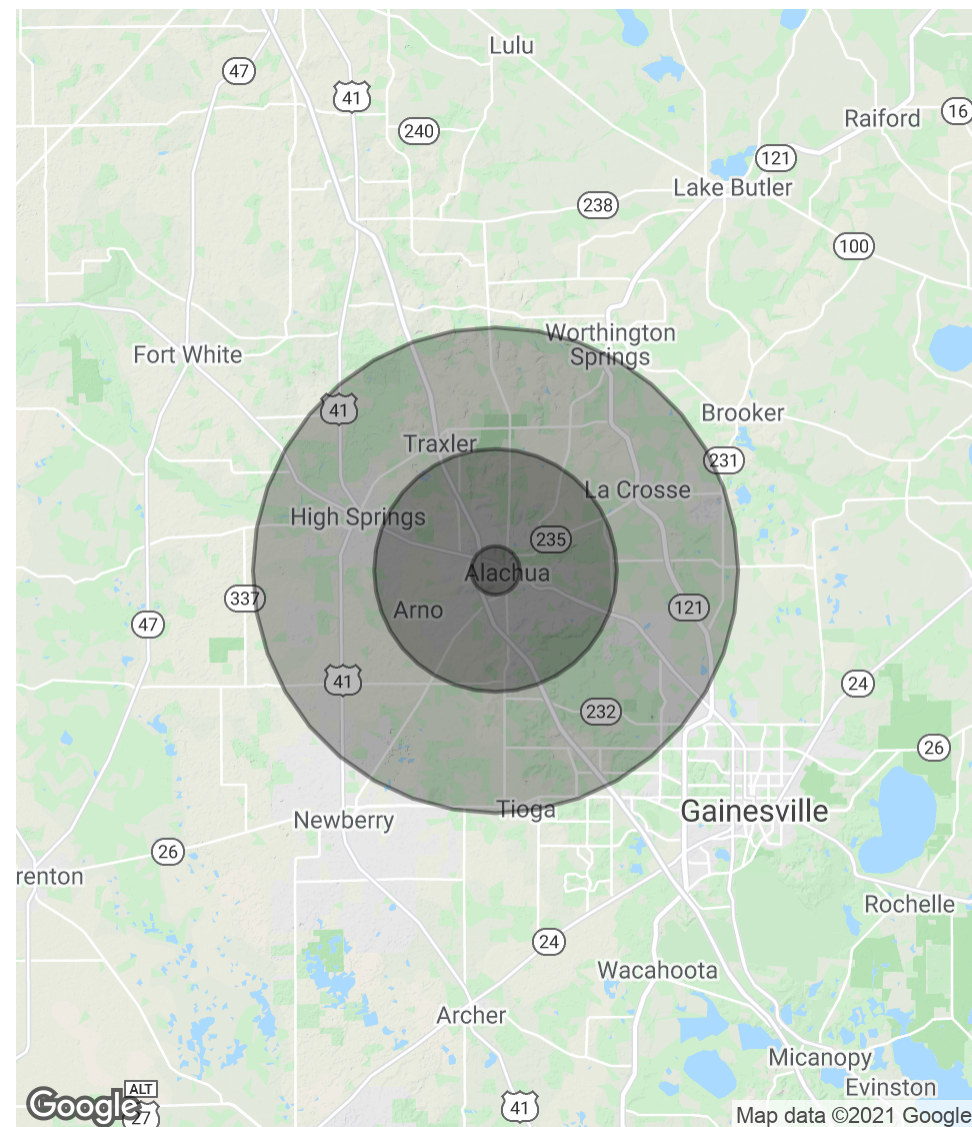
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	383	9,117	57,465
Average age	40.7	40.5	40.3
Average age (Male)	39.8	38.2	37.9
Average age (Female)	41.4	42.3	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	145	3,519	23,395
# of persons per HH	2.6	2.6	2.5
Average HH income	\$67,274	\$70,658	\$76,227
Average house value	\$265,334	\$261,990	\$248,434

* Demographic data derived from 2010 US Census



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WYNDSWEPT HILLS DEVELOPMENT SITE

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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. 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
ACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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