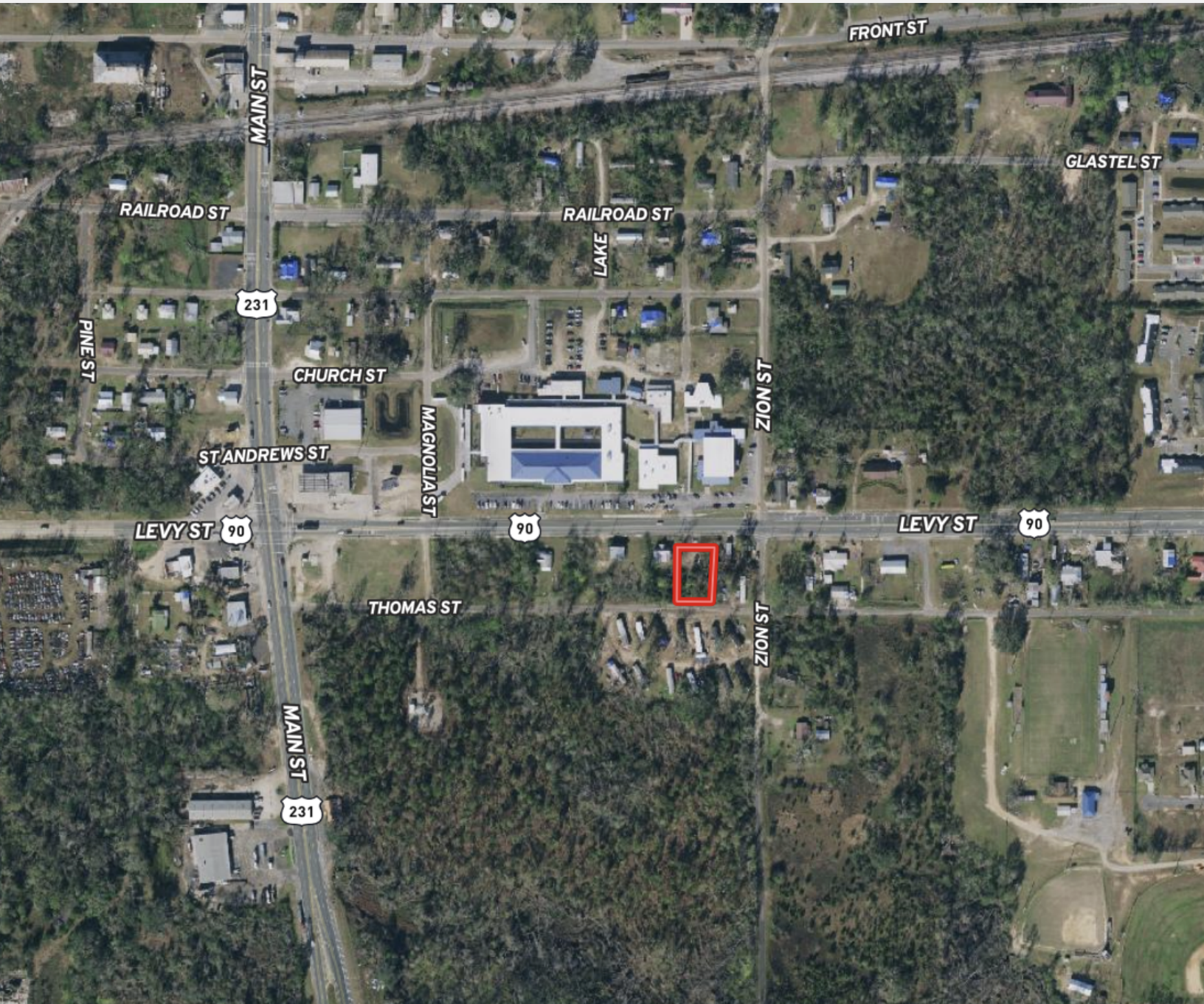




**FOR SALE  
LAND  
\$12,000**

RESIDENTIAL LOT: HWY 90, COTTONDALE, FL - CITY  
WATER, SEWER, AND EASY ACCESS

**2693 US HIGHWAY 90, COTTONDALE, FL 32431**



CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610



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





### PROPERTY DESCRIPTION

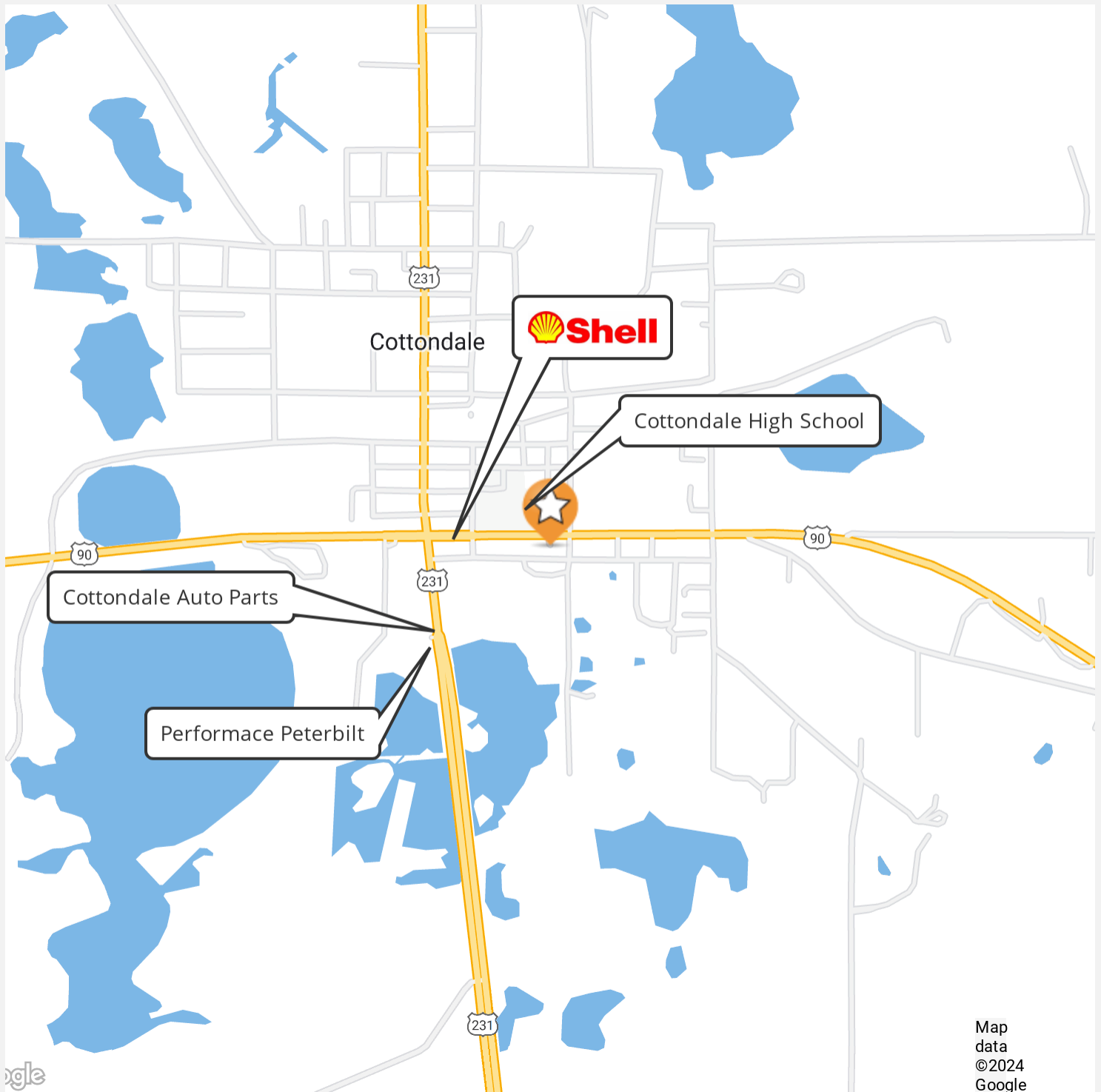
This is your chance to secure the perfect place to build your dream home. Located on the highly sought-after Hwy 90, this lot offers convenience and accessibility like no other. City water and sewer are available and with electric right at the street, your future home will be powered with ease. Situated just minutes away from the I-10 exit, this property provides the ideal balance of peaceful living with swift access to major routes for effortless commuting and exploration. Embrace the opportunity to create your dream haven in this desirable location today!

### OFFERING SUMMARY

Sale Price:	\$12,000
Lot Size:	0.421 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	58	1,552	10,214
Total Population	107	3,027	20,290
Average HH Income	\$49,064	\$50,355	\$45,952

ID#: 1240649



Map  
data  
©2024  
Google

ID#: 1240649

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Broker Associate  
clay@crosbydirt.com  
850.693.6610



**crosbydirt.com**

Corporate Office  
141 5th St. NW Suite 202  
Winter Haven, FL 33881



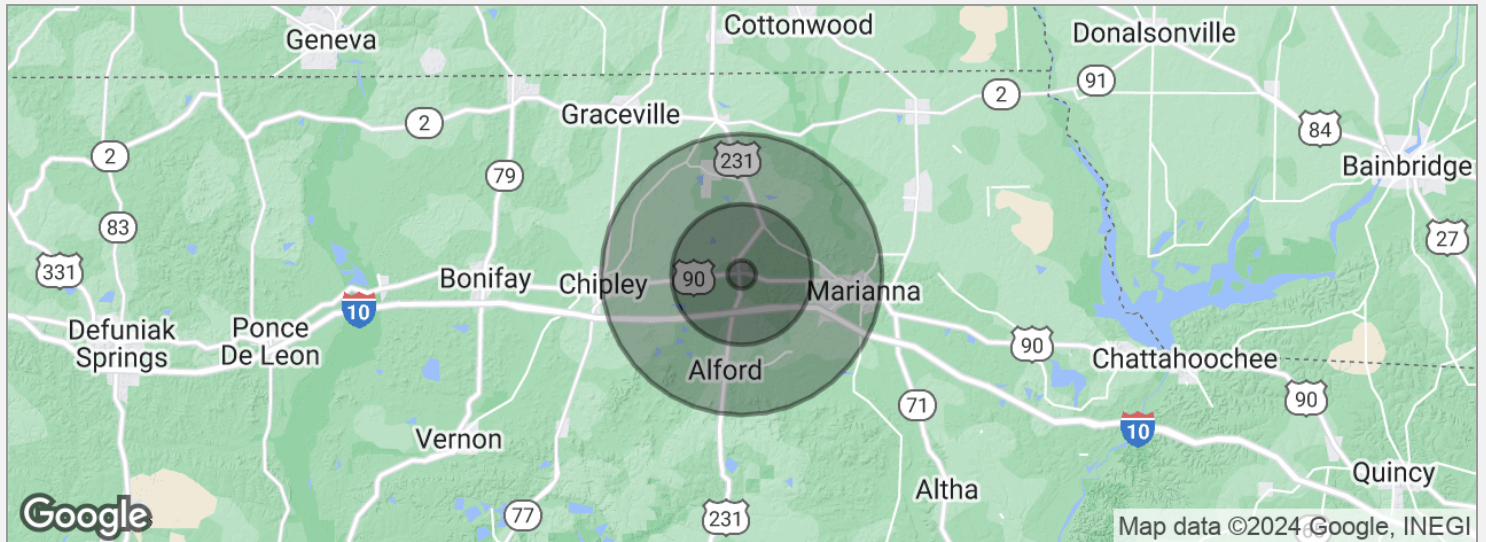
Additional Photos

4



ID#: 1240649





#### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	107	3,027	20,290
Median age	40.9	40.2	42.0
Median age (male)	39.5	38.1	39.4
Median age (Female)	42.2	43.8	45.6

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	58	1,552	10,214
# of persons per HH	1.8	2.0	2.0
Average HH income	\$49,064	\$50,355	\$45,952
Average house value	\$107,126	\$112,389	\$112,061

\* Demographic data derived from 2020 ACS - US Census

ID#: 1240649



## CLAY PATRICK

Broker Associate

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Marianna, FL 32446  
T 850.693.6610  
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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

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