

We know this land.



**Eshenbaugh**  
**LAND COMPANY**



**The Dirt Dog**

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# Exceptional Gainesville, FL Opportunity



# Property Description

## PROPERTY DESCRIPTION

This 2.85-acre parcel represents an opportunity to complete the vision of an upscale townhome condo community unique to the market. Emerson, in the growth-restricted "tree city" of Gainesville, FL, is located near the prestigious University of Florida, research hospitals and museums, and features walking access to a 15-acre nature preserve. 13 condo units have been built, and four have sold for cash at or above list price. Pads for phase two are complete, with underground utilities stubbed out. This is a rare opportunity; all approvals are in place and underground utilities are in.

## LOCATION DESCRIPTION

This opportunity is located in the heart of Gainesville, approximately 3 miles from the University of Florida and 1.5 miles from I-75. It is near a variety of medical centers, including UF Health, North Florida Regional Medical Center, and Malcom Randall Veterans Affairs Medical Center. Publix is less than 1 mile from the site and major retail centers Butler Plaza and Celebration Pointe within a 5-minute drive. The community is adjacent to Oak Hammock, the official retirement community of the University of Florida. It is located within a heavily-treed nature preserve, with access provided by walking trails.

## MUNICIPALITY

City of Gainesville, FL

## PROPERTY SIZE

2.85 Acres available of 5 acres total

## FUTURE LAND USE

Approved for up to 100 units

## PRICE

\$4,500,000 with possible potential venture opportunity (negotiable)

## BROKER CONTACT INFO

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# Prime Location Near University of Florida & Services



# Site Photos



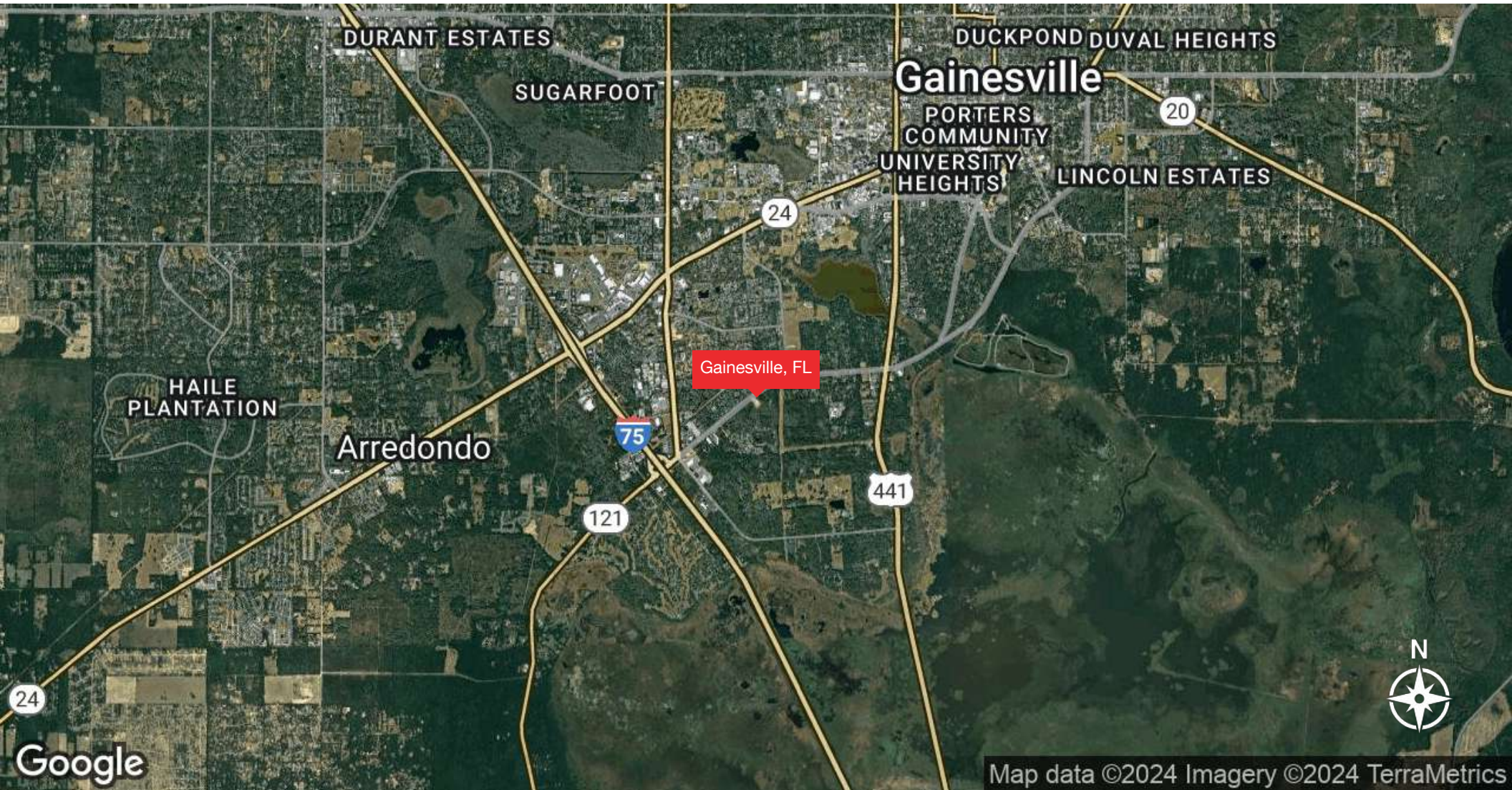
# Additional Photos



# Site Plan

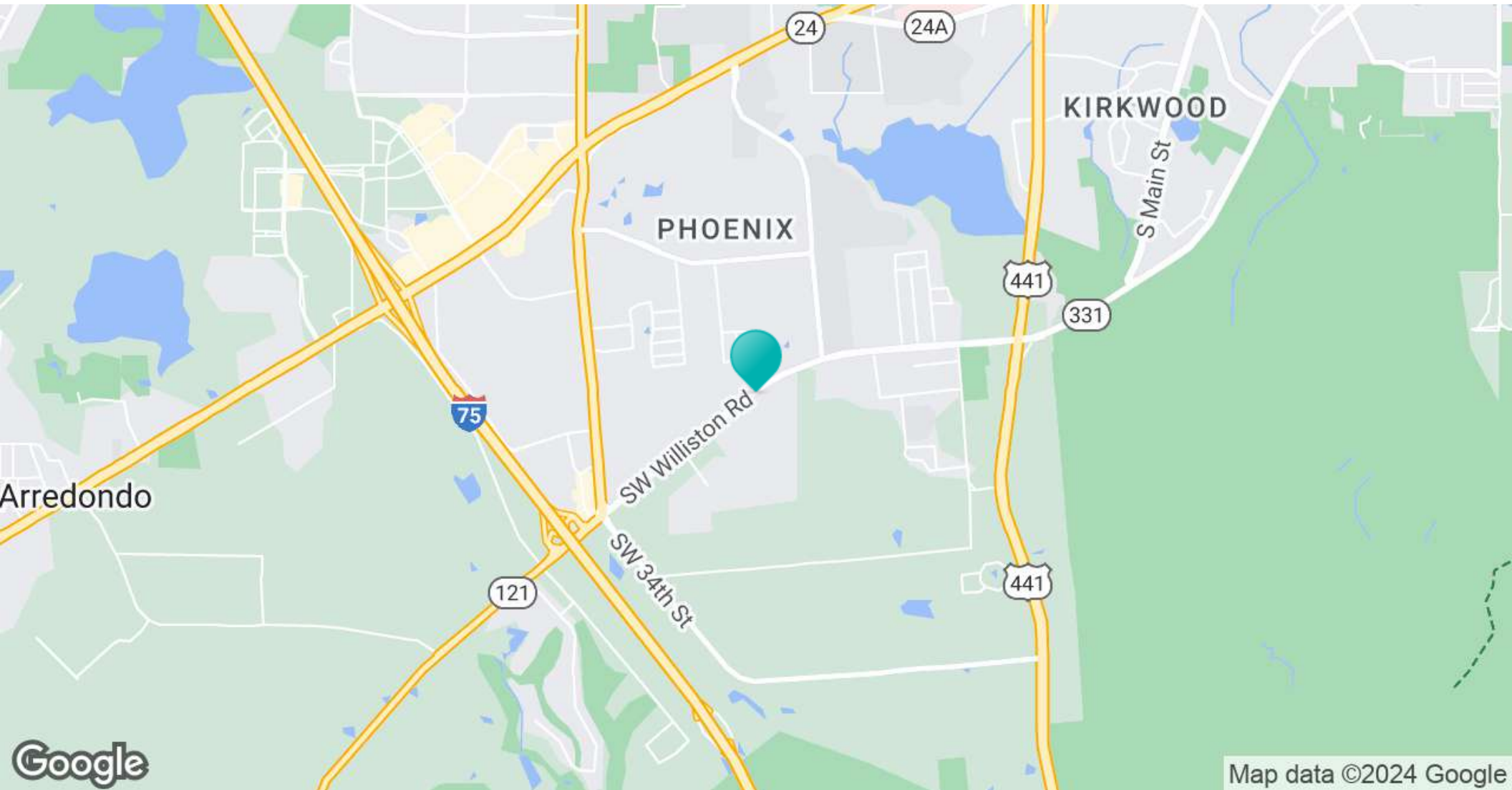


# Regional Map





# Location Map



# FAQ's

## FREQUENTLY ASKED QUESTIONS

- How soon can I start building? Following City building permits, the project is ready to go for immediate construction in Phase 2.
- Are approvals in place? All City of Gainesville approvals are in place and underground utilities for all 53 additional residences have been constructed.
- What is the potential build timeline? Pads have been constructed for Phase 2, which consists of 13 units. Utilities are stubbed out for Phase 2. The remaining site is platted and underground utilities are in place.
- Do I have to build in phases? No, it can be built all at one.
- Are condo docs and HOA documents available? Yes, they are available upon request.
- What's nearby? The University of Florida is 2.4 miles from the site. UF Health and the UF Health Administrative Building are 3 miles and .9 miles, respectively. North Florida Regional Medical Center is 6.5 miles. Publix, Whole Foods, and various dining and entertainment is located within a 3-mile radius. Gainesville is nationally known "tree city," but is also home to a vibrant arts and music scene.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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