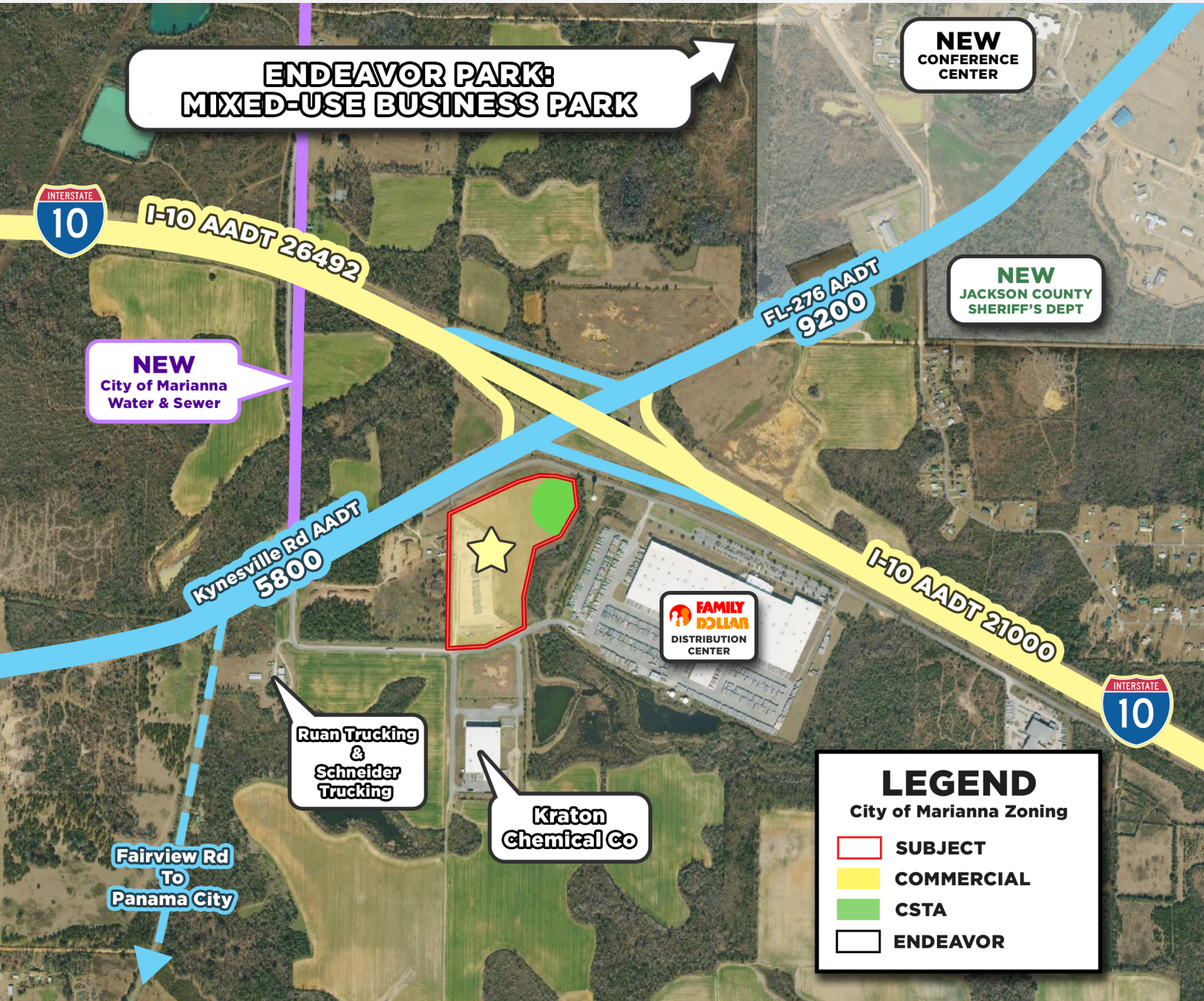


**FOR SALE**  
**COMMERCIAL**  
**\$3,525,000**

24+/- ACRES OF COMMERCIAL LAND MARIANNA  
\$3.45 SQFT

**KYNESVILLE RD, MARIANNA, FL 32448**







VIDEO

SALE PRICE

**\$3,525,000**

OFFERING SUMMARY

Listing Price	\$3,525,000
Acres	23.63 Acres
Price Per Acre	\$149,175
County	Jackson
Zoning	Commercial
Utilities	Near site
Parcel IDs	18-4N-10-0000-0010-0001
Coordinates	30.7521784, -85.2749512
Real Estate Taxes	\$2,701.42

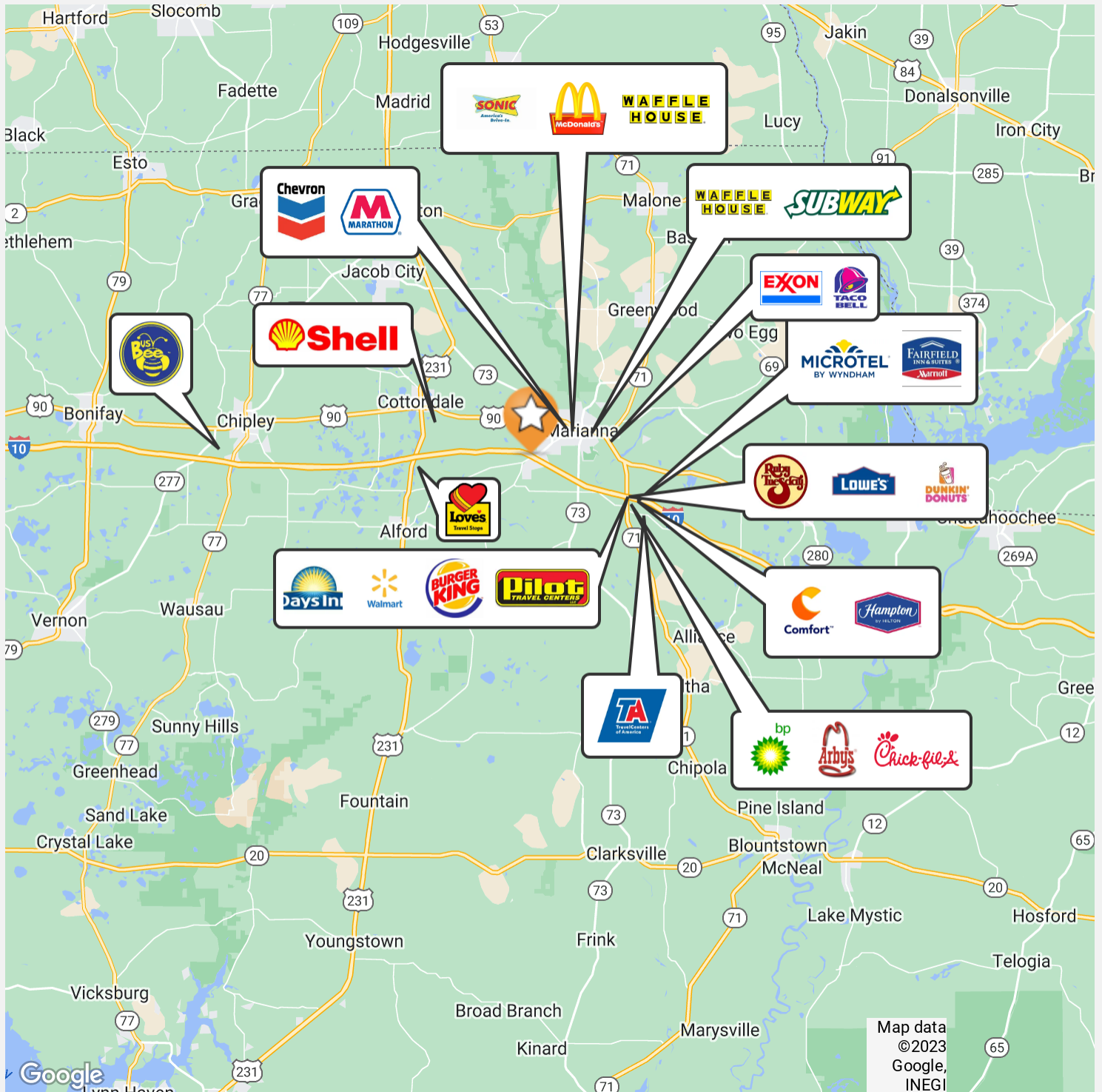
PROPERTY OVERVIEW

Incredible Opportunity: 24+/- Acres on I-10 Exit 136! Strategically located, this versatile property is partially annexed and zoned commercial by Marianna City, offering an array of possibilities. With water and sewer onsite, it's ideal for Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial, Distribution, and Residential developments.

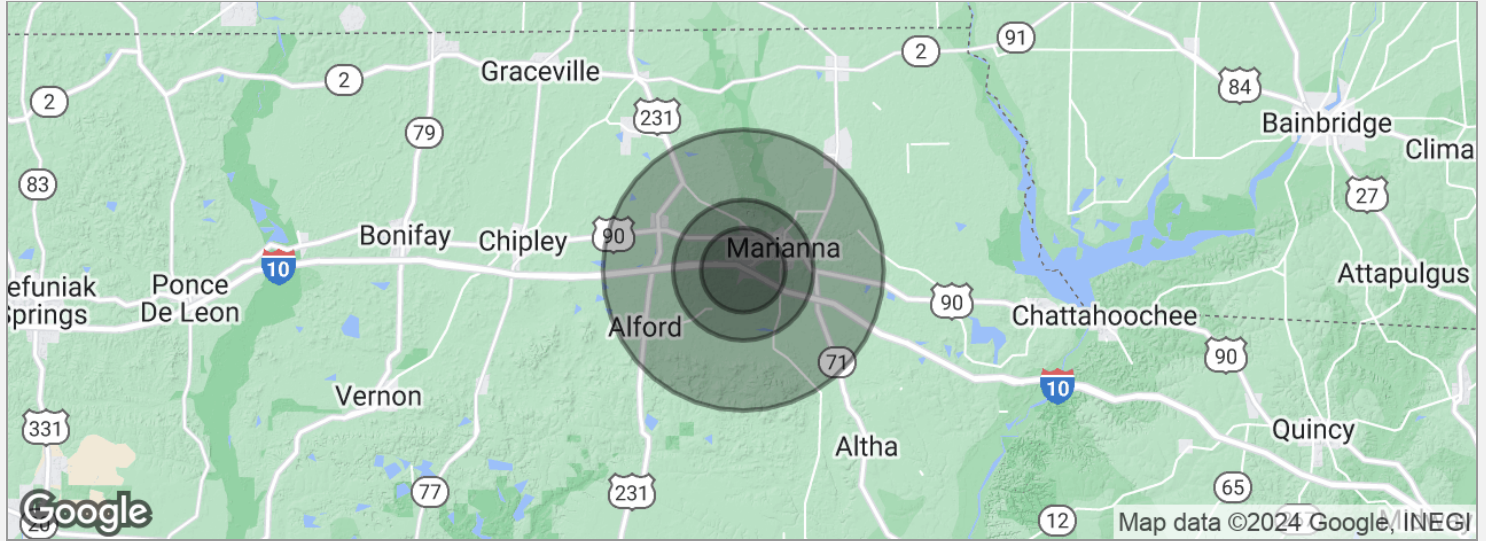
What sets this opportunity apart is the immense potential fueled by Jackson County's commitment to development, exemplified by their green light for the adjacent 1,200-acre Mixed-use Endeavor Park. This intersection is poised for exponential growth, making this property an irresistible investment for a forward-thinking gas travel center company. Don't miss your chance to be part of this thriving future!

PROPERTY HIGHLIGHTS

- 100% usable land, Pad Ready & Master Retention in place.
- Water, Natural Gas, and Sewer service onsite
- Estimated Employees for Family Dollar: 525-589, seasonal fluctuations. RUAN: 230, 200 Drivers and 30 Office and Tech Staff.
- Estimated Truck Trips: Family Dollar: 200-250 per day. RUAN: 160-180 per day.







#### POPULATION

	3 MILES	5 MILES	10 MILES
Total population	4,111	9,874	19,350
Median age	41.8	41.6	43.3
Median age (male)	38.8	41.1	41.0
Median age (Female)	47.4	44.1	45.5

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	2,305	5,281	9,890
# of persons per HH	1.8	1.9	2.0
Average HH income	\$36,422	\$45,175	\$47,228
Average house value	\$88,078	\$105,962	\$114,181

\* Demographic data derived from 2020 ACS - US Census