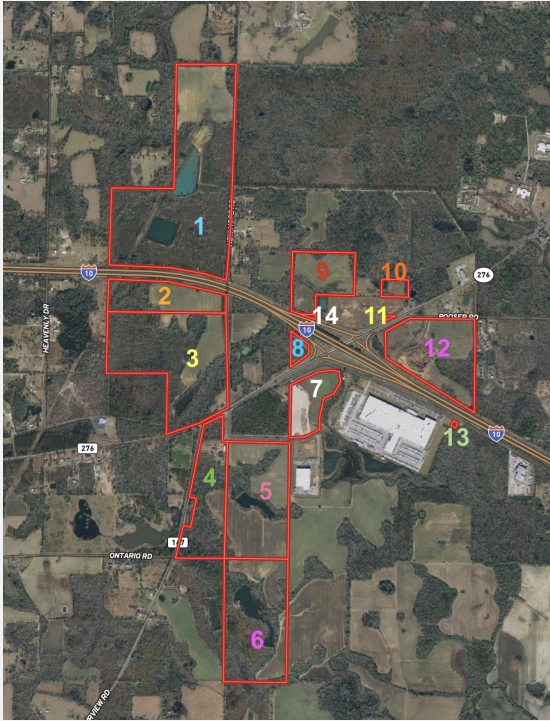


24+/- ACRES OF COMMERCIAL LAND MARIANNA
 \$3.45 SQFT

KYNESVILLE RD, MARIANNA, FL 32448





OFFERING SUMMARY

Sale Price:	\$3,525,000
Lot Size:	23.63 Acres
Zoning:	Commercial
Price / SF:	\$3.45

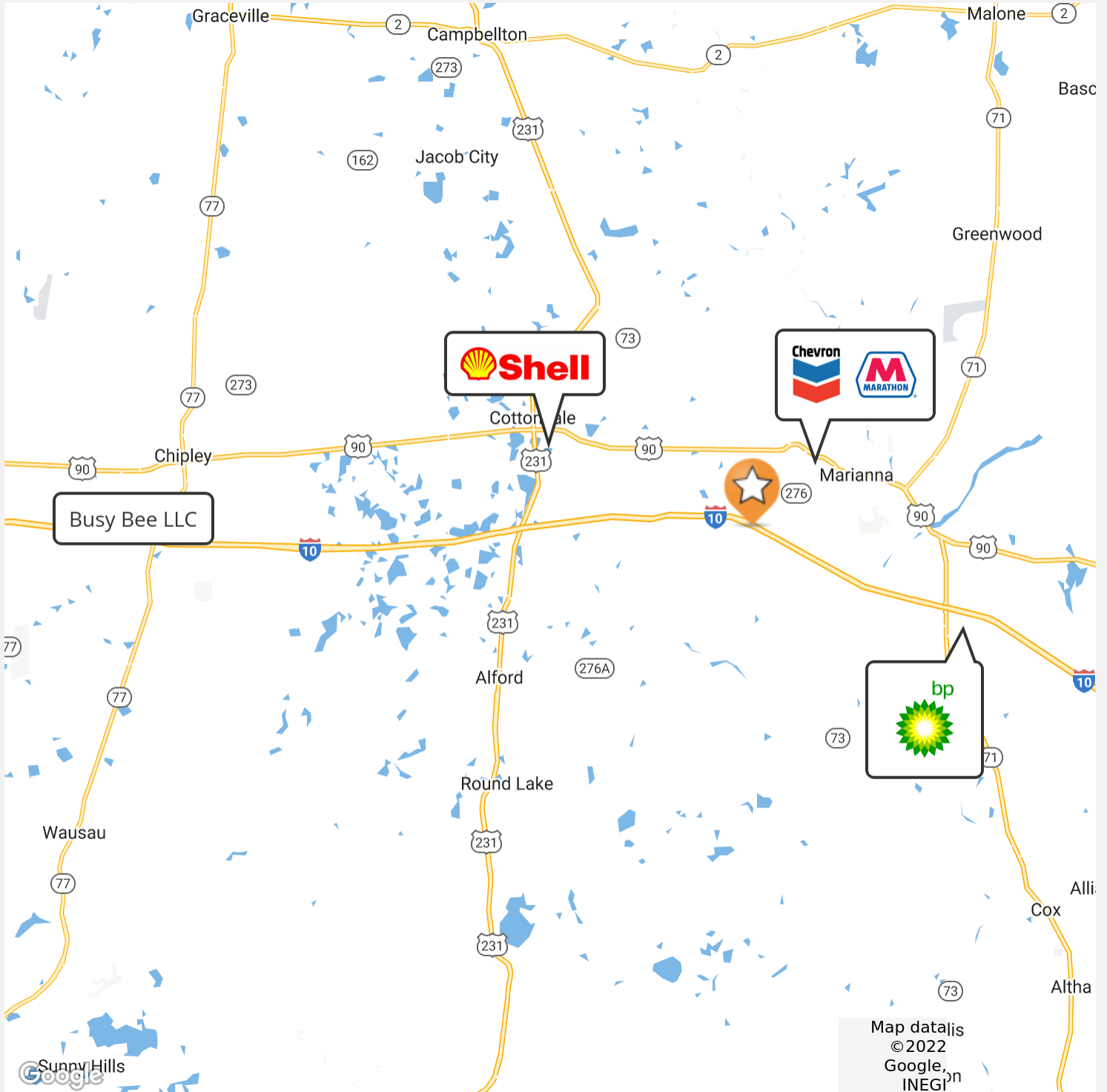
PROPERTY OVERVIEW

Possible Travel Center - 24+/- Acres on I-10 Exit 136. Some of subject Marianna City annexed and zoned commercial. Water and Sewer available. Possible uses Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial, Distribution, and Residential. This intersection being incentivized for development by Jackson County, with their recent approval of the the adjacent 1,200 acre Mixed-use- Endeavor Park.

PROPERTY HIGHLIGHTS

- City of Marianna zoning Commercial
- Water, Natural Gas, and Sewer service available
- 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.
- 100% useable land. Master retention in place.

ID#: 1079865



ID#: 1079865



ID#: 1079865

FUTURE PLANNING FOR THE SURROUNDING AREA

Jackson County Hospital Expansion 4258 Second Ave Marianna, FL 32446 (9 mins away from site). Plans call for an expansion of Jackson Hospital into the closed Golson Elementary School. Plans will include demolition of the back half of the school and renovation of the front half to construct an ambulatory surgery center, a diagnostic imagery center, and a medical office building. Construction will be in phases. Hampton Inn Plans call for the construction of a new 75-room Hampton Inn by Hilton.

Veterans Lodge

Start: Q3/2022

End: Q3/2024

Construction Type: New Address: DeFuniak Springs, FL 32435 Description: Plans call for the construction of a Brain Injury Rehabilitation Center, Memory Care and Assisted Living, Veterans Lodges and housing units, an education center for technical education services, an Amphitheatre for events, a Chapel, commercial food services, affordable housing and cabins on 400 acres.

Fulcrum Truss Manufacturing

Location: DeFuniak Springs, FL 32435. US Highway 331 S and Hemlock Rd

Details: Plans call for the construction of a 47,250-square-foot truss manufacturing/office building and a 9,000-square-foot lumber building.

Buffalo Springs Resort

Location: Walton County, FL 32459. north side of U.S. Highway 331 South, north of Sunrise Road and south of Lake Holley Circle

Details: Plans call for the construction of an RV park and campground, RV and boat storage, 9,600 square feet of park model manufacturing for onsite use, amenities including a pool and associated infrastructure on 184.94 acres.

ID#: 1079865














ID#: 1079865

Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

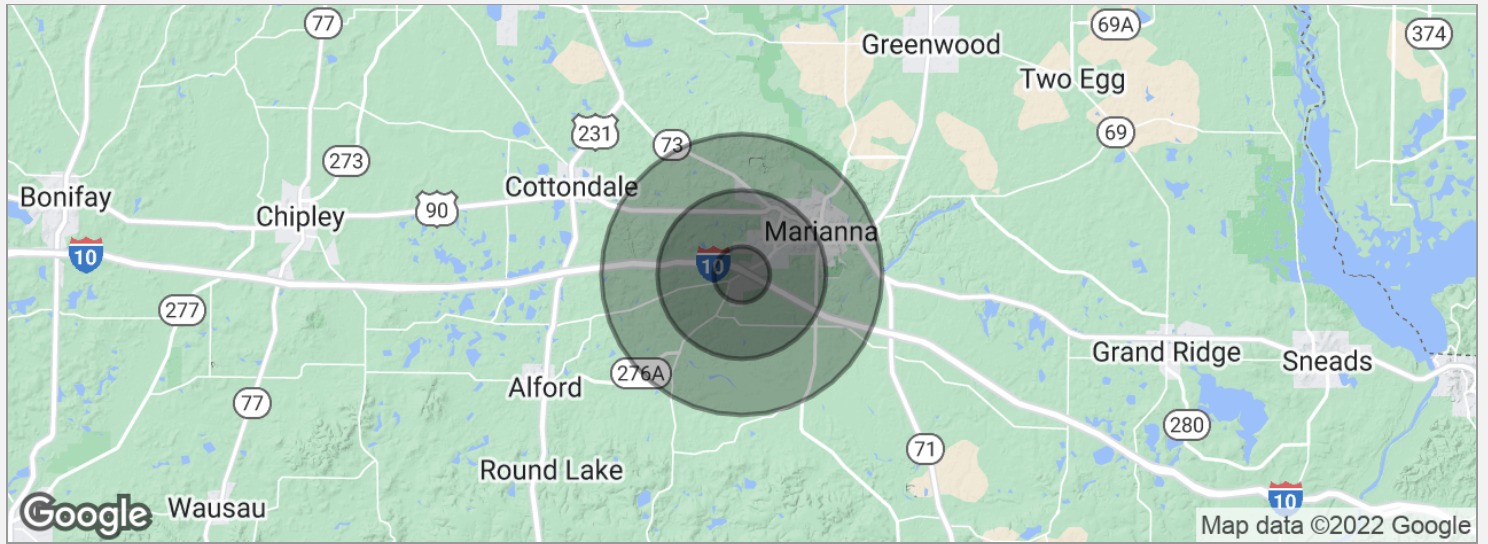
Lorena Alvarez Cordero
lorena@crosbydirt.com
863.412.9288

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



Boundary  23.63 ac						
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 
 17	Dothan loamy sand, 2 to 5 percent slopes	13.85	58.61%	-	59	2e 
 12	Clarendon fine sandy loam	7.66	32.42%	-	65	2w 
 57	Tifton loamy sand, 2 to 5 percent slopes	2.11	8.93%	-	65	2e 
 49	Pansey fine sandy loam	0.01	0.04%	-	64	4w 
Totals		0 CPI		61.48 NCCPI		2 Cap.
23.63 ac 		Average		Average		Average

ID#: 1079865



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,303	7,695	10,827
Median age	44.5	41.2	41.1
Median age (male)	42.5	40.8	40.4
Median age (Female)	50.3	44.3	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	806	4,215	5,629
# of persons per HH	1.6	1.8	1.9
Average HH income	\$26,920	\$42,965	\$46,939
Average house value	\$279,298	\$145,080	\$146,355

* Demographic data derived from 2020 ACS - US Census

ID#: 1079865