

FOR SALE
\$349,500

38 +/- ACRES OF RESIDENTIAL LAND IN MARIANNA, FL

MASHBURN RD, MARIANNA, FL 32448





VIDEO

SALE PRICE

\$349,500

OFFERING SUMMARY

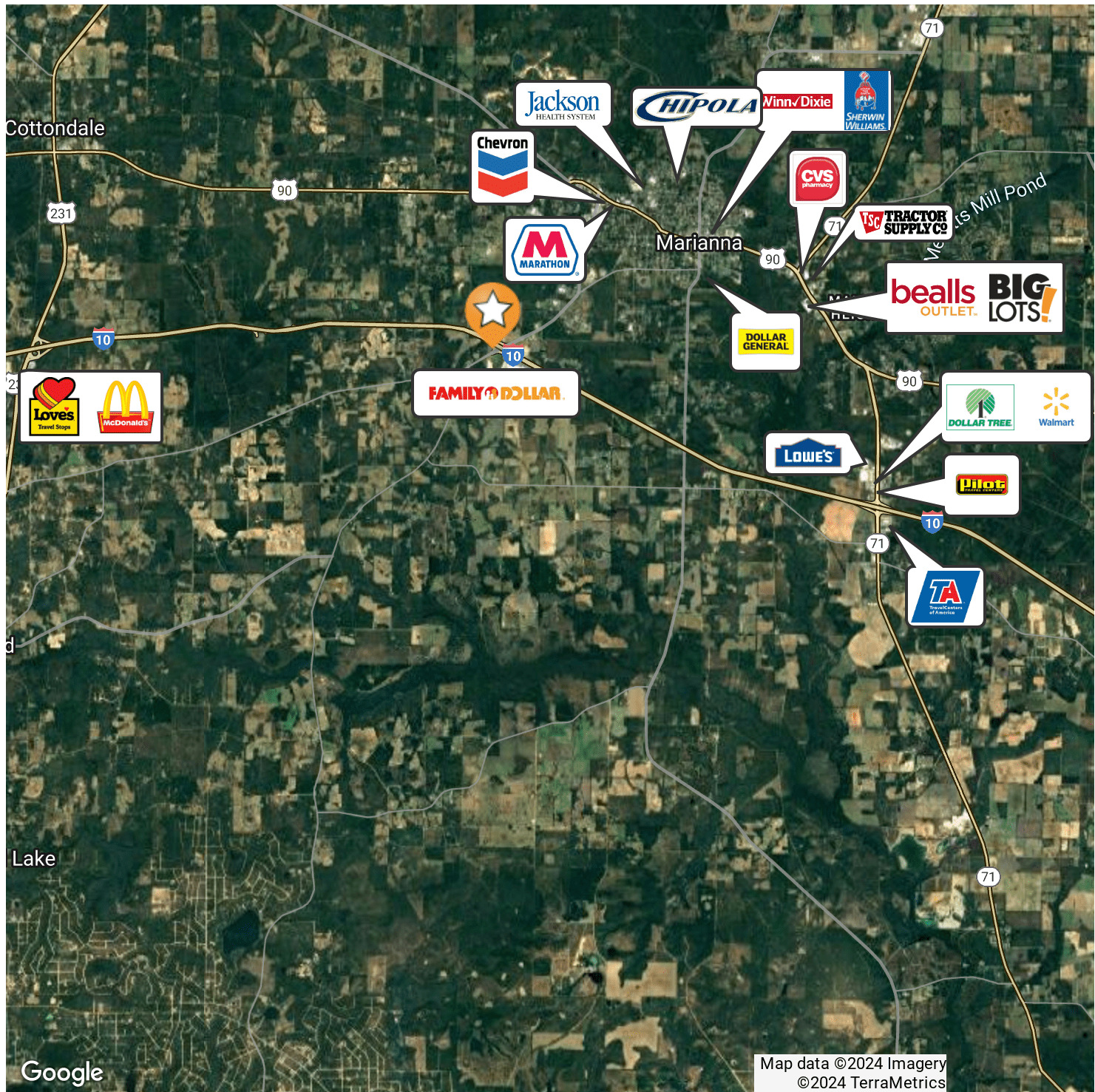
Acres	37.23 Acres
County	Jackson
Zoning	Residential
Utilities	City Water, Needs Private Septic tank
Parcel IDs	17-4N-10-0000-0030-0020
Coordinates	30.7485465, -85.2609478
Real Estate Taxes	\$126.82

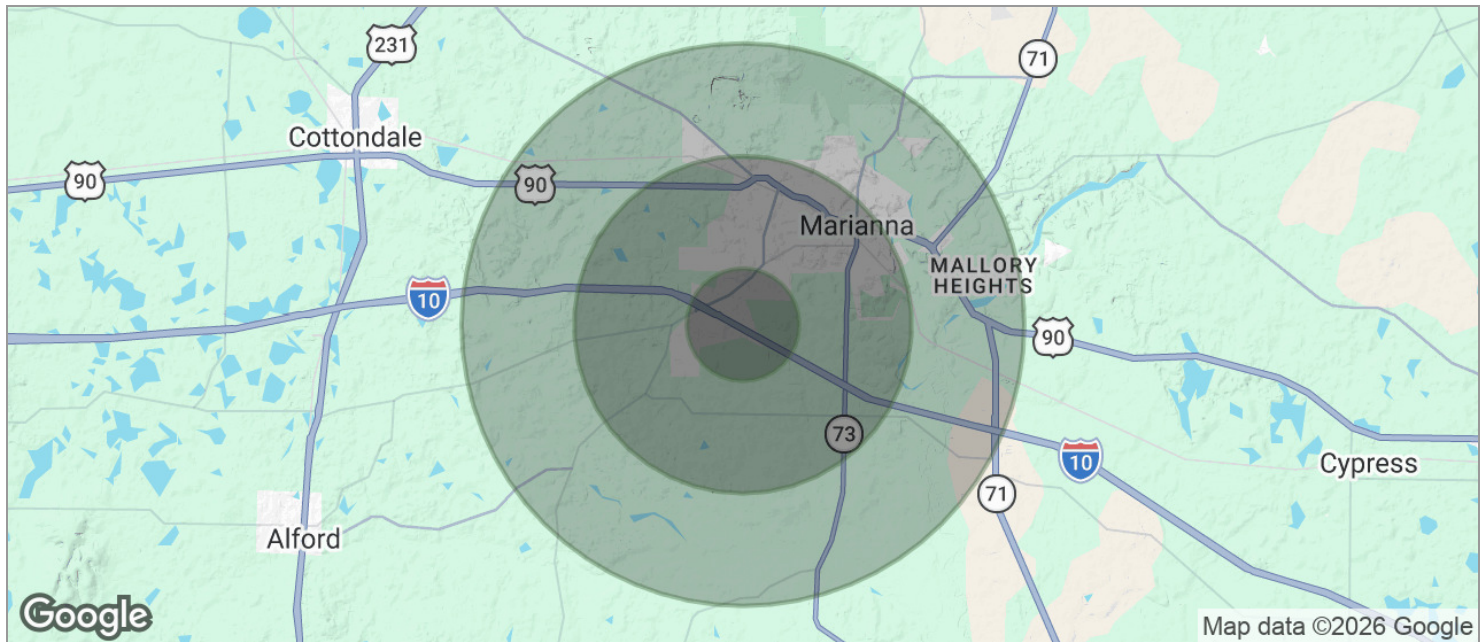
PROPERTY OVERVIEW

Investment opportunity- 38+/- Acres off of I-10 Exit 136. Marianna City annexed and zoned Residential. Marianna City Water available, Private Septic Tank needed. Possible uses Single Family Home Ranchette, possible Multi-Family.

PROPERTY HIGHLIGHTS

- Single Family/ Multi-Family
- City of Marianna zoning Residential
- City Water, Needs Private Septic Tank
- Long Term appreciation available for patient capital





POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	352	6,723	10,635
MEDIAN AGE	38	42	42
MEDIAN AGE (MALE)	36	40	41
MEDIAN AGE (FEMALE)	39	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	136	2,646	4,239
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$73,739	\$67,353	\$72,369
AVERAGE HOUSE VALUE	\$151,512	\$148,825	\$174,513

* Demographic data derived from 2020 ACS - US Census