





**VIDEO**

**SALE PRICE**

**\$749,500**

**OFFERING SUMMARY**

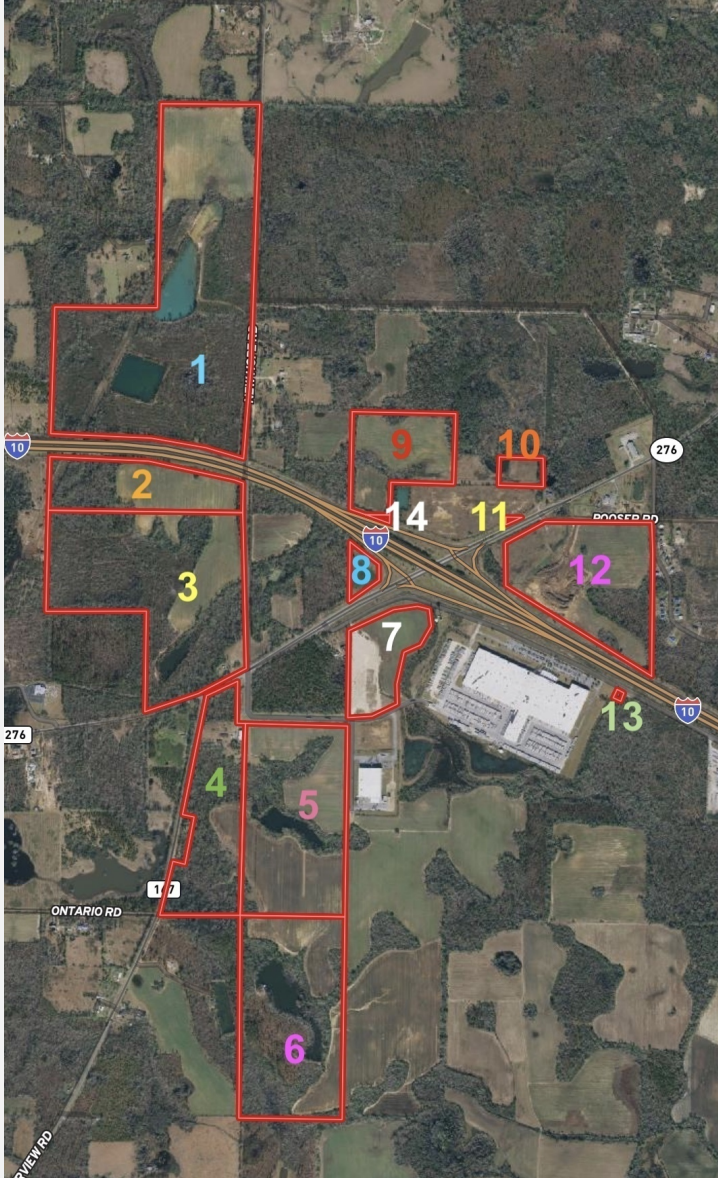
<b>Acres</b>	37.23 Acres
<b>County</b>	Jackson
<b>Zoning</b>	Commercial
<b>Utilities</b>	City Water, Sewer, & natural gas nearby
<b>Parcel IDs</b>	174n10000000300020
<b>Coordinates</b>	30.7446966, -85.2543368
<b>Real Estate Taxes</b>	\$117.97

**PROPERTY OVERVIEW**

Investment opportunity- 38+/- Acres off of I-10 Exit 136. Marianna City annexed and zoned commercial. Water and Sewer available. Possible uses Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial, Distribution, and Residential. This intersection being incentivized for development by Jackson County, with their recent approval of the the adjacent 1,200 acre Mixed-use- Endeavor Park.

**PROPERTY HIGHLIGHTS**

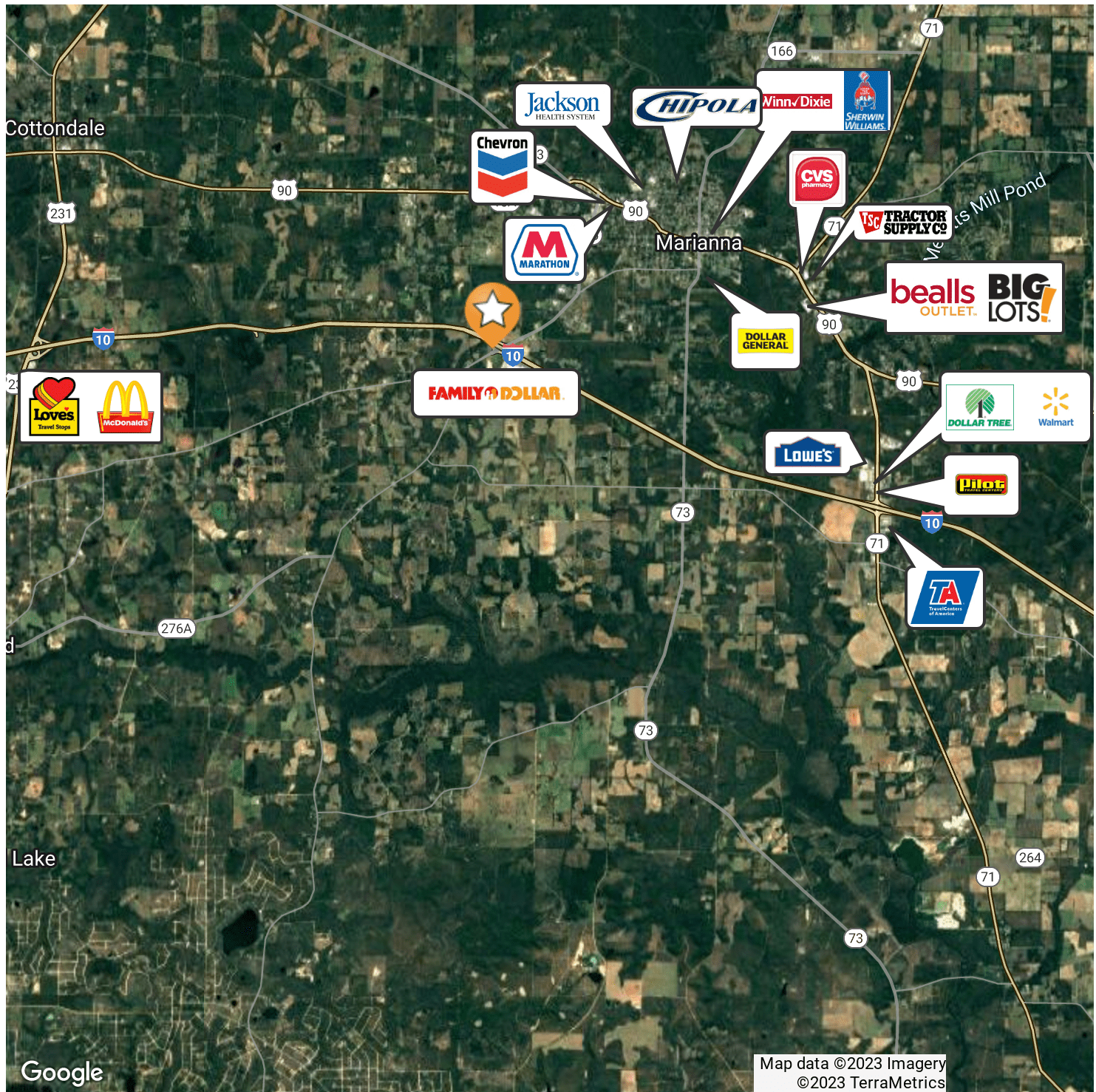
- City of Marianna zoning Commercial
- Water, Natural Gas, and Sewer service onsite
- Long Term appreciation available for patient capital
- Estimated Employees working in the intersection: 790
- Estimated Truck Trips: 400



## ADDITIONAL PARCELS AVAILABLE FOR PURCHASE. (CONTACT AGENT FOR MORE INFORMATION)

- 1 : 180.65 Acres
- 2: 36.13 Acres
- 3: 109.71 Acres
- 4: 48.41 Acres
- 5: 77.89 Acres
- 6: 82.91 Acres
- 7: 23.63 Acres
- 8: 4.46 Acres
- 9: 33.36 Acres
- 10: 46.93 Acres
- 11: 0.23 Acres
- 12: 61.95 Acres
- 13: 0.28 Acres
- 14: 0.39 Acres
- **Stars: Current location of billboards**







### STATE/COUNTY TAXES

The State of Florida and Jackson County offer liberal tax rates. There is no state income tax; the corporate income tax rate is 5.5%; retail sales tax is 7.5%; gasoline tax is \$0.07 per gallon; intangible tax is 1.5 mills per dollar. The 2016 real estate tax millage for all three sites was 13.6113 mills for properties located in the county jurisdiction area. The same millage is used for "tangible personal property" (equipment) in the county jurisdiction area.

### LAND PRICING

Land pricing in the County is historically below many other markets. Possible land parcels may be granted to a new or expanding employer who commits to a high number of new jobs at above-average wages with a large capital investment in the expansion or relocation project.

### AD VALOREM/PROPERTY TAX REBATES

Ad Valorem/property tax rebates may be granted by Jackson County and City of Marianna on the general revenue portion and for both real estate and personal property, at the discretion of each of those governing boards, based upon the economic impact that the proposed new business will have on the community and region.

### SPECIALIZED TRAINING GRANTS

Specialized Training Grants may be obtained through the local workforce board (Career Source Chipola) for certain wage levels, number of new jobs created, and the project's capital investment. Training may be customized and done on-site, at the local community college, or vocational-technical center.

### RURAL JOB TAX CREDIT PROGRAM

The Rural Job Tax Credit Program offers an incentive for eligible businesses located within one of 36 designated Qualified Rural Areas to create new jobs. The tax credit ranges from \$1,000-\$1,500 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sale and Use Tax (FL Statute section 212.098).

### NATURAL GAS ENERGY SALES TAX BENEFIT

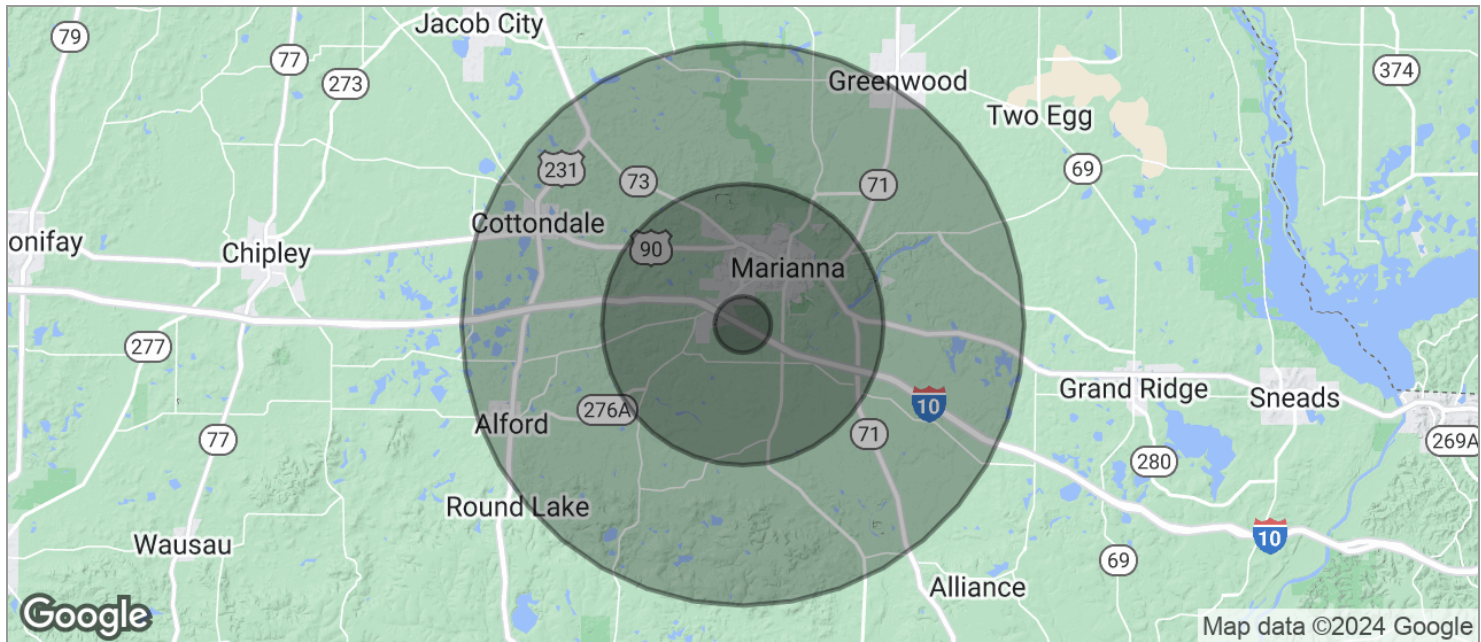
The Natural Gas Energy Sales Tax Benefit provides for a sales tax exemption (6%) on natural gas energy used in the manufacturing and production of certain tangible personal property of certain SIC codes [FL Statute 212.08(7)(ff)2]. This is based on average minimum amount of gross purchase amount per month, figured for up to a 10-year period.



# 38+/- ACRES OF COMMERCIAL LAND IN MARIANNA

I-10, Marianna, FL 32448

## Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	442	10,136	19,064
MEDIAN AGE	39.5	41.7	43.5
MEDIAN AGE (MALE)	37.4	41.2	41.2
MEDIAN AGE (FEMALE)	42.3	43.6	45.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	223	5,384	9,718
# OF PERSONS PER HH	2.0	1.9	2.0
AVERAGE HH INCOME	\$58,065	\$45,121	\$47,162
AVERAGE HOUSE VALUE	\$92,776	\$107,940	\$113,087

\* Demographic data derived from 2020 ACS - US Census