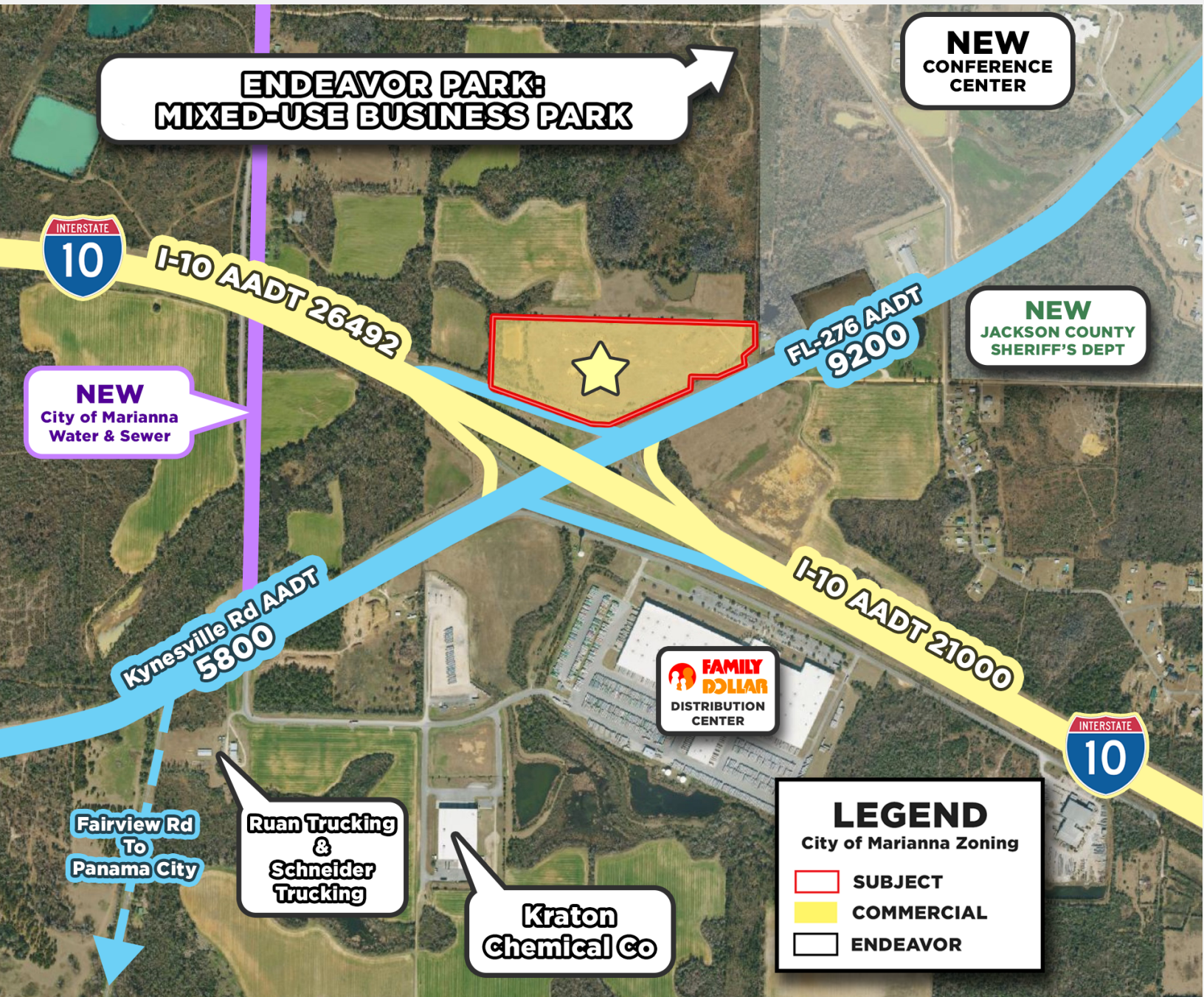




FOR SALE
COMMERCIAL
\$3,850,000

25+/- ACRES OF COMMERCIAL LAND IN MARIANNA-AT I-10 EXIT 136

KYNESVILLE RD, MARIANNA, FL 32448



BEN@CROSBYDIRT.COM
BEN CROSBY, CCIM, ALC
863.412.8977

CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



VIDEO

SALE PRICE

\$3,850,000

OFFERING SUMMARY

Acres	24.85 Acres
\$/Acre	\$154,930
County	Jackson
Zoning	Commercial
Utilities	City Water, Sewer & Gas.
Parcel IDs	07-4N-10-0000-0020-0010, 18-4N-10-0000-0030-0000
Coordinates	30.7521784, -85.2749512
Real Estate Taxes	\$10,938.00

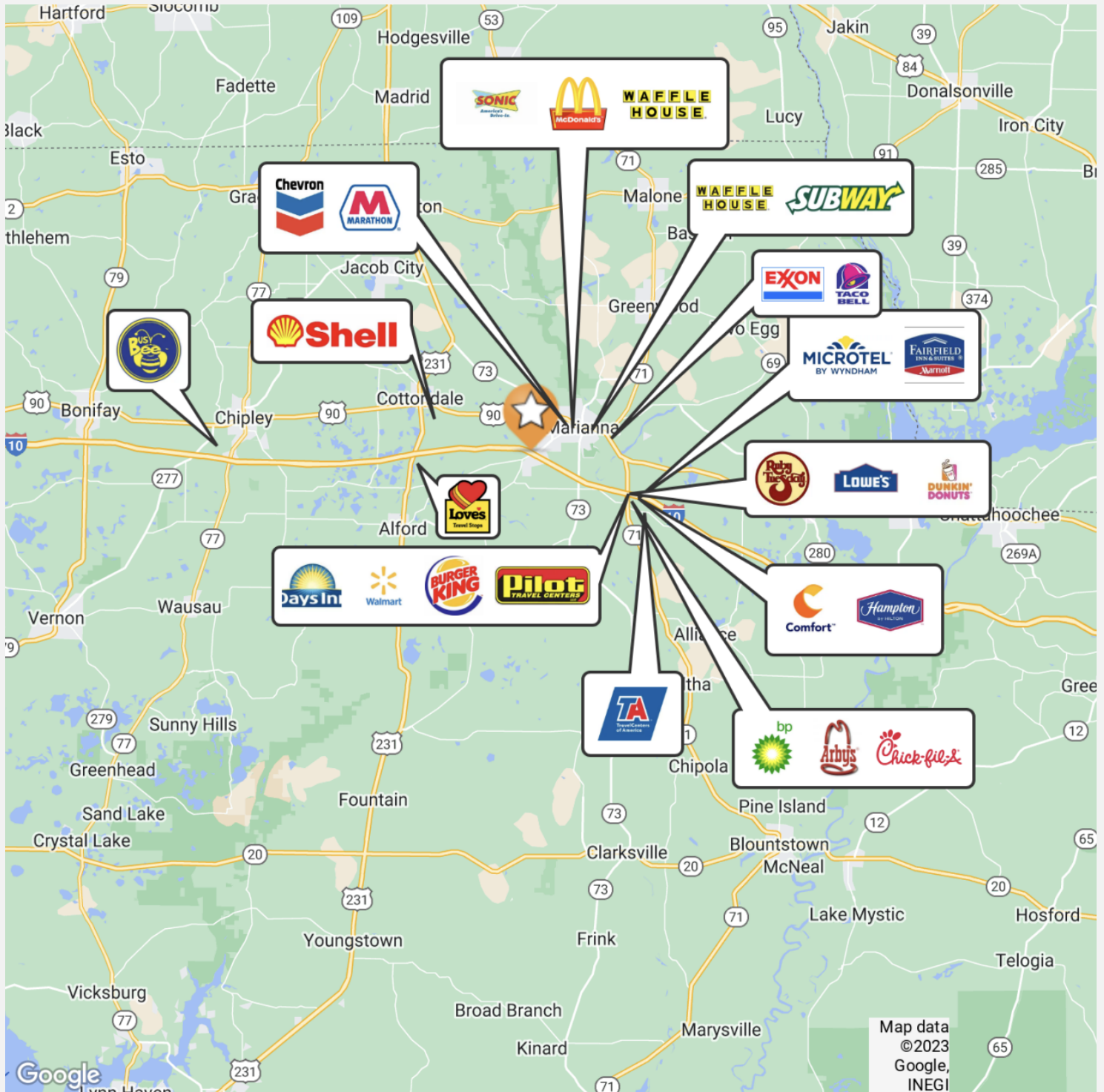
PROPERTY OVERVIEW

Interstate 10 at Exit 136 entrance 25+/- acres. Ideal for Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial and Distribution. Excellent visibility from I-10 and Pennsylvania Ave., The site is built up to grade and has existing retention pond. Water, sewer and gas is at the site. This location gains added value from Jackson County's recent approval of the adjacent 1,200-acre Mixed-use Endeavor Park, signaling a strong commitment to area development and growth.

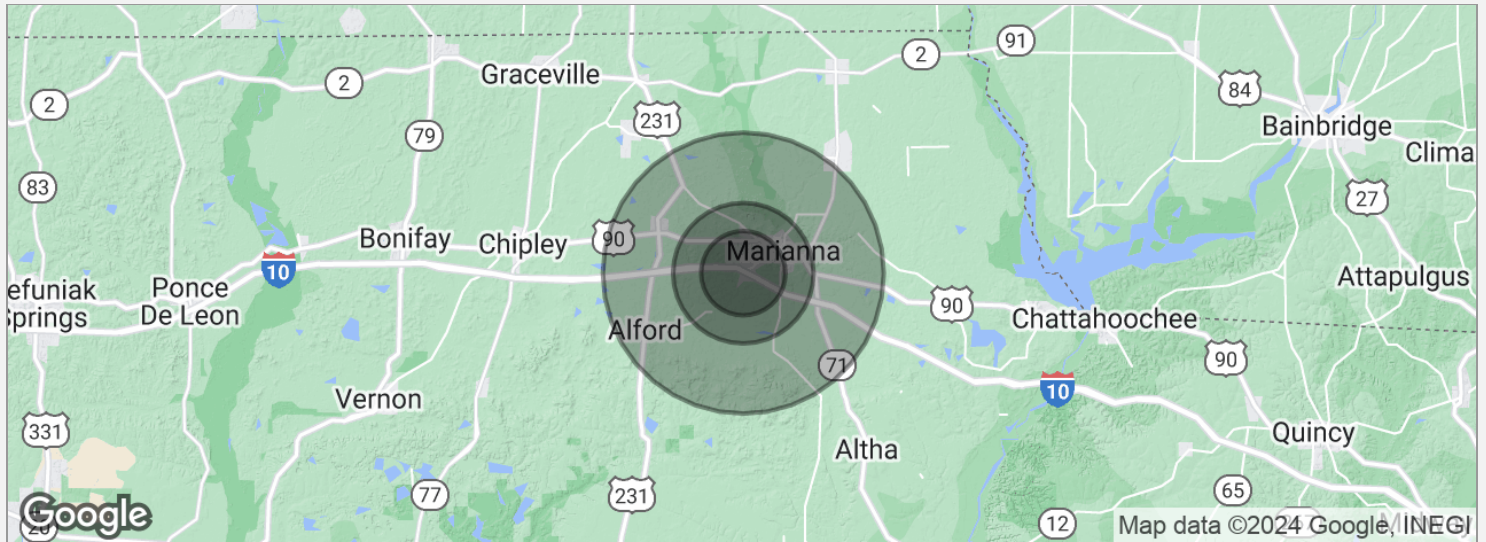
PROPERTY HIGHLIGHTS

- City of Marianna zoning Commercial
- Visibility of I-10 and Hwy 274 (Pennsylvania Ave)
- Water, Natural Gas, and Sewer service onsite
- Long Term appreciation available for patient capital
- 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. New Schneider Truck Depot with 20 trips per day.

ID#: 1096527



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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

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