

# SALE

## MEADOWBROOK GOLF COURSE

3200 NW 98th St Gainesville, FL 32606



### PROPERTY DESCRIPTION

Former golf course property for sale in popular NW Gainesville. Approximately 100 acres, a clubhouse, and several golf cart/maintenance buildings included. Highest and best use would be multi-family and along with some recreation.

### PROPERTY HIGHLIGHTS

- 6,926 SF building
- Built in 1995
- Zoned PD
- Located in Gainesville
- Ideal for Special Purpose/Golf Course investor

### OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	100.18 Acres
Buildings:	6926 SF
Parcels:	06234-005-000 06234-001-000 06234-002-002
Zoning:	PD

**Craig Carter**

(352) 339-4038

ccarter@mmparrish.com

**Dean R. Cheshire**

(352) 745-1883

Dean@mmparrish.com

**Michelle Carter**

(352) 339-5734

mcarter@mmparrish.com

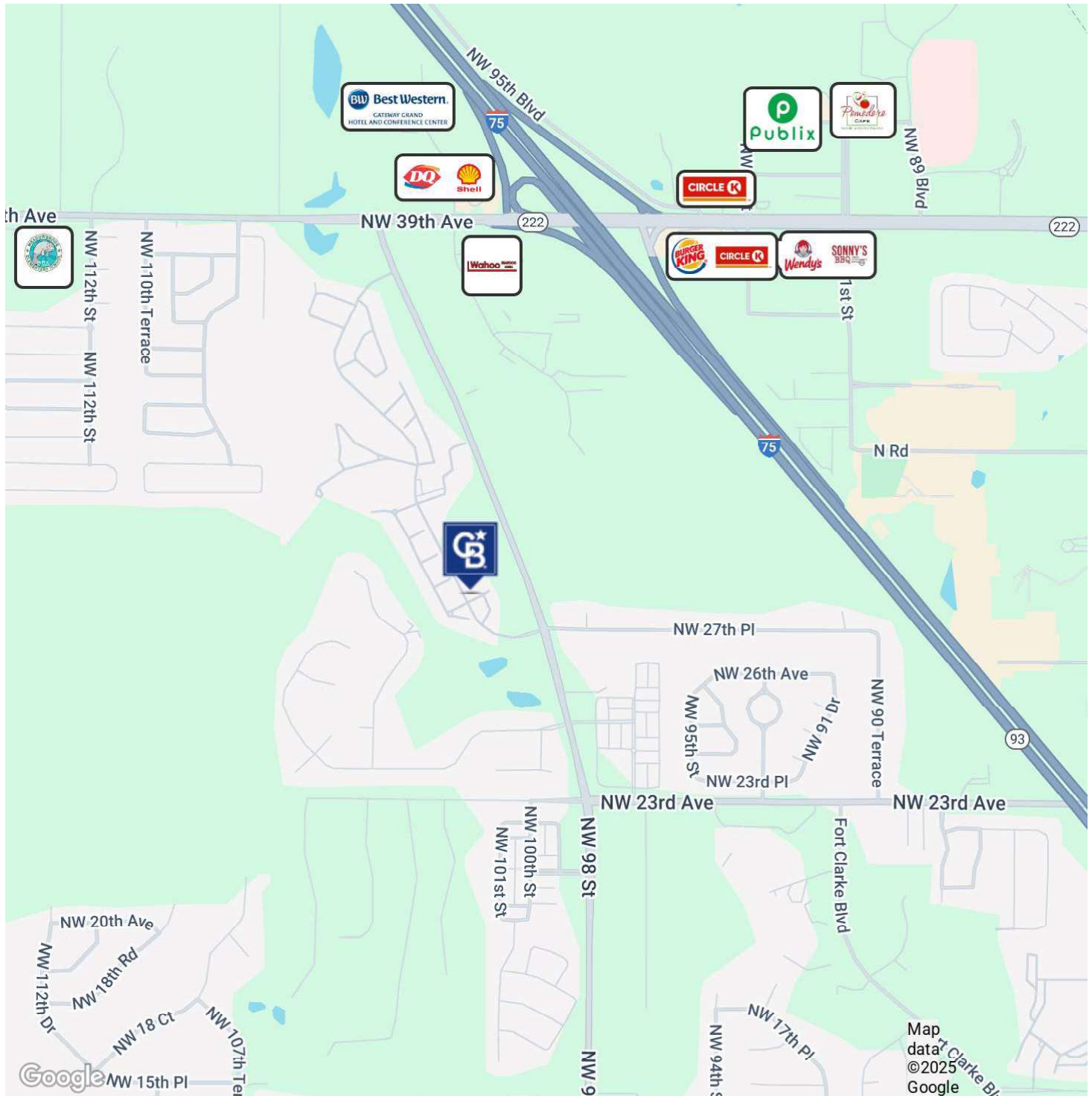


**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# SALE

# MEADOWBROOK GOLF COURSE

3200 NW 98th St Gainesville, FL 32606



**Craig Carter**

(352) 339-4038

ccarter@mmparrish.com

**Dean R. Cheshire**

(352) 745-1883

Dean@mmparrish.com

**Michelle Carter**

(352) 339-5734

mcarter@mmparrish.com



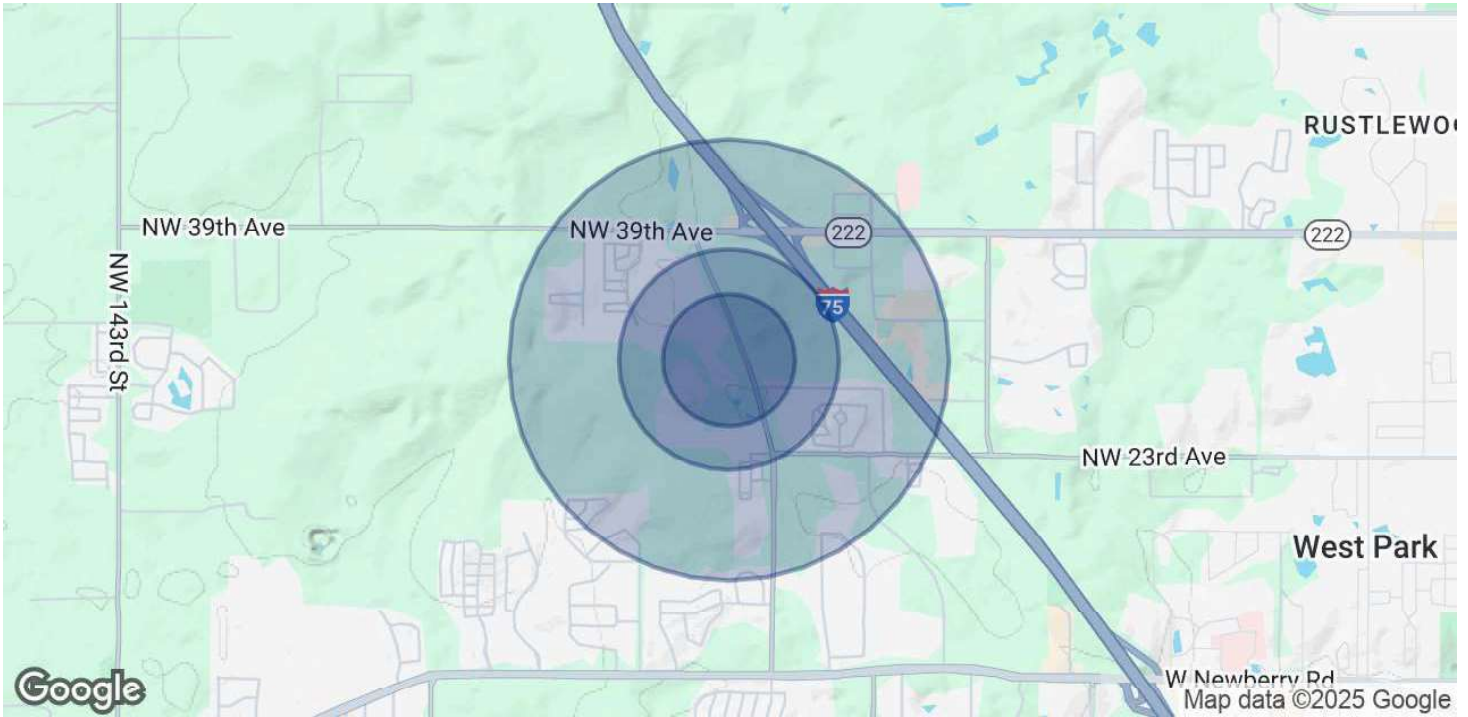
**COLDWELL BANKER**  
**COMMERCIAL**  
**M.M. PARRISH REALTORS**



# SALE

## MEADOWBROOK GOLF COURSE

3200 NW 98th St Gainesville, FL 32606



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	338	1,082	4,341
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	44	43	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	137	420	1,722
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$152,291	\$142,220	\$132,398
Average House Value	\$440,698	\$455,227	\$433,702

### TRAFFIC COUNTS

NW 98th St	12,000/day
------------	------------

Demographics data derived from AlphaMap

**Craig Carter**

(352) 339-4038

ccarter@mmparrish.com

**Dean R. Cheshire**

(352) 745-1883

Dean@mmparrish.com

**Michelle Carter**

(352) 339-5734

mcarter@mmparrish.com



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS



352.745.1883

dean@mmparrish.com

352.339.5734

mcarter@mmparrish.com

352.339.4038

ccarter@mmparrish.com

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!**

