



**FOR SALE
LAND
\$1,600,000**

HIGH TRAFFIC CORNER LOT: 3.42 ACRES ZONED
COMMERCIAL ON HWY 90 & PANHANDLE ROAD IN
MARIANNA, FLORIDA

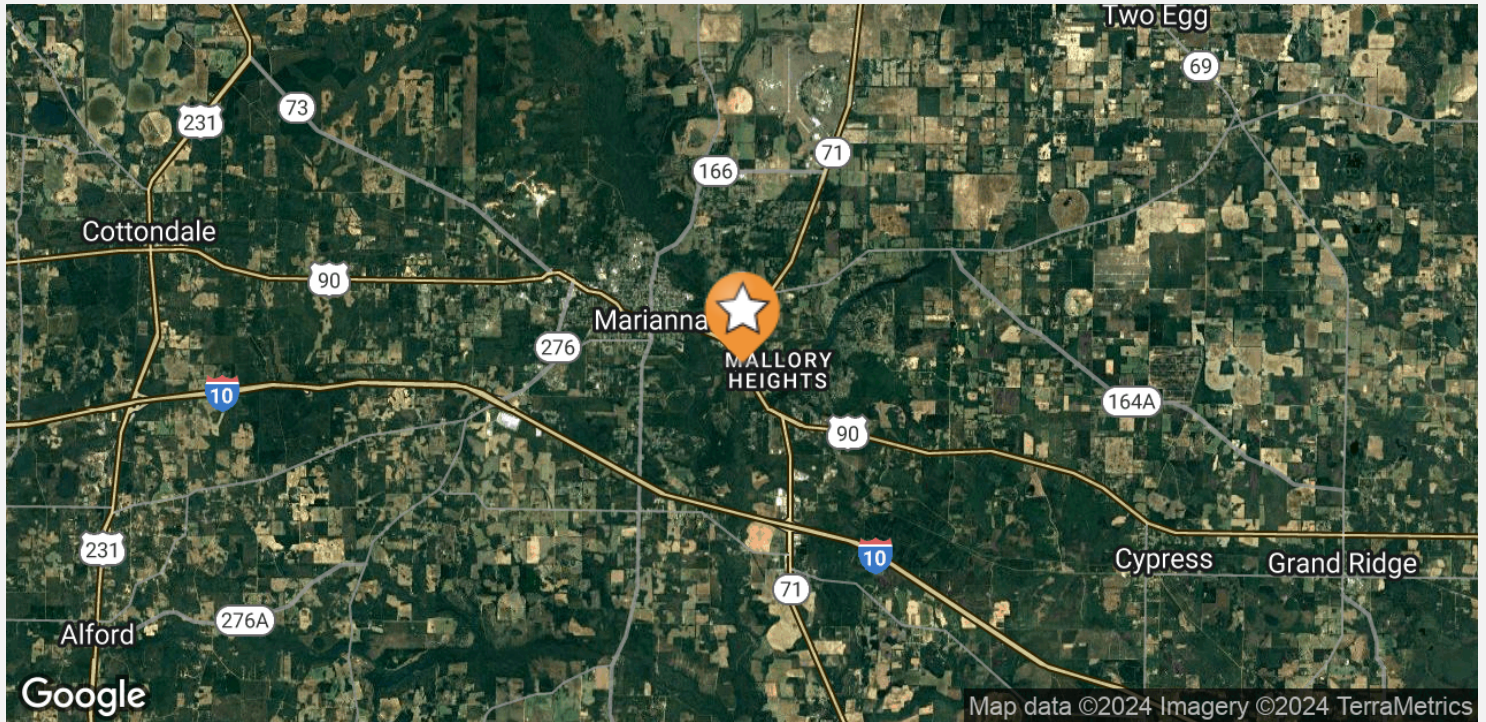
4746 HIGHWAY 90, MARIANNA, FL 32446



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



OFFERING SUMMARY

Listing Price	\$1,600,000
Acres	3.42 Acres
Price Per Acre	\$467,836
County	Jackson
Utilities	Electric, water, sewer & gas
Parcel IDs	11-4N-10-0000-0220-0070
Coordinates	30.762984, -85.199553
Real Estate Taxes	\$5,935.00

PROPERTY OVERVIEW

3.42 acres located on the SE corner of Hwy 90 & Panhandle Road in Marianna Florida. High traffic count & high and dry. Traffic light at intersection. The location is bound to attract both local residents and passing interstate travelers, making it an ideal hub for various commercial ventures.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	291	3,776	5,842
Total Population	590	7,131	11,390
Average HH Income	\$44,059	\$48,769	\$47,301

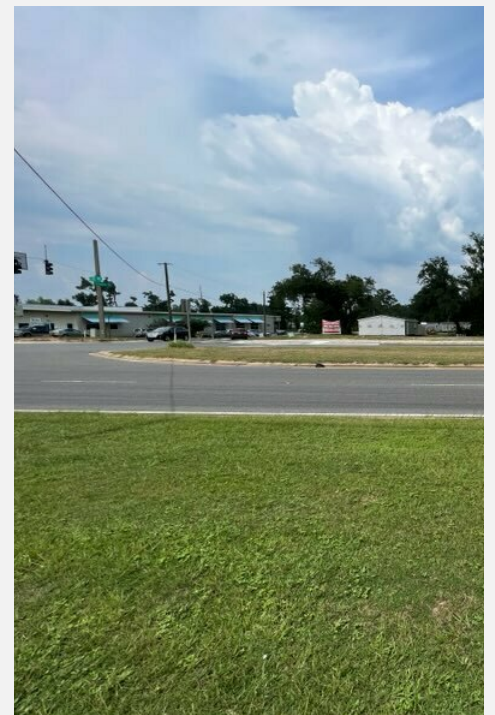
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Additional Photos

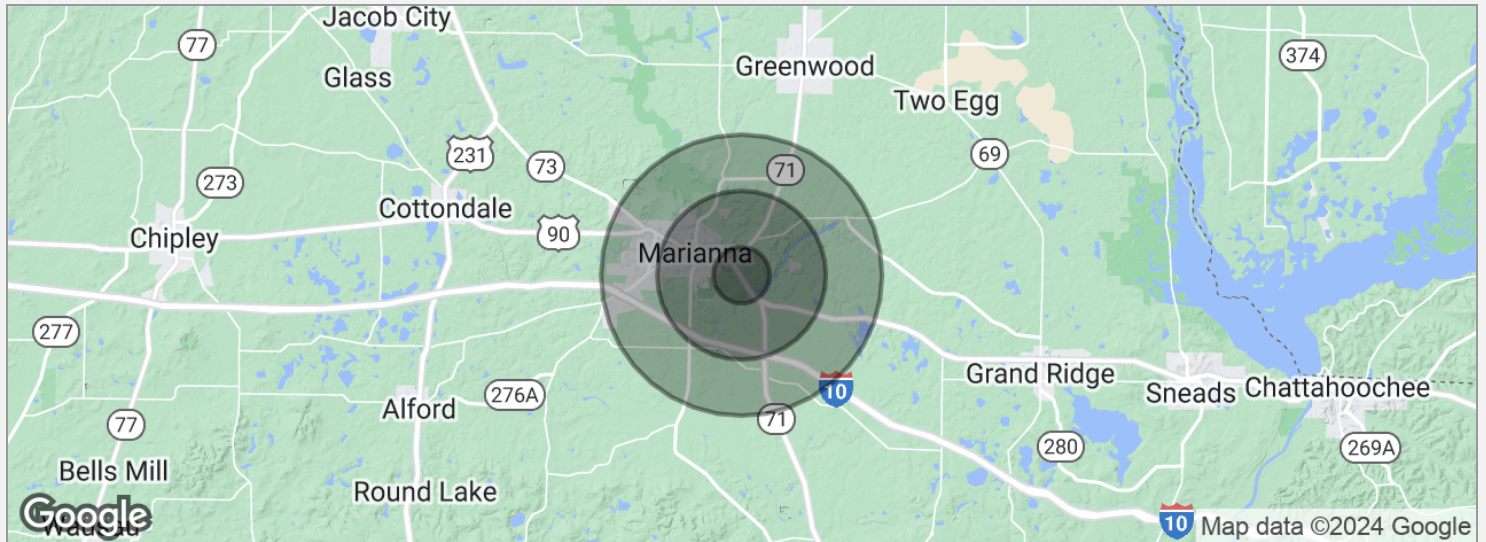
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Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	590	7,131	11,390
Median age	40.0	41.5	41.9
Median age (male)	44.4	42.7	40.4
Median age (Female)	31.2	40.4	43.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	291	3,776	5,842
# of persons per HH	2.0	1.9	1.9
Average HH income	\$44,059	\$48,769	\$47,301
Average house value	\$157,716	\$114,851	\$111,336

* Demographic data derived from 2020 ACS - US Census

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CLAY PATRICK

Broker Associate



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PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2022
APEX Award 2023
Member, Central Panhandle Association of Realtors
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021

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