

# ESTABLISHED COMMUNITY CENTER OPPORTUNITY

2661 NW 51st St | Gainesville, FL 32606



# FOR SALE

## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)

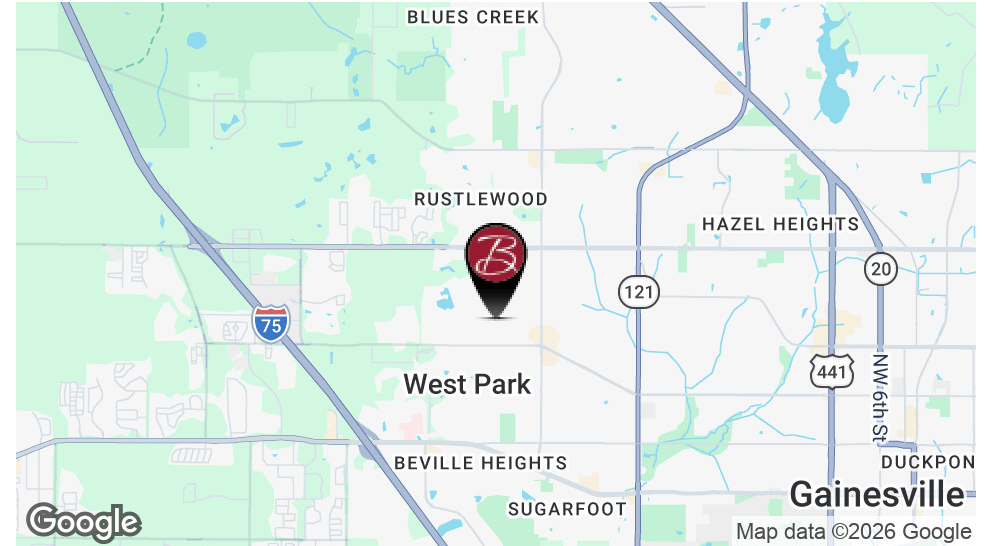


**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

2661 NW 51st St | Gainesville, FL 32606



### OFFERING SUMMARY

Sale Price:	\$2,500,000
Total Lot Size:	9.36 Acres
Number of lots:	3
Parcel 1	06168-002-000 (1.92 Acres)
Parcel 2	06168-000-000 (6.43 Acres)
Parcel 3	06169-000-000 (1.01 Acres)
Zoning:	AG

### PROPERTY OVERVIEW

The subject property consists of approximately 9.36 acres located in Northwest Gainesville and is currently improved with an approximately 20,000 square foot multipurpose building and associated athletic fields. The site is within unincorporated Alachua County, inside the Urban Services Area, and immediately adjacent to the City of Gainesville municipal boundary, positioning it well for future redevelopment.

The property is located at a prominent hard corner in a strong Northwest Gainesville submarket, surrounded by established residential neighborhoods with favorable demographics. The site offers excellent visibility, access, and frontage, with public utilities available along both fronting roadways, including water, sewer, electric, fiber, and natural gas. The existing land use supports institutional use, with potential for residential, multifamily, or mixed-use redevelopment, subject to approvals.

### PROPERTY HIGHLIGHTS

- Full public utilities available, including water, sewer, electric, fiber, and natural gas.

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ADDITIONAL PHOTOS

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19,500 SF MIXED USE BUILDING

2661 NW 51st St | Gainesville, FL 32606



## FOR MORE INFORMATION:



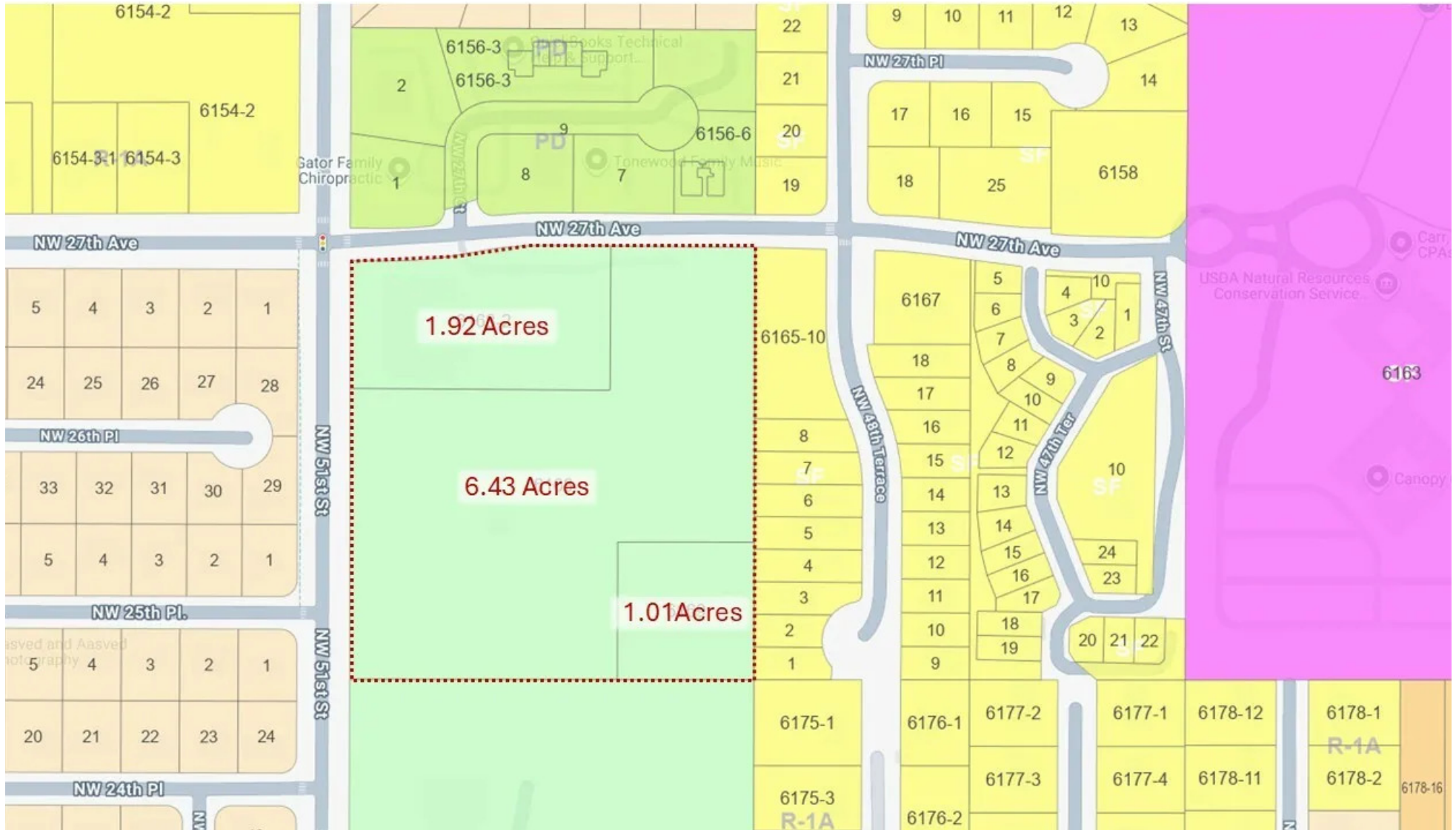
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## DEMOGRAPHICS MAP & REPORT

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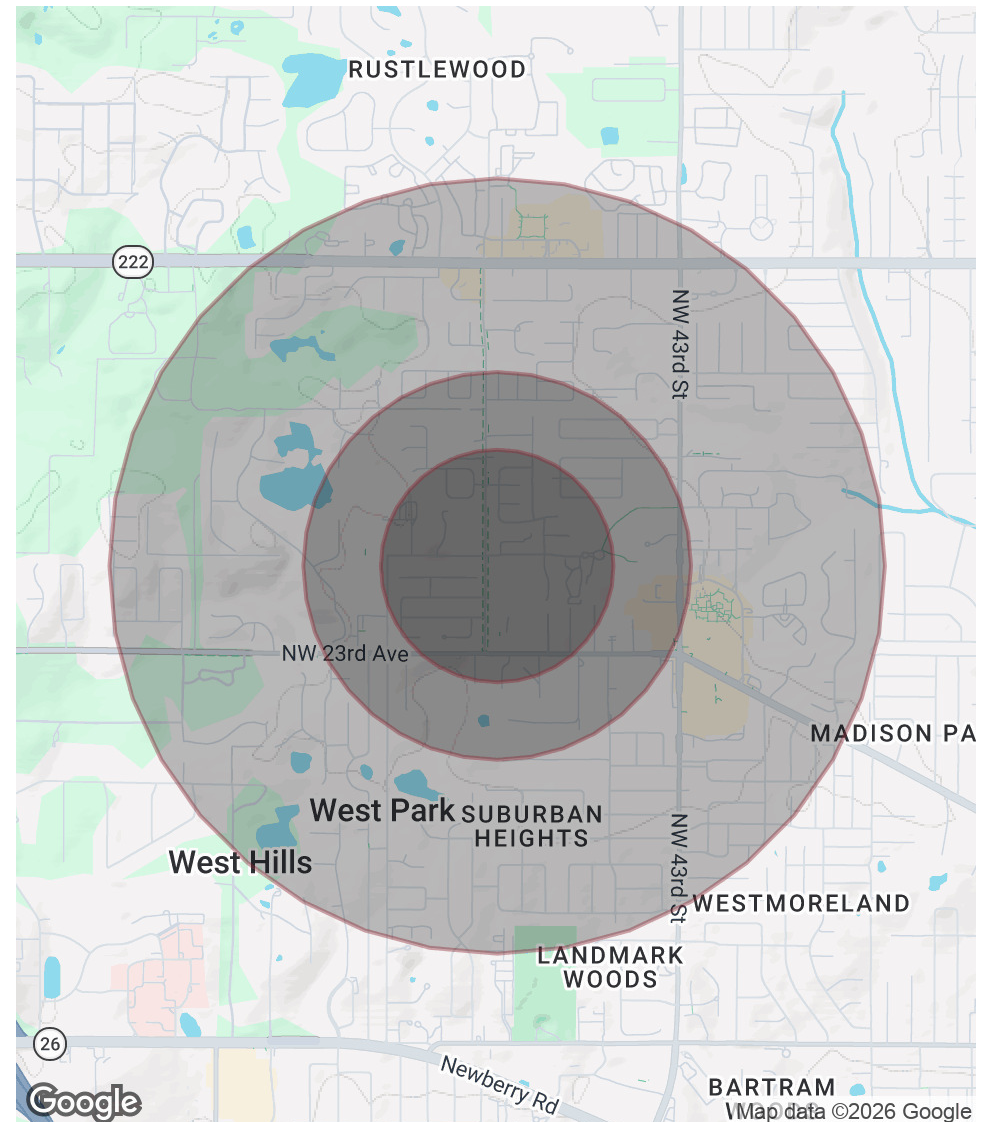
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	651	1,688	7,700
Average Age	44	44	45
Average Age (Male)	42	43	43
Average Age (Female)	45	46	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	721	3,323
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$133,098	\$132,876	\$129,812
Average House Value	\$349,826	\$357,124	\$390,441

2020 American Community Survey (ACS)



### FOR MORE INFORMATION:



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ADVISOR

2661 NW 51st St | Gainesville, FL 32606

COUGHLIN

TENANT REPRESENTATION



Chuck White  
Coughlin  
Senior Director  
Corporate Real Estate Services  
Direct 904.333.6618  
5011 Gate Parkway, Building 100, Suite 100  
Jacksonville FL 32256

Chuck White has an extensive depth of experience in the commercial real estate industry starting in 1982 with Coldwell Banker Commercial (now CB Richard Ellis).

In January 2002, Chuck formed Commercial Jacksonville, Inc. which operated within a contractual alliance with Cushman and Wakefield, Inc. through December 2007. In early 2008 Chuck negotiated the company's strategic transition to a coveted membership in the managed network of NAI Global Real Estate Services as its sole representative in Northeast Florida and Southeast Georgia.

During his 26 years brokering in Jacksonville, Chuck has personally completed some of the market's largest tenant representation and investment/development transactions.

This track record has led to multiple awards from – Northeast Florida Chapter's (NAIOP NEFL), including twice recipient of the Office Broker of the Year, Office Deal of the Year, Redevelopment Award of the Year and Chapter Merit Award for his work in defeating 2010's constitutional amendment "No on 4."

Chuck joined Coughlin Advisors in August of 2018 after spending the last four years as senior director at Prime Realty.

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ADVISOR

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## ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

## 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)

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:



### Eric Ligman

Director

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