

THE GROVE

MARIANNA FLORIDA



OFFERING MEMORANDUM

Anderson Columbia
140 employees

EXCLUSIVELY
LISTED BY

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 **DENOVO**
REALTY

Walmart
410 employees

Mowrey Elevator Co.
100 employees

Winn-Dixie

Jackson County
Public Library



PROPERTY Summary



ADDRESS

3034 Jefferson Street
Marianna, FL 32446



Buildings | Total SF

10 | 51,814 SF



LOT SIZE

4.43 Acres



UNITS

44 Doors In Total



EFFECTIVE AGE 2000

CLASS B Apartment Complex



R3 Zoning allows for 16 units
per acre - 70 units total,
potential for additional units
on the Southern & Northern
portions of the parcel

Marianna FL Jackson County

- Marianna is known as the “City of Southern Charm” with its rich antebellum architecture & historic downtown
- Strategically located near the Georgia & Alabama borders gives it cross-regional relevance



PROPERTY OVERVIEW



Property Features

- Offered at \$5,496,000
- Jackson County
- Unit Breakdown:
 - 4 units: 2 bed / 1 bath (806 SF)
 - 25 units: 2 bed / 1.5 bath (1,056 SF)
 - 15 units: 3 bed / 1.5 bath (1,056 SF) – includes 8 newly converted units
- Occupancy at acquisition was 80%, currently at 100%
- Strong leasing velocity with vacancies often filled within 1 week
- City Water & City Sewer, all metered individually
- Construction: Brick, Vinyl Siding & Frame



Pricing , Returns & Growth Potential

- Current Annual Rent \$ 557,091
- Current NOI (as of 8/1/25): \$362,784
- Proforma NOI: \$426,603
- Cap Rate (Current): 6.6%
- Cap Rate (Proforma): 7.76%
- 7 more units can be converted from 2x1.5 to 3x1.5 to match rent premiums already realized.
- Rent growth potential from the value-add renovations can further push returns upwards
- Strong demand evidenced by stable occupancy and rental absorption rates.

MAJOR EMPLOYERS

JOB & POPULATION SUMMARY

Metric	2021	2024 EST	2030 Projection
Population	6,804	7,625	8,915 - 9,200
Top Industry Growth	Manufacturing, Retail, Services		
10-Year Job Growth Forecast	+28.6% (Best Places, Jobs EQ)		
Key Employers	Family Dollar, Amazon, Pulse, Jackson Hospital Chipola College		

KEY TAKE-AWAYS

- **Healthcare -sector accounts for nearly 1,000 positions—roles such as nurses, aides, administrative staff—who favor nearby affordable rentals.**
- **Retail & Distribution-sector accounts for nearly 1,000+ retail/distribution staff, including overnight and day-shift workers**
- **Education-Sector with just. the Chipola College, employs 280 (Faculty/ Administration) and the Jackson County School District employs an estimate 500+ staff (teachers, administration and support. Education roles often include younger staff or families drawn to affordable local housing.**
- **Manufacturing and construction workers are ideal renters given commute vs. rent cost trade-offs.**

MAJOR EMPLOYERS

Employer	Approx. Employee	Role Types
Jackson Hospital (Marianna)	691	Clinical staff, admin
Signature Healthcare	181	Medical support
Chipola Rehab Center	115	Healthcare support
Family Dollar Distribution	589	Warehouse & logistics
Walmart Supercenter	410	Retail & operations
Chipola College	280	Faculty & staff
Jackson County School District	~500+	Teachers & admin
Catalyst Fabric Solutions	275+	Manufacturing staff
Rex Lumber	145	Production workers
Spanish Trail Lumber	126	Production workers
Anderson Columbia	140	Construction employees
Mowrey Elevator Co.	100	Industrial
Enviva / Green Circle	72	Bio-energy production
Pulse Industries (projected)	200–300+	Advanced manufacturing
Cowan Systems (projected)	~100	Logistics (drivers, warehouse,

LOCATION OVERVIEW



JACKSON
COUNTY
PUBLIC
LIBRARY

JACKSON COUNTY
Disc Golf Club

Marianna
High School

Pulse Industries
200-350+ Employees

Pet Super market
Publix
Wendy's
TD Bank
Bealls INC.
verizon
AT&T TRUIST
Hear USA
Panner BREAD
ANCHORAGE YACHT BASIN
ROSS Auto Parts
Advantage
Michaels

MOWREY
ELEVATOR

Winn-Dixie

JACKSON COUNTY
CLAYTON O. ROBERTS JR.
STATE OF FLORIDA

Marianna City FARMERS' MARKET
Lowe's
CHASE
Le French restaurant
TIDE TONIC
SHERWIN WILLIAMS

MORNING GLORY

simply bread

CVS pharmacy

CADILLAC COVE

Exxon

ABC

the groove shack

la Monarcas
MEXICAN RESTAURANT

UNITED STATES
POSTAL SERVICE

THE GROVE

HIGHWAY A1A / VPD / 31,000 +/-

CINNAMON DRIVE

AVAILABLE FOR
PURCHASE





10 min from I-10



Walmart



31,000 +/- VPD



LOWE'S



Exxon



CVS pharmacy



22,500 +/- VPD

31,000 +/- VPD



40,000 +/- VPD

DISCOVERY VILLAGE
AT MELBOURNE
By Discovery Senior Living



TITAN AMERICA

Badcock & more.
HOME FURNITURE



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