CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
COMMERCIAL
$2,145,000

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

KYNESVILLE RD, MARIANNA, FL 32448



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2860 HIGHWAY 71 N STE C
MARIANNA, FL 32446

13+/- ACRES OF COMMERCIAL LAND IN MARIANNA-AT I-10 EXIT
KYNESVILLE RD, Marianna, FL 32448



SALE PRICE **$2,145,000**

OFFERING SUMMARY

Acres	13 +/- Acres
$/Acre	$165,000
County	Jackson
Zoning	Commercial
Utilities	City Water, Sewer & Gas Nearby.
Parcel IDs	07-4N-10-0000-0020-0010, 18-4N-10-0000-0030-0000
Coordinates	30.7549135, -85.2731216
Real Estate Taxes	$11,392.87

PROPERTY OVERVIEW

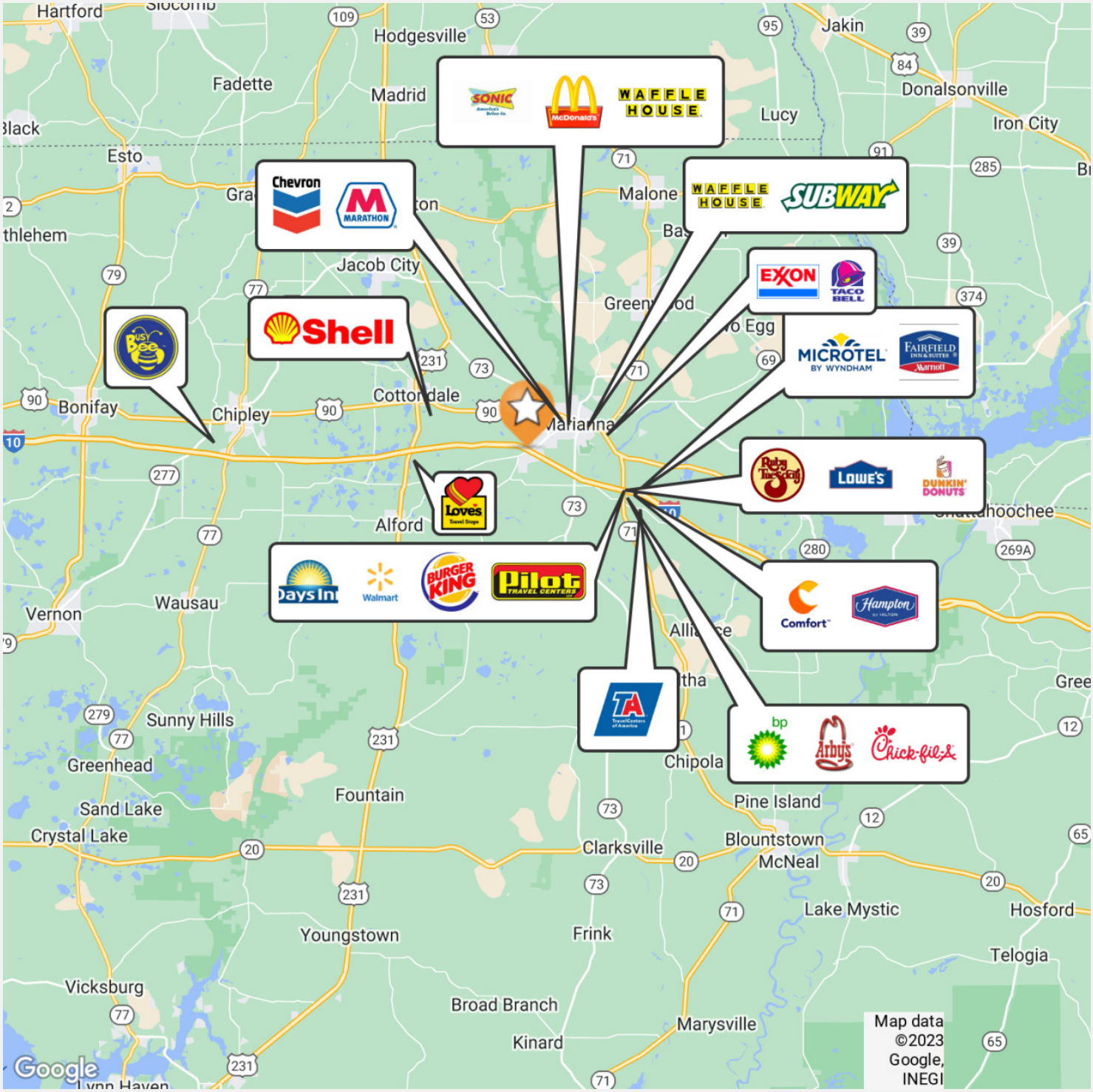
Interstate 10 at Exit 136 entrance 13+/- acres. Ideal for Warehouses Distribution, RV Resorts, Restaurants, Hospitality, Industrial and Distribution. Excellent visibility from I-10 and Pennsylvania Ave.., The site is built up to grade and has existing retention pond. Water, sewer and gas is at the site. 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, Sewer & Natural Gas are near the site
- 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.

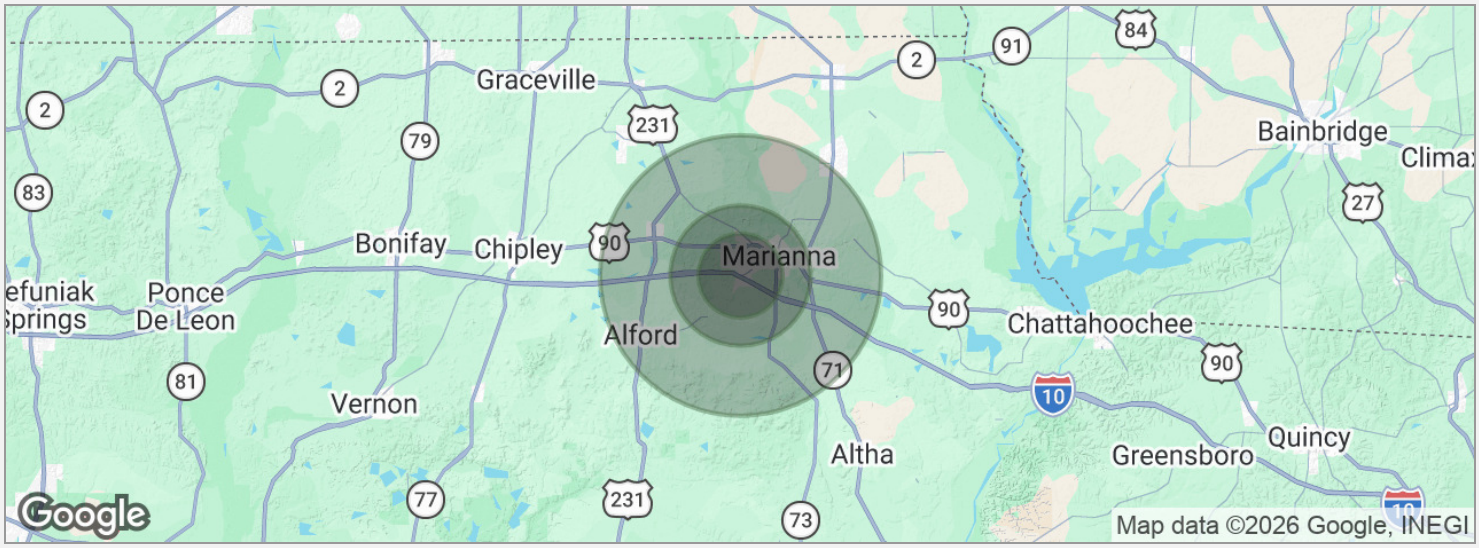
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retail map



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POPULATION	3 MILES	5 MILES	10 MILES
Total population	4,902	10,504	20,409
Median age	38.9	39.9	43.1
Median age (male)	33.2	34.6	37.1
Median age (Female)	40.7	42.2	46.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,038	4,255	7,989
# of persons per HH	2.4	2.5	2.6
Average HH income	$52,772	$61,269	$66,985
Average house value	$130,101	$142,610	$149,138

** Demographic data derived from 2020 ACS - US Census*

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