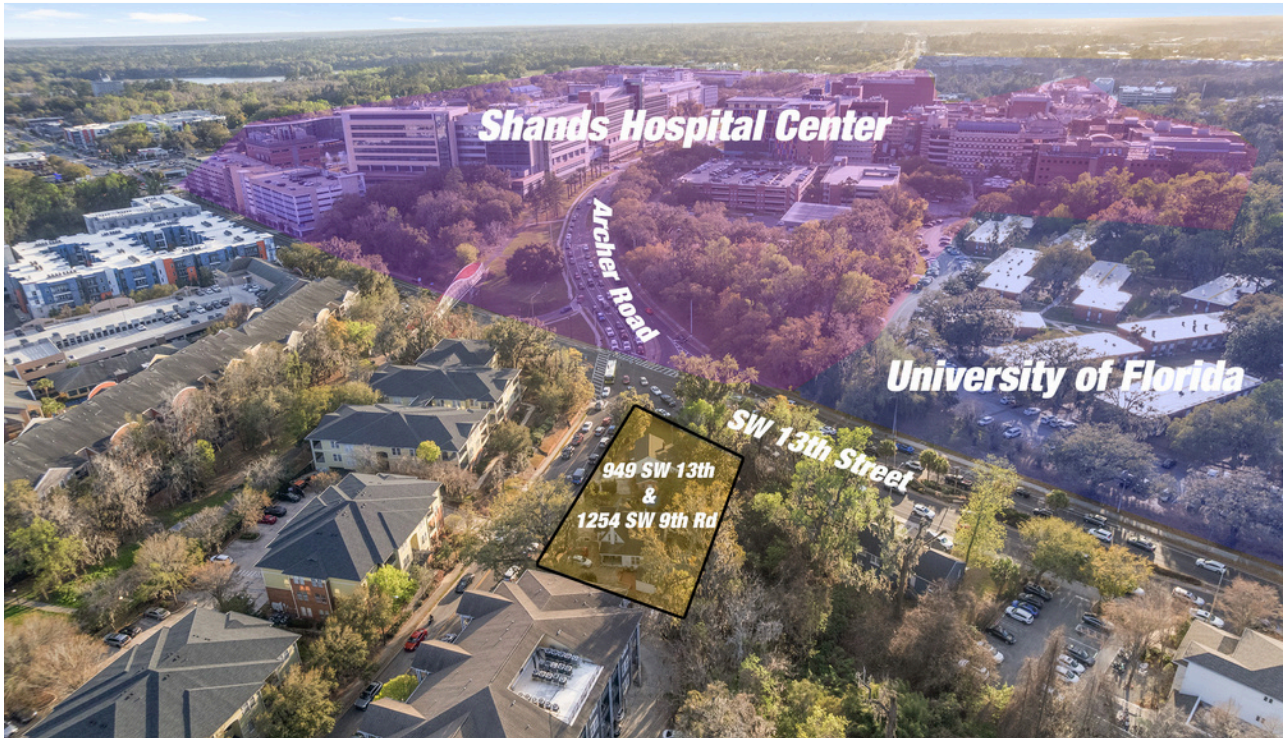


For Sale: .62 Acres on SW 13th St/Archer Rd Intersect!

Zoned U-9 with over 138' of road frontage directly on SW 13th Street.



**949 SW 13TH STREET & 1254 SW 9TH ROAD,
GAINESVILLE, FL 32601**



Fully rented through 7/31/2026



ASKING PRICE **\$2,600,000**



Eric Leightman, Broker

352-219-2879

eric.leightman@gmail.com

www.UFproperties.com

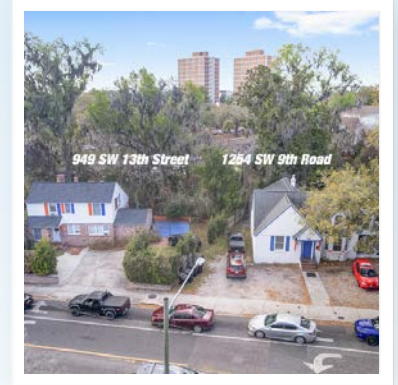
PROPERTY OVERVIEW

Exclusive opportunity to own 2 upgraded houses right across the street from UF and Shands, and just 1 block from Sorority Row.

With .62 total acres and zoned U-9, unique parcels like this do not come available often. Frontage on SW 13th Street and SW 9th Roads, which total over 20,000 combined AADT.

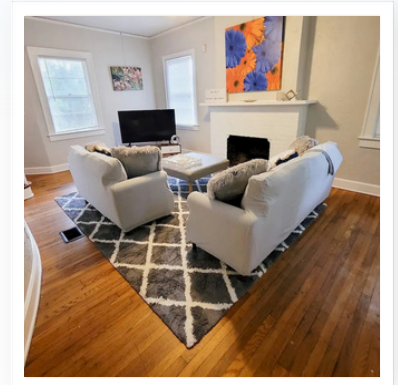
Current Income of \$12,000/month triple net lease through 7/31/2026.

Located in the Opportunity Zone with high density zoning allowing for commercial, residential, or multi-family, this is a perfect property to hold as a long-term investment with value-add opportunities. Lots of potential for future development in a one-of-a-kind location.



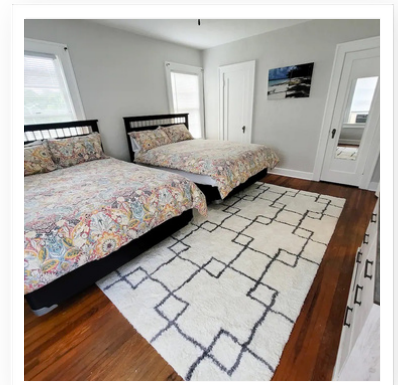
949 SW 13th Street, Gainesville, FL 32601

- 4 bed/2 bath house
- .39 acres
- Large side yard facing 13th Street that fits up to 10 cars
- 2,097 sq. ft.
- New Kitchen w/Quartz counters, stainless appliances, and newer cabinets
- Real wood floors
- Newer roof in 2021
- Re-piped in 2021
- Newer paint
- Large deck in back



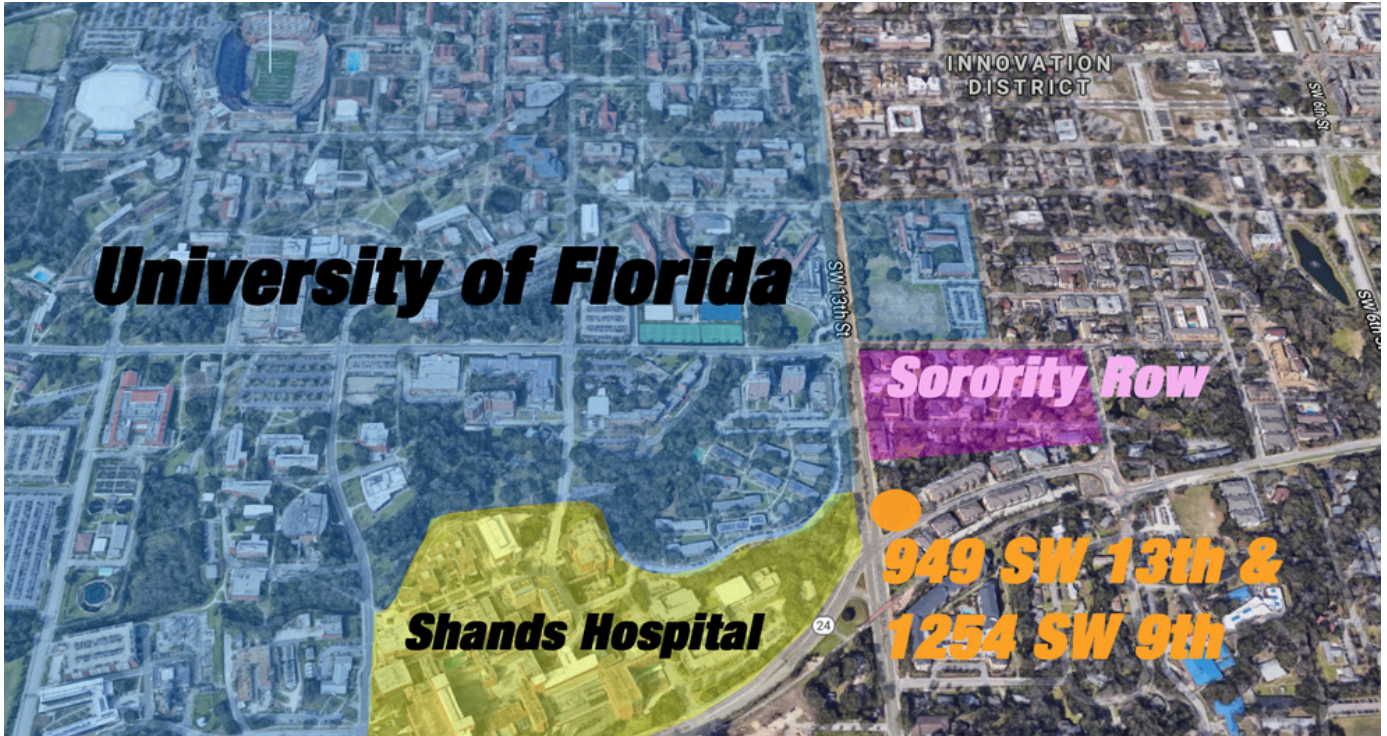
1254 SW 9th Road, Gainesville, FL 32601

- 6 bed/4 bath house
- .23 acres
- Newer Kitchen with stainless appliances and new cabinets
- Real wood floors
- New bathrooms
- 2,069 sq. ft.
- Large deck on the back of the property



Property Details

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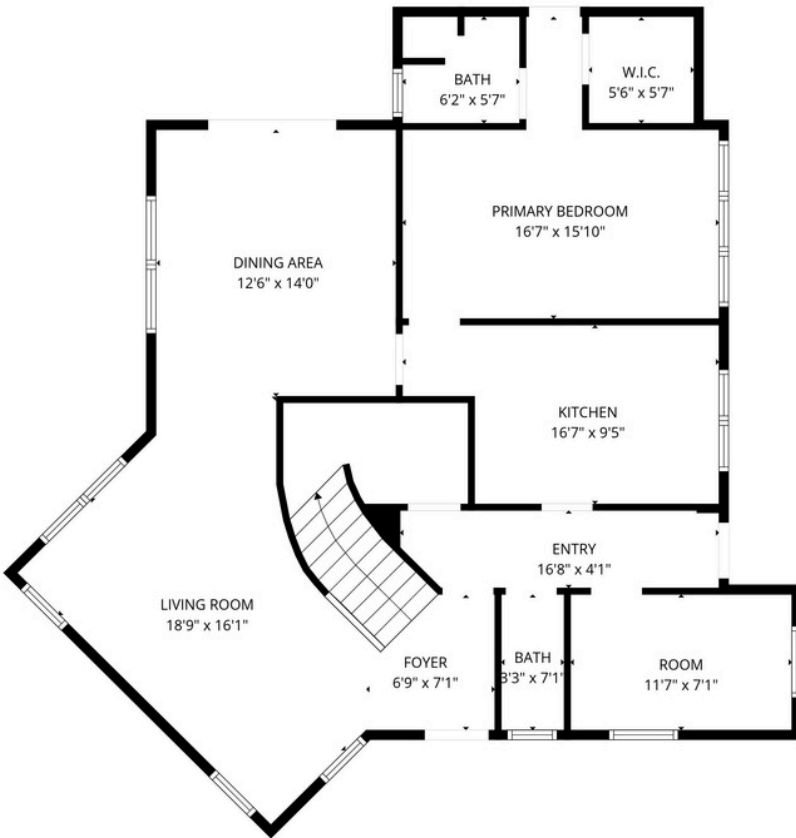


Property Details

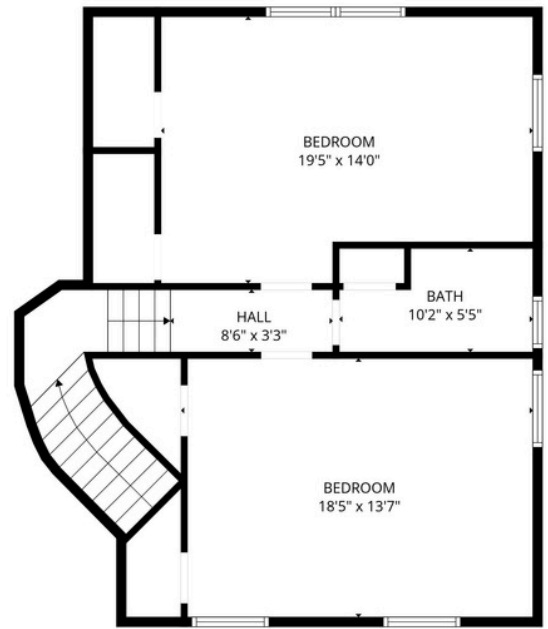


949 SW 13th Street

Floorplan



1st floor

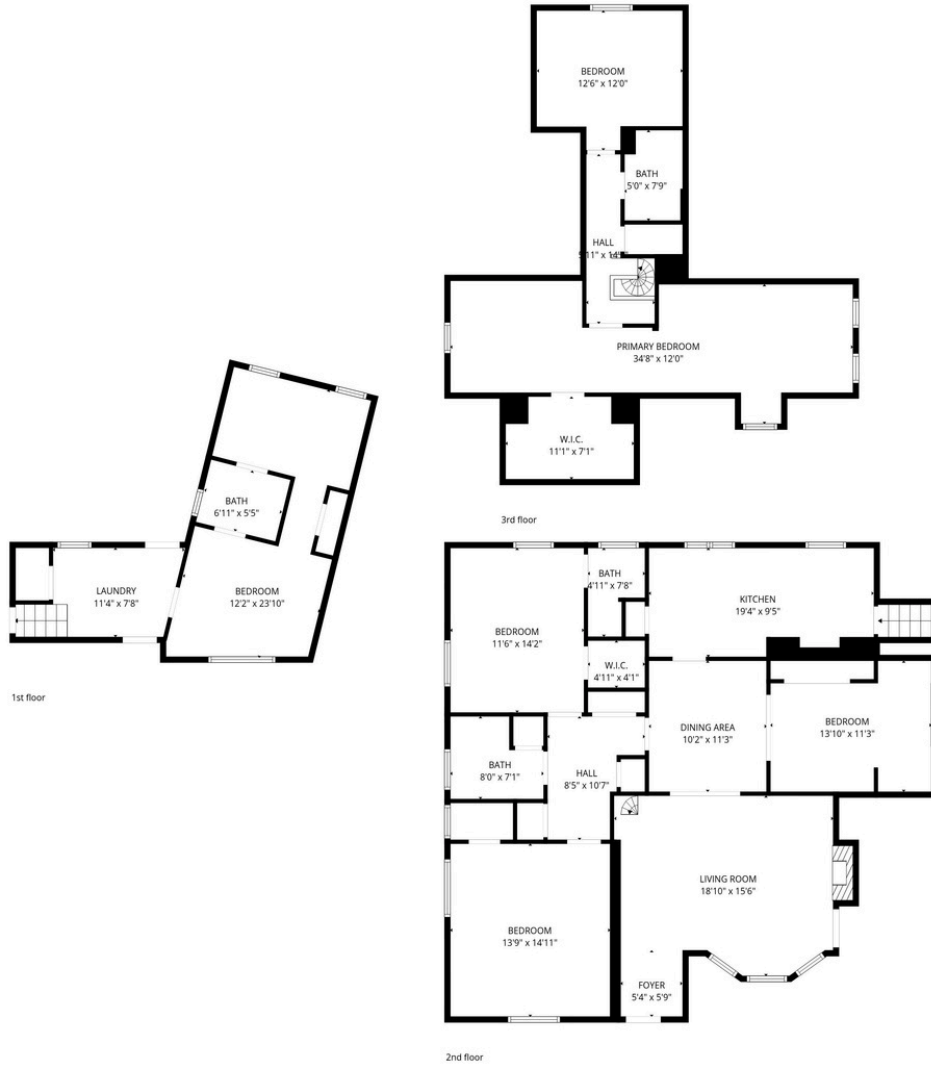


2nd floor

1254 SW 9th Road

.....

Floorplan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







