

SOON TO RELOCATE SAM'S CLUB FOR SALE

2801 NW 13TH Street | Gainesville, Florida 32609

FOR SALE



AVAILABLE

115,934 SF
20.0 Acre(s)

SALES PRICE

\$3,680,000

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Estimated Population	66,165	133,847	202,794
Avg Household Income	\$55,322	\$50,989	\$61,675
Estimated Households	25,381	54,750	83,163

Year: 2015 | Source: Esri

TRAFFIC COUNTS

NW 13th Street	31,500 CPD
NW 23rd Avenue	13,400 CPD

Year: 2014 | Source: FDOT

CONTACT

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SRS Real Estate Partners

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OCCUPANCY

Soon To Be Vacant

DESCRIPTION

- Located 1.75 miles north of the University of Florida
- Large site in the midst of dense population allows for multiple reuse options
- High traffic counts along 13th Street
- Signalized access
- Sam's Club relocation is expected Summer 2016
- Listing in conjunction with Bosshardt Realty Services, LLC Drotos/Ryals Group, Florida Licensee



SUBJECT

Bank of America

**Ross
Burlington**

**Save A Lot
Books-A-Million**

Big Lots

**Rooms To
Go Outlet**

Furniture Kingdom

Lowe's

**Planet
Fitness**

Lucky's Market

441

31,500 AADT '14

NW 23 AVE

13,400 AADT '14

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	3 miles	5 miles	10 miles
Population			
2000 Population	63,780	125,822	178,289
2010 Population	67,216	133,285	200,366
2015 Population	66,165	133,847	202,794
2020 Population	66,458	136,093	207,133
2000-2010 Annual Rate	0.53%	0.58%	1.17%
2010-2015 Annual Rate	-0.30%	0.08%	0.23%
2015-2020 Annual Rate	0.09%	0.33%	0.42%
2015 Male Population	48.2%	49.0%	48.6%
2015 Female Population	51.8%	51.0%	51.4%
2015 Median Age	26.9	26.6	28.8

In the identified area, the current year population is 202,794. In 2010, the Census count in the area was 200,366. The rate of change since 2010 was 0.23% annually. The five-year projection for the population in the area is 207,133 representing a change of 0.42% annually from 2015 to 2020. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 26.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	66.8%	64.4%	66.7%
2015 Black Alone	23.2%	23.2%	21.2%
2015 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2015 Asian Alone	4.6%	6.6%	6.6%
2015 Pacific Islander Alone	0.0%	0.0%	0.1%
2015 Other Race	1.8%	2.0%	2.0%
2015 Two or More Races	3.3%	3.4%	3.3%
2015 Hispanic Origin (Any Race)	10.0%	10.6%	10.1%

Persons of Hispanic origin represent 10.1% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.6 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	24,091	51,105	72,079
2010 Households	25,615	54,166	81,740
2015 Total Households	25,381	54,750	83,163
2020 Total Households	25,584	55,894	85,231
2000-2010 Annual Rate	0.62%	0.58%	1.27%
2010-2015 Annual Rate	-0.17%	0.20%	0.33%
2015-2020 Annual Rate	0.16%	0.41%	0.49%
2015 Average Household Size	2.25	2.21	2.28

The household count in this area has changed from 81,740 in 2010 to 83,163 in the current year, a change of 0.33% annually. The five-year projection of households is 85,231, a change of 0.49% annually from the current year total. Average household size is currently 2.28, compared to 2.28 in the year 2010. The number of families in the current year is 40,443 in the specified area.

	3 miles	5 miles	10 miles
Median Household Income			
2015 Median Household Income	\$37,685	\$35,088	\$39,387
2020 Median Household Income	\$42,966	\$38,779	\$44,740
2015-2020 Annual Rate	2.66%	2.02%	2.58%
Average Household Income			
2015 Average Household Income	\$55,322	\$50,989	\$61,675
2020 Average Household Income	\$61,720	\$57,152	\$69,109
2015-2020 Annual Rate	2.21%	2.31%	2.30%
Per Capita Income			
2015 Per Capita Income	\$23,422	\$22,152	\$26,224
2020 Per Capita Income	\$26,026	\$24,769	\$29,375
2015-2020 Annual Rate	2.13%	2.26%	2.30%

Current median household income is \$39,387 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,740 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$61,675 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$69,109 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$26,224 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,375 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	25,996	54,981	78,252
2000 Owner Occupied Housing Units	12,303	22,114	35,338
2000 Renter Occupied Housing Units	11,788	28,992	36,741
2000 Vacant Housing Units	1,905	3,875	6,173
2010 Total Housing Units	28,277	60,850	91,576
2010 Owner Occupied Housing Units	12,375	22,685	39,596
2010 Renter Occupied Housing Units	13,240	31,481	42,144
2010 Vacant Housing Units	2,662	6,684	9,836
2015 Total Housing Units	28,700	62,263	93,793
2015 Owner Occupied Housing Units	10,845	20,219	36,401
2015 Renter Occupied Housing Units	14,536	34,530	46,761
2015 Vacant Housing Units	3,319	7,513	10,630
2020 Total Housing Units	29,189	63,657	96,076
2020 Owner Occupied Housing Units	10,771	20,190	36,741
2020 Renter Occupied Housing Units	14,813	35,704	48,490
2020 Vacant Housing Units	3,605	7,763	10,845

Currently, 38.8% of the 93,793 housing units in the area are owner occupied; 49.9%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 91,576 housing units in the area - 43.2% owner occupied, 46.0% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 1.07%. Median home value in the area is \$179,746, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.87% annually to \$217,336.



ACKNOWLEDGMENT OF CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

This Acknowledgement is made on the _____ day of _____, 2015, by _____ hereinafter referred to as Prospect.

Whereas Walmart is the seller of the property(ies) commonly known as (indicate properties of interest by placing a checkmark on the line before the property location):

- | | | |
|-------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Perris, California* | <input type="checkbox"/> Hammond, Indiana | <input type="checkbox"/> Addison (Dallas), Texas* |
| <input type="checkbox"/> Red Bluff, California | <input type="checkbox"/> Holton, Kansas* | <input type="checkbox"/> Houston, Texas (MAS Club) |
| <input type="checkbox"/> Ridgecrest, California | <input type="checkbox"/> Eldersburg, Maryland* | <input type="checkbox"/> Richardson (Dallas), Texas* |
| <input type="checkbox"/> Gainesville, Florida | <input type="checkbox"/> Frederick, Maryland | <input type="checkbox"/> San Antonio, TX (Shopping Ctr) |
| <input type="checkbox"/> Rexburg, Idaho* | <input type="checkbox"/> Springfield, MO (Gordmans) | <input type="checkbox"/> West Milwaukee, WI |

*Indicates the property is currently under contract.

Whereas Prospect is a(n) _____ (individual, corporation, limited liability corporation, etc.) with an address shown below: _____

Whereas, Walmart wishes to disclose the following information to Prospect for purposes of negotiation (1) Rent Roll, (2) Pro Forma and (3) Site Plan and Floor Plan.

Whereas, Prospect wishes to receive the information described above and considers this information confidential.

Whereas, the parties wish to reduce this Acknowledgement to writing.

NOW THEREFORE, in consideration of the mutual promises herein set forth, the parties agree as follows:

- CONFIDENTIAL INFORMATION.** For the purposes of this Acknowledgement, "Confidential Information" shall mean all information concerning Walmart, its affiliates, subsidiaries, employees, suppliers and customers received by Prospect and/or Prospect's employees or agents that is not generally known in the industry which Walmart is or may become engaged, or which would logically be considered confidential and/or proprietary, or which would do Walmart harm if divulged to other parties. All Confidential Information shall be held in confidence by Prospect and/or Prospect's employees or agents and shall not be disclosed through any third party, and shall be protected with the same degree of care as Prospect normally uses in the protection of its own confidential and proprietary information. Prospect further agrees not to use Confidential Information received from Walmart for any purpose except as is necessary for the purpose of fulfilling Prospect's Agreement with Walmart and shall only disclose the Confidential Information to such of its representatives with a "need to know" such information. The restrictions herein shall not apply with respect to Confidential Information which (a) is already available to the public; (b) becomes available to the public other than as a result of unauthorized disclosure by Prospect; (c) is already known to Prospect as shown by written records in Prospect's possession at the time that the Confidential Information was received from Walmart; (d) is received by Prospect on a non-confidential basis from a third party lawfully entitled to disclose such information; or (e) disclosure of such Confidential Information is required by court order, regulation, or other legal process.
- PROPRIETARY INTEREST.** Nothing in this Acknowledgement shall be construed to grant Prospect a license to any Confidential Information disclosed.
- ORDERLY TERMINATION.** Upon the termination or expiration of this Acknowledgement, Prospect and Walmart shall immediately return to each other upon request all papers, programs, materials, documents and other properties of the other held by each during the term of this Acknowledgement, including, without limitation, all written and electronic copies thereof, all storage devices on which any Confidential Information is stored, and all other materials containing or incorporating Confidential

Information, including any and all excerpts, parts, portions, transcriptions, copies, facsimiles, and reproductions of Confidential Information.

4. **GOVERNING LAW.** In the event that any dispute arises hereunder, it is specifically stipulated that this Acknowledgement is executed, and therefore shall be construed, in accordance with and governed by the laws of the State of Arkansas and the United States of America. Any breach hereof by Prospect, Prospect's employees and/or agents shall entitle Walmart to all remedies available pursuant to such laws.
5. **TITLES.** The titles used herein are for convenience only and shall not be construed or interpreted in any of the provisions of this Acknowledgement and/or Addendums hereto.
6. **OFFERS.** No offer is considered accepted until the offer has been approved by Walmart's Realty Committee. Offers are not binding unless and until a fully negotiated agreement has been executed and delivered to both Prospect and Walmart.
7. **COMMISSIONS.** Prospect acknowledges that no commissions will be paid to a prospective buyer who also holds a real estate license or to brokers who are participating as principals in the purchase of the property(ies).
8. **INDEMNITY.** Prospect agrees to indemnify, defend and hold harmless Walmart and SRS Real Estate Partners from and against any and all losses, damages, cost and expenses, including reasonable attorneys fees, arising out of or in connection with any claim or suit asserted or brought by any broker, finder, agent or representative, for commissions, fees or other compensation, to the extent such claim or suit is based in whole or in part on dealings with or through Prospect, its directors, officers, employees, partners, agents or advisors.
9. **NO SUBSTITUTE FOR DUE DILIGENCE AND NO RELIANCE.** Neither Walmart nor any of its Representatives (including SRS Real Estate Partners) has made or makes any representation or warranty as to the accuracy or completeness of any of the Information furnished in connection with the Transaction. The Parties agree that Walmart and its Representatives shall not have liability to Prospect or its Representatives resulting from the provision of or use of the Information, the Information not reducing or limiting the duty of Prospect to perform independent due diligence. Prospect and its Representatives shall not rely on any portion of the Information in conducting Prospect's due diligence.
10. Walmart is an expressly intended third-party beneficiary of this Acknowledgement. Prospect agrees that Walmart's status as intended third-party beneficiary does not constitute or create a contractual relationship between Walmart and Prospect.

THIS CONFIDENTIALITY ACKNOWLEDGEMENT IS TO BE EXECUTED BY THE PROSPECTIVE BUYER. It is not intended for brokers who may represent a client. Brokers should contact SRS Real Estate Partners to receive the appropriate registration form. The prospective buyer should execute the agreement and return it via email or facsimile.

AGREED AND ACKNOWLEDGED TO BY "PROSPECT":

Prospect's Signature: _____
Print Prospect Name: _____
Title: _____
Company Name: _____
Address: _____
City/ST/Zip: _____
Telephone: _____
E-mail: _____

In order to receive property information, this Acknowledgement should be executed by the BUYING ENTITY and returned to SRS Real Estate Partners, Attn: Cody Persyn cody.persyn@srsre.com or fax 281.661.3210