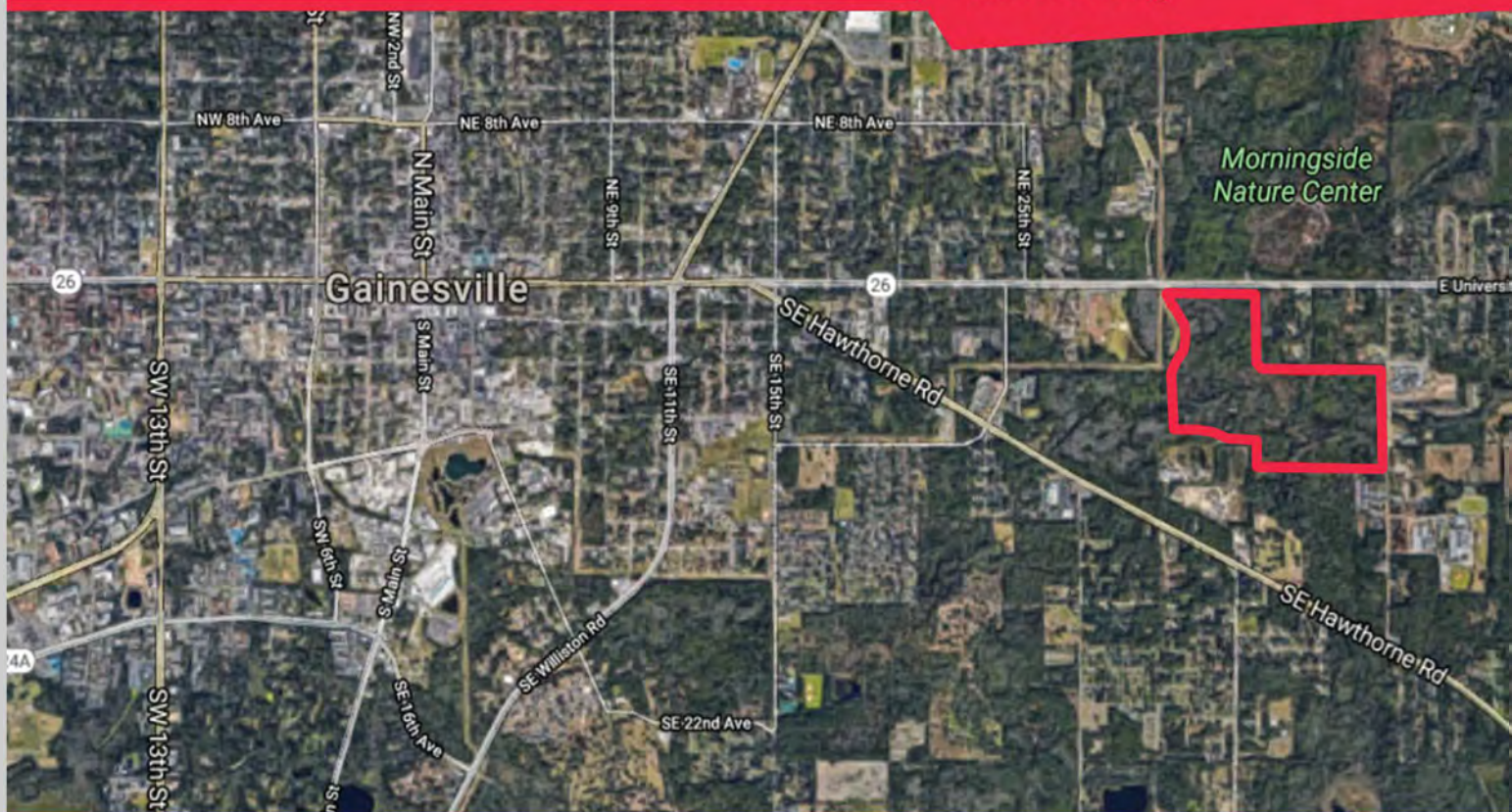


Residential Lot

Gainesville, FL

Call for Pricing



Site at the southwest quadrant of E University Avenue and SE 43rd Street in the city of Gainesville

Property Features:

- Approximately 2.5 miles east of Downtown and 3.5 miles east of the University of Florida.
- The property borders Fred Cone Park, which features an eight-lane, competition-quality, 440-meter rubberized track and interior field.

ZONING DESIGNATIONS

Zoning Jurisdiction:	City of Gainesville RMF-6, Single/Multifamily
Zoning Classification:	Residential
Future Land Use:	Residential Low
Density:	Max of 12 Unites per Acre
Allowable Uses:	Variety of residential, but the city would support a change in zoning or PUD to allow for commercial or mixed-use

Contact us for more information

Rusty Stoeckel
Broker/Associate
Main: 407-449-1881
Email: rusty@dresi.com

Demetree Global
941 W Morse Blvd, Suite 315
Winter Park, FL 32789
DemetreeGlobal.com



SITE DESCRIPTION

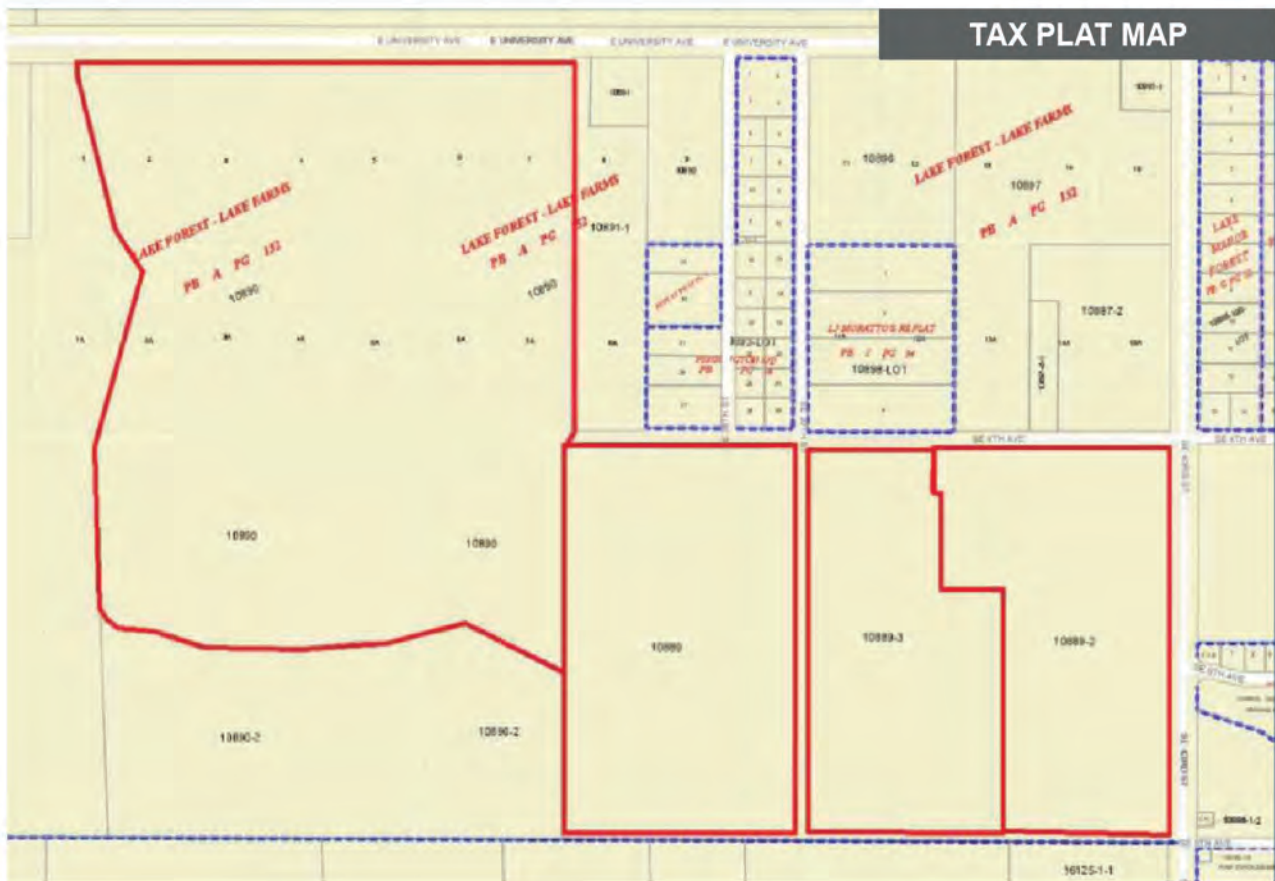
Gross:	133.62 Acres or 6,820,487 SqFt
Net/Usable:	66.70 Acres or 2,861,892 SqFt
Usable %:	49.20%
Shape:	Irregular
Utilities:	All Utilities Available

ZONING DESIGNATIONS

Zoning Jurisdiction:	City of Gainesville RMF-5, Single/Multifamily
Zoning Classification:	Residential
Future Land Use:	Residential Low
Density:	Max of 12 Unites per Acre
Allowable Uses:	Variety of residential, but the city would support a change in zoning or PUD to allow for commercial or mixed-use

WETLANDS MAP





PARCEL ID'S

- 10890-000-000
- 10889-000-000
- 10889-002-000
- 10889-003-000

DEMOGRAPHICS

	1 Mile	1 Mile	5 Mile
Population			
2019 Total Population:	3,061	29,254	76,184
2024 Population:	3,194	305,453	80,108
Pop. Growth 2019-2024:	4.34%	4.41%	5.15%
Average Age	35.9	37.1	32.6
Housing			
Median Home Value:	\$82,911	\$101,324	\$125,261
Median Year Built:	1975	1967	1975
Households			
2019 Total Households:	957	10,572	28,430
HH Growth 2019-2024	4.08%	4.4%	5.58%
Median Household Inc:	\$32,857	\$32,915	\$30,452
Avg Household Size:	2.7	2.4	2.2

COMMUNITY NOTES

The site is located at the southwest quadrant of E University Avenue and SE 43rd Street in the City of Gainesville. Approximately 2.5 miles east of Downtown and 3.5 miles east of the University of Florida. The property borders Fred Cone Park, which features an eight-lane, competition-quality, 440-meter rubberized track and interior field. Fred Cone Park is the premier track in Gainesville.

Satellite Map



Contact us for more information

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