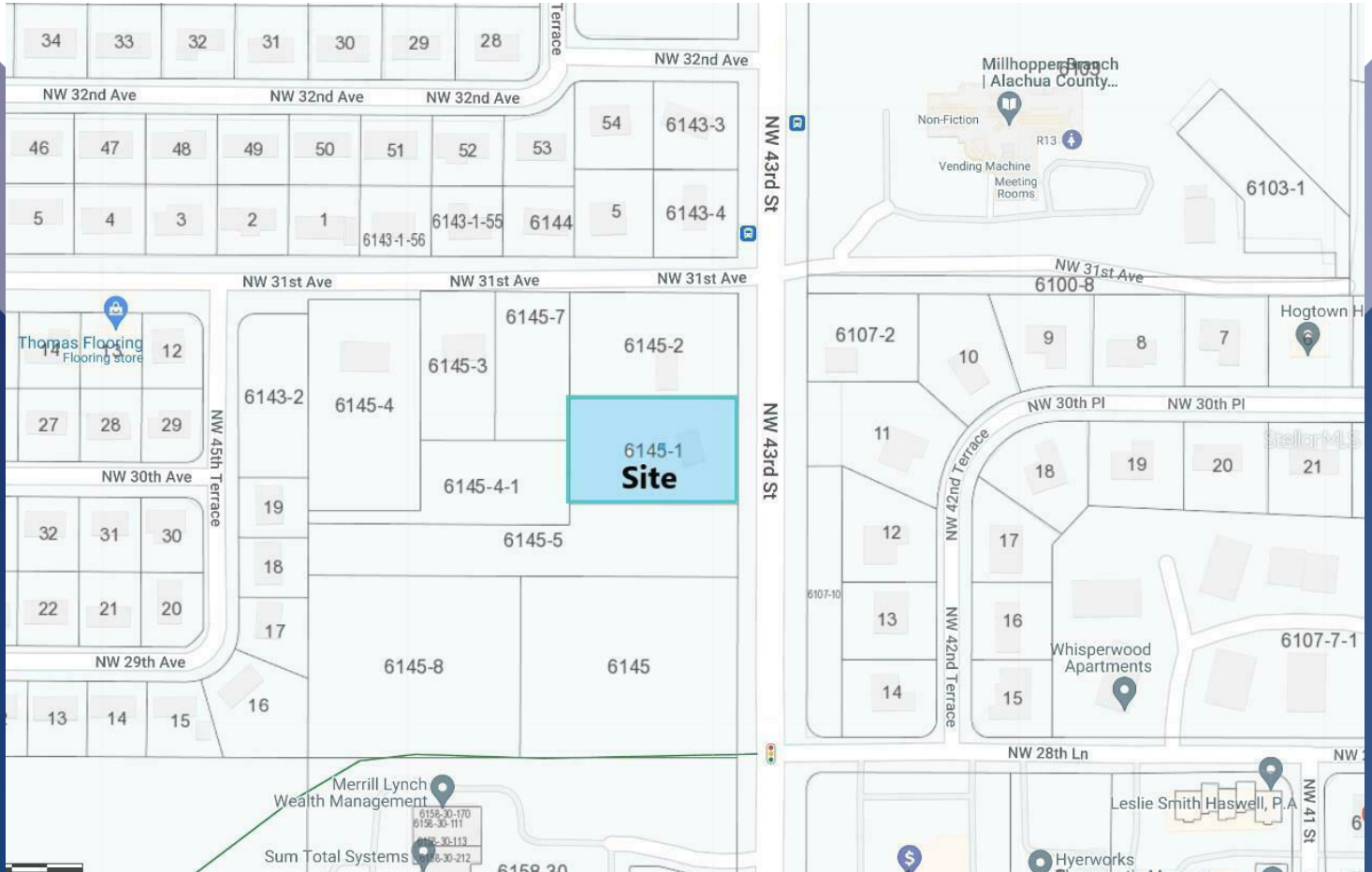


FOR SALE

INVESTMENT OPPORTUNITY

3002 Northwest 43rd Street Gainesville, FL 32606



SALE PRICE

\$425,000

RALPH HILLIARD

(352) 284-4977

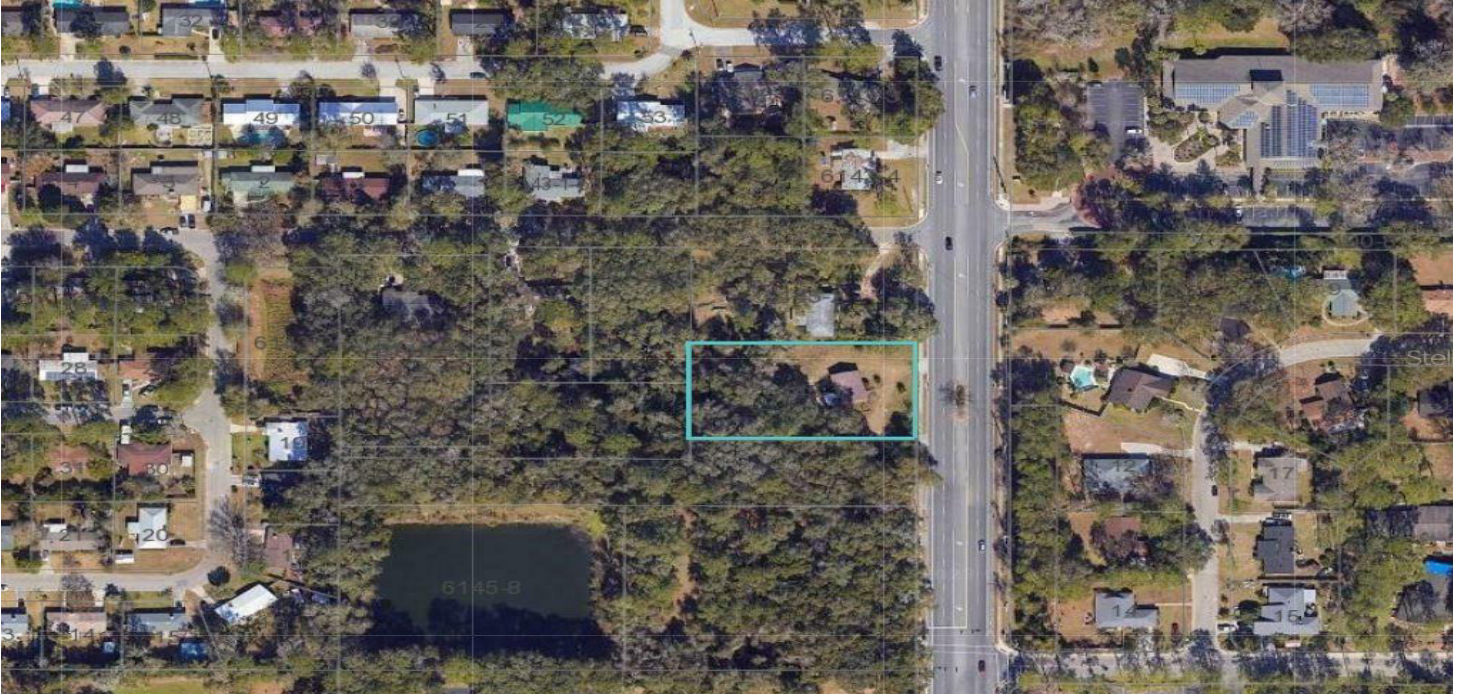
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

FOR SALE

INVESTMENT OPPORTUNITY
3002 Northwest 43rd Street Gainesville, FL 32606



PROPERTY DESCRIPTION

Infill development site located in the center of the Gainesville urban area. The property is currently within the jurisdiction of unincorporated Alachua County, but qualifies to be annexed into the City of Gainesville. Annexation into the City of Gainesville will provide the opportunity to develop a mixed-used office/residential development. City zoning would allow office uses (doctors, lawyers, physical therapists, financial consultants and many more) and residential development (8-10 multi-family units). This is a great location for the professional that is looking to customize and build their own facilities. The property currently has an occupied single-family home on the site, and the property is being sold for its land value, not the value of the home.

PROPERTY HIGHLIGHTS

- Great Investment Opportunity for Infill Development Site
- Located on Busy NW 43rd Street Corridor
- .83 Acres with Adjacent Properties Also FOR SALE

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.83 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	751	3,434	7,545
Total Population	1,607	7,408	16,437
Average HH Income	\$84,100	\$84,733	\$86,612

RALPH HILLIARD
(352) 284-4977



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

FOR SALE

INVESTMENT OPPORTUNITY 3002 Northwest 43rd Street Gainesville, FL 32606



RALPH HILLIARD
(352) 284-4977



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

FOR SALE

INVESTMENT OPPORTUNITY
3002 Northwest 43rd Street Gainesville, FL 32606



RALPH HILLIARD
(352) 284-4977

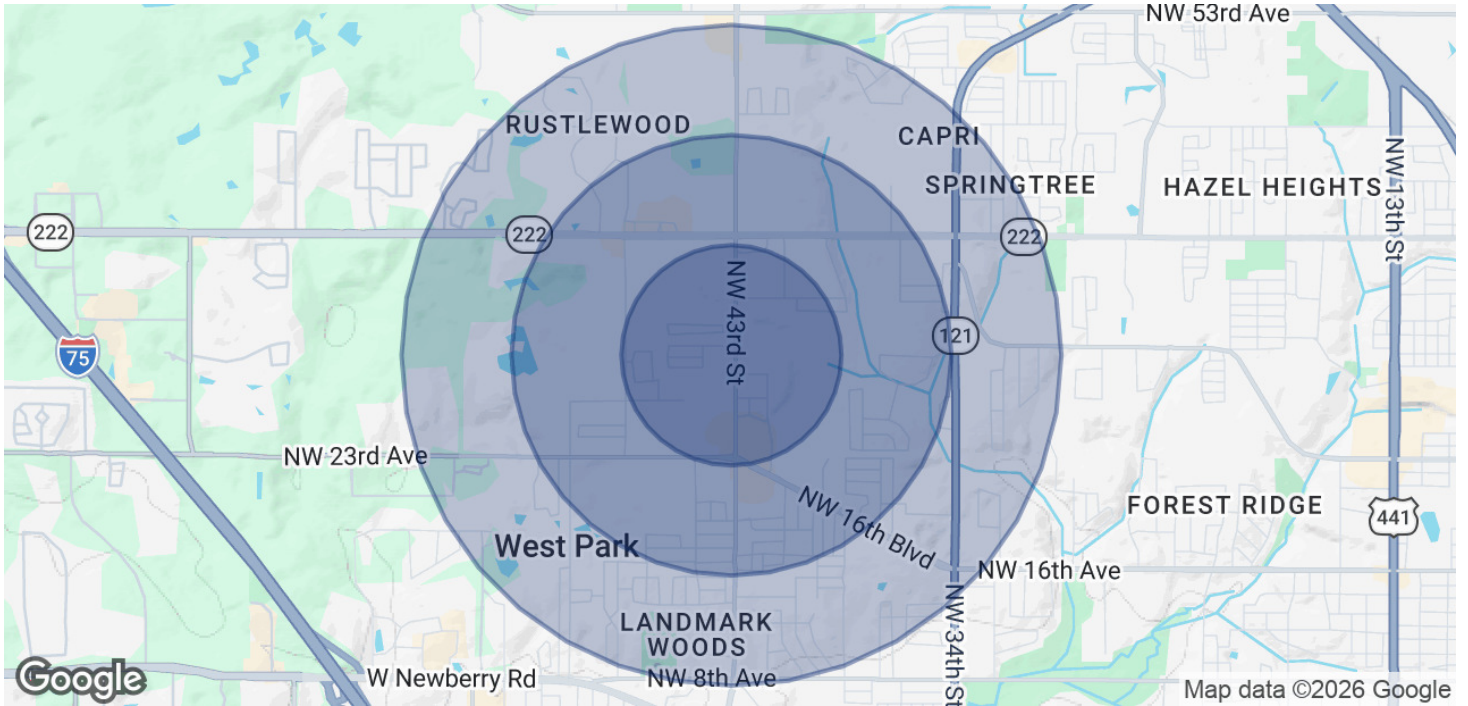


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

FOR SALE

INVESTMENT OPPORTUNITY

3002 Northwest 43rd Street Gainesville, FL 32606



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,607	7,408	16,437
Average Age	49.4	46.6	45.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	751	3,434	7,545
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$84,100	\$84,733	\$86,612
Average House Value	\$207,626	\$211,288	\$216,715

2020 American Community Survey (ACS)

RALPH HILLIARD
(352) 284-4977



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

FOR SALE

3002 NORTHWEST 43RD STREET
3002 Northwest 43rd Street Gainesville, FL 32606



RALPH HILLIARD

Commercial Real Estate Agent

Direct: (352) 284-4977 **Cell:** (352) 284-4977
rhilliard@mmparrish.com

RALPH HILLIARD
(352) 284-4977



COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS