



**LAND FOR SALE**  
**\$695,000**

3.58 ACRES COMMERCIAL TRACT I-10 SR71

**HWY 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





**VIDEO**

**SALE PRICE**

**\$695,000**

**OFFERING SUMMARY**

<b>Acres</b>	3.58 Acres
<b>Price Per Acre</b>	\$194,134
<b>County</b>	Jackson
<b>Zoning</b>	Commercial
<b>Utilities</b>	Public Water & Sewer
<b>Parcel IDs</b>	254N100000002900010
<b>Coordinates</b>	30.7129, -85.1846
<b>Real Estate Taxes</b>	1,355.00

**PROPERTY OVERVIEW**

Great location at I-10 & SR 71 Marianna, FL exit. Growing interchange. New hotels & restaurants.

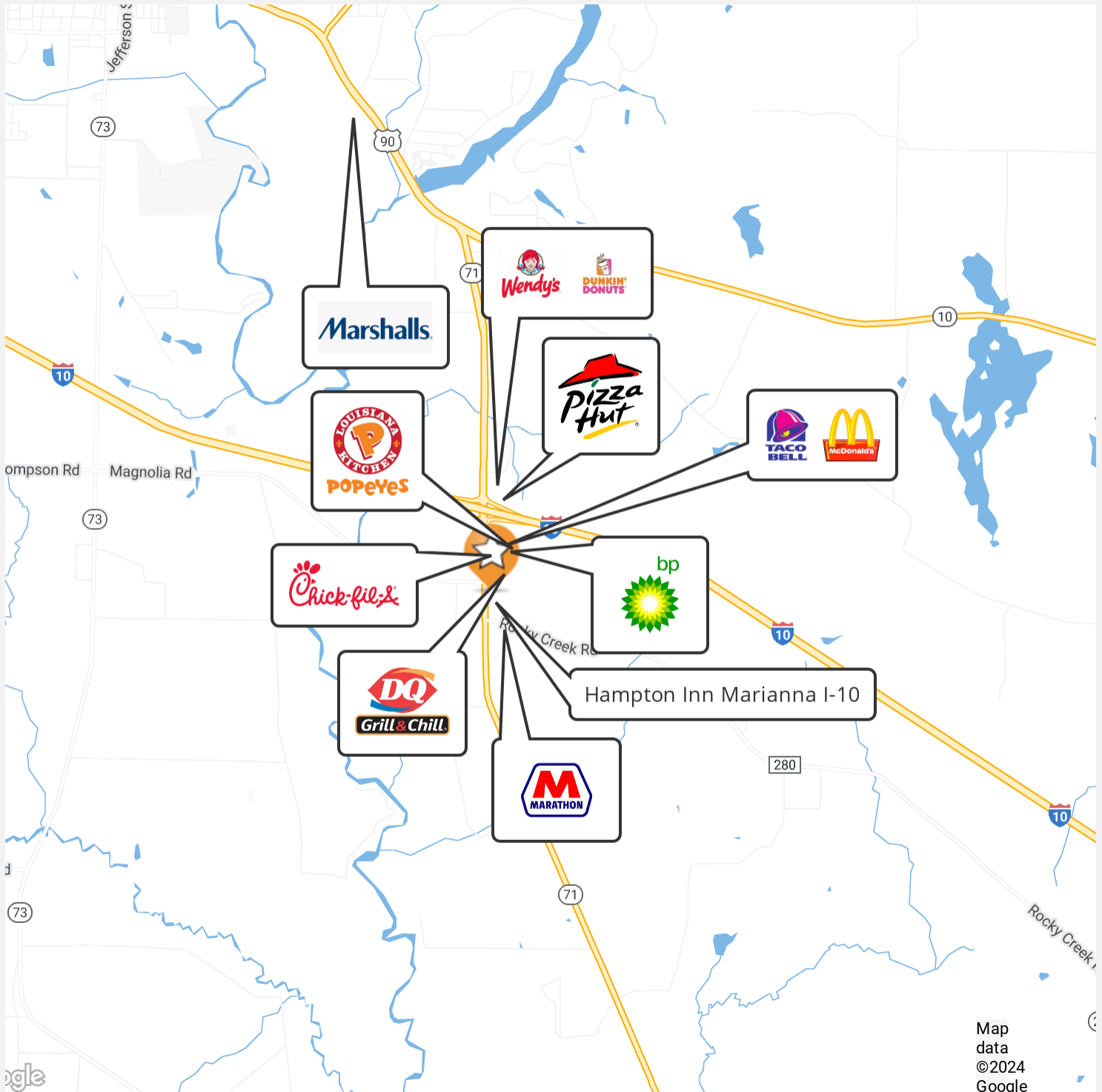
**PROPERTY HIGHLIGHTS**

- SR 71 Traffic Count: 8,300

**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total Households	27	2,742	9,458
Total Population	47	5,246	18,735
Average HH Income	\$43,962	\$49,118	\$46,483







Additional Photos

4



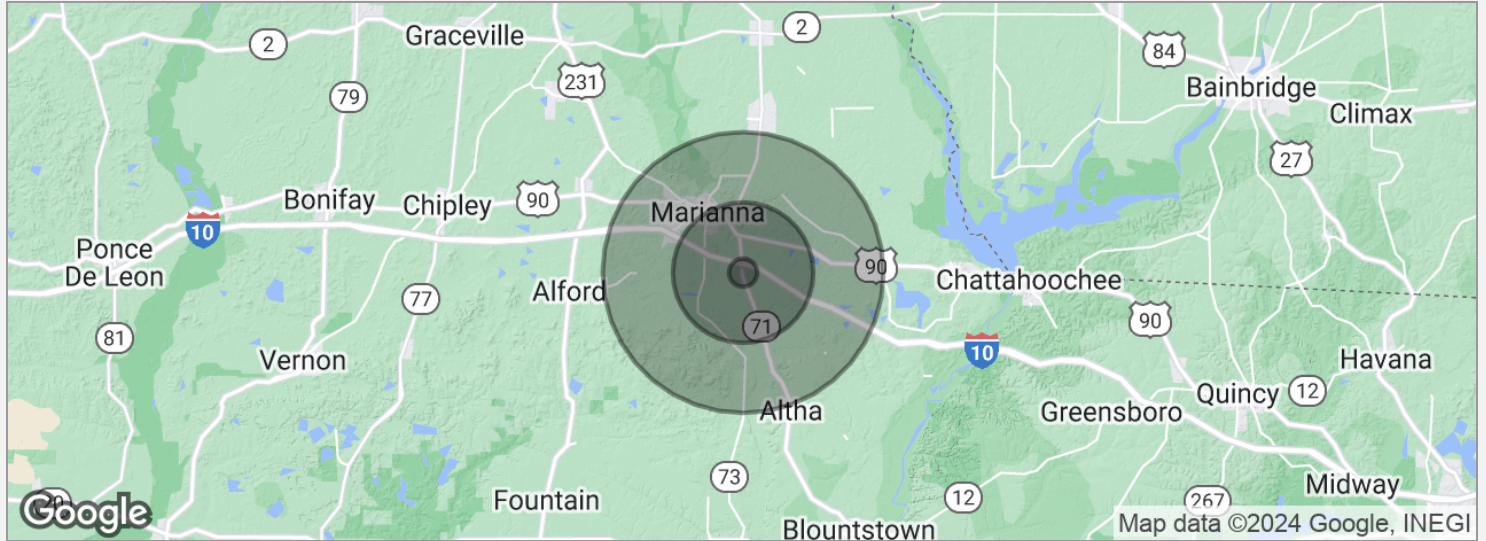


# 3.58 ACRES COMMERCIAL TRACT I-10 SR71

Hwy 71, Marianna, FL 32448

## Demographics Map

5



POPULATION	1 MILE	5 MILES	10 MILES
Total population	47	5,246	18,735
Median age	56.7	44.7	43.1
Median age (male)	56.2	44.8	40.9
Median age (Female)	54.9	43.2	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	27	2,742	9,458
# of persons per HH	1.7	1.9	2.0
Average HH income	\$43,962	\$49,118	\$46,483
Average house value	\$72,105	\$108,420	\$113,914

\* 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 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