

# DEVELOPMENT OPPORTUNITY - LAND FOR SALE

4001 SW 13th St, Gainesville, FL 32608

8.22± ACRES | PRICING SUBJECT TO OFFERS



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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

4001 SW 13th St, Gainesville, FL 32608

Available for sale are two parcels located on the northeast quadrant of Williston Road and SW 13th Street in Gainesville, Florida. This is a corner lot, and both lots carry U7 zoning in the City of Gainesville. The property is in close proximity to the University of Florida campus, UF Health/Shands Teaching Hospital, and VA Hospital.

The parcels can be purchased together, totaling 8.22 acres, or individually. The northern parcel comprises 4.69 acres and the southern parcel comprises 3.53 acres. Price is to be determined by offers.

The northern parcel (4.69 acres) features existing improvements of 10 residential buildings, each containing eight 430-square-foot units, along with a common-area building. The parcel was formerly the Florida Recovery Center, and a Residence Inn prior to the Florida Recovery Center. The site has been vacated since July 2025.

The southern parcel (3.53 acres) is vacant land. There are remnants of pavement on portions of the property indicating it was developed at sometime in the past.

Offers may be submitted for both parcels together or for either parcel individually.



## PROPERTY HIGHLIGHTS

- Northeast quadrant of Williston Road and 13th Street
- Corner Lot
- Both lots have a U7 zoning designation in the city of Gainesville allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment
- Max residential density allowed is 50 units/acre with a building height of 4-6 stories
- Non-residential uses allowed includes: car washes, drive-thru, C-Store with gas, health services, medical, hotel, office, etc.
- 1.8 miles to UF campus/Shands Hospital, VA Hospital
- Easy accessibility to downtown Gainesville
- Easy accessibility to Gainesville Regional Airport
- Close to nature amenities such as Sweetwater Park and Paynes Prairie
- Easy accessibility to I-75 (2.2 Miles)

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# HIGHLIGHTS

4001 SW 13th St, Gainesville, FL 32608



## **NORTHERN PARCEL - TAX PARCEL: 07256-001-000**

- Existing Improvements
- 10 Buildings each with eight 430 SF units
- Common area building
- Formerly the Florida Recovery Center
- The site has been vacated since July 2025
- Residence Inn prior to FRC
- Existing driveway connection at a full median opening on SW 13th Street/US 441
- All utilities available on-site or within adjacent right-of-ways

## **SOUTHERN PARCEL - TAX PARCEL: 07256-001-002**

- Vacant Land
- Hard corner lot
- All utilities available on-site or within adjacent right-of-ways

# PHOTO GALLERY

4001 SW 13th St, Gainesville, FL 32608



Existing buildings



Existing buildings



View looking northeast including both sites



Existing buildings



View looking south to Williston road



View looking southwest from site



View looking north including both sites

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# BOUNDARY SURVEY

4001 SW 13th St, Gainesville, FL 32608

## BOUNDARY SURVEY LOCATED IN A PORTION OF LOT 1 OF THE NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA

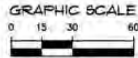
### LEGAL DESCRIPTION: (PER EXHIBIT "A" OF THE FURNISHED TITLE COMMITMENT)

A PARCEL OF LAND BEING A PORTION OF LOT 1 OF THE NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF LOT 1 OF THE NAPIER GRANT IN SECTION 20, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE RUN NORTH 04 DEGREES 53 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF THE NAPIER GRANT, A DISTANCE OF 144.3 FEET; THENCE RUN SOUTH 04 DEGREES 53 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF THE NAPIER GRANT, A DISTANCE OF 30.07 FEET; THENCE RUN SOUTH 08 DEGREES 46 MINUTES 39 SECONDS WEST, A DISTANCE OF 31.54 FEET; THENCE RUN SOUTH 47 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 20.88 FEET; THENCE RUN SOUTH 74 DEGREES 44 MINUTES 31 SECONDS WEST, A DISTANCE OF 18.22 FEET; THENCE RUN NORTH 18 DEGREES 58 SECONDS WEST, A DISTANCE OF 35.82 FEET; THENCE RUN SOUTH 72 DEGREES 10 MINUTES 39 SECONDS WEST, A DISTANCE OF 18.70 FEET; THENCE RUN SOUTH 13 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.82 FEET; THENCE RUN SOUTH 72 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 17.70 FEET; THENCE RUN SOUTH 14 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 18.55 FEET; THENCE RUN SOUTH 73 DEGREES 28 MINUTES 18 SECONDS WEST, A DISTANCE OF 71.75 FEET; THENCE RUN NORTH 16 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE OF 38.38 FEET; THENCE RUN SOUTH 72 DEGREES 10 MINUTES 39 SECONDS WEST, A DISTANCE OF 66.98 FEET; THENCE RUN NORTH 87 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF 72.37 FEET; THENCE RUN NORTH 04 DEGREES 53 MINUTES 21 SECONDS EAST, A DISTANCE OF 49.43 FEET; THENCE RUN SOUTH 71 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 42.08 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 - U.S. HIGHWAY 441 (136 FEET RIGHT OF WAY); THENCE RUN SOUTH 07 DEGREES 58 MINUTES 32 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 188.07 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONVEX TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 101 DEGREES 24 MINUTES 28 SECONDS, A TANGENT OF 89.10 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE OF SAID RIGHT OF WAY, AN ARC DISTANCE OF 88.84 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 86 DEGREES 32 MINUTES 04 SECONDS EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 121 AND 331 (100 FEET RIGHT OF WAY), A DISTANCE OF 23.52 FEET TO THE POINT OF SURVIVANCE, SAID CURVE BEING CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 355.18 FEET, A CENTRAL ANGLE OF 20 DEGREES 46 MINUTES 20 SECONDS, A TANGENT OF 175.50 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 342.13 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 85 DEGREES 42 MINUTES 44 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 162.88 FEET; THENCE RUN NORTH 24 DEGREES 13 MINUTES 32 SECONDS WEST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 85 DEGREES 42 MINUTES 44 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 24 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 63 DEGREES 45 MINUTES 44 SECONDS EAST, A DISTANCE OF 91.63 FEET TO AN INTERSECTION WITH APPROXIMATED EAST LINE OF THE NAPIER GRANT; THENCE RUN NORTH 04 DEGREES 53 MINUTES 21 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

OWNER: TRIPLE T WINES OF ARIZONA INC  
TAX PARCEL: 07295-00-000  
O.R.S. 1386, PAGE 0070

SUBJECT PARCEL  
O.R.S. 2102, PAGE 1083  
TAX PARCEL: 07295-01-002  
O.R.S. 1386, PAGE 0070

OWNER: DENIS BARNES  
TAX PARCEL: 02284-000-000  
O.R.S. 2319, PAGE 2918



**FLOOD ZONE:**  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS INTERPOLATED FROM F.I.M. PANEL NO. 320104050 D, EFFECTIVE DATE: JUNE 16, 2008.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1 (M)	88.49'	50.00'	101°24'28"	81.10'	77.30'	S 42°41'48" E
C2 (M)	88.49'	50.00'	101°24'28"	81.10'	N/A	N/A
C3 (M)	347.13'	925.19'	20°49'20"	175.50'	348.23'	N 75°08'37" E
C4 (M)	347.13'	925.19'	20°49'20"	175.50'	N/A	N/A

### LEGEND:

- (C) = CALCULATED DATA
- (M) = MEASURED DATA BASED ON FIELD MEASUREMENTS
- (D) = DATA BASED ON FURNISHED DESCRIPTION
- O.R.S. = OFFICIAL RECORDER BOOK
- H.W. = HIGHWAY
- L.P. = LIVE PINE
- L.S. = LIVE SLOE
- L.O. = LIVE OAK
- W.C. = WATER CUM
- D.O. = DORADO
- C.M. = CLEMATIS
- H.A. = HACKBERRY
- R.S. = RAILROAD SPOKE
- F.O. = FOUND 1/2" IRON ROD
- L.S. = LIVE SLOE
- S.F. = FOUND 3/4" STEEL REBAR & CAP MARKED "11/11" (UNLESS OTHERWISE NOTED)
- S.S. = SET 5/8" STEEL REBAR AND CAP MARKED "11/11" (UNLESS OTHERWISE NOTED)
- H. = SET H.A. AND DISH
- S. = STAMPED "C&E LB 5075 P&F"
- A.S. = ASPHALT SURFACE
- C.L.P. = CONCRETE LIGHT POLE
- S.W. = SURVEY WIRE
- T.S. = TRAFFIC SIGNAL MAST
- S. = SIGN
- T. = TREE (SIZE AND TYPE AS NOTED)
- S.V. = SEWER VALVE
- T.S.T. = TRAFFIC SIGNAL TYPE AND CONNECTIONS
- M.P.P. = WOODEN POWER POLE
- W.V. = WATER VALVE
- W.M. = WATER METER
- S.P. = STORM PILE
- M.W. = MONITORING WELL
- T.A.J.B. = TRAFFIC JUNCTION BOX
- W.P. = 6" WOOD PENCE
- B.A.S. = BROKEN ASPHALT/DRAIN/DIRT SURFACE
- C.S. = CONCRETE SURFACE

### SURVEYOR'S NOTES:

- REPLACES SHOWN HEREIN ARE REFERRED TO AN ASSUMED VALUE OF NORTH 045°21' WEST FOR THE EAST LINE OF THE NAPIER GRANT SAID BEARING IS IDENTICAL WITH BEARING CALLED SLIT IN EXHIBIT "A" OF THE FURNISHED TITLE COMMITMENT.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND AN INTEREST WERE FURNISHED TO THE SURVEYOR BY A COMMERCIAL REAL ESTATE INSURANCE COMPANY (ORDER NO. 374105). NO FURTHER SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
- SCHEDULE 9-1, ITEM #8: THIS PROPERTY IS SUBJECT TO THE DRAINAGE EASEMENT IN FAVOR OF THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 336, PAGE 283 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (CORRECTED HEREIN).
- SCHEDULE 9-1, ITEM #6: THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, FLORIDA, A MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1602, PAGE 711 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (BLANKET EASEMENT OVER SUBJECT PARCEL).
- INFORMATION FROM FEDERAL ENGINEERING MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CORRECT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- POINTS, SYMBOLS, AND DIMENSIONS SHOWN HEREIN MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE DIMENSION LINES AS SHOWN HEREIN REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL, IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CONVEYERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- ALL TREES 8" AND LARGER AS MEASURED AT CHEST HEIGHT WERE INCLUDED AS A PART OF THIS SURVEY.

LINE	DIRECTION	LENGTH
L1 (M)	S 71°54'34" W	14.54'
L1' (D)	S 71°52'34" W	14.83'
L2 (M)	S 4°40'35" E	35.03'
L2' (D)	S 04°38'35" E	35.07'
L3 (M)	S 85°01'47" W	21.87'
L3' (D)	S 05°46'30" W	21.84'
L4 (M)	S 47°07'59" W	20.84'
L4' (D)	S 47°10'26" W	20.83'
L5 (M)	N 19°32'26" E	55.80'
L5' (D)	N 19°40'56" E	55.82'
L6 (M)	S 13°28'56" E	20.52'
L6' (D)	S 13°41'33" E	20.82'
L7 (M)	S 72°18'51" W	17.85'
L7' (D)	S 72°14'31" W	17.70'
L8 (M)	S 10°18'37" E	19.58'
L8' (D)	S 10°24'47" E	19.55'
L9 (M)	N 16°43'58" E	38.36'
L9' (D)	N 16°47'10" E	38.36'
L10 (M)	S 5°57'56" W	86.70'
L10' (D)	S 04°56'42" W	86.69'
L11 (M)	N 87°47'04" E	72.30'
L11' (D)	N 87°50'51" E	72.37'
L12 (M)	N 43°32'34" E	46.43'
L12' (D)	N 04°37'09" E	46.43'
L13 (M)	S 71°58'05" W	41.67'
L13' (D)	S 71°52'39" W	42.08'
L14 (M)	N 87°02'20" E	27.79'
L14' (D)	N 86°52'04" E	27.82'
L15 (D)	N 24°03'20" E	14.87'
L15' (D)	N 24°17'40" E	15.00'
L16 (M)	N 49°23'18" E	8.89'
L16' (D)	N 48°42'44" E	10.07'
L17 (M)	S 24°18'20" E	74.88'
L17' (D)	S 24°17'40" E	74.86'
L18 (M)	S 73°32'09" W	31.72'
L18' (D)	S 73°28'18" W	31.72'

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SHANE TEAGUE, LICENSED SURVEYOR  
COMMERCIAL REAL ESTATE COMPANY  
11-03885

ANRON H. HICKMAN  
11/09/2011  
11-03885

This map prepared by:  
Lee & Associates, Inc. 5075  
10100 WOODLAND BLVD., SUITE 200  
GAINESVILLE, FLORIDA 32609  
LICENSED SURVEYOR AND CARTOGRAPHER

1 OF 1



# UTILITY MAP - GAS

4001 SW 13th St, Gainesville, FL 32608



This data is provided as a utility map and is not intended for use for any other purpose. It is not a warranty, representation, or contract. The user assumes all responsibility for the use of this data. The user agrees to hold GRU harmless for any and all claims, damages, or losses, including reasonable attorneys' fees, arising from the use of this data. GRU does not warrant the accuracy, completeness, or timeliness of the information provided. The user agrees to indemnify and hold GRU harmless for any and all claims, damages, or losses, including reasonable attorneys' fees, arising from the use of this data.

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NOTE - Additional facilities may have been constructed, deleted, or otherwise not shown here.

NOTE - Conversion to PDF may have altered map scale.



**Legend**

- Mains
- Service
- - - - Abandoned Gas Pipe
- GRU Address Points
- ▭ Streets
- ▭ Parcel



GRU Facilities

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# UTILITY MAP - SEWER

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### Legend

- Private Lift Station
- Utilization
- Air Release Valve
- Value
- View Box Only

#### Manhole

**OWNER - STATUS**

- GRU - Active/In-scope
- GRU - Abandoned/POC
- Private System
- Other/Not in Scope

**OWNER - STATUS**

- GRU - Active/In-scope
- GRU - Abandoned/POC
- Private System Private

#### Force Main

**OWNER - STATUS**

- GRU - Active/In-scope
- Private System

#### Service Lateral

**OWNER - STATUS**

- GRU - Active/In-scope
- GRU - Abandoned/POC
- Private

- Value - Ball Butterfly Gate
- Value - Air Release/Backflow Preventer
- Reclaim Man

GRU/Abandoned/POC

- Edge of Placement
- Subsew
- Street
- Building
- Accession
- Subdivision
- Parcel ID#
- Parcel
- County Boundary

N

1 inch = 200 feet

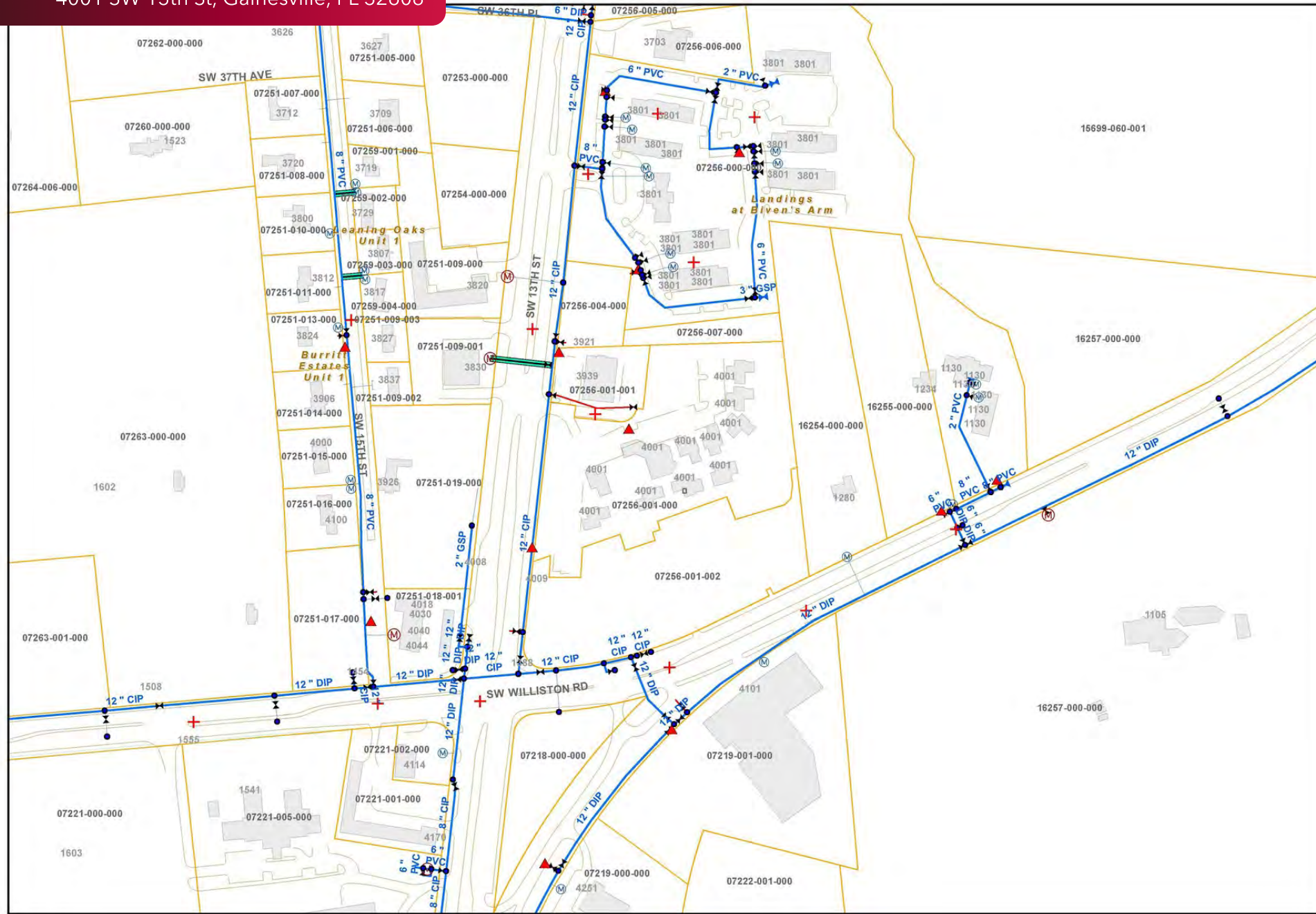
**GRU**  
More than Energy

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# UTILITY MAP - WATER

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## Legend

- Hydrant**
  - GRU
  - Private
  - Small Meter
  - Large Meter
- Valve - Ball, Butterfly, Gate**
  - OWNER - STATUS
  - GRU - Active/Unknown
  - GRU - Abandoned/POB
  - Private System
- Valve - AirRelease, Backflow, Blowoff**
  - OWNER - SUBTYPE
  - GRU - AirRelease
  - GRU - Backflow, Blowoff
  - Private
- Water Main**
  - OWNER - STATUS
  - GRU - Active/Unknown
  - GRU - Abandoned/POB
  - Private
- Service - With Casing**
  - Service - With Casing
- Service - Water, Fire**
  - OWNER - Subtype - Status
  - GRU - Domestic - Active/Unknown
  - GRU - Domestic - Abandoned/POB
  - GRU - Fire - Active/Unknown
  - Private System
- Owner - Description**
  - GRU Hydrant - Scale
  - Valve - Ball, Butterfly, Gate
  - Valve - AirRelease, Backflow, Blowoff
  - Reclaim Man
  - GRU Access Points
- Edge of Pavement
- Isolated
- Streets
- Building
- Apartment
- Subdivision
- Parcel City
- Parcel
- County Boundary



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# REPRESENTATIVE FLOOR PLANS

4001 SW 13th St, Gainesville, FL 32608

## First Floor

Constr. Gross: 2,147.70 Sq.Ft.

Floor Gross: 1,982.45 Sq.Ft.

Rentable Area: 1,982.45 Sq. Ft.



GRAPHIC SCALE IN FT.

# REPRESENTATIVE FLOOR PLANS

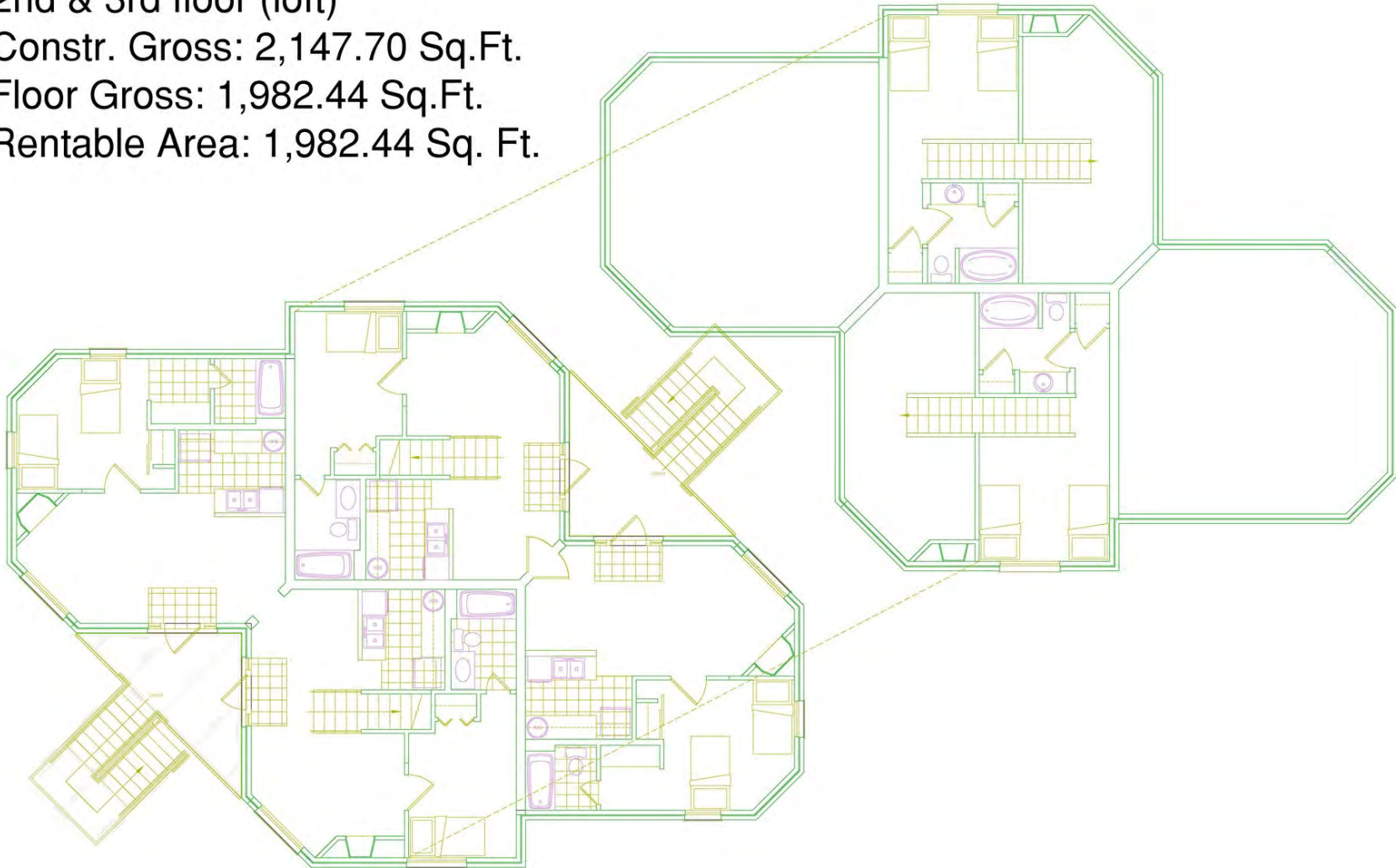
4001 SW 13th St, Gainesville, FL 32608

2nd & 3rd floor (loft)

Constr. Gross: 2,147.70 Sq.Ft.

Floor Gross: 1,982.44 Sq.Ft.

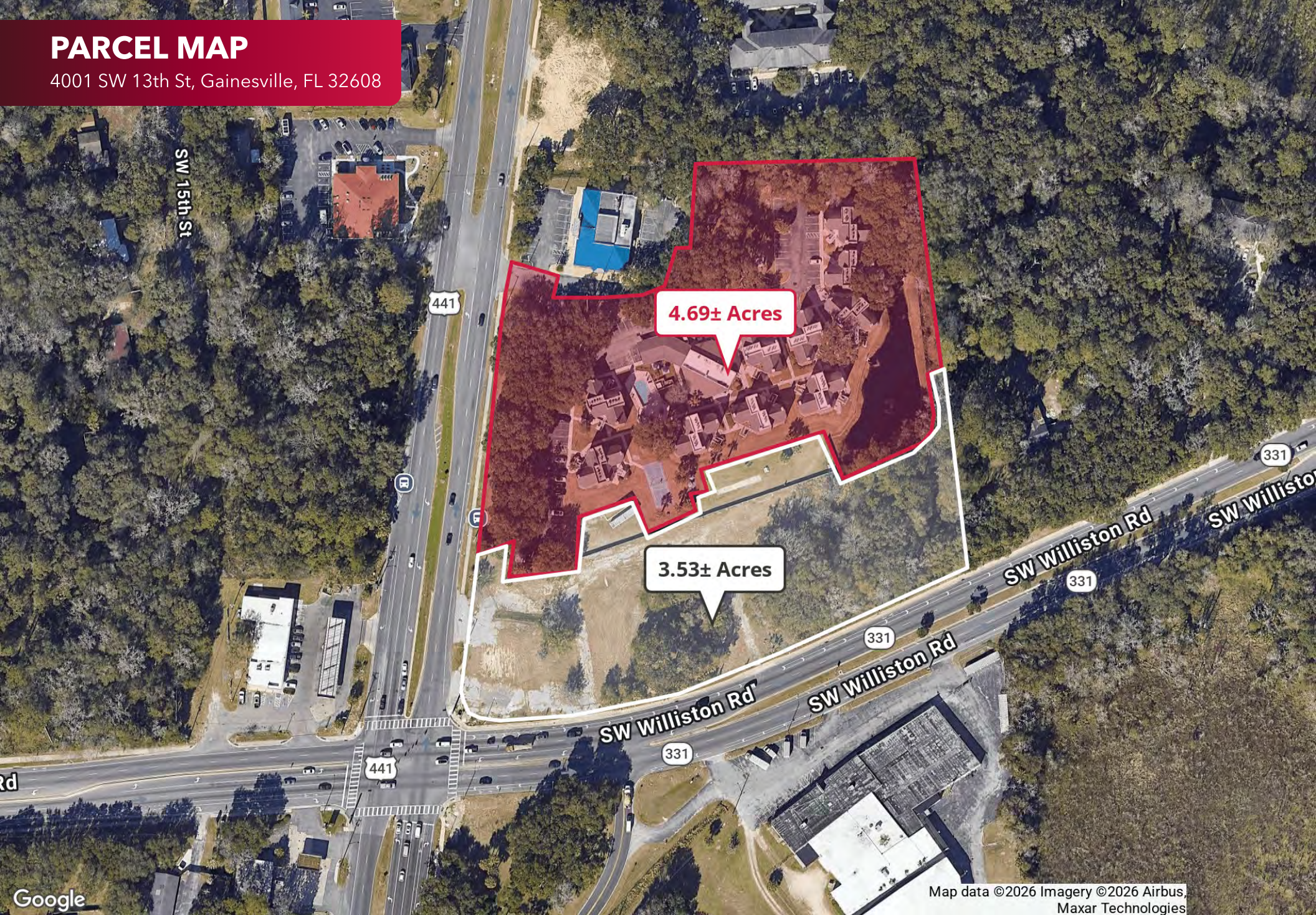
Rentable Area: 1,982.44 Sq. Ft.



GRAPHIC SCALE IN FT.

# PARCEL MAP

4001 SW 13th St, Gainesville, FL 32608



4.69± Acres

3.53± Acres

SW 15th St

441

331

331

441

331

331

331

331

SW Williston Rd

SW Williston Rd

SW Williston Rd

SW Williston Rd

Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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# LOCATION MAP

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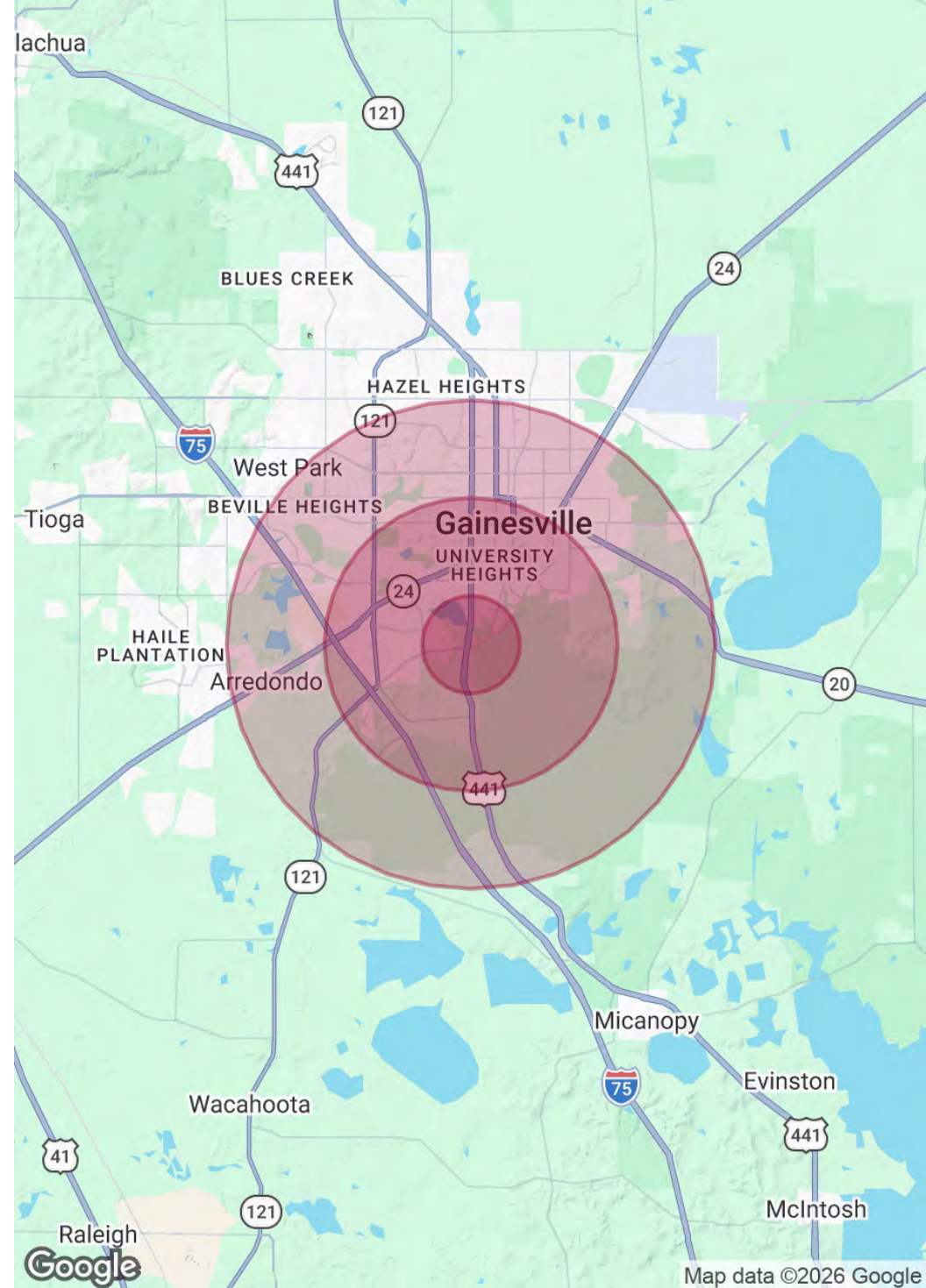
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# DEMOGRAPHICS MAP & REPORT

4001 SW 13th St, Gainesville, FL 32608

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,481	67,862	126,394
Average Age	30.7	25.8	31.1
Average Age (Male)	32.6	26.3	30.9
Average Age (Female)	29.6	25.7	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,807	25,288	50,594
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$89,521	\$52,968	\$66,665
Average House Value	\$276,770	\$220,123	\$249,829



# DEVELOPMENT OPPORTUNITY - LAND FOR SALE

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**8.22± Acres | Pricing subject to offers**

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Principal

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## DAN DROTOS, MSRE, CCIM, SIOR

President & Managing Principal

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4.68± Acres

3.55± Acres

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.