



FOR SALE
COMMERCIAL
\$2,400,000

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

KYNESVILLE RD, MARIANNA, FL 32448



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



SALE PRICE **\$2,400,000**

OFFERING SUMMARY

Listing Price	\$2,400,000
Acres	12 Acres
Price Per Acre	\$200,000
County	Jackson
Zoning	Commercial, Industrial & AG
Utilities	City Water, Sewer & Gas
Coordinates	30.751056, -85.2736955

HIGHLIGHTS

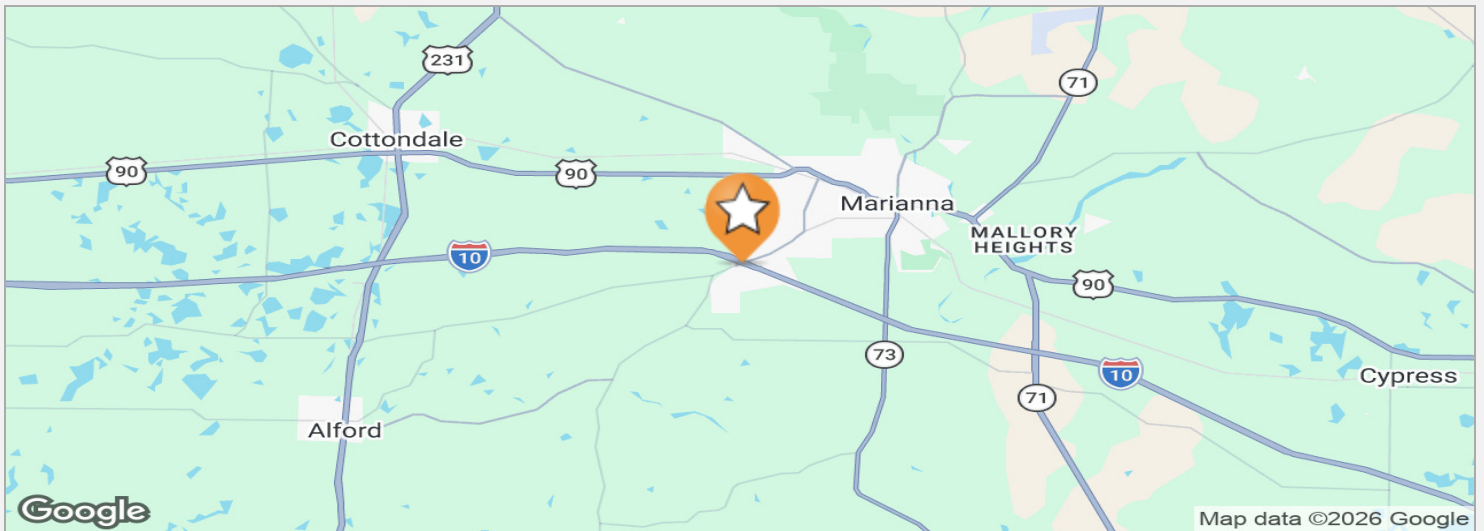
- Site is 100% developable with an off-site retention pond in place.
- Estimated Employees for Family Dollar: 525-589 seasonally. RUAN: 230 employees with 200 Drivers and 30 Office Staff.
- Estimated Truck Trips: Family Dollar: 200-250 per day. RUAN: 160-180 per day. Schneider Trucking is new and running 20 trips/day.
- Long Term appreciation available for patient capital.

PROPERTY OVERVIEW

Legacy investment opportunity- 12.0 +/- Acres in the SE quadrant of I-10 Exit 136 in the Florida Panhandle. This parcel is 100% developable with an off-site retention pond in place.

Possible uses Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial, Distribution, and Residential. This parcel is in the City of Marianna. Water and sewer are available at this site. This intersection being incentivized for development by Jackson County, with their recent approval of 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.

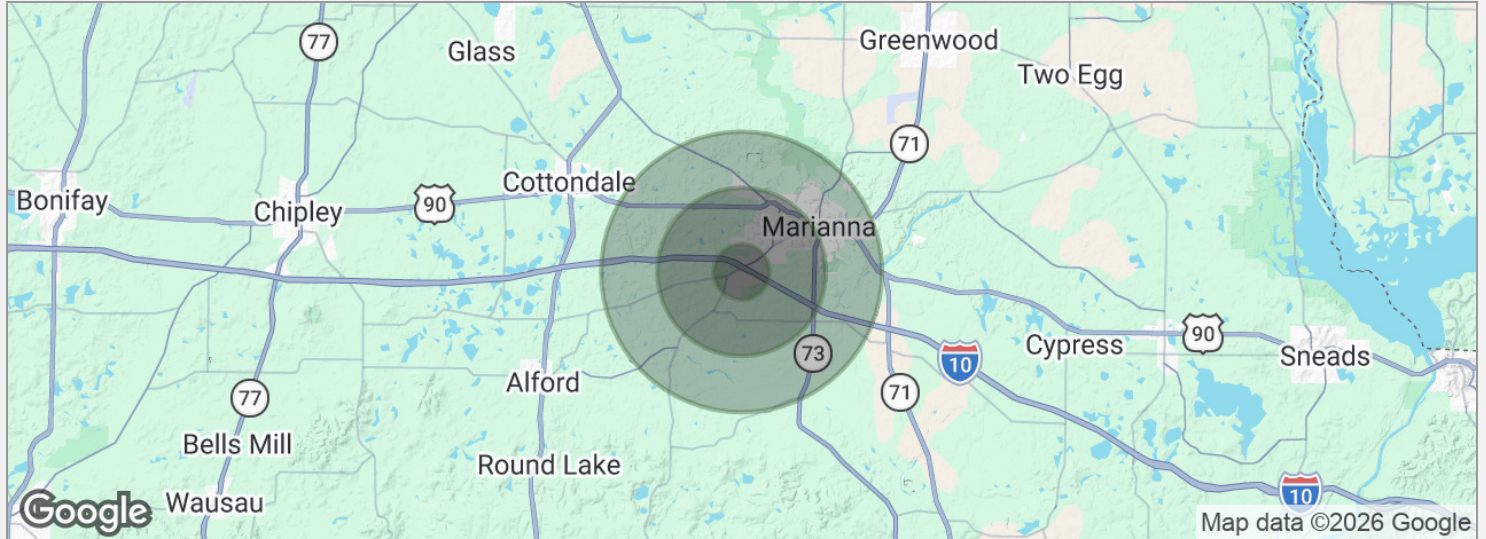


DRIVE TIMES

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



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	389	4,506	10,395
Median age	36.5	38.0	39.9
Median age (male)	31.0	31.9	34.6
Median age (Female)	37.8	39.9	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	154	1,885	4,227
# of persons per HH	2.5	2.4	2.5
Average HH income	\$54,018	\$51,871	\$60,772
Average house value	\$128,144	\$128,906	\$141,865

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker

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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 and agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in Alabama, Florida, and Georgia.

He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his extensive industry knowledge to advise and educate his clients throughout the real estate process.

Clay studied Business at Chipola College and Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay is an Accredited Land Consultant (ALC) and a member of the REALTORS® Land Institute (RLI).

Clay also had a 21-year career in site-work construction, where he helped develop airports, highways, and subdivisions. This experience provided him with additional knowledge and expertise in land development and real estate.

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 2025
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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Advisor Bio & Contact 2

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