



FOR SALE
COMMERCIAL
\$2,145,000

12+/- ACRES OF COMMERCIAL LAND IN MARIANNA-AT I-10
EXIT 136

KYNESVILLE RD, MARIANNA, FL 32448



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NORTH FLORIDA OFFICE
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MARIANNA, FL 32446



SALE PRICE

\$2,145,000

OFFERING SUMMARY

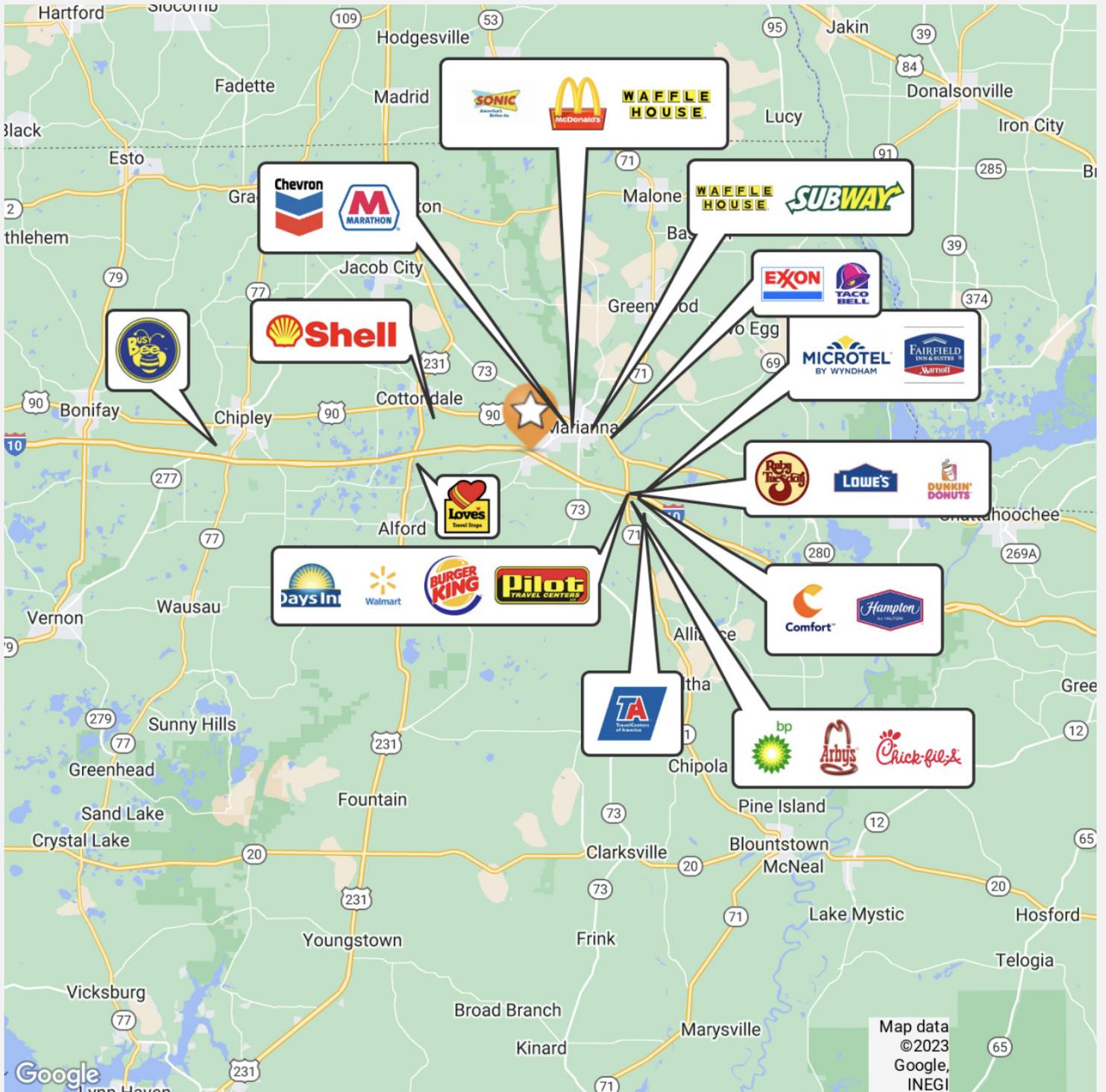
Acres	12 +/- Acres
\$/Acre	\$143,000
County	Jackson
Zoning	Commercial
Utilities	City Water, Sewer & Gas.
Parcel IDs	07-4N-10-0000-0020-0010, 18-4N-10-0000-0030-0000
Coordinates	30.7521784, -85.2749512
Real Estate Taxes	\$11,392.87

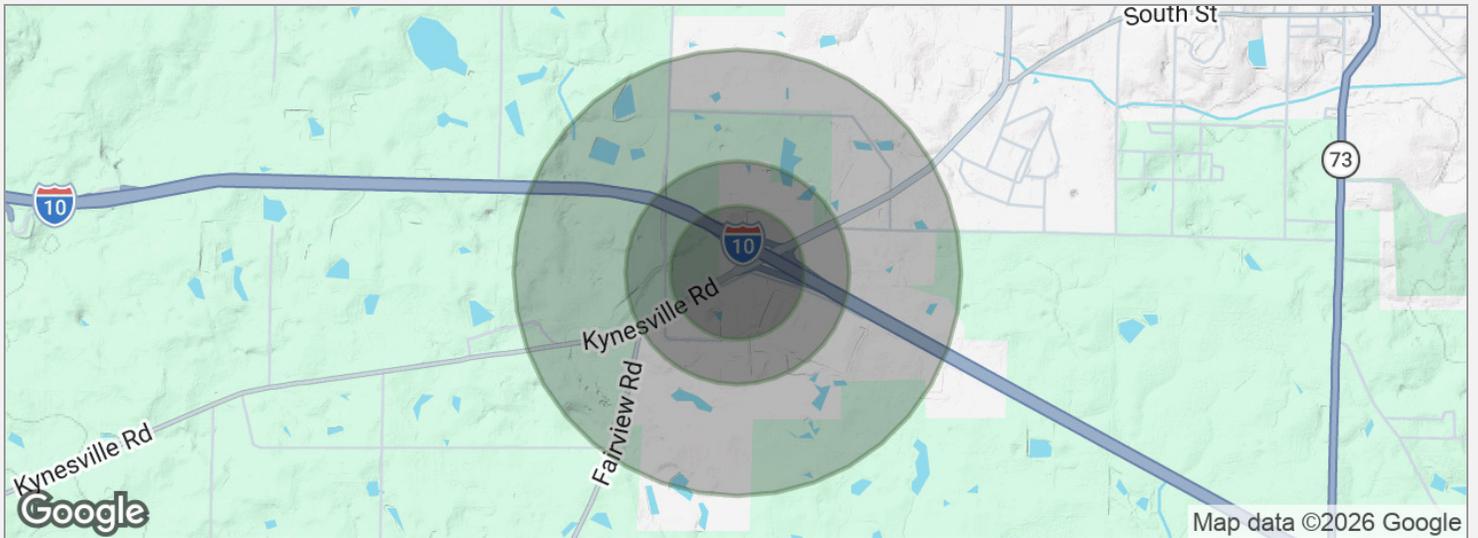
PROPERTY OVERVIEW

Interstate 10 at Exit 136 entrance 15+/- acres. Ideal for Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial and Distribution. Excellent visibility from I-10 and Pennsylvania Ave., The site is built up to grade and has existing retention pond. Water, sewer and gas is at the site. This location gains added value from Jackson County's recent approval of the adjacent 1,200-acre Mixed-use Endeavor Park, signaling a strong commitment to area development and growth.

PROPERTY HIGHLIGHTS

- City of Marianna zoning Commercial
- 818 LF Visibility of I-10 and 441 LF on Hwy 274 (Pennsylvania Ave)
- Water, Natural Gas, and Sewer service onsite
- Long Term appreciation available for patient capital
- Estimated Employees for Family Dollar: 525-589, seasonal fluctuations. RUAN: 230, 200 Drivers and 30 Office and Tech Staff.
- Estimated Truck Trips: Family Dollar: 200-250 per day. RUAN: 160-180 per day. New Schneider Truck Depot with 20 trips per day.





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1	16	135
Median age	43	41	41
Median age (male)	42	39	39
Median age (Female)	45	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	0	7	56
# of persons per HH		2.3	2.4
Average HH income	\$90,699	\$85,787	\$84,523
Average house value	\$193,581	\$175,068	\$174,688

* Demographic data derived from 2020 ACS - US Census