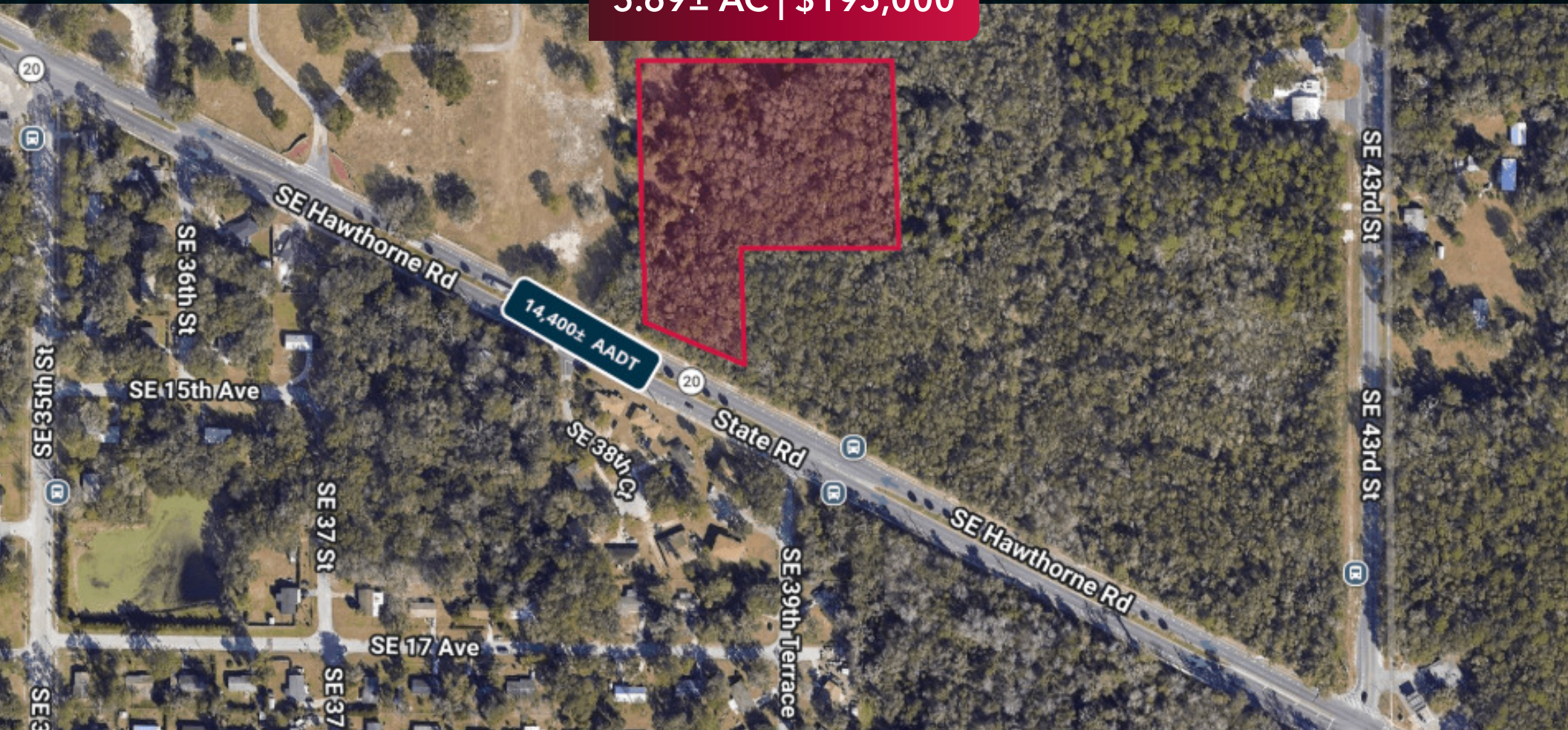


MIXED-USE LAND FOR SALE

3800 SE Hawthorne Road, Gainesville, FL 32641

5.69± AC | \$195,000



RORY CAUSSEUX, P.E.

Principal

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

3800 SE Hawthorne Road, Gainesville, FL 32641

The subject 5.69 acres is a vacant tract of land located on the northern side of SE Hawthorne Road with approximately 200 feet of frontage.

The land lies within the Alachua County designated Eastside Activity Center with a mixed use medium density residential overlay zoning designation. As such the development opportunities may include a mix of non-residential and residential uses.

The Forest Meadow Memorial Park borders the property to the west, with a vacant 20-acre privately owned tract to the north and east, and a 5-acre vacant publicly owned tract to the south. The site lies within the utility service district of Gainesville Regional Utilities.

HIGHLIGHTS

- 5.69 Acres Vacant Mixed-Use Residential
- Located in the Alachua County Eastside Activity Center and the Opportunity Zone
- Permitted development uses include a mix of residential and non-residential
- Located in Florida Federally Designated Targeted Census Tract 6
- Seller Financing Available



RETAILER MAP

3800 SE Hawthorne Road, Gainesville, FL 32641



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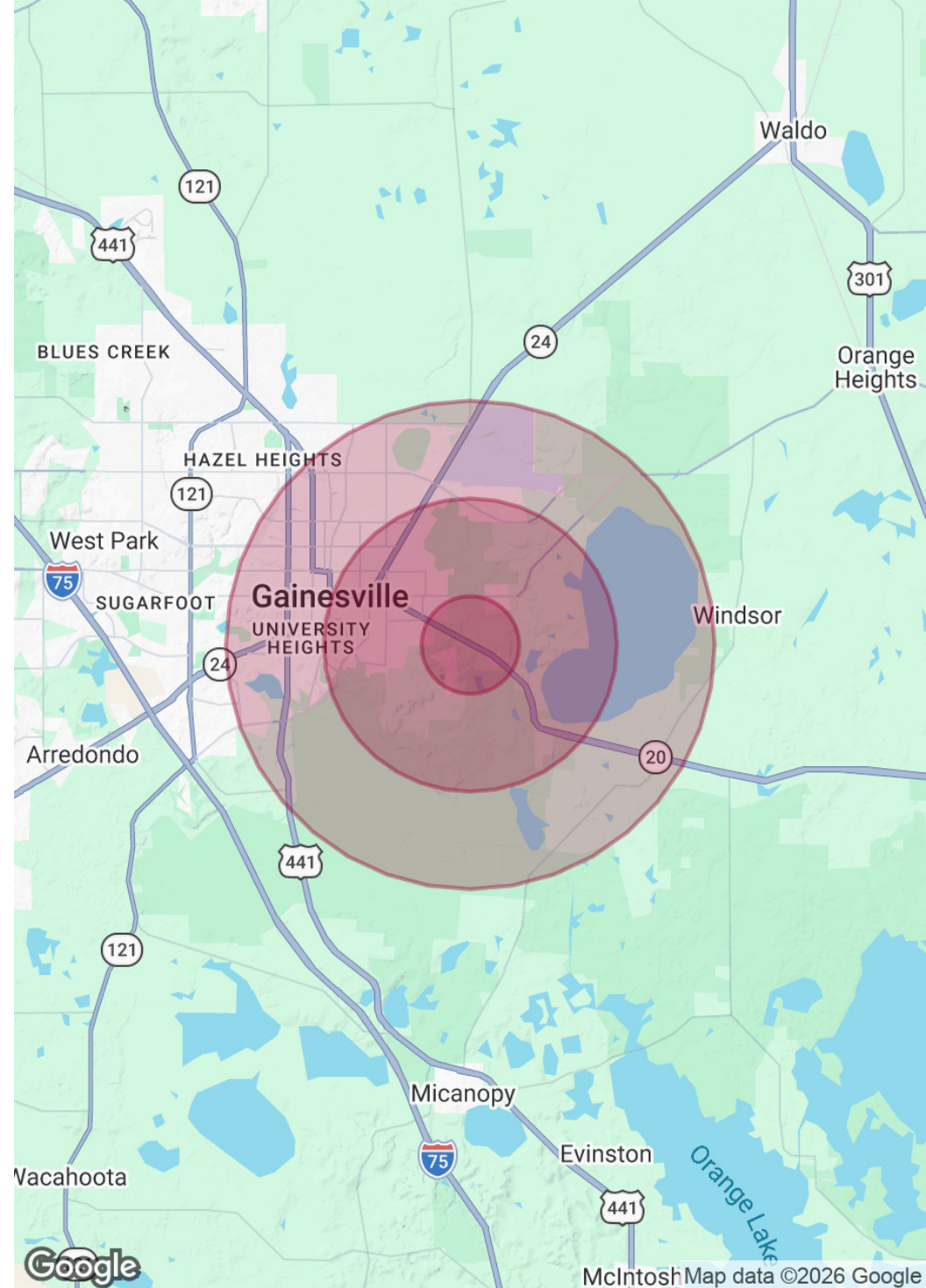
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DEMOGRAPHICS MAP & REPORT

3800 SE Hawthorne Road, Gainesville, FL 32641

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,130	20,832	76,522
Average Age	36.3	37.4	30.7
Average Age (Male)	32.3	35.4	30.1
Average Age (Female)	37.6	39.0	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	737	7,661	27,518
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$49,756	\$62,091	\$58,885
Average House Value	\$159,626	\$189,367	\$207,870



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