



**FOR SALE
LAND
\$195,000**

COMMERCIAL LAND FOR SALE - 6.63 ACRES ON HIGH-TRAFFIC HWY 90 IN MARIANNA, FL

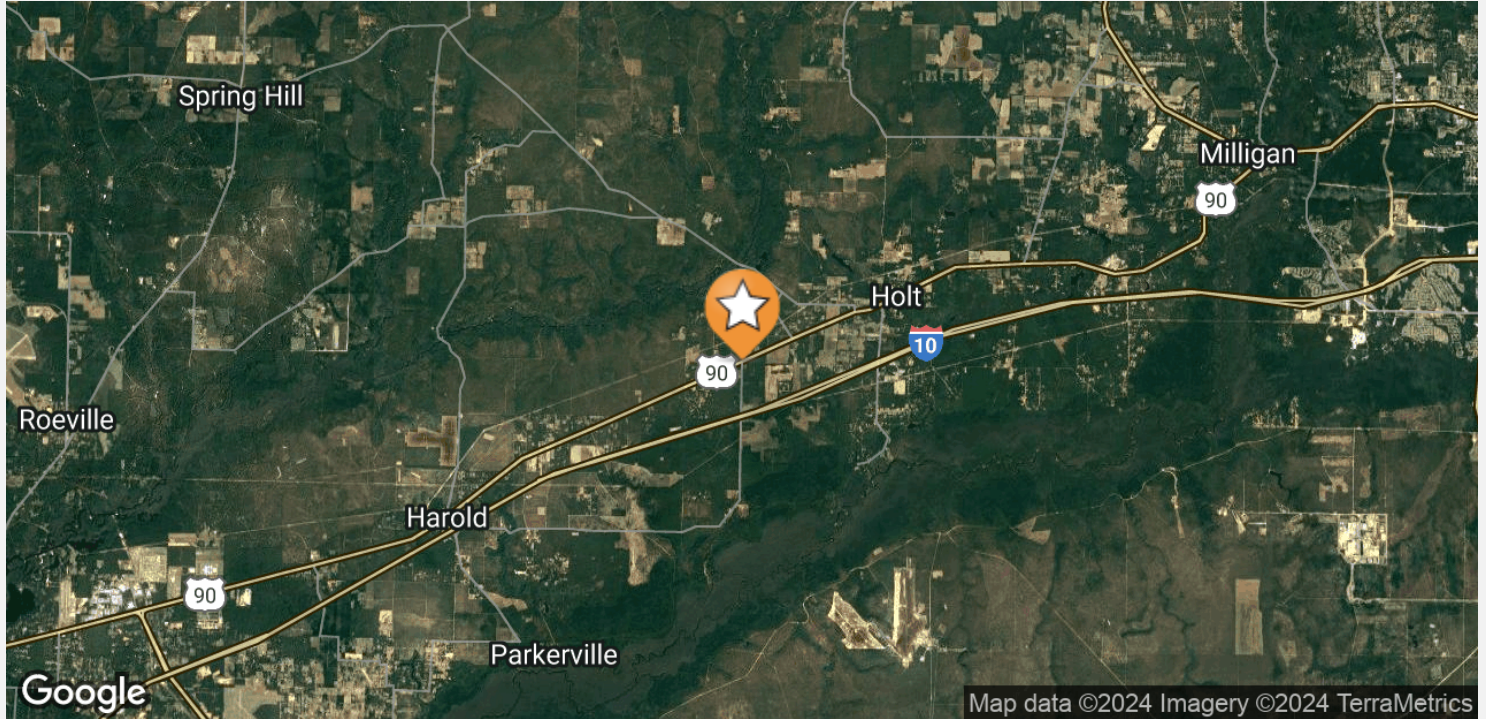
00 HWY 90 MARIANNA FL 32446, MARIANNA , FL 32446



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OFFERING SUMMARY

Listing Price	\$195,000
Acres	6.63 Acres
Price Per Acre	\$29,412
County	Jackson
Zoning	Commercial Highway
Utilities	Water, sewer & electric at the road.
Parcel IDs	13-4N-10-0000-0470-0100 & 13-4N-10-0000-0170-0000
Coordinates	30.6992392, -86.7915335
Real Estate Taxes	\$576.00

PROPERTY OVERVIEW

Strategically positioned on the east end of Marianna, this expansive 6.63-acre commercial highway land enjoys prime exposure on the high-traffic area of Hwy 90, making it an ideal investment. Just 2 miles north of I-10, this location provides easy access to major routes, attracting a constant flow of potential customers and clients. With 6.63 acres of versatile land, this property offers a blank canvas for various commercial ventures, including retail centers, office complexes, and more.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	42	858	4,280
Total Population	194	2,556	11,753
Average HH Income	\$81,445	\$66,073	\$63,582

ID#: 1240070

Additional Photos

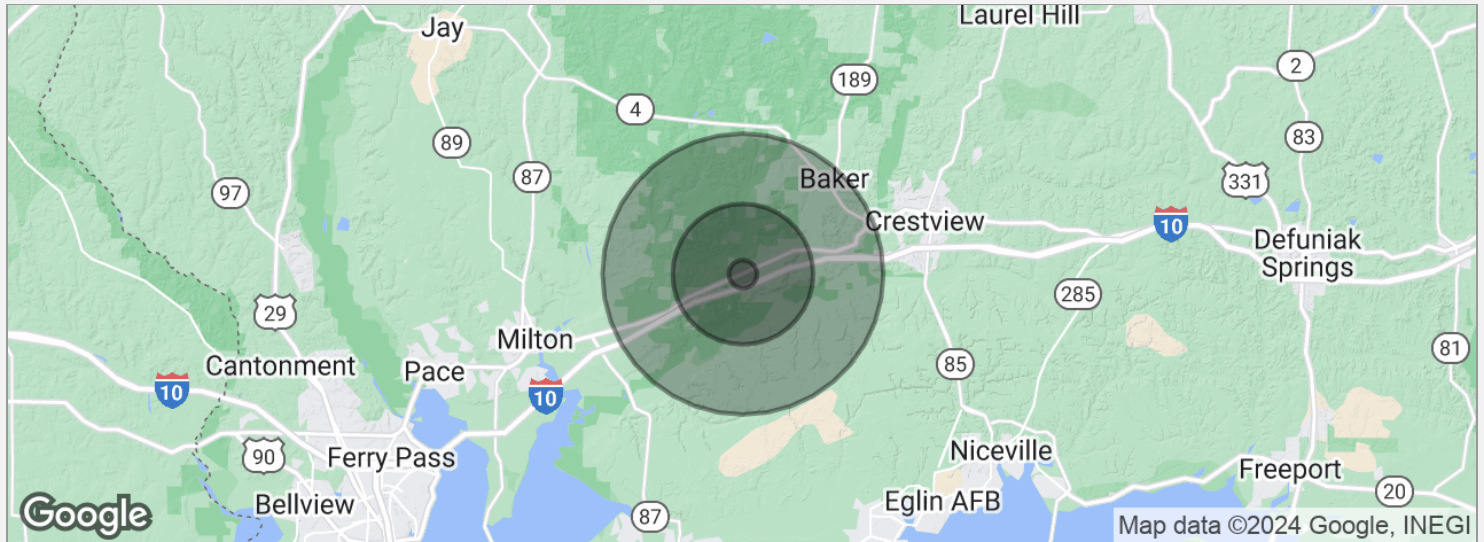
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ID#: 1240070

Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	194	2,556	11,753
Median age	44.2	49.3	43.0
Median age (male)	45.7	50.7	40.1
Median age (Female)	36.4	44.0	42.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	42	858	4,280
# of persons per HH	4.6	3.0	2.7
Average HH income	\$81,445	\$66,073	\$63,582
Average house value	\$133,328	\$140,514	\$177,707

* Demographic data derived from 2020 ACS - US Census

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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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