



VIDEO

OFFERING SUMMARY

Listing Price	\$11,900,000
Acres	649.93 Acres
Price Per Acre	\$18,310
County	Jackson
Zoning	Commercial, Industrial & AG
Utilities	City Water, Sewer & Gas
Coordinates	30.75363377846812, -85.27277225285077
Real Estate Taxes	\$7,200.00

PROPERTY OVERVIEW

Legacy investment opportunity- 649.93 +/- Acres in all four quadrants of I-10 Exit 136 in the Florida Panhandle. Possible uses Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial, Distribution, and Residential. Some parcels annexed into the City of Marianna. Water and sewer is available at most sites. This intersection being incentivized for development by Jackson County, with their recent approval of the the adjacent 1,200 acre Mixed-use- Endeavor Business Park. Existing tenants are Family Dollar Distribution, Arizona Chemical, Ruan Trucking Depot, Schneider Trucking Depot. The new Jackson County convention Center, new County Sheriff's Department headquarters, a milk processing center are all newly funded projects coming to the intersection.

PROPERTY HIGHLIGHTS

- Estimated Employees for Family Dollar: 525-589 seasonally. RUAN: 230 employees with 200 Drivers and 30 Office Staff.
- Estimated Truck Trips: Family Dollar: 200-250 per day. RUAN: 160-180 per day. Schneider Trucking is new and running 20 trips/ day
- City of Marianna zoning Commercial and Ag
- Sites available in all four quadrants of interstate 10 exit 136
- Water, Natural Gas, and Sewer service available
- Long Term appreciation available for patient capital

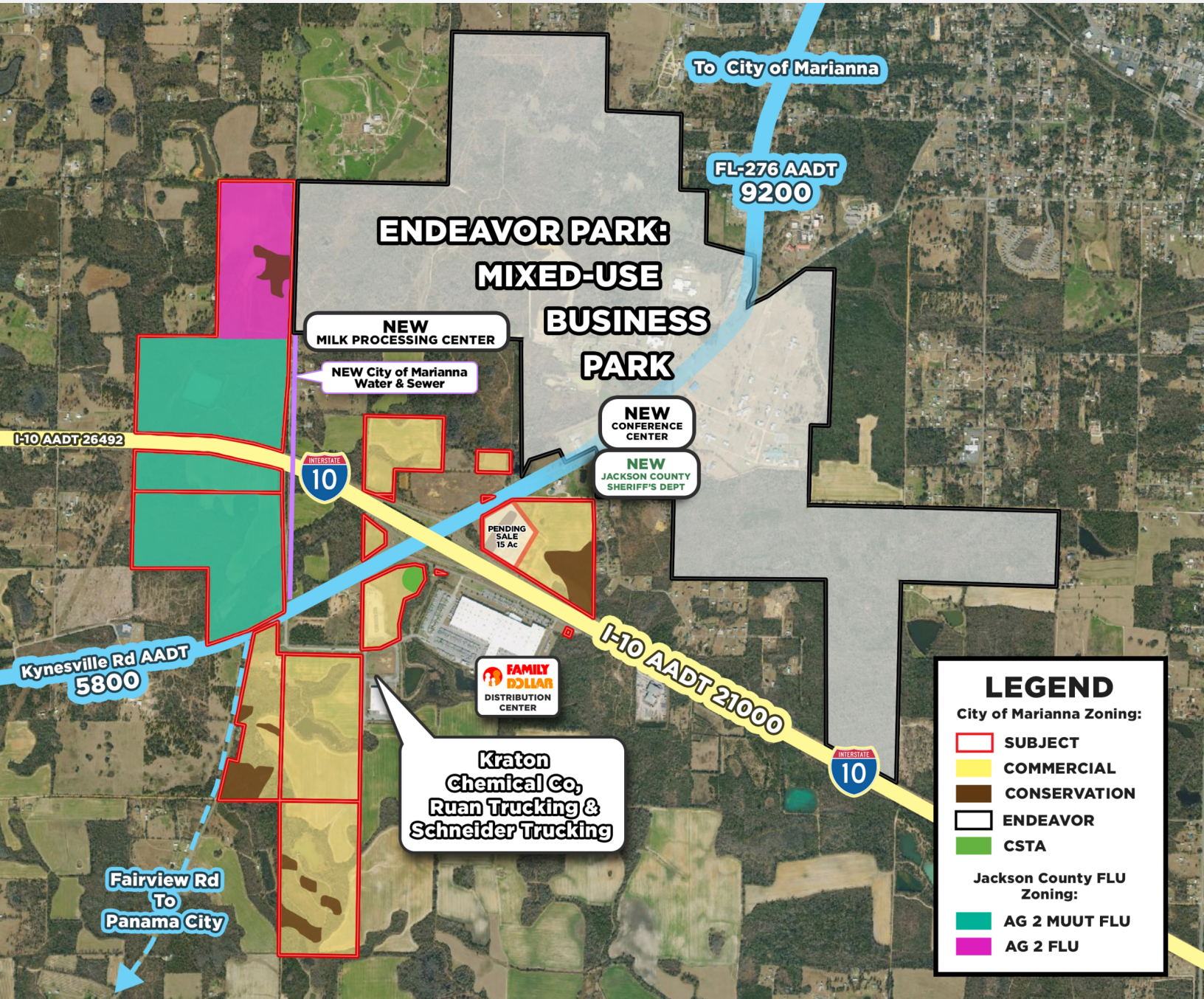
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FOR SALE
COMMERCIAL
\$11,900,000

649.93 ACRES OF COMMERCIAL & MIXED-USE LAND OFF
EXIT 136 I-10

KYNESVILLE RD, MARIANNA, FL 32448



BEN@CROSBYDIRT.COM
BEN CROSBY, CCIM, ALC
863.412.8977

CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



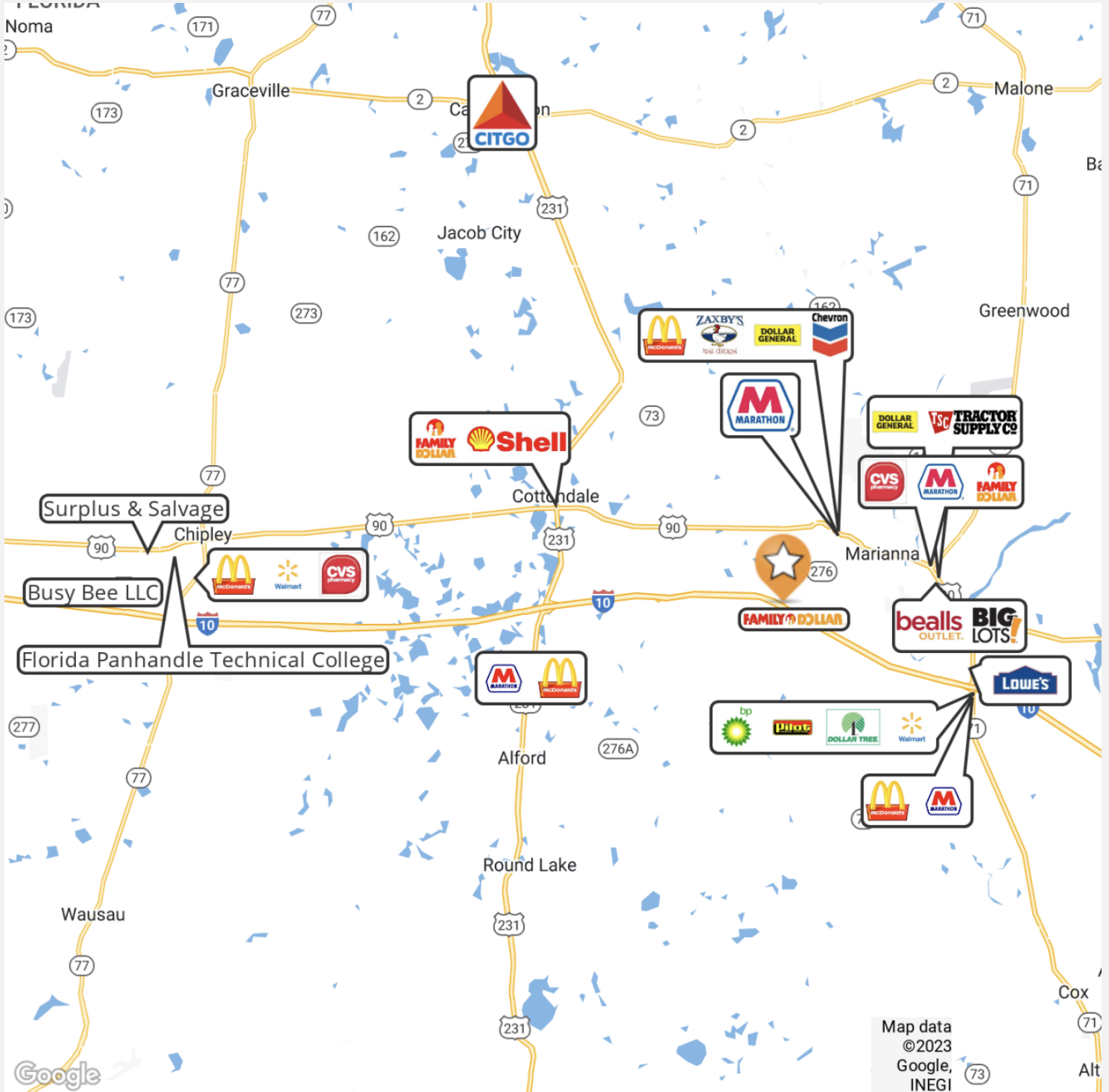
CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



PARCELS

- 1 : 180.65 Acres
- 2: 36.13 Acres
- 3: 109.71 Acres
- 4: 48.41 Acres
- 5: 77.89 Acres
- 6: 82.91 Acres
- 7: 23.63 Acres
- 8: 4.46 Acres
- 9: 33.36 Acres
- 10: 4.93 Acres
- 11: 0.23 Acres
- 12: 46.95 Acres
- 13: 0.28 Acres
- 14: 0.39 Acres
- Stars: Current location of billboards on site.

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

STATE/COUNTY TAXES

The State of Florida and Jackson County offer liberal tax rates. There is no state income tax; the corporate income tax rate is 5.5%; retail sales tax is 7.5%; gasoline tax is \$0.07 per gallon; intangible tax is 1.5 mills per dollar. The 2016 real estate tax millage for all three sites was 13.6113 mills for properties located in the county jurisdiction area. The same millage is used for "tangible personal property" (equipment) in the county jurisdiction area.

LAND PRICING

Land pricing in the County is historically below many other markets. Possible land parcels may be granted to a new or expanding employer who commits to a high number of new jobs at above-average wages with a large capital investment in the expansion or relocation project.

AD VALOREM/PROPERTY TAX REBATES

Ad Valorem/property tax rebates may be granted by Jackson County and City of Marianna on the general revenue portion and for both real estate and personal property, at the discretion of each of those governing boards, based upon the economic impact that the proposed new business will have on the community and region.

SPECIALIZED TRAINING GRANTS

Specialized Training Grants may be obtained through the local workforce board (Career Source Chipola) for certain wage levels, number of new jobs created, and the project's capital investment. Training may be customized and done on-site, at the local community college, or vocational-technical center.

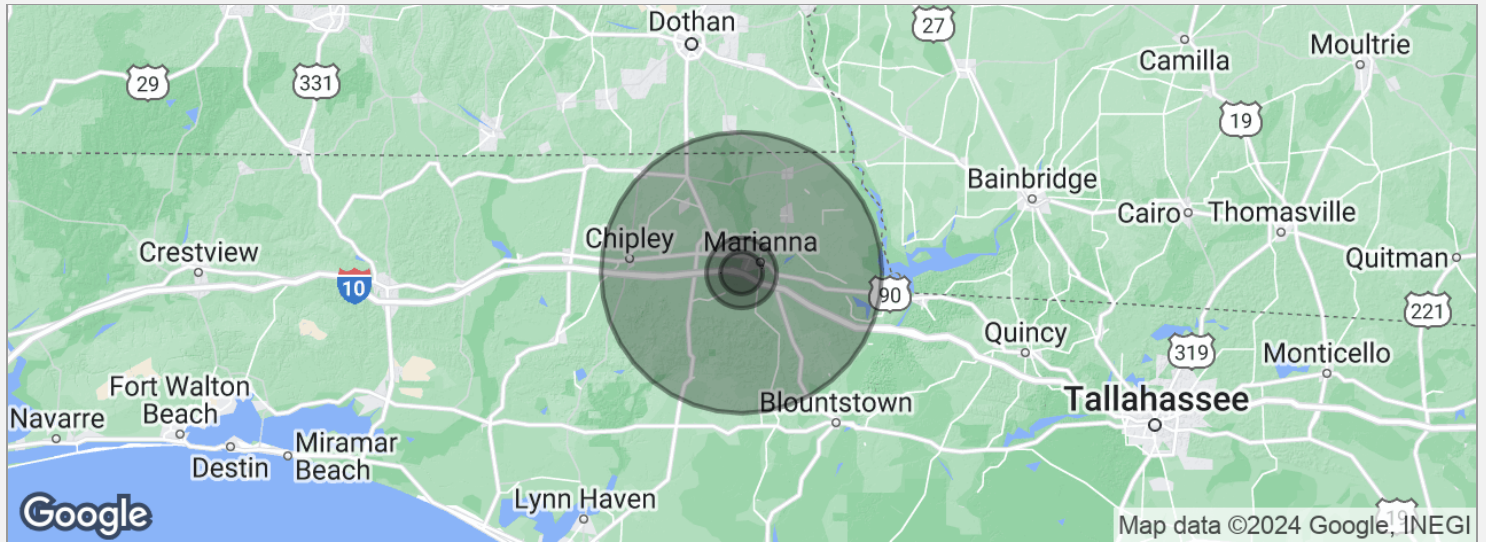
RURAL JOB TAX CREDIT PROGRAM

The Rural Job Tax Credit Program offers an incentive for eligible businesses located within one of 36 designated Qualified Rural Areas to create new jobs. The tax credit ranges from \$1,000-\$1,500 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sale and Use Tax (FL Statute section 212.098).

NATURAL GAS ENERGY SALES TAX BENEFIT

The Natural Gas Energy Sales Tax Benefit provides for a sales tax exemption (6%) on natural gas energy used in the manufacturing and production of certain tangible personal property of certain SIC codes [FL Statute 212.08(7)(ff)2]. This is based on average minimum amount of gross purchase amount per month, figured for up to a 10-year period.

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POPULATION

	3 MILES	5 MILES	20 MILES
Total population	1,960	6,693	46,178
Median age	48.3	43.7	43.7
Median age (male)	47.9	40.9	41.4
Median age (Female)	48.9	47.6	45.8

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	20 MILES
Total households	1,148	3,693	22,332
# of persons per HH	1.7	1.8	2.1
Average HH income	\$39,976	\$36,753	\$45,035
Average house value	\$307,081	\$191,536	\$150,319

* Demographic data derived from 2020 ACS - US Census

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