FOR SALE
COMMERCIAL
SUBJECT TO OFFER

CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

80 ACRES OF COMMERCIAL & MIXED-USE LAND OFF EXIT 136 I-10- 7

KYNESVILLE RD, MARIANNA, FL 32448

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

SALE PRICE	SUBJECT TO OFFER

OFFERING SUMMARY

Listing Price	-
Acres	80 Acres
Price Per Acre	-
County	Jackson
Zoning	Commercial, Industrial & AG
Utilities	City Water, Sewer & Gas
Coordinates	30.7368188, -85.2776437

PROPERTY OVERVIEW

Legacy investment opportunity- 80 +/- 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

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DRIVE TIMES

Marianna, FL: 5–10 minutes
Tallahassee, FL: 1 hour 9 minutes
Pensacola, FL: 1 hour 57 minutes
Panama City, FL: 1 hour 5 minutes

DRIVING DIRECTIONS

From I-10, take Exit 136 for FL-71 toward Marianna and drive south on FL-71 for about 2–3 miles. Turn left onto Kynesville Rd and continue

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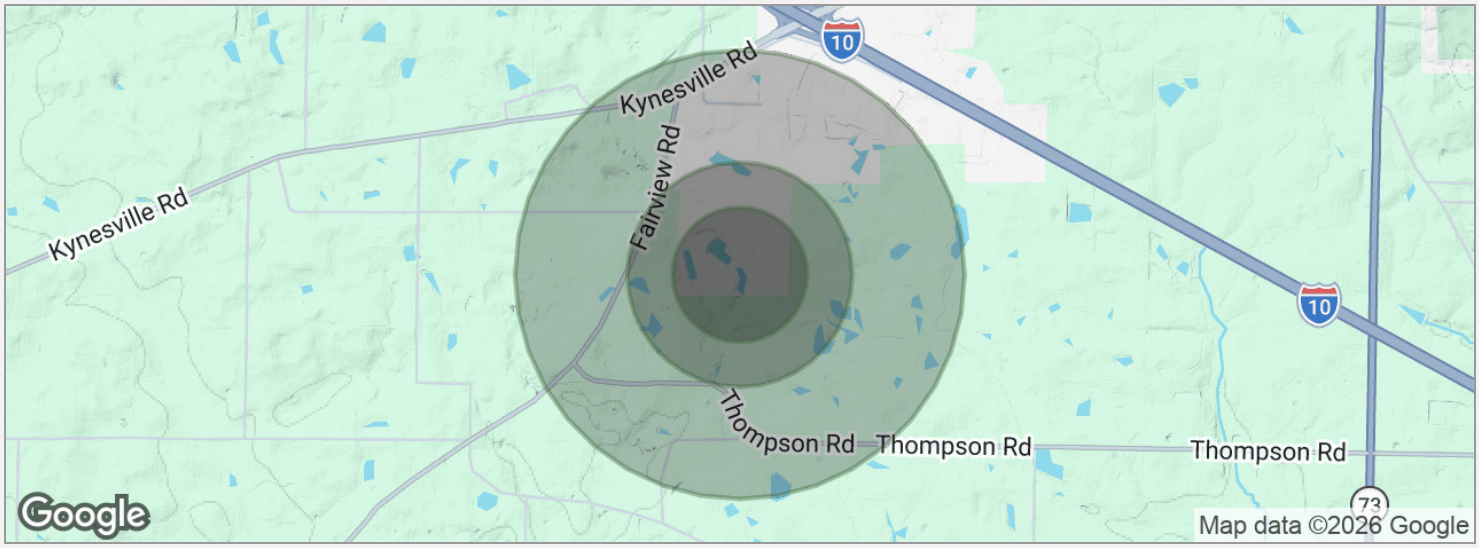

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1	23	114
Median age	46	46	45
Median age (male)	44	44	43
Median age (Female)	48	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	0	10	48
# of persons per HH		2.3	2.4
Average HH income	$86,156	$82,883	$81,811
Average house value	$211,260	$209,828	$199,992

** 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 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
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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PROFESSIONAL BACKGROUND

Ben Crosby was born in Tampa, FL, and holds a B.A. in Business Administration from the University of South Florida. He believes in earning trust and respect, with 43 years of experience in real estate, agricultural investments, commercial property sales, and land management. Ben strives to provide clients and customers with honest, accurate, and timely information regarding the properties they are buying or selling. Holding real estate licenses in Florida, Georgia, California, Colorado, Arkansas, Texas, Alabama, Mississippi, Nevada, and Montana, he is honored to serve as your Land Specialist. Ben currently resides in Winter Haven with his wife of 45 years, and they have three daughters, 17 grandchildren, and one great-granddaughter.

EDUCATION

B.A./Business Administration from the University of South Florida
2022- present Bank of Central Florida Advisory Board
2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award