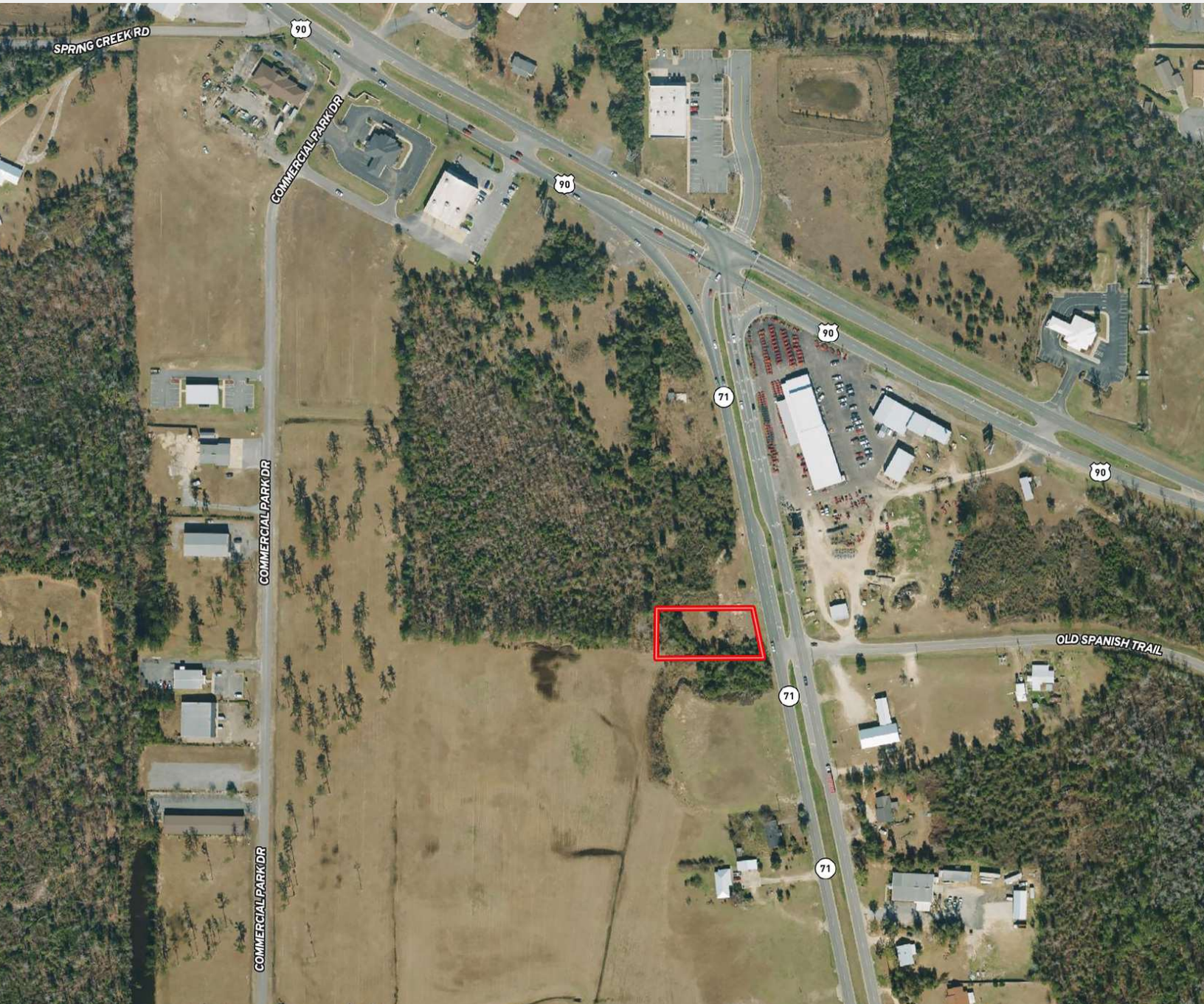




**FOR SALE
LAND
\$119,500**

.68 ACRE COMMERCIAL LAND FOR SALE ON HIGH-TRAFFIC ROUTE IN MARIANNA, FL

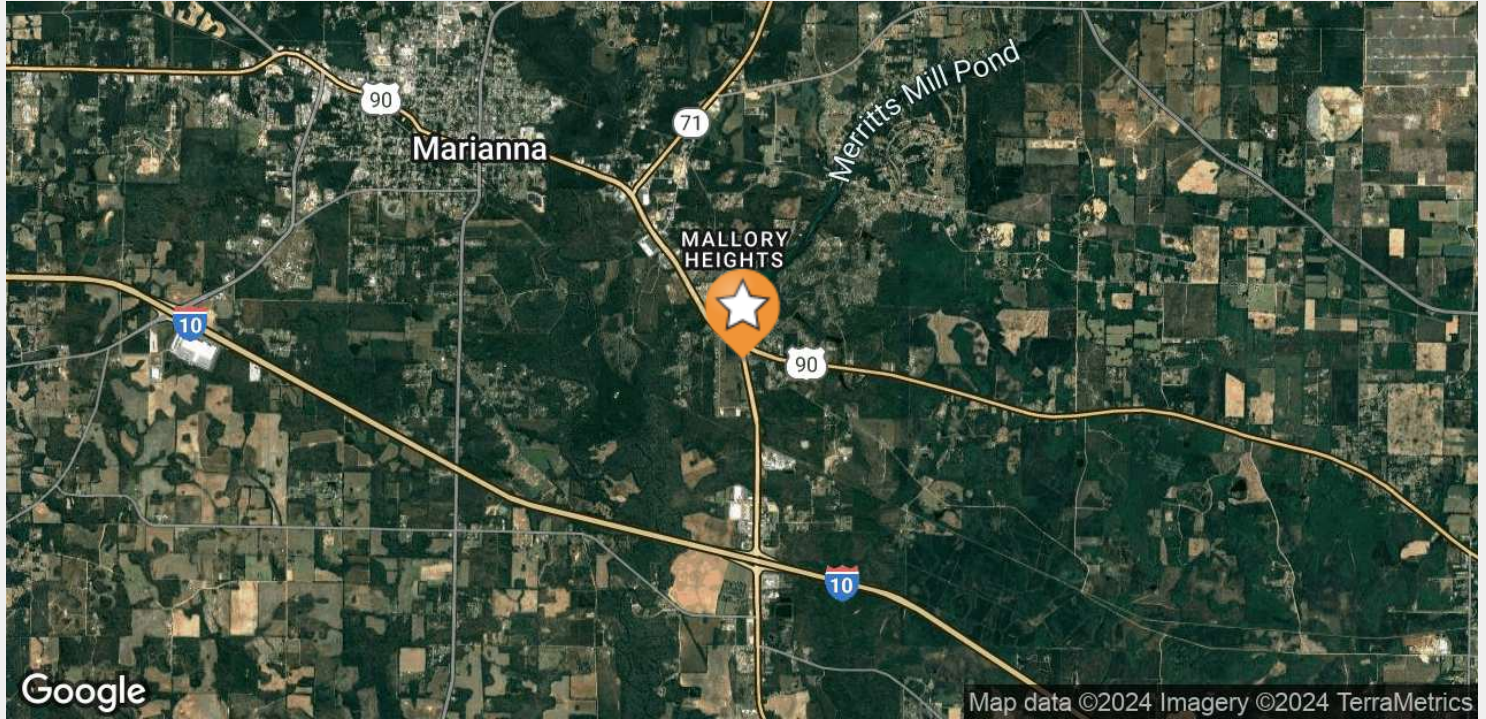
2505 HIGHWAY 71, MARIANNA, FL 32448



CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



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



SALE PRICE **\$119,500**

OFFERING SUMMARY

Acres	0.684 Acres
\$/Acre	\$174,708
County	Jackson
Zoning	COMMERCIAL HWY
Utilities	Private well & septic on property. City water & sewer located across the street. Electric on site.
Parcel IDs	13-4N-10-0000-0370-000
Coordinates	30.7471666, -85.18768399999999
Real Estate Taxes	\$770.65

PROPERTY OVERVIEW

This .684-acre property is perfectly situated on a high-traffic section of SR 71, conveniently leading to I-10 for maximum visibility and accessibility. With .684 acres of expansive land, there is ample space to realize your commercial aspirations and create a thriving business. This property comes equipped with a private well and septic system, while city water and sewer connections are conveniently located across the street. Electric is already on-site, streamlining the development process.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	115	5,445	9,594
Total Population	247	10,395	19,418
Average HH Income	\$50,993	\$46,485	\$47,145

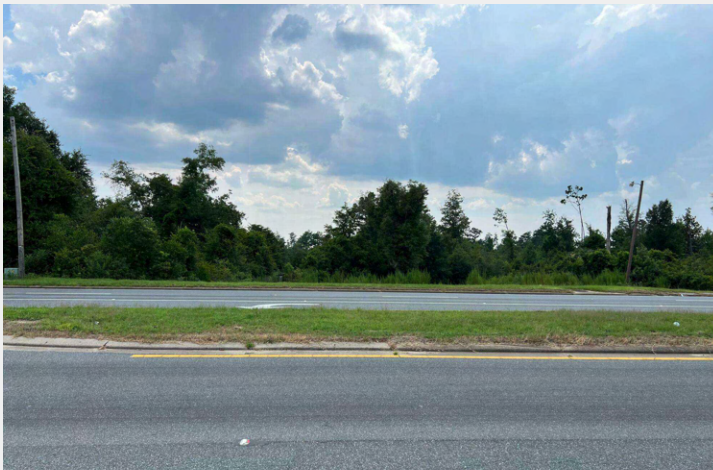
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Additional Photos

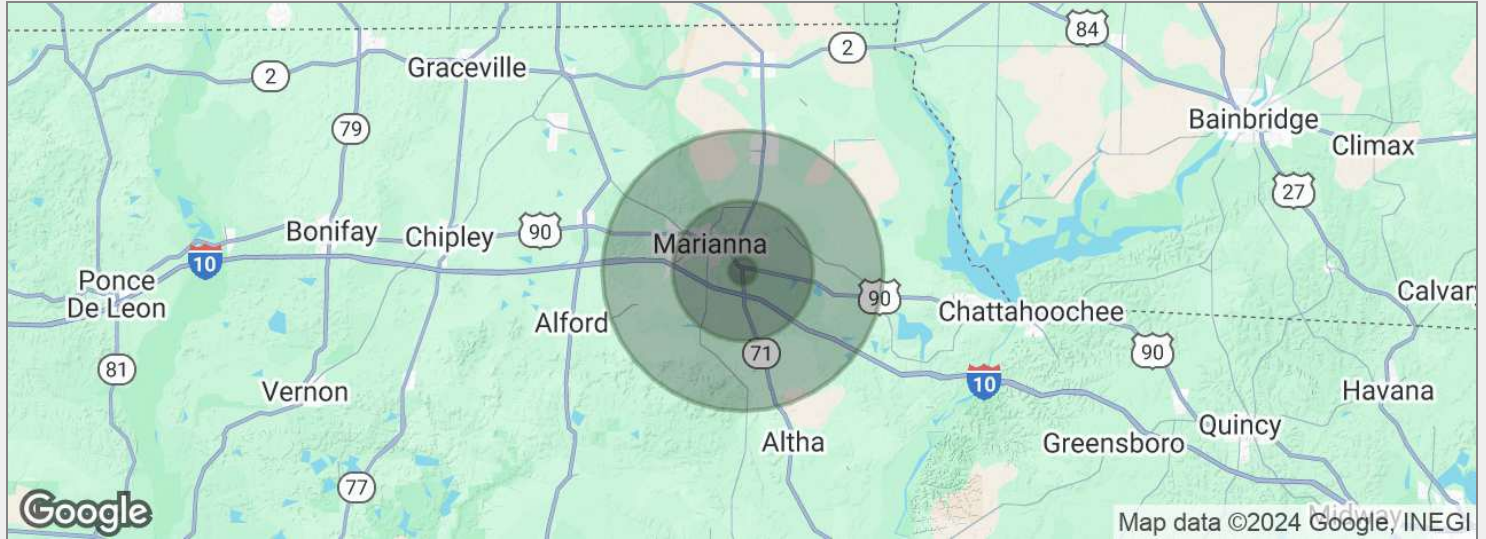
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ID#: 1240079

Demographics Map

5



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	247	10,395	19,418
Median age	42.3	43.1	43.3
Median age (male)	41.9	42.3	40.8
Median age (Female)	37.8	43.6	45.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	115	5,445	9,594
# of persons per HH	2.1	1.9	2.0
Average HH income	\$50,993	\$46,485	\$47,145
Average house value	\$137,390	\$109,139	\$114,519

* Demographic data derived from 2020 ACS - US Census

ID#: 1240079

CLAY PATRICK

Broker Associate



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Marianna, FL 32446
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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

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