



FOR SALE
\$3,996,000

FLORIDA I-10,
25+/- ACRES COMMERCIAL

POSSIBLE TRAVEL CENTER/OTHER COMMERCIALS USES

3845 KYNESVILLE RD, MARIANNA, FL



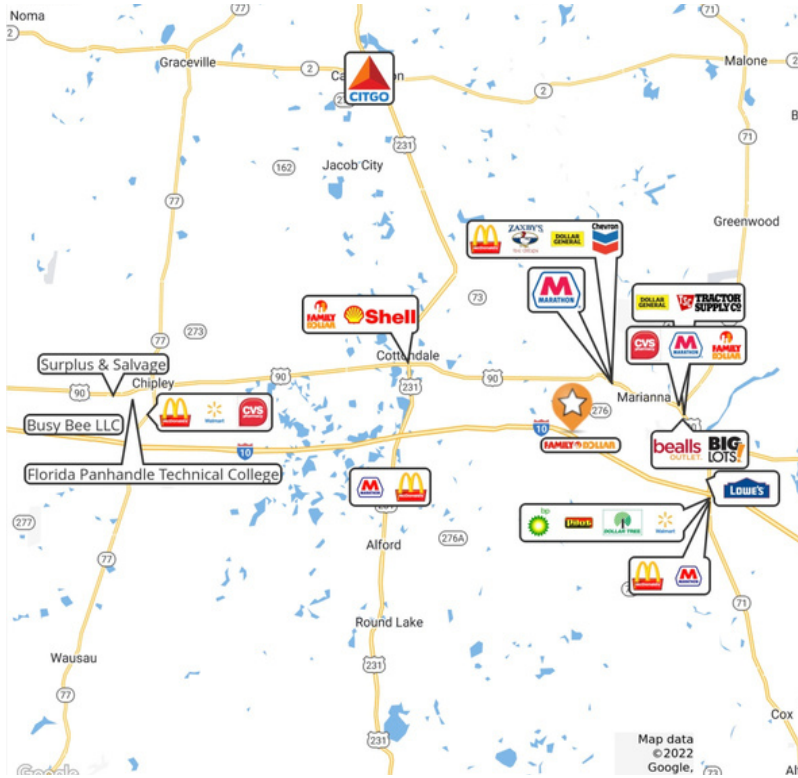
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25+/- ACRES OF COMMERCIAL LAND IN MARIANNA

3845 KYNESVILLE RD, MARIANNA, FL



PROPERTY DESCRIPTION

I-10 Exit 136. Some of subject 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. Parcel Adjacent to property is also available

PROPERTY HIGHLIGHTS

- City of Marianna zoning Commercial
- Water, Natural Gas, and Sewer service available
- Estimated Employees working in the intersection: 790
- Daily Estimated Truck Trips: 400

OFFERING SUMMARY

SALE PRICE: \$
LOT SIZE: 23.63ACRES

**Other Parcels
Available In All 4
Corners of Exit!**

[Click to view!](#)

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