



**FOR SALE
LAND
\$600,000**

2.2-ACRE HIGH-VISIBILITY COMMERCIAL SITE IN
MARIANNA

3945 KYNESVILLE ROAD, MARIANNA, FL 32448

11: Circle K Pie



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



SALE PRICE

\$600,000

PROPERTY OVERVIEW

Introducing a prime investment opportunity at I-10 Exit 136 Hwy 276 & Pooser road. This Commercial-zoned property offers an unrivaled location for investors seeking to establish a dynamic business presence in this thriving area. Exceptionally positioned at a new traffic light on the corner, this property presents a strategic opportunity for Land, Restaurant & Hotel investors to capitalize on the area's economic growth and favorable business environment. With its coveted commercial zoning and prime location, this property is primed to serve as a cornerstone for ambitious commercial ventures seeking to establish a prominent presence in the I-10 Marianna community.

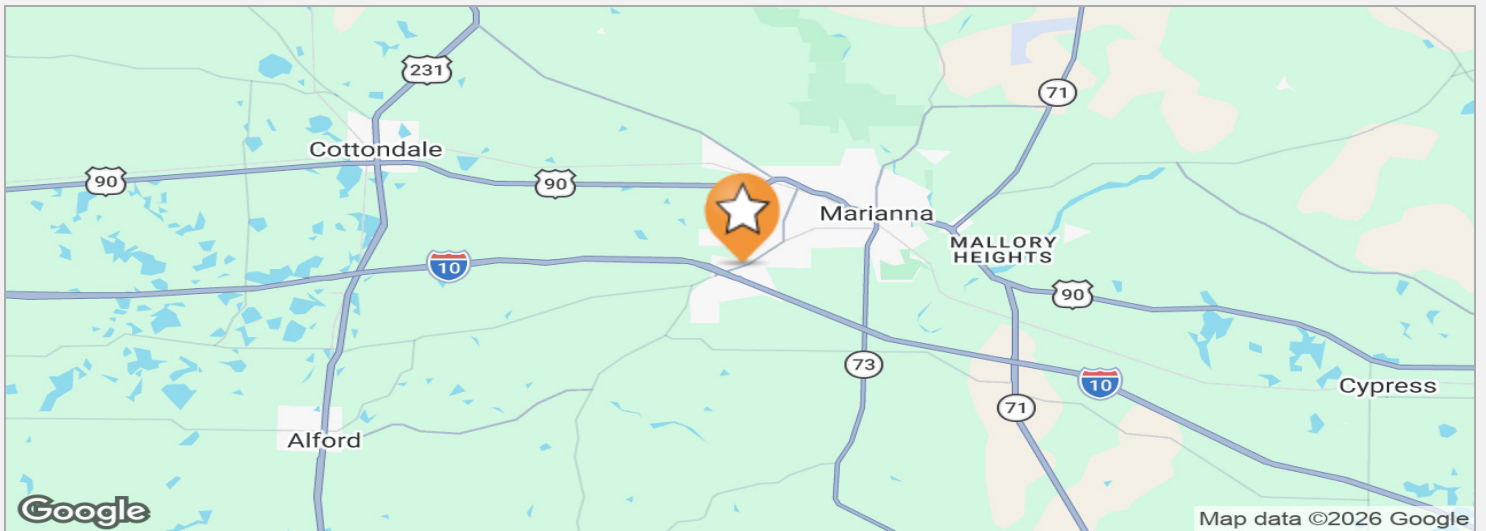
OFFERING SUMMARY

Listing Price	\$600,000
Acres	2.2 Acres
Price Per Acre	\$272,727
County	Jackson
Zoning	Commercial
Utilities	City of Marianna water, sewer & natural gas.
Parcel IDs	Part of 18-4N-10-0000-0010-0060
Coordinates	30.7546557, -85.2674806

PROPERTY HIGHLIGHTS

- Corner Parcel Zoned Commercial
- Restaurant Site location I-10 Exit 136 Marianna, FL.
- Highly visible to passing traffic
- Accessible from major roads
- Proximity to business amenities
- Ideal for land investment
- Development opportunities



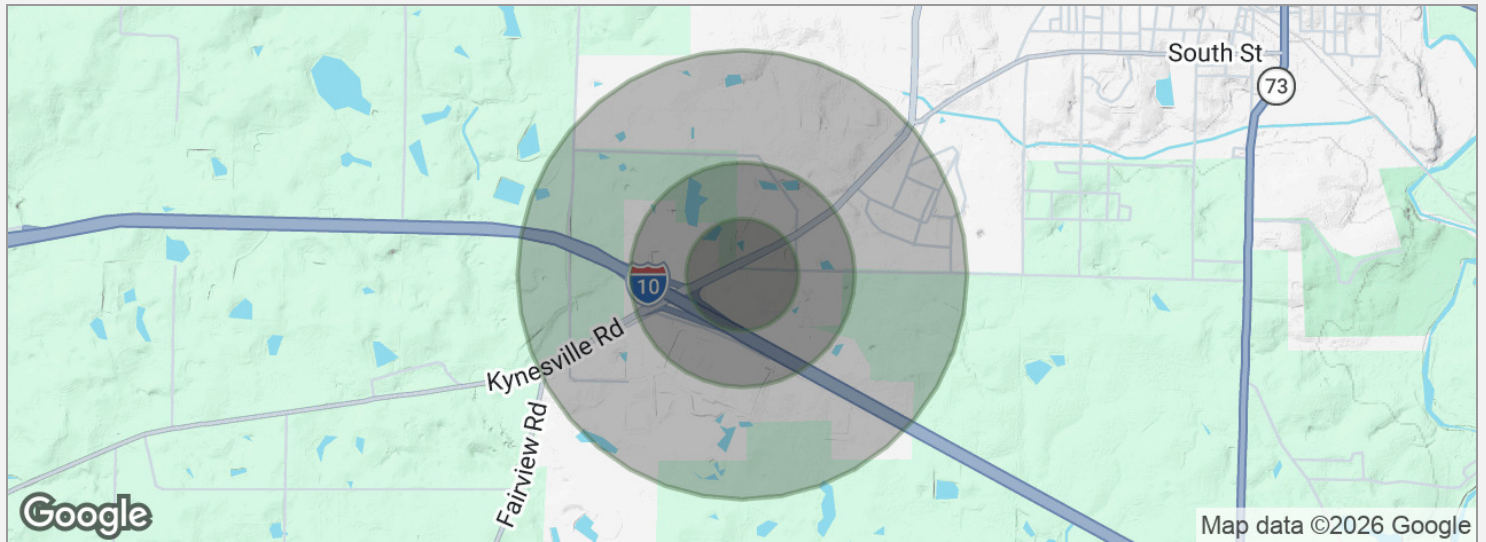


DRIVE TIMES

- 5 minutes to Marianna.
- 30 minutes to Dothan, AL.
- 45 minutes to Panama City.
- 1 hour to Tallahassee.
- 1 hour 30 minutes to Pensacola.

DRIVING DIRECTIONS

From I-10 Exit 136 Take Hwy 276 north, right on Pooser Road, property on left on the corner.



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	52	167	567
Median age	35.5	34.6	34.3
Median age (male)	26.0	27.7	28.8
Median age (Female)	36.8	35.6	35.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	19	64	221
# of persons per HH	2.7	2.6	2.6
Average HH income	\$67,696	\$58,075	\$53,567
Average house value	\$163,032	\$131,580	\$123,906

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker Associate

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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