

8656 SW 75TH STREET

8656 SW 75th Street | Gainesville, FL 32608

FOR SALE

FOR MORE INFORMATION:



Perry McDonald

Vice President, Broker Associate

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Bruce D. Rider

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

8656 SW 75TH STREET

EXECUTIVE SUMMARY

8656 SW 75th Street | Gainesville, FL 32608



OFFERING SUMMARY

Sale Price:	\$2,816,950
Available SF:	
Lot Size:	106 Acres
Price / Acre:	\$26,575
Parcel IDs:	07100-001-000
	07099-002-003
	07099-002-004
	07099-002-011
Market:	Southwest Alachua County
Submarket:	Tower & Archer Corridor

PROPERTY OVERVIEW

This exceptional, high and dry, approximately 106 Acres parcel is well suited for single-family residential development. It is located 1-2miles south of SW Archer Rd and the Tower Square Publix shopping center and includes over 1200 feet of frontage on SW 75th St. The site is also located a few miles west of Celebration Pointe, Butler Plaza, and an easy 15-minute commute to the University of Florida and Shands Hospital. An additional, potential future ingress/ egress is located at the immediately adjacent Meadows of Kanapaha subdivision Phase 2 at SW 84th ST. This property is composed of multiple Alachua County TP #'s 07099-002-003 #07100-001-000, TP# 07099-002-004 , TP#07100-000-000 and TP# 07099-002-011.

LOCATION OVERVIEW

From SW Archer Rd, Turn south on Tower Rd/ SW 75th st at the stop light. Property will be a few miles down on the right. The Peanut Patch Corn Maze in on part of the property.

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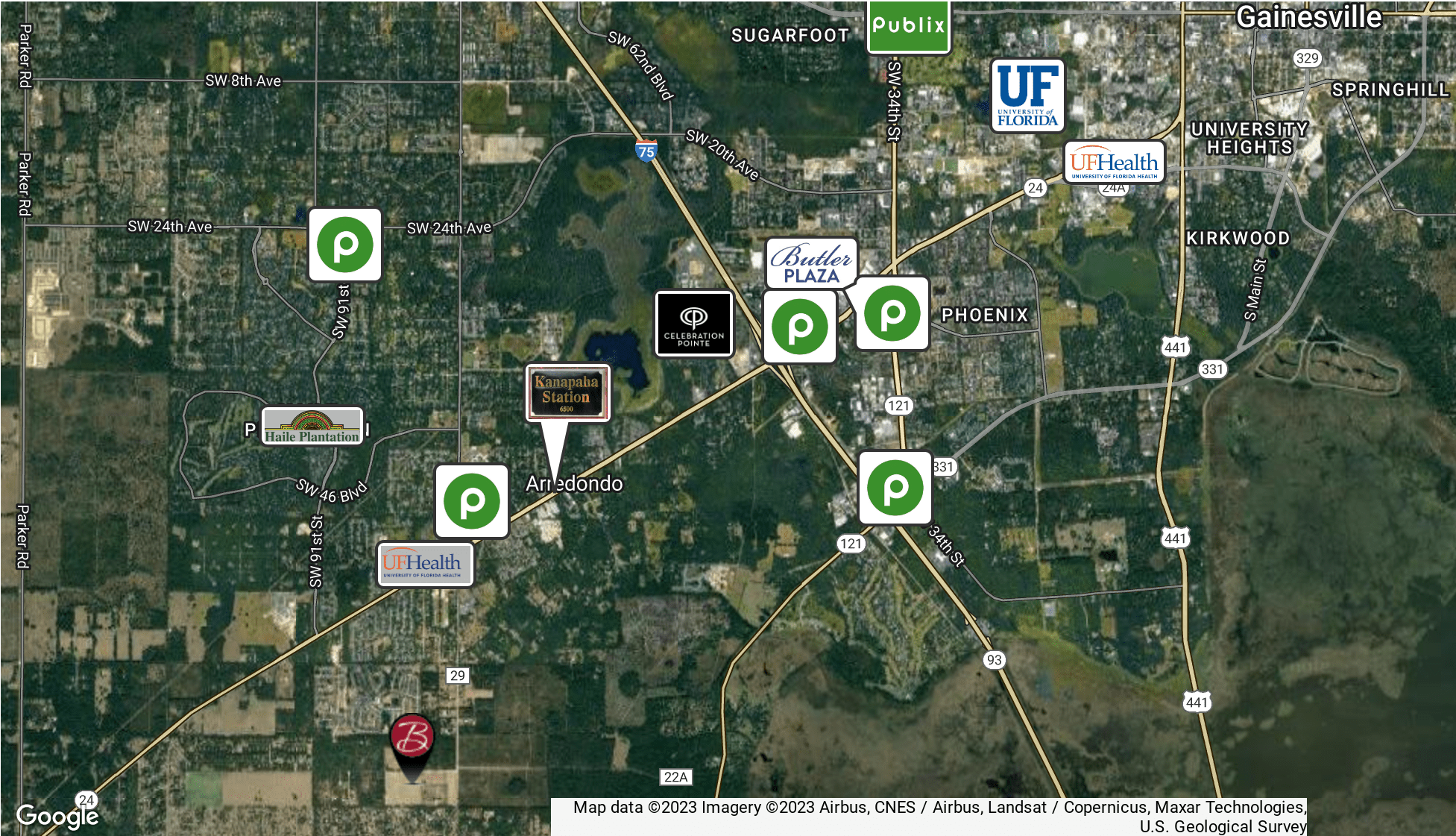
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RETAILER MAP

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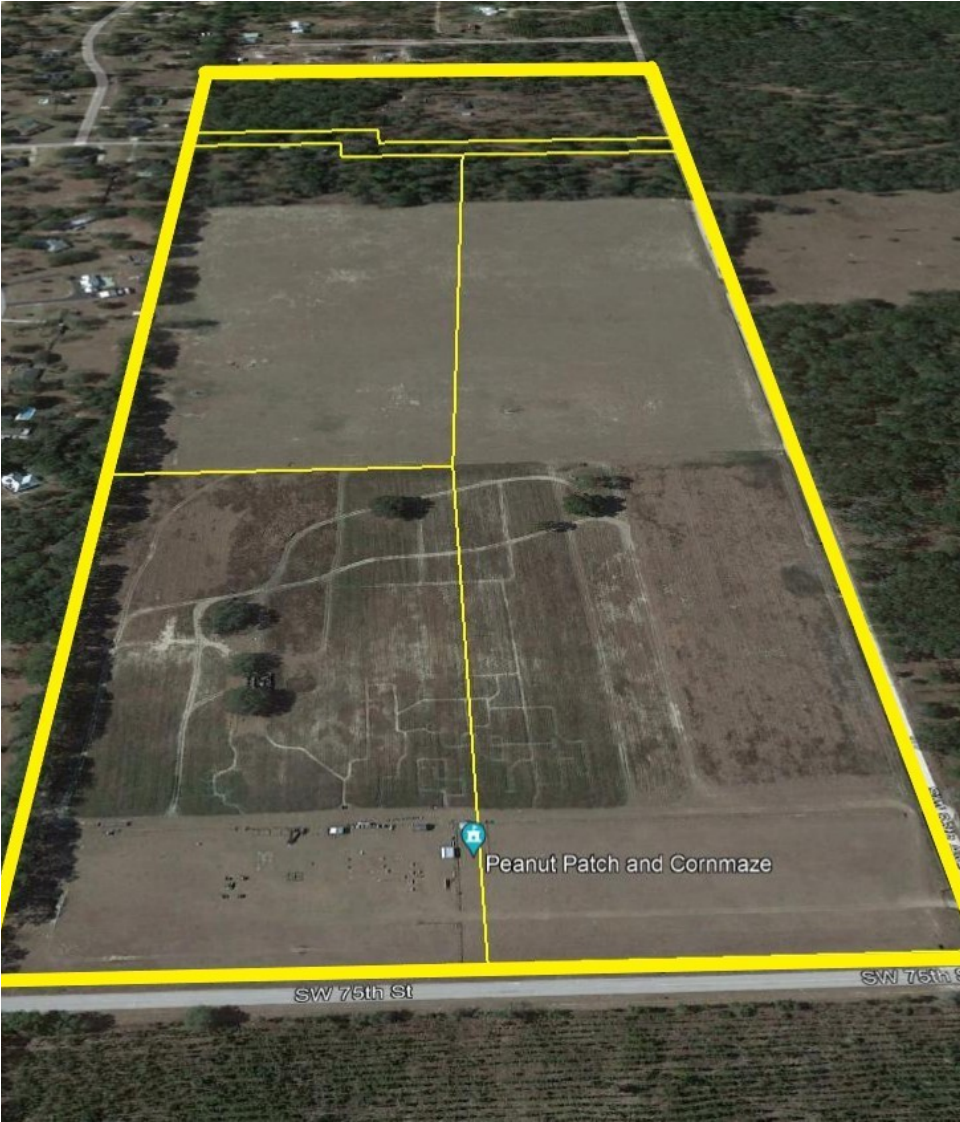
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PHOTOS

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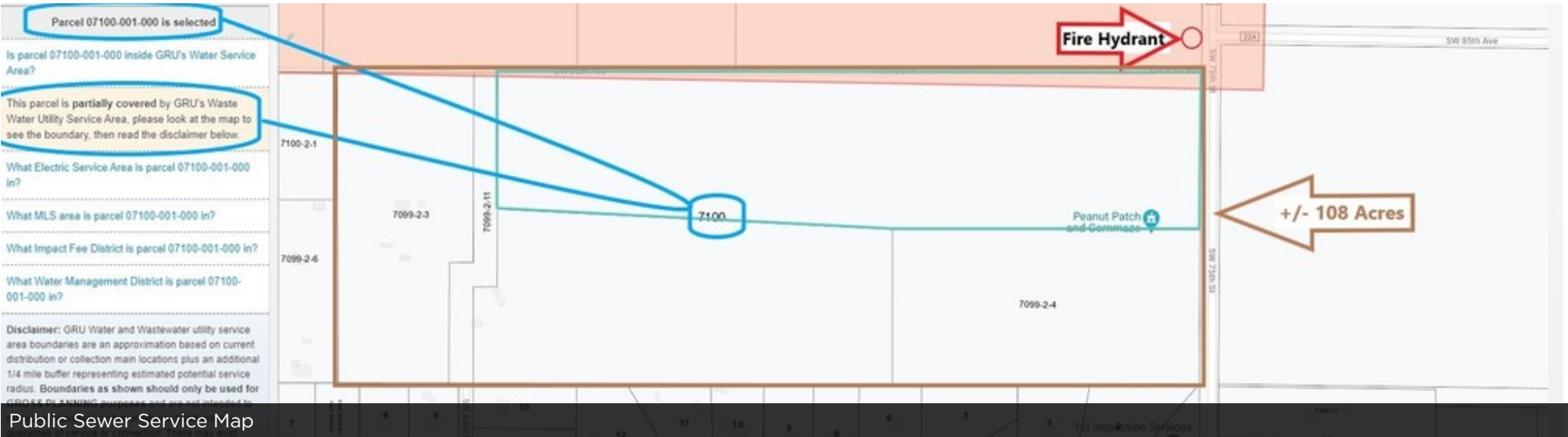
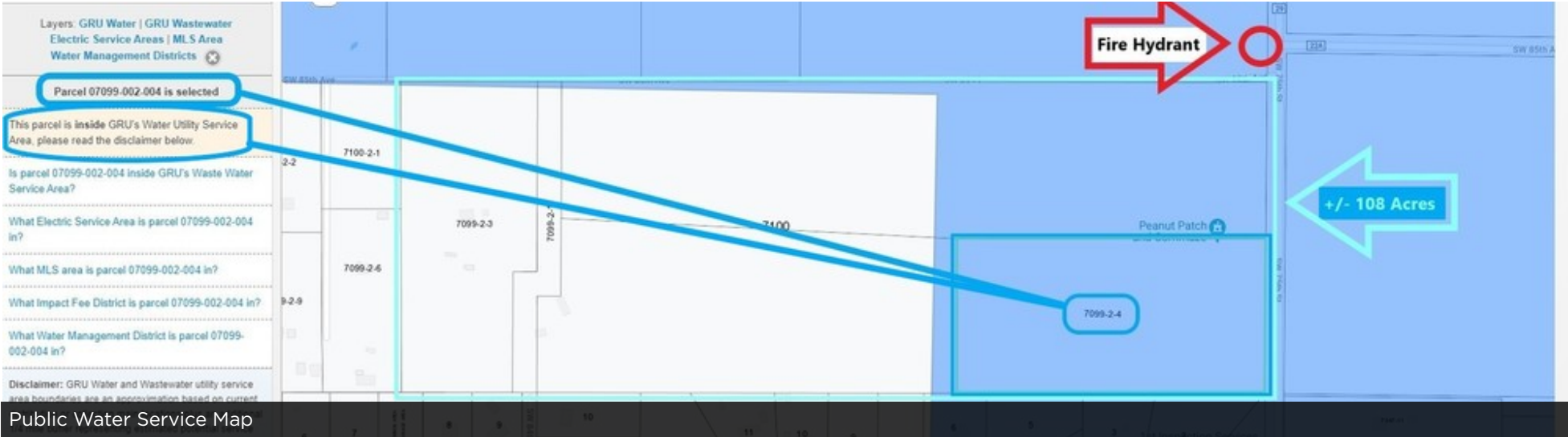
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ADDITIONAL PHOTOS

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PERRY MCDONALD

Vice President, Broker Associate

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Direct: 352.262.2871 | **Cell:** 352.262.2871

PROFESSIONAL BACKGROUND

Perry G. McDonald earned a graduate degree from the University of Florida and was a Phi Beta Kappa undergraduate at Randolph-Macon College in Ashland, Virginia. He has been an active member of the Gainesville community since 1994 and spent seven years teaching at Eastside High School. Perry also spent fifteen years coaching girl's volleyball at Eastside High School and P.K. Yonge. He was named Gainesville Sun Coach of the Year in 2009, 2008, 2003 and 1998. One of Perry's greatest attributes is his unwavering desire to provide honest, comprehensive and outstanding service to his customers.

Perry G. McDonald is a Vice President at Bosshardt Realty Services and has accumulated an outstanding track record of customer satisfaction and sales production. He was named the 2005, 2007, 2010 and 2013 People's Champion for having the highest customer service ratings of any agent at Bosshardt Realty. In 2014 he was ranked 7th in total sales out of over 800 Realtors in the Gainesville area. In 2013 he was recognized for being the Top Selling Agent with both commercial and residential production. In 2012 he was named the Top Listing Agent and was recipient of the President's Award for outstanding company service, in 2016, 2009 and in 2005 he was named the Top Selling Residential Sales agent in the company. In 2003, he was the Bosshardt Rookie of the Year. Perry has consistently been ranked as one of the top selling agents in Alachua County for over a decade.

Bosshardt Realty Services

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8656 SW 75TH STREET

BRUCE D. RIDER

8656 SW 75th Street | Gainesville, FL 32608



BRUCE D. RIDER

Vice President, CCIM, MARE

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Direct: 352.275.9613

PROFESSIONAL BACKGROUND

Bruce Rider has spent a lifetime in and around the real estate industry. In Michigan, Bruce's family business was in custom home building and real estate. Bruce has earned degrees from Michigan State University (BS in Building Construction) and the University of Florida (MA Real Estate). Bruce and his family adopted Gainesville as their hometown in 1999.; remaining actively involved in sales, leasing, and property management of Gainesville's office, retail, and restaurant property sectors for over two decades.

Since joining Bosshardt Realty Services, LLC in 2006, Bruce quickly became a multi-million dollar producer and was named the Bosshardt "2006 Commercial Rookie of the Year." Bruce served as the 2008 Gainesville Alachua County Association of Realtors (GACAR) Commercial/Investment Committee Chair. Bruce also earned his CCIM designation in 2008 and became a Vice President with Bosshardt in 2012. His peers recognized Bruce for his 10+ years of consistent, outstanding performance in the commercial real estate profession in Alachua County when he received the GACAR Commercial/Investment "Ironman" award.

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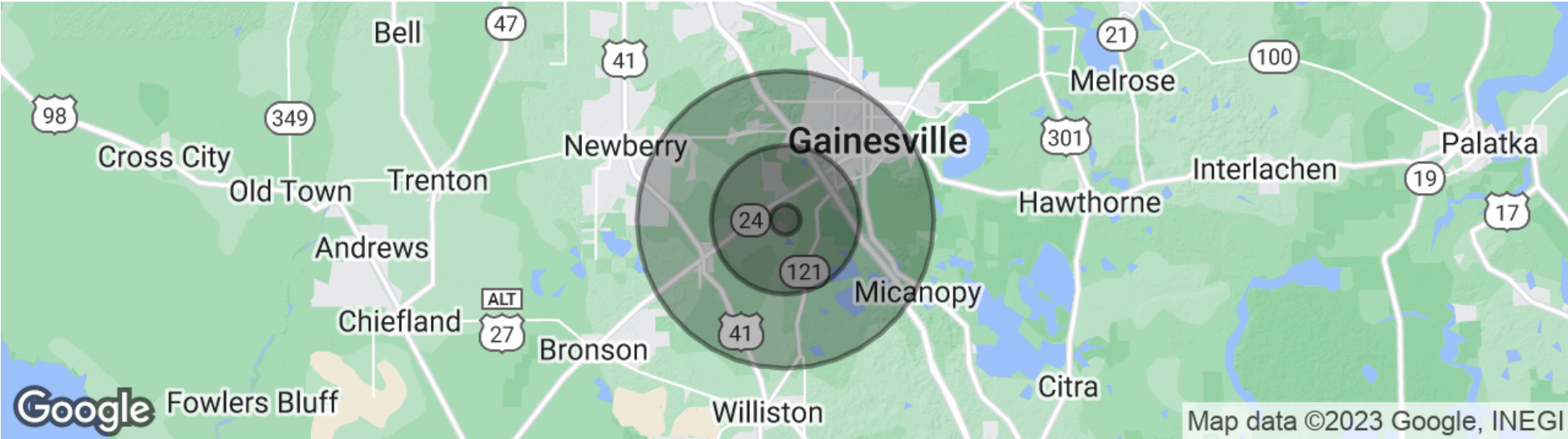
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	472	41,165	192,241
Average age	36.4	33.5	32.0
Average age (Male)	35.8	32.7	31.4
Average age (Female)	37.2	35.1	32.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	190	17,847	78,730
# of persons per HH	2.5	2.3	2.4
Average HH income	\$76,514	\$70,117	\$60,131
Average house value	\$249,168	\$232,960	\$230,386

* Demographic data derived from 2020 ACS - US Census

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