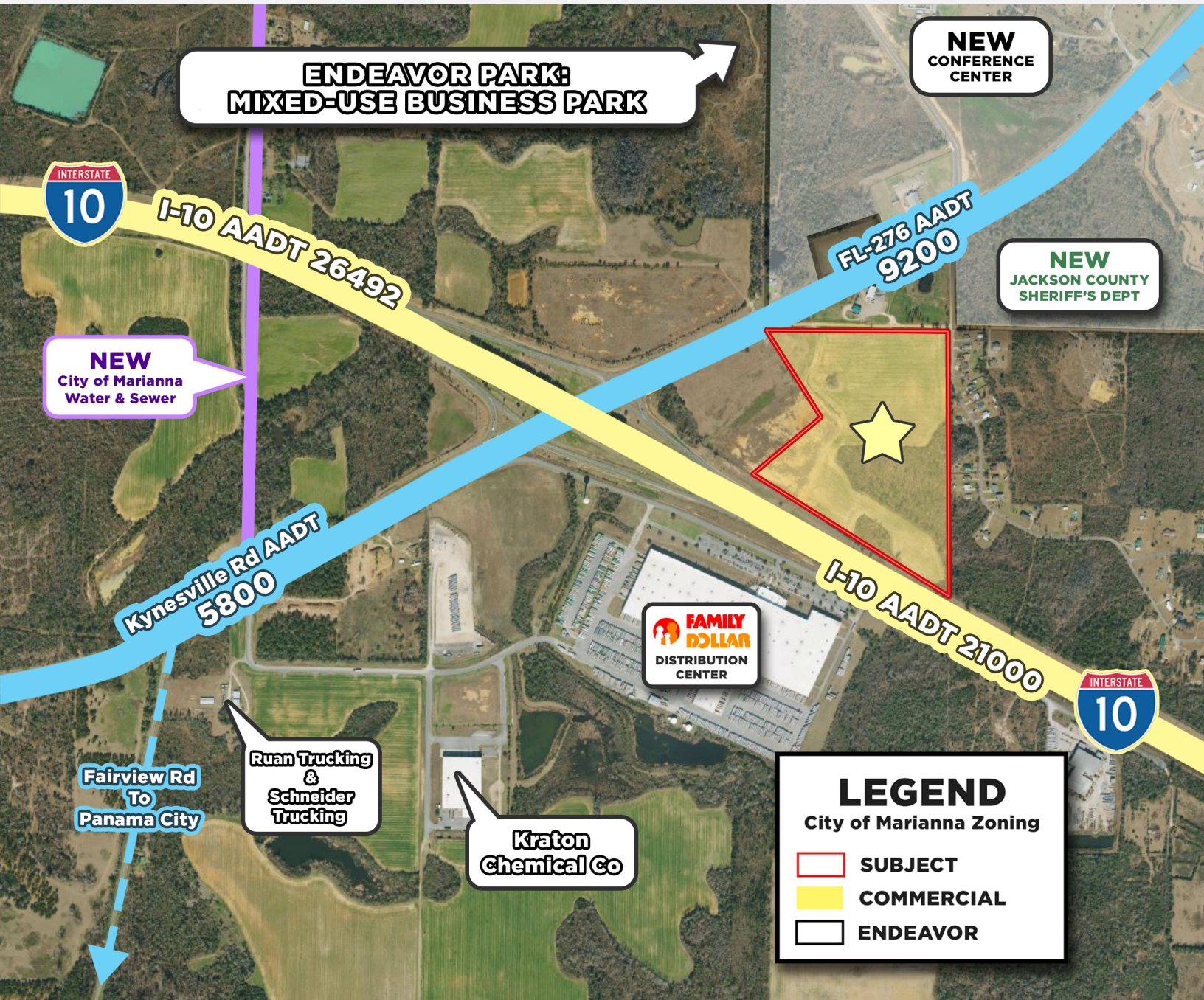


FOR SALE
COMMERCIAL
\$3,759,031

46.95 ACRES POSSIBLE RV RESORT ON I-10 EXIT 136
\$10,000 PER UNIT

KYNESVILLE RD., MARIANNA, FL 32448





VIDEO

SALE PRICE

\$3,759,031

OFFERING SUMMARY

| | |
|----------------|--|
| Acres | 46.95 Acres |
| County | Jackson |
| Zoning | Commercial & AG |
| Utilities | Near site |
| Parcel IDs | 18-4n-10-0000-0010-0001, 18-4n-10-0000-0010-0000 |
| Listing Price | \$3,759,031 |
| Price Per Acre | \$80,065 |
| Coordinates | 30.7508507, -85.2659818 |

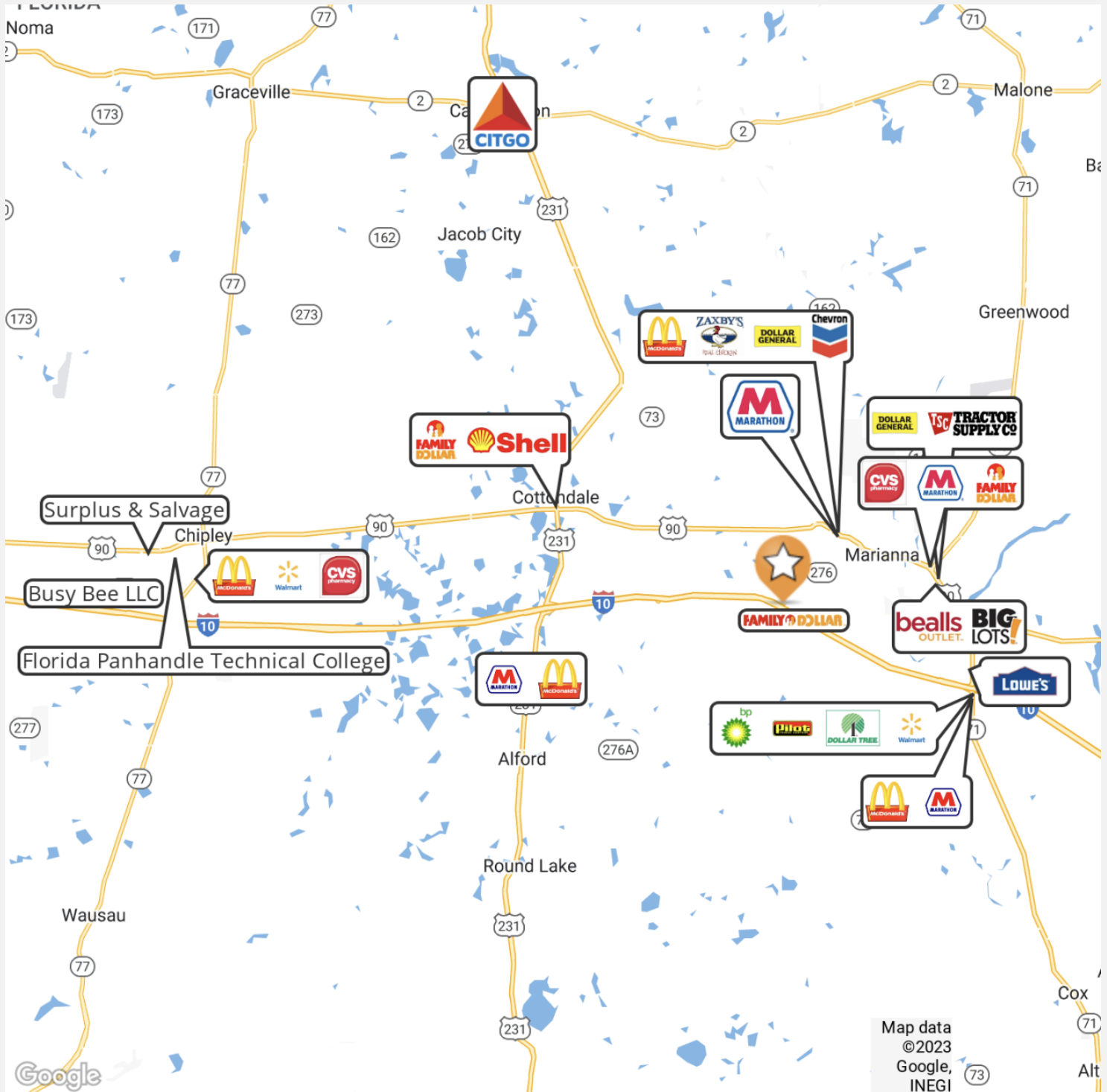
PROPERTY OVERVIEW

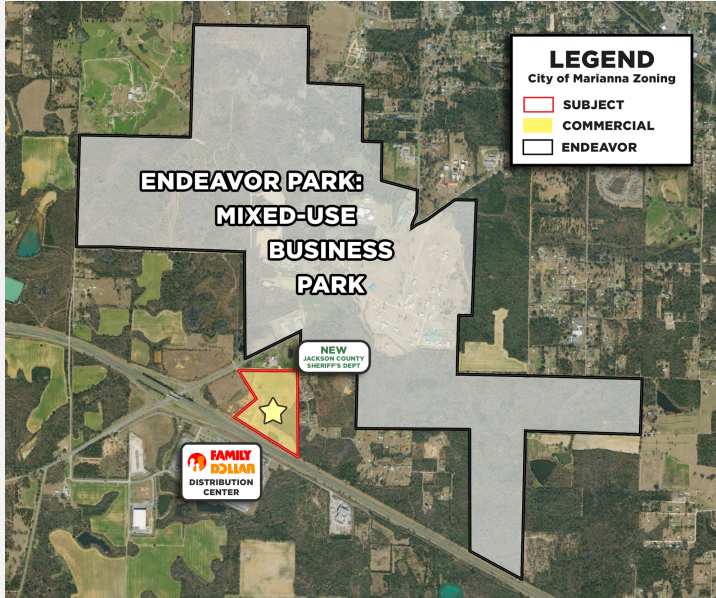
Your Future RV Park Resort Awaits! Perfectly positioned at the pulse of adventure and convenience, this prime lot presents an unparalleled opportunity for development. Nestled right off Exit 136 on the bustling I-10, it offers instant access to a stream of potential visitors.

Imagine your RV Park Resort as the gateway to some of Florida's most cherished natural wonders, including the enchanting Florida Caverns, just a stone's throw away. This location isn't just a place; it's a launchpad for unforgettable experiences and adventures, ensuring a steady flow of tourists and RV enthusiasts.

But that's not all. This site is more than ready for transformation, with essential utilities like city water, sewer, and natural gas readily accessible. These conveniences remove any barriers to development, allowing you to focus on creating an exceptional retreat.

Seize this chance to make a mark in Marianna, turning this lot into a thriving hub of relaxation and exploration. This isn't just an investment in land; it's an investment in potential, in experiences, and in a future teeming with possibilities. Be the visionary who brings the next big destination to life in Marianna. With Jackson County Approved Endeavor park being built right next door crowds are sure to come pouring in. Don't wait this parcel won't be available for long.





LOCATION INFORMATION

| | |
|------------------|---|
| Building Name | 46.95 Acres Possible RV Resort on I-10 exit 136 \$10,000 per unit |
| Street Address | Kynesville Rd. |
| City, State, Zip | Marianna, FL 32448 |
| County | Jackson |

PROPERTY HIGHLIGHTS

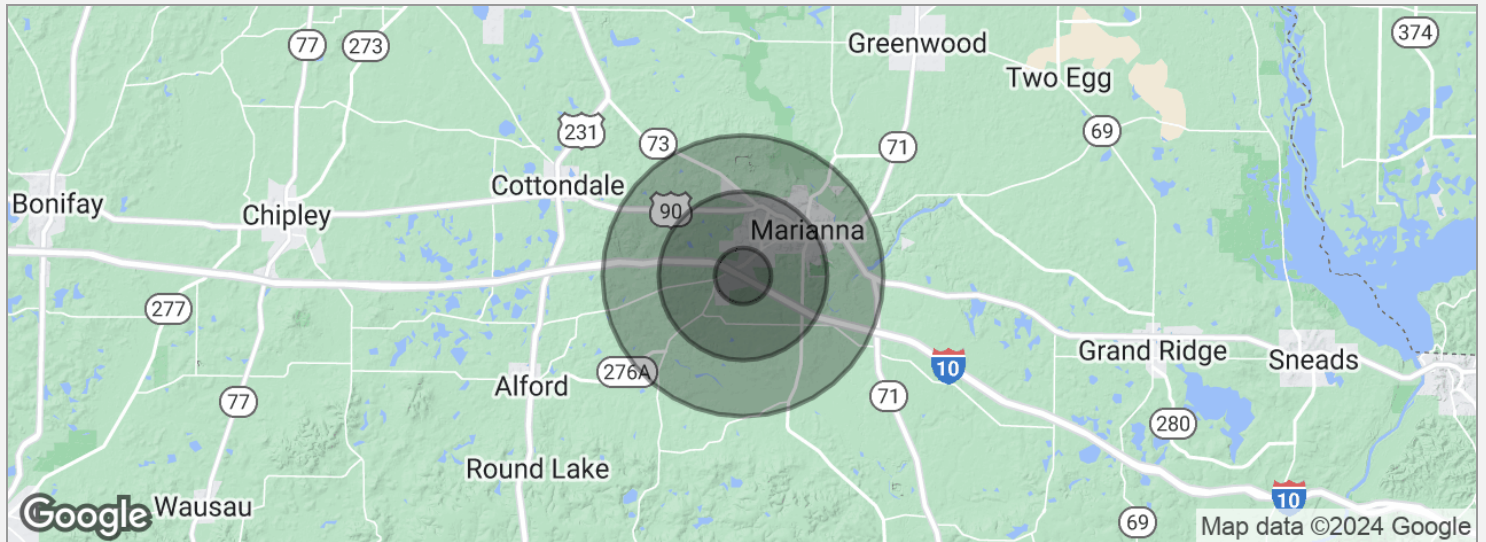
- Alternative uses: Travel Center, light industrial, hospitality, or mixed use residential.
- City of Marianna zoning Commercial and Ag
- City water, sewer, and natural gas onsite
- Long Term appreciation available for patient capital

DEMOGRAPHICS

46.95 Acres Possible RV Resort on I-10 exit 136 \$10,000 per unit

Demographics Map

5



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 453 | 5,070 | 10,080 |
| Median age | 34.0 | 42.4 | 41.6 |
| Median age (male) | 28.8 | 39.9 | 41.0 |
| Median age (Female) | 43.5 | 46.9 | 43.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Total households | 227 | 2,844 | 5,361 |
| # of persons per HH | 2.0 | 1.8 | 1.9 |
| Average HH income | \$45,094 | \$37,807 | \$45,374 |
| Average house value | \$89,112 | \$89,124 | \$107,581 |

* Demographic data derived from 2020 ACS - US Census