



**FOR SALE  
LAND  
\$395,000**

10 ACRE COMMERCIAL PROPERTY WITH OFFICE/SHOP IN  
MARIANNA, FL

**4049 LAFAYETTE STREET, MARIANNA, FL 32448**



CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610



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



**SALE PRICE**                      **\$395,000**

**OFFERING SUMMARY**

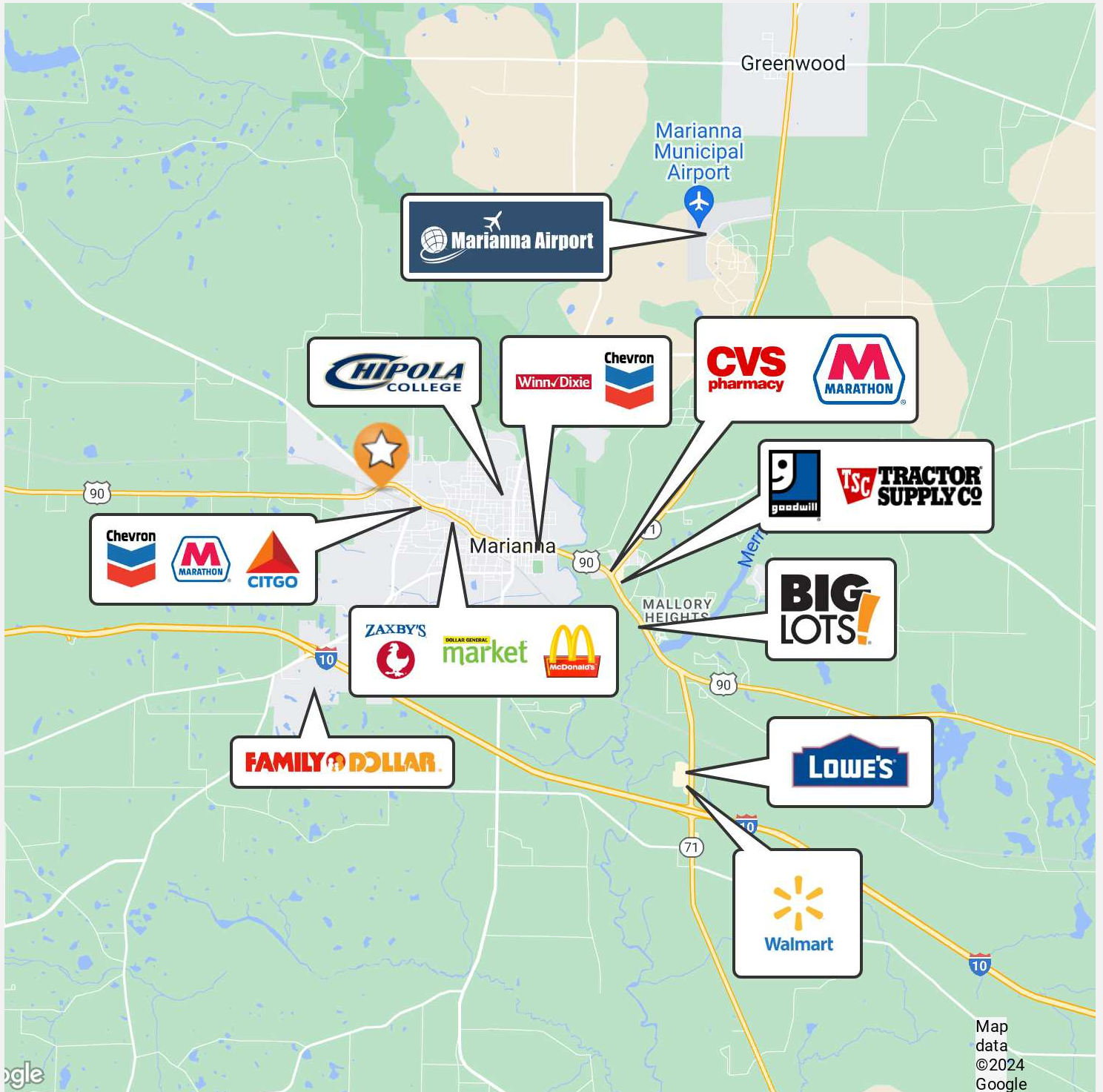
<b>Acres</b>	10.15 Acres
<b>County</b>	Jackson
<b>Zoning</b>	Commercial
<b>Utilities</b>	City of Marianna Water & Sewer
<b>Parcel IDs</b>	32-5N-10-0000-0280-0000
<b>Coordinates</b>	30.7845471, -85.2574338
<b>Frontage</b>	- ft
<b>Real Estate Taxes</b>	\$3,512.00

**PROPERTY OVERVIEW**

Investment opportunity in Marianna, FL on the west end off Hwy 90. There's 10 acres with an office/shop building. Easy access to busy Hwy 90 & I-10. There's 8 acres zoned commercial, and 2 acres multi-use.

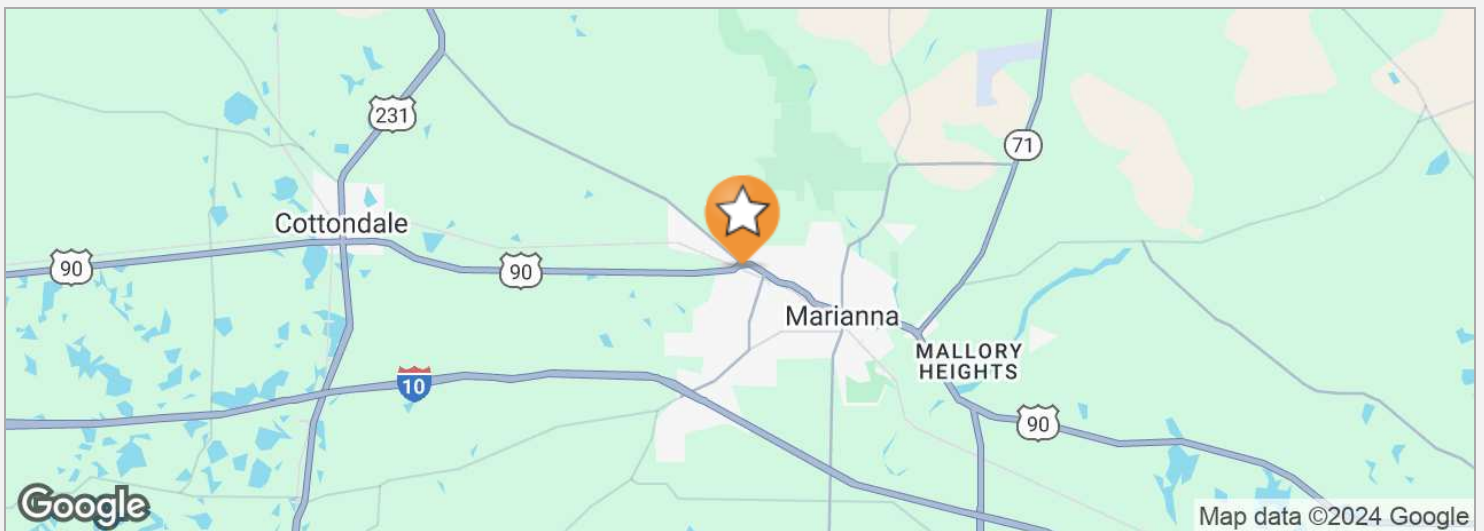
**PROPERTY HIGHLIGHTS**

- Commercial zoned property
- Ideal accessibility for commercial ventures
- Office 2,695 sq office & 4,650 sq ft shop with 4 roll up doors 12' w & 10' H
- 3 parcel ID's 8 acres Commercial, 2 acres multi-use
- Possible expansion
- Minutes to I-10 exit 136
- Seller liquidating all trucks & equipment & removing dirt pile & gravel



Additional Photos



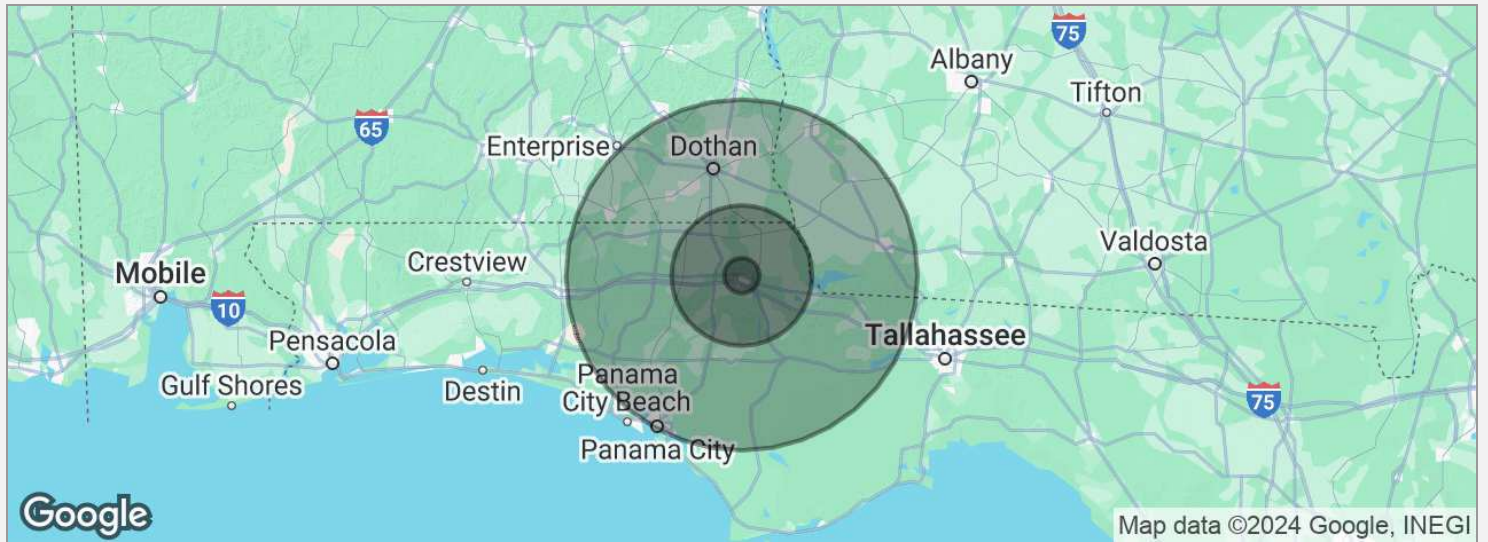


### DRIVE TIMES

10 minutes to Marianna Airport  
30 minutes to Dothan, AL.  
45 minutes to Panama City, FL.  
1 hour to Tallahassee, FL.  
2.5 hours to Pensacola, FL.

### DRIVING DIRECTIONS

From I-10 exit 136 go north on Hwy 276 to Hwy 90, turn left on to Hwy 90, go about 1 mile & turn left on to Hall Street, then immediate left into the property.



POPULATION	5 MILES	20 MILES	50 MILES
Total population	1,356	7,695	11,511
Median age	41	42	43
Median age (male)	39	40	41
Median age (Female)	43	44	44
HOUSEHOLDS & INCOME	5 MILES	20 MILES	50 MILES
Total households	503	3,028	4,568
# of persons per HH	2.7	2.5	2.5
Average HH income	\$58,137	\$68,318	\$75,082
Average house value	\$144,850	\$155,770	\$183,025

\* Demographic data derived from 2020 ACS - US Census

## CLAY PATRICK

Broker Associate



2860 Highway 71 N ste C  
Marianna, FL 32446  
T 850.693.6610  
C 850.693.6610  
clay@crosbydirt.com  
FL #BK577436

## 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 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