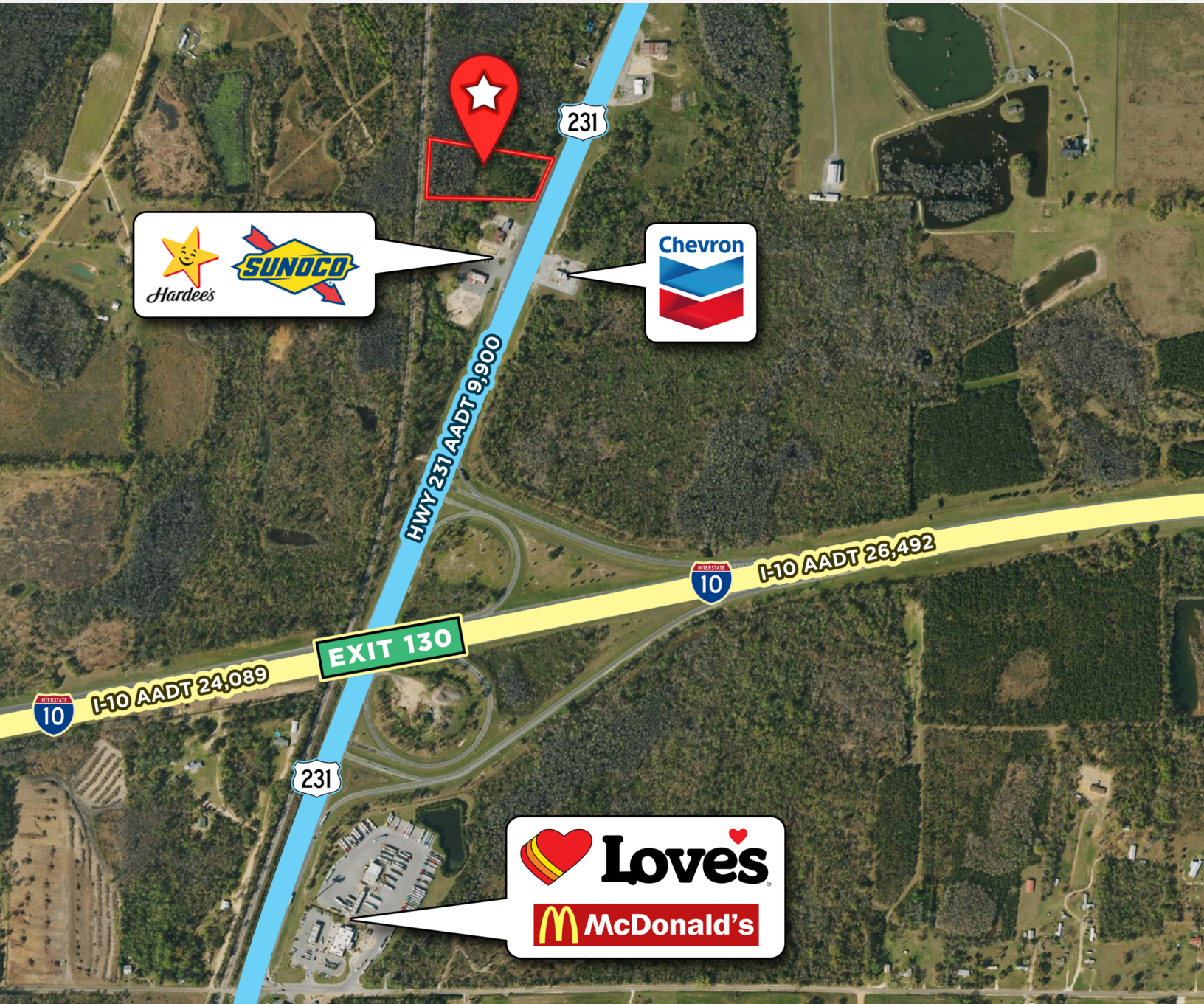




**FOR SALE  
LAND  
\$119,500**

UNBEATABLE INVESTMENT OPPORTUNITY: 3.348 ACRES  
AT I-10 & HWY 231

**2649 HIGHWAY 231, COTTONDALE, FL 32431**



CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610



CROSBYDIRT.COM  
NORTH FLORIDA OFFICE  
2860 HIGHWAY 71 N STE C  
MARIANNA, FL 32446





## SALE PRICE

**\$119,500**

## OFFERING SUMMARY

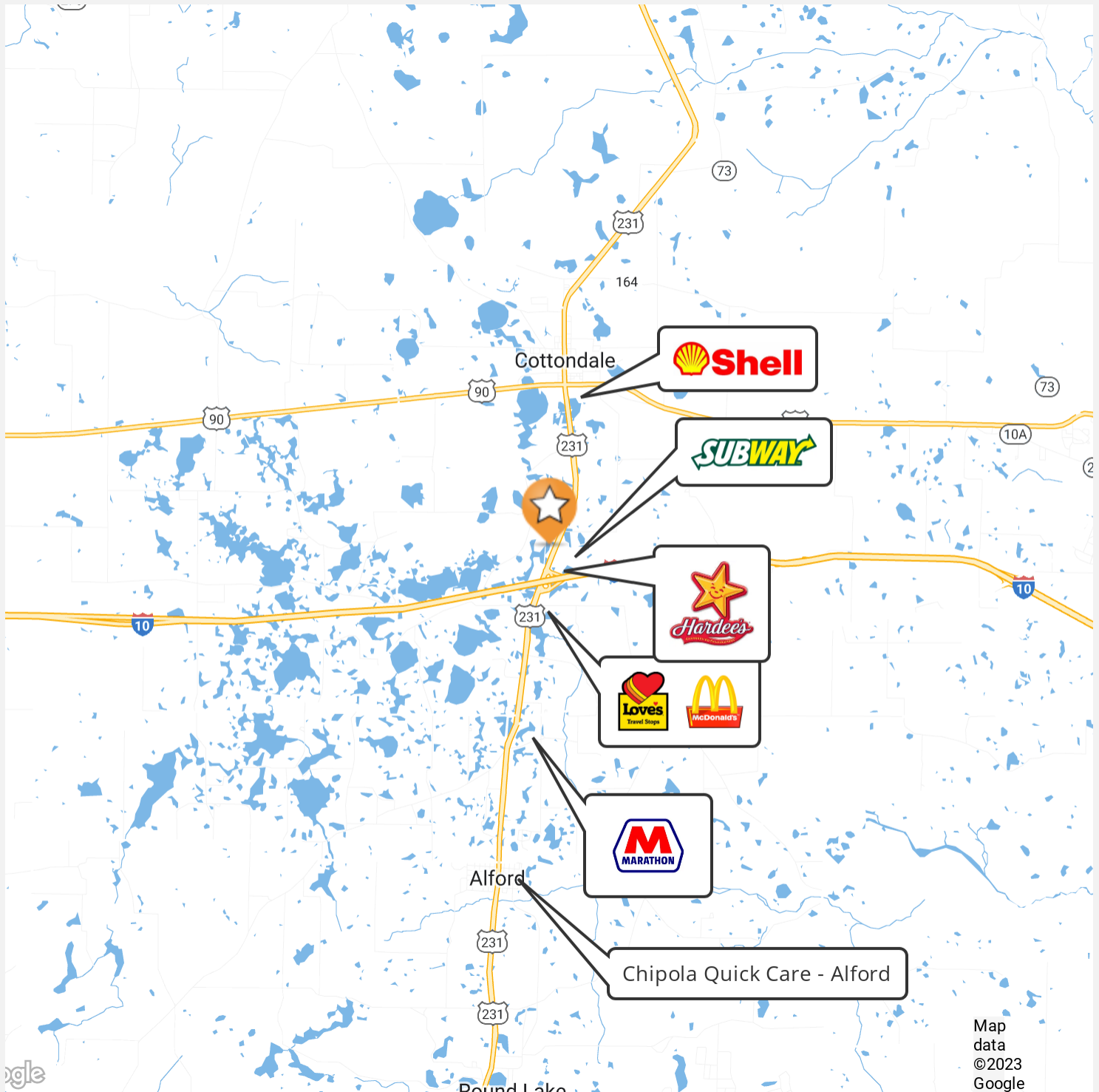
<b>Acres</b>	3.348 Acres
<b>\$/Acre</b>	\$35,693
<b>County</b>	Jackson
<b>Zoning</b>	Commercial
<b>Utilities</b>	Private well & septic on site. City water & sewer available.
<b>Parcel IDs</b>	07-4N-11-0000-0050-0020
<b>Coordinates</b>	30.75961, -85.380159
<b>Real Estate Taxes</b>	\$1,851.00

## PROPERTY OVERVIEW

Discover a Excellent 3.348-acre parcel at I-10 & Hwy 231 near Cottondale, FL, perfect for your business. High traffic counts of 23,000 vehicles per day on I-10 and 9,000 on Hwy 231, with the NEW Bay County International Airport driving growth. On-site private well & septic, with city water & sewer available. Don't miss this rare opportunity to capitalize on a strategic location with immense potential. Act fast to secure your business's success!

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	59	574	1,765
Total Population	125	1,156	3,479
Average HH Income	\$51,121	\$49,118	\$49,154





Additional Photos

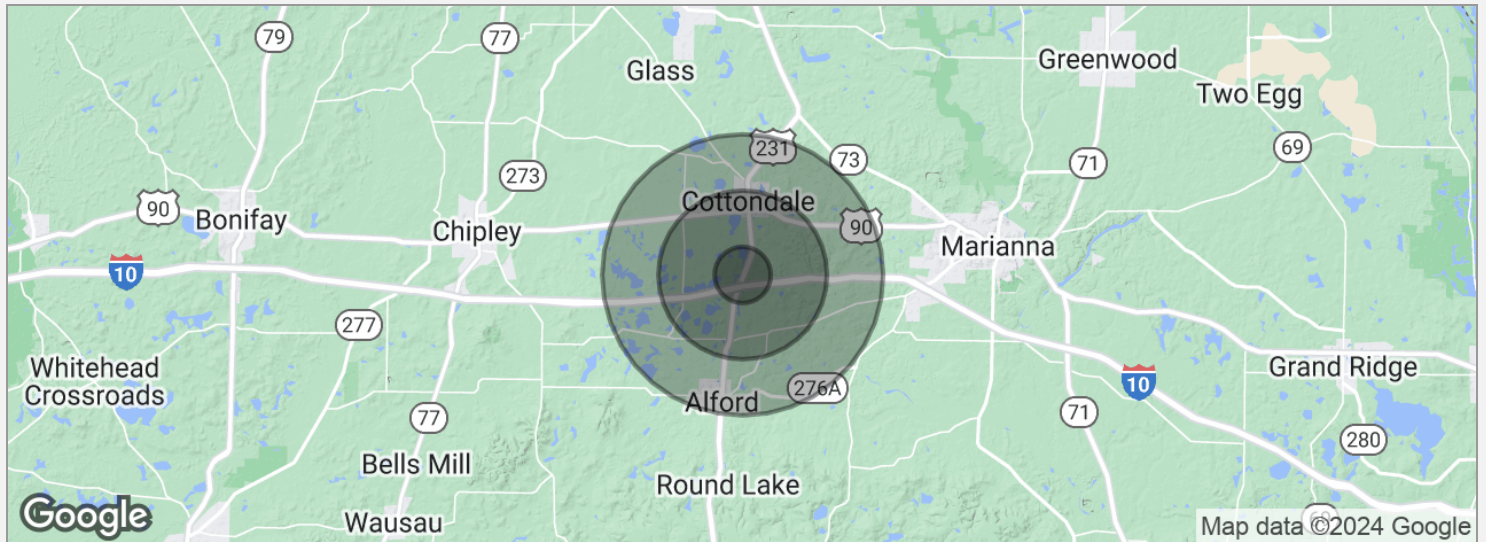
4





Demographics Map

5



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	125	1,156	3,479
Median age	34.3	37.5	42.4
Median age (male)	34.6	37.1	40.3
Median age (Female)	34.1	38.0	45.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	59	574	1,765
# of persons per HH	2.1	2.0	2.0
Average HH income	\$51,121	\$49,118	\$49,154
Average house value	\$106,016	\$107,217	\$118,741

\* Demographic data derived from 2020 ACS - US Census



## CLAY PATRICK

Broker Associate



2860 Highway 71 N ste C  
Marianna, FL 32446  
T 850.693.6610  
C 850.693.6610  
clay@crosbydirt.com  
FL #BK577436

## 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