

# SALE

## BRING OFFERS! 28.49 ACRES

24672 NE SR 26 Melrose, FL 32666



### PROPERTY DESCRIPTION

Amazing opportunity to have direct access to Lake Santa Fe, one of the premier bodies of water in North Central Florida. Conveniently located to Melrose and Gainesville restaurants and business. Adjacent to county-owned public boat ramp/park. Property fronts on SR 26 and has canal access for boats to enter the lake.

### LOCATION DESCRIPTION

Go west about 1.0 miles on SR 26 past downtown Melrose. Property on the right.



Parcel #:	18762-000-000 18762-001-001
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Zoning:	A
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Size:	28.49 +/- acres
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Price:	Bring Offers
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Traffic Count:	10000 AADT
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**Craig Carter**

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ccarter@mmparrish.com

**Dean R. Cheshire**

352 745 1883

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**Michelle Carter**

352 339 5734

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**COLDWELL BANKER  
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M.M. PARRISH REALTORS



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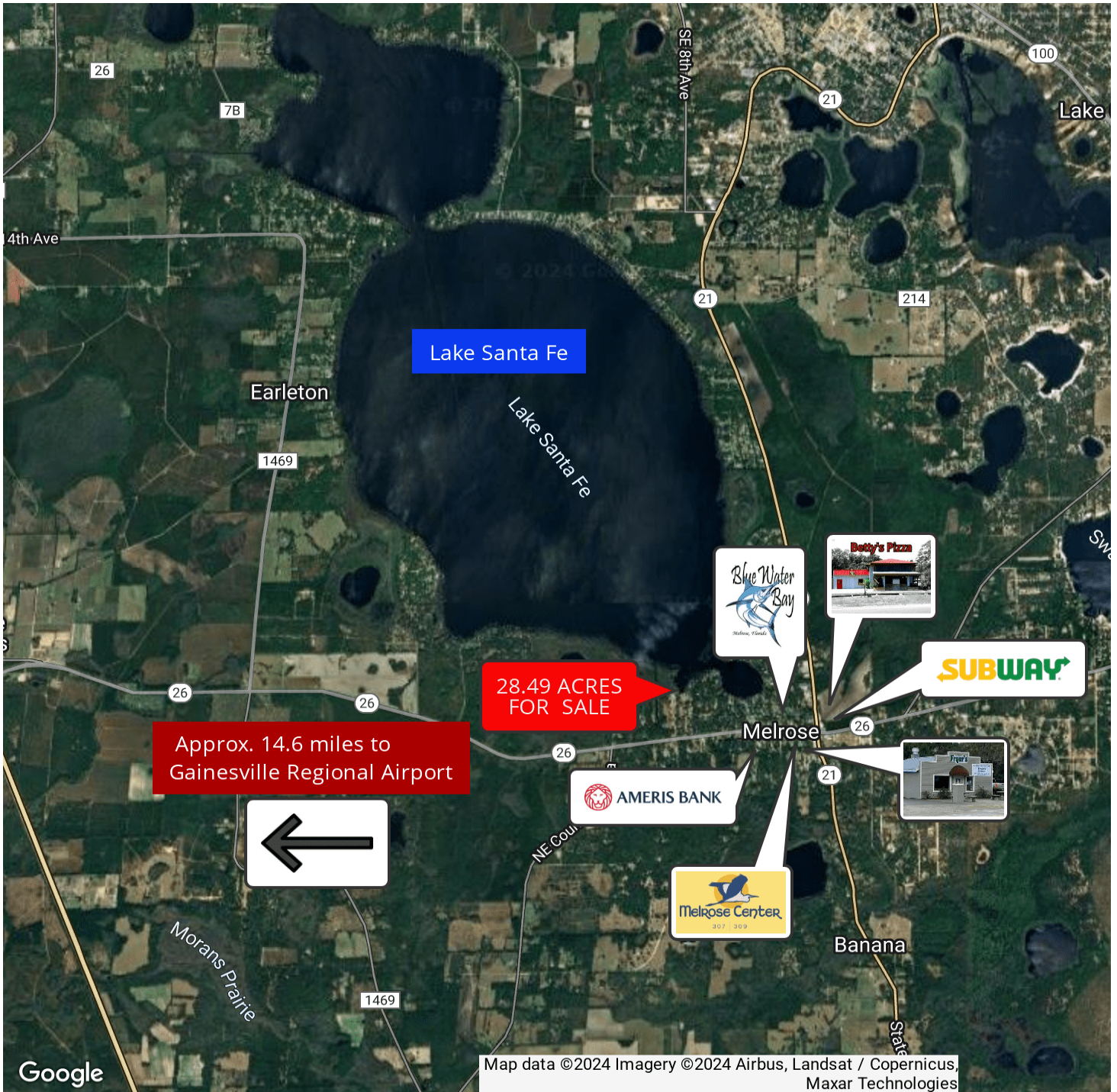
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

**Call to see what the CRE Pro Team can do for you!**

