

## Strengths and Opportunities

- U-6 Urban Mixed-Use Zoning provides superior flexibility to ownership in terms of product type, density, and setbacks.
- The Property benefits from business incentives from both opportunity zone and community redevelopment agency designations.
- Proximity to the Gainesville Technology Enterprise Center campus.
- The site could accommodate 50 units per acre, totaling 66 units.
- The site could also feature commercial uses such as retail or office.