



**FOR SALE**  
**RETAIL SPACE**  
**\$950,000**

23.87 ± ACRE DEVELOPMENT LAND - MARIANNA, FL

**4805 HIGHWAY 90, MARIANNA, FL 32446**



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CLAY PATRICK  
850.693.6610



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CORPORATE OFFICE  
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WINTER HAVEN, FL 33881





**SALE PRICE** **\$950,000**

### OFFERING SUMMARY

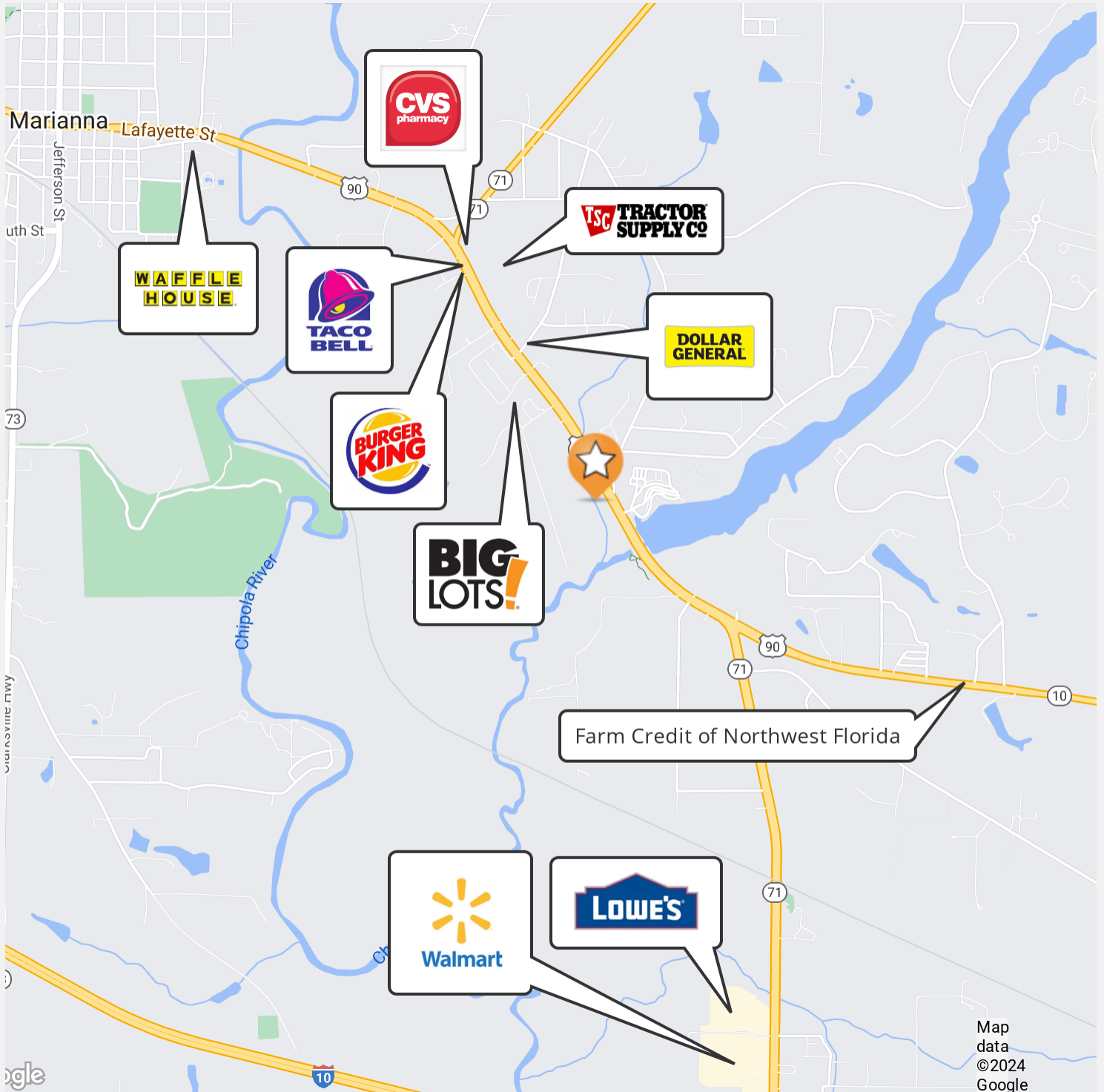
<b>Acres</b>	23.87 Acres
<b>\$/Acre</b>	\$39,799
<b>County</b>	Jackson
<b>Zoning</b>	Commercial and Muti-Family
<b>Utilities</b>	Electric 3 phase on site. Public Jackson County water and sewer at street.
<b>Parcel IDs</b>	11-4N-10-0000-0470-0000
<b>Coordinates</b>	30.755259, -85.19582299999999
<b>Real Estate Taxes</b>	\$2,793.00

### PROPERTY OVERVIEW

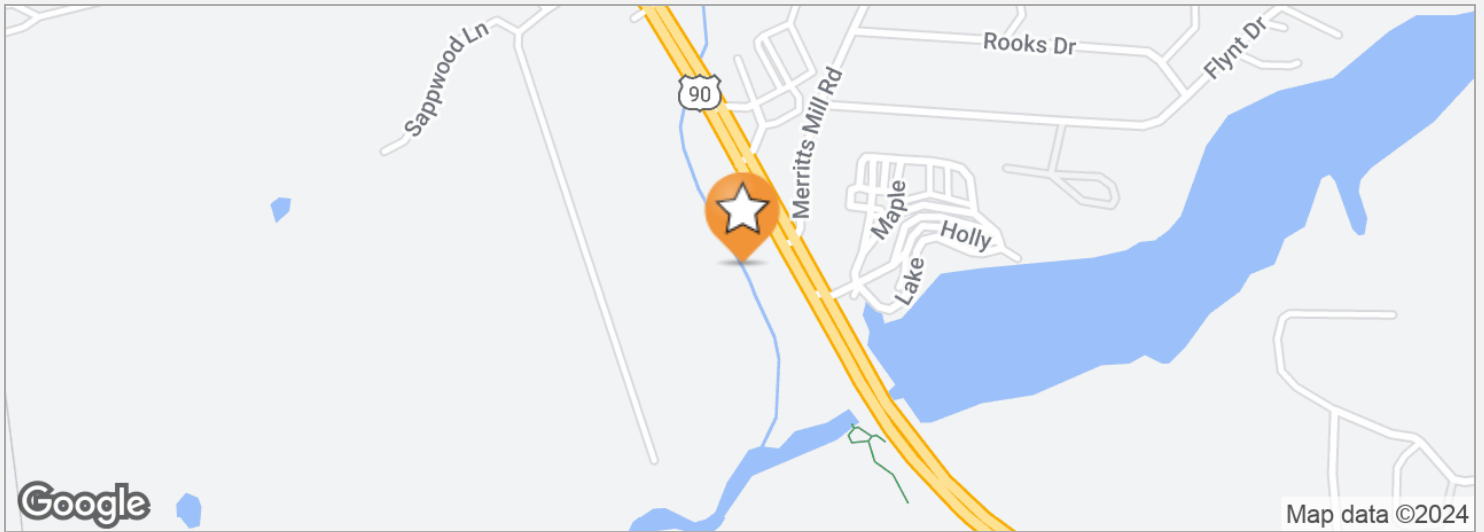
Commercial and Muti-Family vacant land investment opportunity. 23.87 acres +/- on high traffic count Hwy 90 in Marianna, FL across from Arrowhead Campground on Merritts Mill Pond and Spring Creek. 3.5 acres +/- of Commercial land and 19.7 acres +/- of Muti-Family (12 units per acre). Cleared and ready to go. Public water & sewer available at Hwy 90 on the properties side of the road.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	186	5,681	9,541
Total Population	417	10,970	19,377
Average HH Income	\$52,677	\$46,814	\$47,165







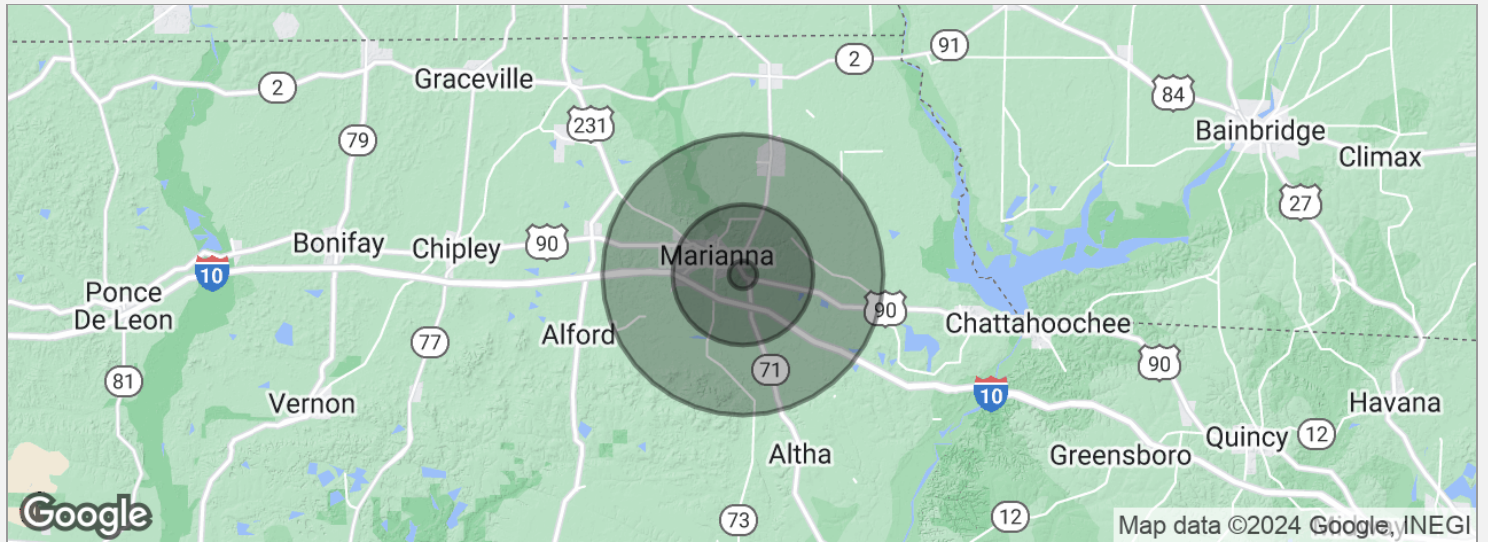
### DRIVE TIMES

From downtown Marianna 2 miles.  
 From I-10 & SR 71 Exit 142 2 miles.  
 From Panama City, FL. one hour.  
 From Tallahassee, FL. one hour.  
 From Dothan, AL. 45 minutes.

### DRIVING DIRECTIONS

From the courthouse in Marianna (Hwy 90 & SR 73)





**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	417	10,970	19,377
Median age	37.1	42.3	43.3
Median age (male)	40.8	41.1	40.7
Median age (Female)	28.0	43.5	45.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	186	5,681	9,541
# of persons per HH	2.2	1.9	2.0
Average HH income	\$52,677	\$46,814	\$47,165
Average house value	\$173,600	\$110,218	\$113,856

\* Demographic data derived from 2020 ACS - US Census

## CLAY PATRICK

Broker Associate



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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/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. 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 2022  
APEX Award 2023  
Member, Central Panhandle Association of Realtors  
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