



5 Miles  
**UNIVERSITY OF  
FLORIDA**



**MARTY & HUGGINS  
REALTY**



NORTH LINCOLN HEIGHTS

Alachua County School District

LINCOLN ESTATES

DUVAL HEIGHTS

CEDAR GROVE



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**MULTI FAMILY  
12 UNITS PER ACRE  
11.16 ACRES  
\$ 1,750,000**

# University Gardens



- **134 Condominiums**
- **11.18 Acre**
- **University of Florida 5 miles**
- **Downtown 2 miles**
- **Water Adjacent to Property**

**ZONING IS 12 UNITS PER ACRE**

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EAST UNIVERSITY AVE

10889

10890

10891-1

10890

SE 38TH ST

10893-LDT

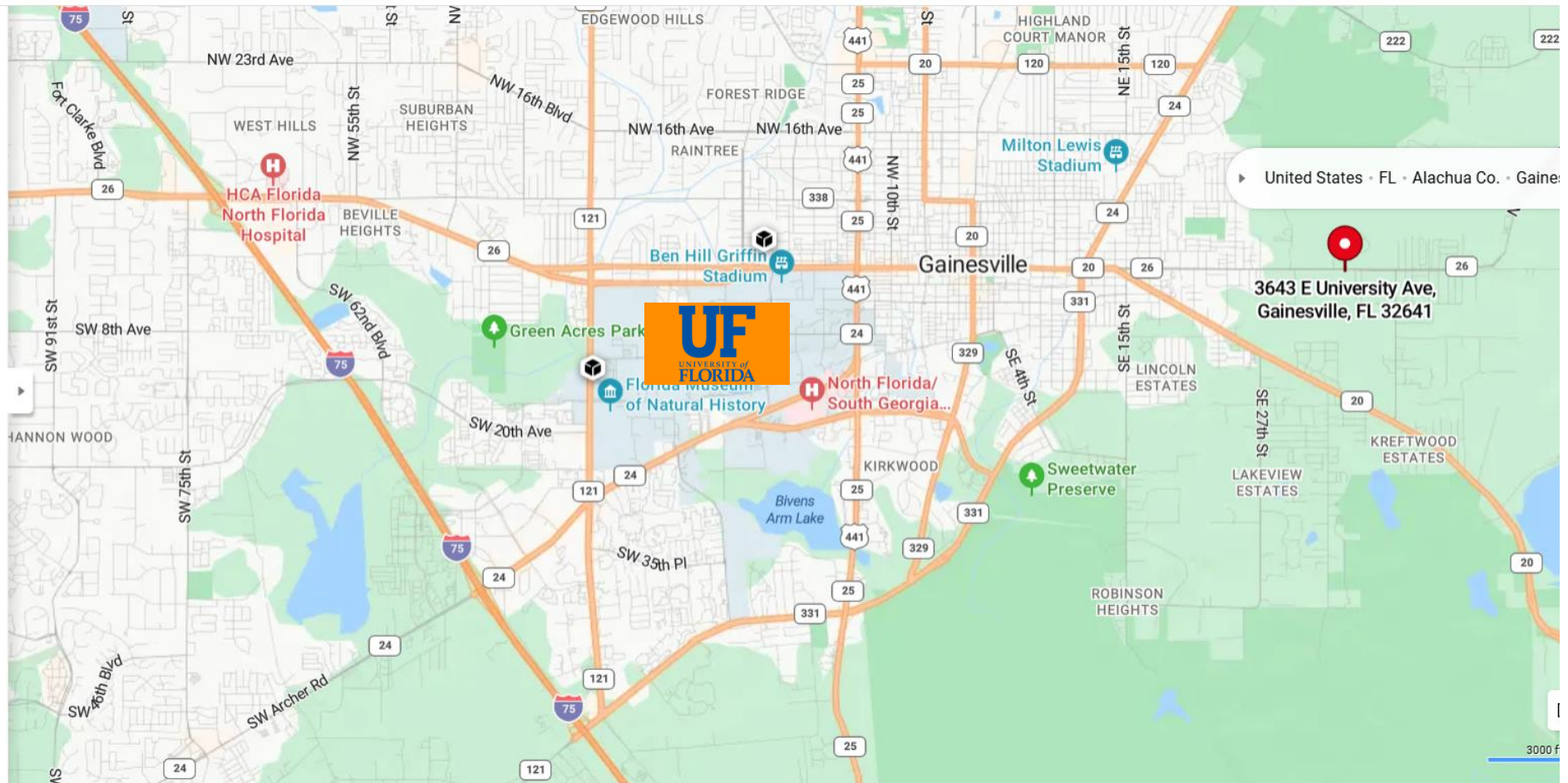
SE 39TH ST

10890

10891

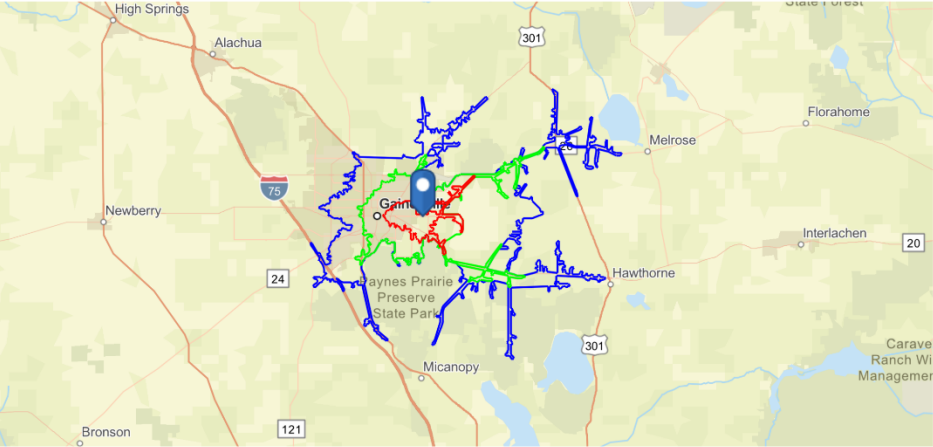
10891-1

SE 4TH AVE



# Benchmark Demographics

3643 E University Ave, Gainesville, Florida, 32641



| Generations                         | 5 minute drive | 10 minute drive | 15 minute drive | Counties Alachua County | States Florida | United States of America United States |
|-------------------------------------|----------------|-----------------|-----------------|-------------------------|----------------|----------------------------------------|
| Generation Alpha (Aged 0-2)         | 10.9%          | 7.4%            | 6.3%            | 7.8%                    | 7.8%           | 9.0%                                   |
| Generation Z (Aged 3-20)            | 24.8%          | 38.4%           | 44.4%           | 31.8%                   | 20.6%          | 23.0%                                  |
| Millennial (Aged 37)                | 26.1%          | 25.0%           | 24.7%           | 24.2%                   | 22.3%          | 24.3%                                  |
| Generation X (Aged 38-54)           | 17.0%          | 13.0%           | 10.6%           | 15.2%                   | 19.7%          | 19.4%                                  |
| Baby Boomer (Aged 55-73)            | 17.1%          | 13.4%           | 11.3%           | 16.9%                   | 23.3%          | 19.7%                                  |
| Silent & Greatest (Aged 73 or more) | 4.1%           | 2.8%            | 2.7%            | 4.1%                    | 6.4%           | 4.8%                                   |



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS  
Saunders Real Estate / Saunders Ralston Dantzler

| Household Income    | 5 minute drive | 10 minute drive | 15 minute drive | Counties Alachua County | States Florida | United States of America United States |
|---------------------|----------------|-----------------|-----------------|-------------------------|----------------|----------------------------------------|
| <\$15,000           | 21.8%          | 27.3%           | 25.3%           | 14.9%                   | 8.4%           | 8.6%                                   |
| \$15,000-\$24,999   | 13.0%          | 9.2%            | 9.4%            | 6.6%                    | 6.6%           | 6.3%                                   |
| \$25,000-\$34,999   | 14.1%          | 12.2%           | 12.4%           | 9.8%                    | 7.4%           | 6.7%                                   |
| \$35,000-\$49,999   | 10.8%          | 13.7%           | 14.3%           | 11.6%                   | 11.0%          | 10.1%                                  |
| \$50,000-\$74,999   | 12.8%          | 11.5%           | 11.9%           | 11.8%                   | 16.9%          | 15.7%                                  |
| \$75,000-\$99,999   | 11.8%          | 9.7%            | 9.0%            | 11.3%                   | 13.6%          | 12.8%                                  |
| \$100,000-\$149,999 | 10.7%          | 9.5%            | 10.5%           | 17.2%                   | 17.2%          | 17.6%                                  |
| \$150,000-\$199,999 | 3.3%           | 4.2%            | 4.3%            | 8.2%                    | 8.6%           | 9.5%                                   |
| \$200,000+          | 1.7%           | 2.7%            | 2.9%            | 8.6%                    | 10.4%          | 12.6%                                  |

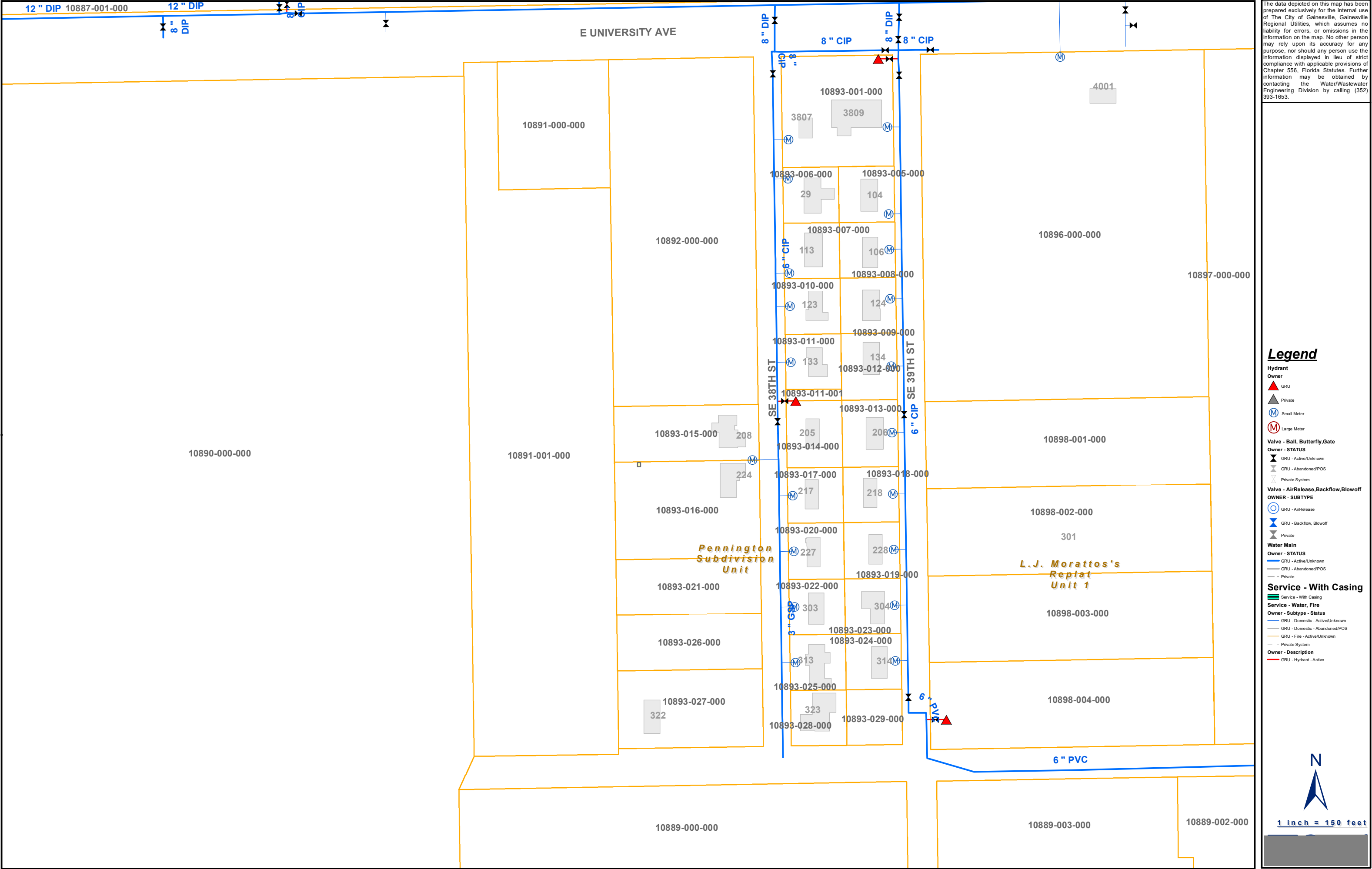
| Key Facts          | 5 minute drive | 10 minute drive | 15 minute drive | Counties Alachua County | States Florida | United States of America United States |
|--------------------|----------------|-----------------|-----------------|-------------------------|----------------|----------------------------------------|
| Population         | 9,277          | 43,257          | 97,565          | 290,172                 | 22,779,514     | 338,440,954                            |
| Daytime Population | 8,039          | 49,255          | 136,071         | 306,416                 | 22,596,580     | 336,786,413                            |
| Employees          | 3,541          | 20,577          | 46,095          | 143,331                 | 10,983,865     | 166,125,745                            |
| Households         | 3,518          | 17,205          | 38,528          | 117,374                 | 9,084,882      | 130,716,571                            |
| Average HH Size    | 2.44           | 2.27            | 2.15            | 2.31                    | 2.45           | 2.53                                   |
| Median Age         | 35.6           | 28.5            | 25.9            | 32.8                    | 43.5           | 39.3                                   |

| Housing Facts       | 5 minute drive | 10 minute drive | 15 minute drive | Counties Alachua County | States Florida | United States of America United States |
|---------------------|----------------|-----------------|-----------------|-------------------------|----------------|----------------------------------------|
| Median Home Value   | 205,539        | 224,310         | 249,844         | 331,052                 | 391,816        | 355,577                                |
| Owner Occupied %    | 53.8%          | 35.8%           | 30.6%           | 52.7%                   | 66.4%          | 64.4%                                  |
| Renter Occupied %   | 46.2%          | 64.2%           | 69.3%           | 47.3%                   | 33.6%          | 35.6%                                  |
| Total Housing Units | 3,966          | 19,292          | 42,906          | 128,686                 | 10,438,861     | 145,184,826                            |

| Income Facts      | 5 minute drive | 10 minute drive | 15 minute drive | Counties Alachua County | States Florida | United States of America United States |
|-------------------|----------------|-----------------|-----------------|-------------------------|----------------|----------------------------------------|
| Median HH Income  | \$36,126       | \$36,024        | \$37,346        | \$63,104                | \$74,715       | \$79,068                               |
| Per Capita Income | \$20,621       | \$23,282        | \$24,207        | \$37,827                | \$42,078       | \$43,829                               |
| Median Net Worth  | \$32,977       | \$13,866        | \$13,280        | \$107,847               | \$236,290      | \$225,545                              |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2029





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**Legend**

**Hydrant**

**Owner**

- GRU
- Private

**Valve - Ball, Butterfly, Gate**

**Owner - STATUS**

- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private System

**Valve - AirRelease, Backflow, Blowoff**

**OWNER - SUBTYPE**

- GRU - AirRelease
- GRU - Backflow, Blowoff
- Private

**Water Main**

**Owner - STATUS**

- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private

**Service - With Casing**

- Service - With Casing

**Service - Water, Fire**

**Owner - Subtype - Status**

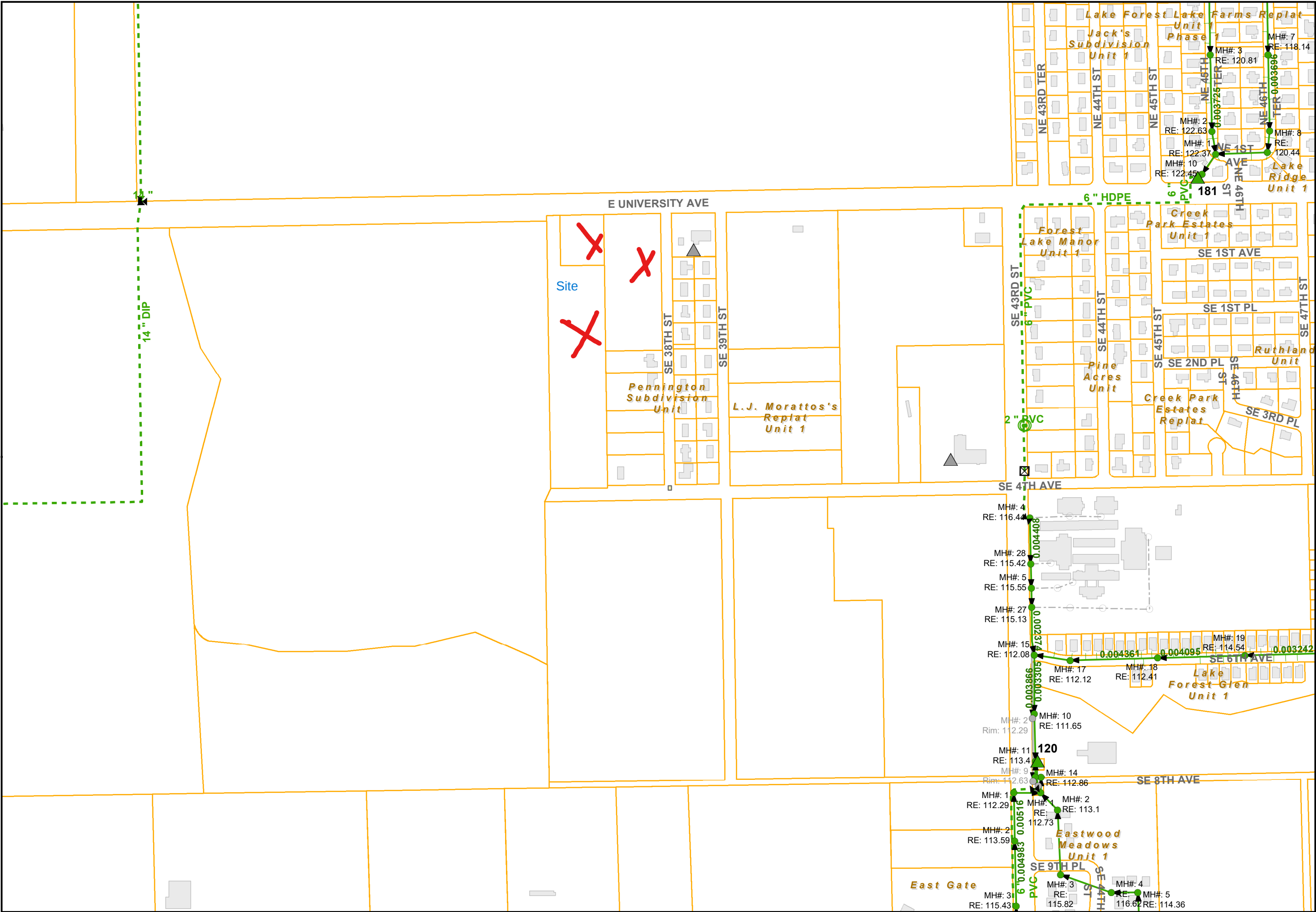
- GRU - Domestic - Active/Unknown
- GRU - Domestic - Abandoned/POS
- GRU - Fire - Active/Unknown
- Private System

**Owner - Description**

- GRU - Hydrant - Active



**1 inch = 150 feet**



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**Legend**

- Private Lift Station
- Lift Station
- Air Release Valve
- Valve
- Wire Box Only
- Manhole**
- OWNER - STATUS**
- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private System
- Gravity Main Slopes
- Gravity Main**
- OWNER - STATUS**
- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private System; Private
- Force Main**
- Owner - Status**
- GRU - Abandoned/POS
- GRU - Active/Unknown
- Private System
- Service Lateral**
- Owner - Status**
- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private



1 inch = 400 feet