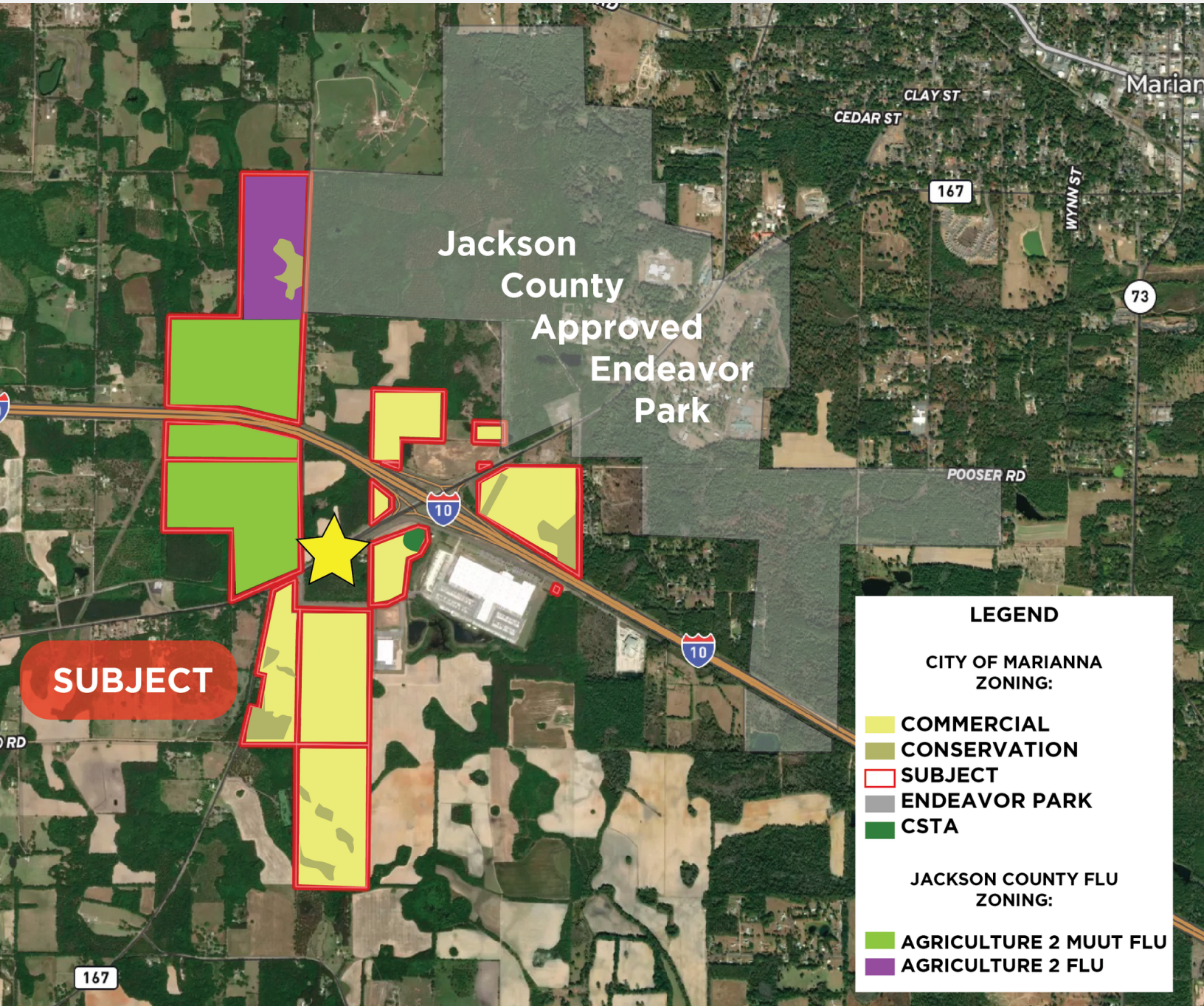




FOR SALE
\$11,900,000

664.93 ACRES OF COMMERCIAL AND AG LAND IN MARIANNA

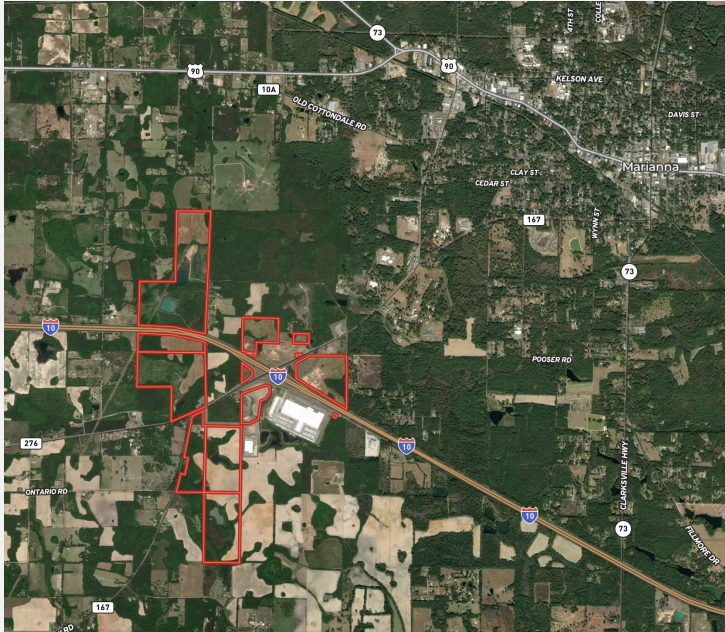
3790 KYNESVILLE RD, MARIANNA, FL 32448



BEN CROSBY, CCIM, ALC
BEN@CROSBYDIRT.COM

LORENA ALVAREZ CORDERO
LORENA@CROSBYDIRT.COM





OFFERING SUMMARY

Listing Price	\$11,900,000
Acres	664.93 Acres
Price Per Acre	\$17,897
County	Jackson
Zoning	Commercial & AG
Utilities	City Water & Sewer
Taxes	-
Parcel IDs	-
Coordinates	30.7494161, -85.2808577

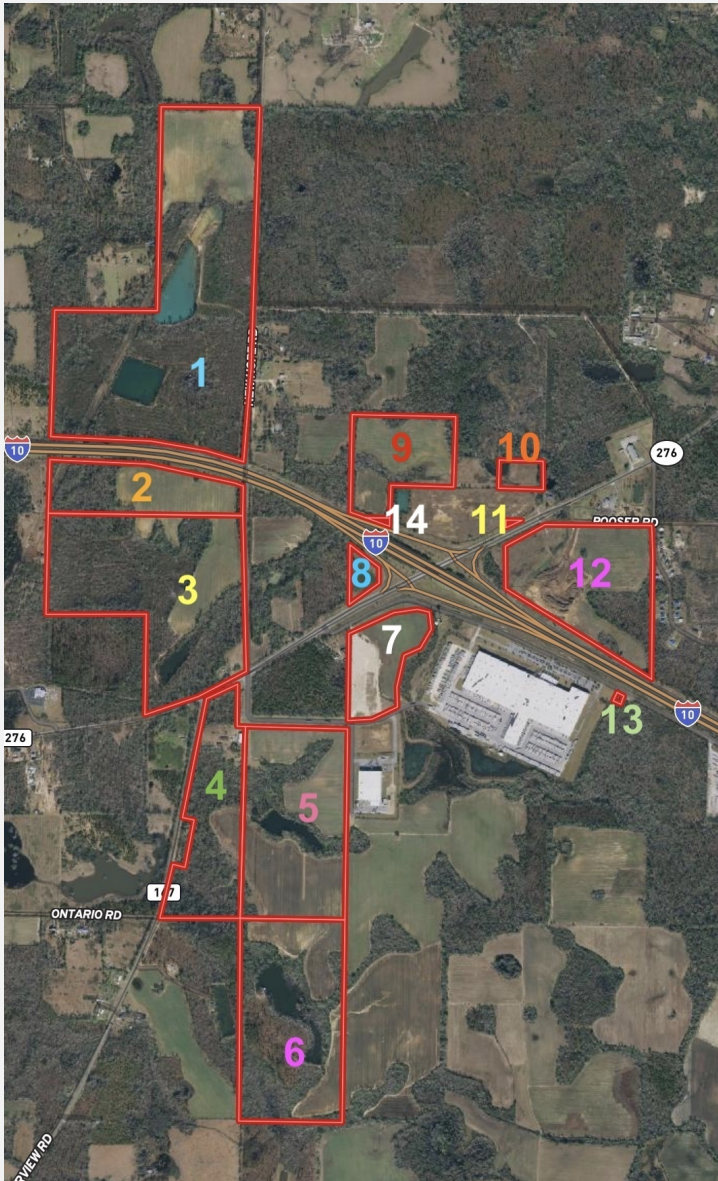
PROPERTY OVERVIEW

Legacy investment opportunity- 664.93 +/- Acres in all four quadrants of I-10 Exit 136. Some Commercial demand available today for development. Some of subject Marianna City annexed and zoned commercial. Water and Sewer available. Possible uses Travel Centers, Warehouse Distribution, RV Resorts, Restaurants, Hospitality, Industrial, Distribution, and Residential. This intersection being incentivized for development by Jackson County, with their recent approval of the the adjacent 1,200 acre Mixed-use-Endeavor Park.

PROPERTY HIGHLIGHTS

- City of Marianna zoning Commercial and Ag
- Sites available in all four quadrants of interstate 10 exit 136
- Water, Natural Gas, and Sewer service available
- Long Term appreciation available for patient capital

ID#: 1078994



PARCELS

- 1 : 180.65 Acres
- 2: 36.13 Acres
- 3: 109.71 Acres
- 4: 48.41 Acres
- 5: 77.89 Acres
- 6: 82.91 Acres
- 7: 23.63 Acres
- 8: 4.46 Acres
- 9: 33.36 Acres
- 10: 4.93 Acres
- 11: 0.23 Acres
- 12: 61.95 Acres
- 13: 0.28 Acres
- 14: 0.39 Acres

ID#: 1078994

FUTURE LAND PLANS JACKSON COUNTY

In addition to the 1,200 acre Endeavor Park, Jackson County offers four Florida First Certified Sites. This program by Florida Power & Light Company offers project-ready industrial sites with the due diligence complete to minimize risk and accelerate speed to market. A third-party detailed analysis is provided by McCallum Sweeney Consulting.

<http://www.jacksonedc.com/page/sites-buildings/>



ENDEAVOR PARK

Endeavor is 1,200 plus acres ready for development, including residential, commercial, and public spaces, plus 750 acres set aside for an industrial park. Endeavor is located in the heart of Jackson County - almost a thousand square miles of unspoiled land where both families and industries have prospered since 1822. The site sits next to interstate 10 in a logistics crossroads on the Gulf Coast. Modern infrastructure a ready workforce, and a surprising business environment make this a perfect location for growth.

UTILITIES:

Electric: Florida Public Utilities (12.47 kV distribution line onsite)

Natural Gas: Florida Gas Transmission Company (4-inch line)

Sewer: City of Marianna Wastewater Treatment Plant (12-inch line)

Water: City of Marianna (12-inch line with 4.108 mgd available capacity)

Telecom: Century Link (infrastructure onsite)

Emergency Services: ISO-4 rated fire department protection 24 hours per day, 7 days per week

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MARIANNA AIRPORT COMMERCE PARK

A 214 Acre Florida First Certified Site adjacent to the Marianna Municipal Airport. The site features a 6,000-foot newly resurfaced north/south runway, plus a secondary 5,000-foot east/west runway.



MARIANNA/JACKSON COUNTY DISTRIBUTION/

Two industry-focused industrial parks in one complex - a 160-acre parcel dedicated to distribution services and 21.5-acre and 75-acre parcels dedicated to construction services. This Florida First Certified Site offers expandable boundaries for additional growth, plus Interstate 10 frontage with an immediate access point at exit 136.

ID#: 1078994



Baltzell Springs



Blue Springs Park

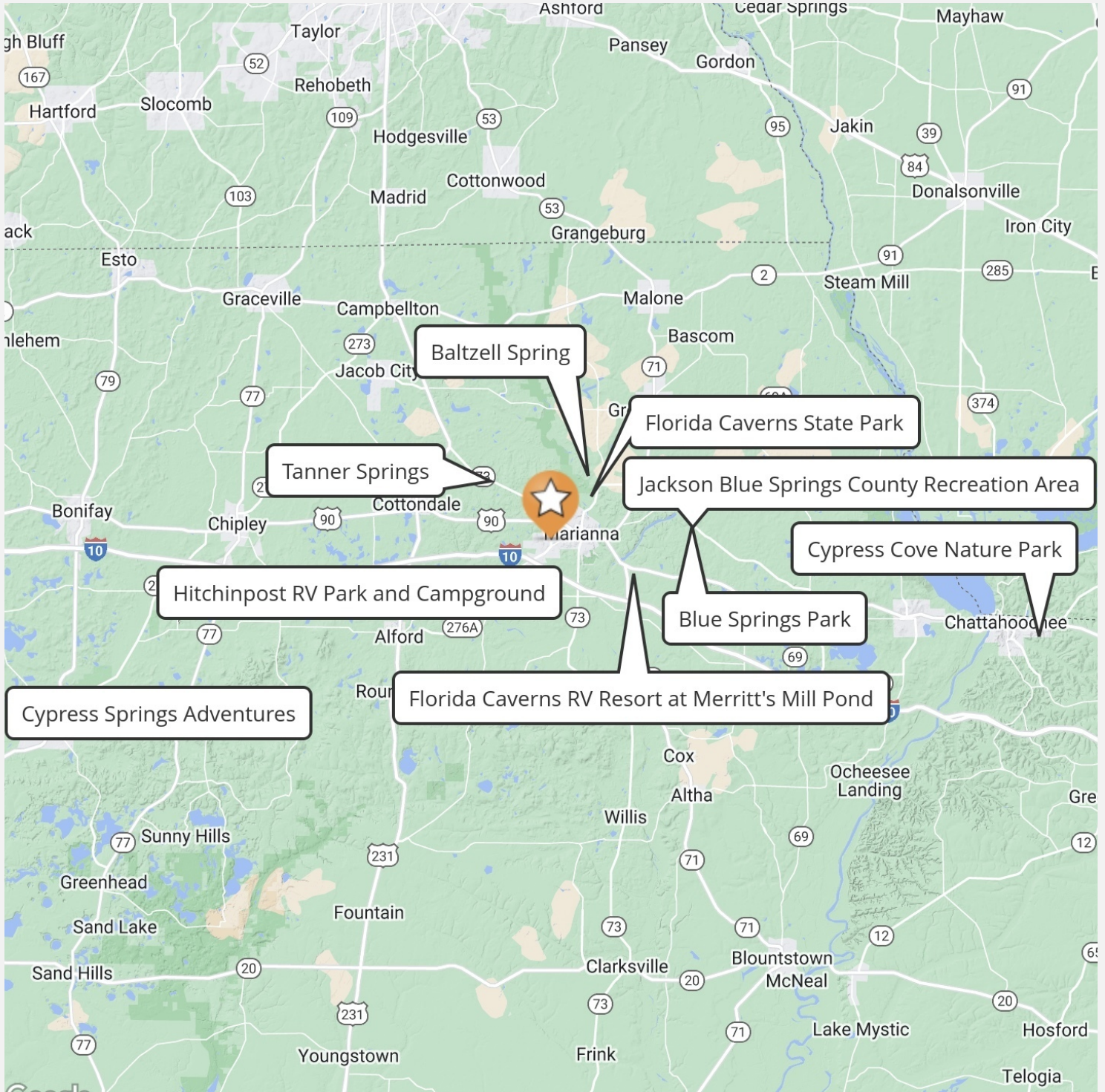


Cypress Springs Adventure



Florida Cavern State Park

ID#: 1078994



ID#: 1078994



ID#: 1078994

STATE/COUNTY TAXES

The State of Florida and Jackson County offer liberal tax rates. There is no state income tax; the corporate income tax rate is 5.5%; retail sales tax is 7.5%; gasoline tax is \$0.07 per gallon; intangible tax is 1.5 mills per dollar. The 2016 real estate tax millage for all three sites was 13.6113 mills for properties located in the county jurisdiction area. The same millage is used for "tangible personal property" (equipment) in the county jurisdiction area.

LAND PRICING

Land pricing in the County is historically below many other markets. Possible land parcels may be granted to a new or expanding employer who commits to a high number of new jobs at above-average wages with a large capital investment in the expansion or relocation project.

AD VALOREM/PROPERTY TAX REBATES

Ad Valorem/property tax rebates may be granted by Jackson County and City of Marianna on the general revenue portion and for both real estate and personal property, at the discretion of each of those governing boards, based upon the economic impact that the proposed new business will have on the community and region.

SPECIALIZED TRAINING GRANTS

Specialized Training Grants may be obtained through the local workforce board (Career Source Chipola) for certain wage levels, number of new jobs created, and the project's capital investment. Training may be customized and done on-site, at the local community college, or vocational-technical center.

RURAL JOB TAX CREDIT PROGRAM

The Rural Job Tax Credit Program offers an incentive for eligible businesses located within one of 36 designated Qualified Rural Areas to create new jobs. The tax credit ranges from \$1,000-\$1,500 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sale and Use Tax (FL Statute section 212.098).

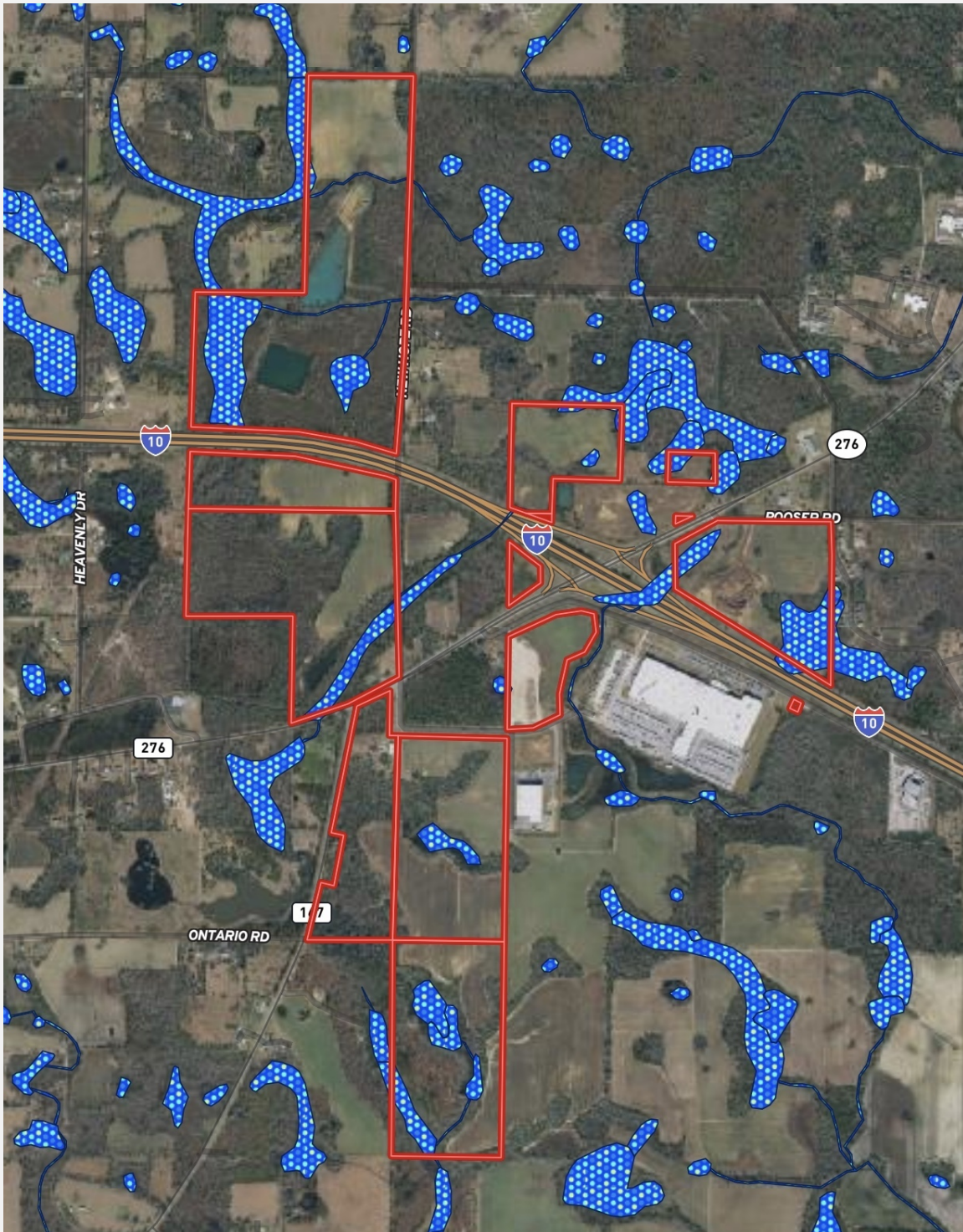
NATURAL GAS ENERGY SALES TAX BENEFIT

The Natural Gas Energy Sales Tax Benefit provides for a sales tax exemption (6%) on natural gas energy used in the manufacturing and production of certain tangible personal property of certain SIC codes [FL Statute 212.08(7)(ff)2]. This is based on average minimum amount of gross purchase amount per month, figured for up to a 10-year period.

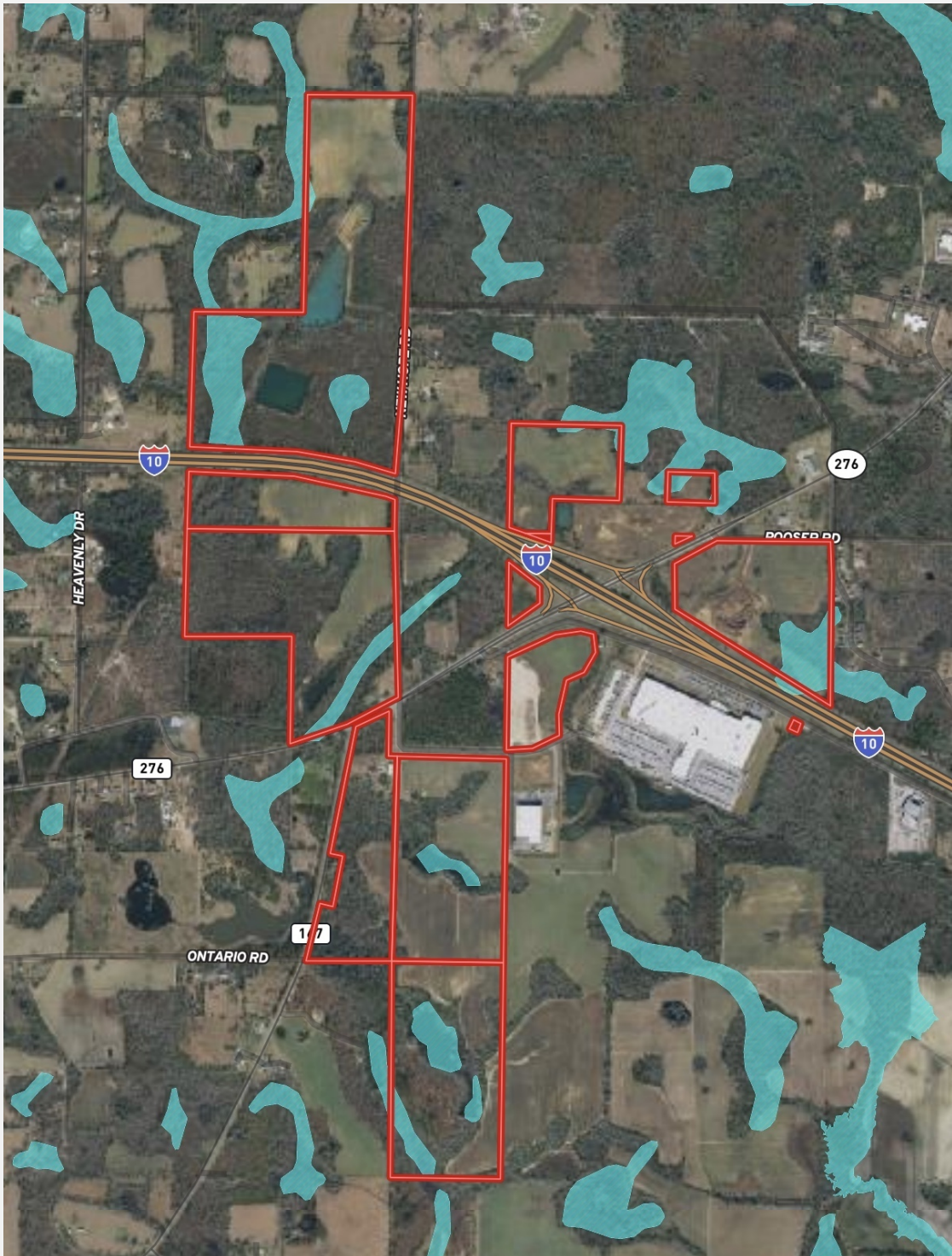
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WETLANDS

664.93 ACRES OF COMMERCIAL AND AG LAND IN MARIANNA



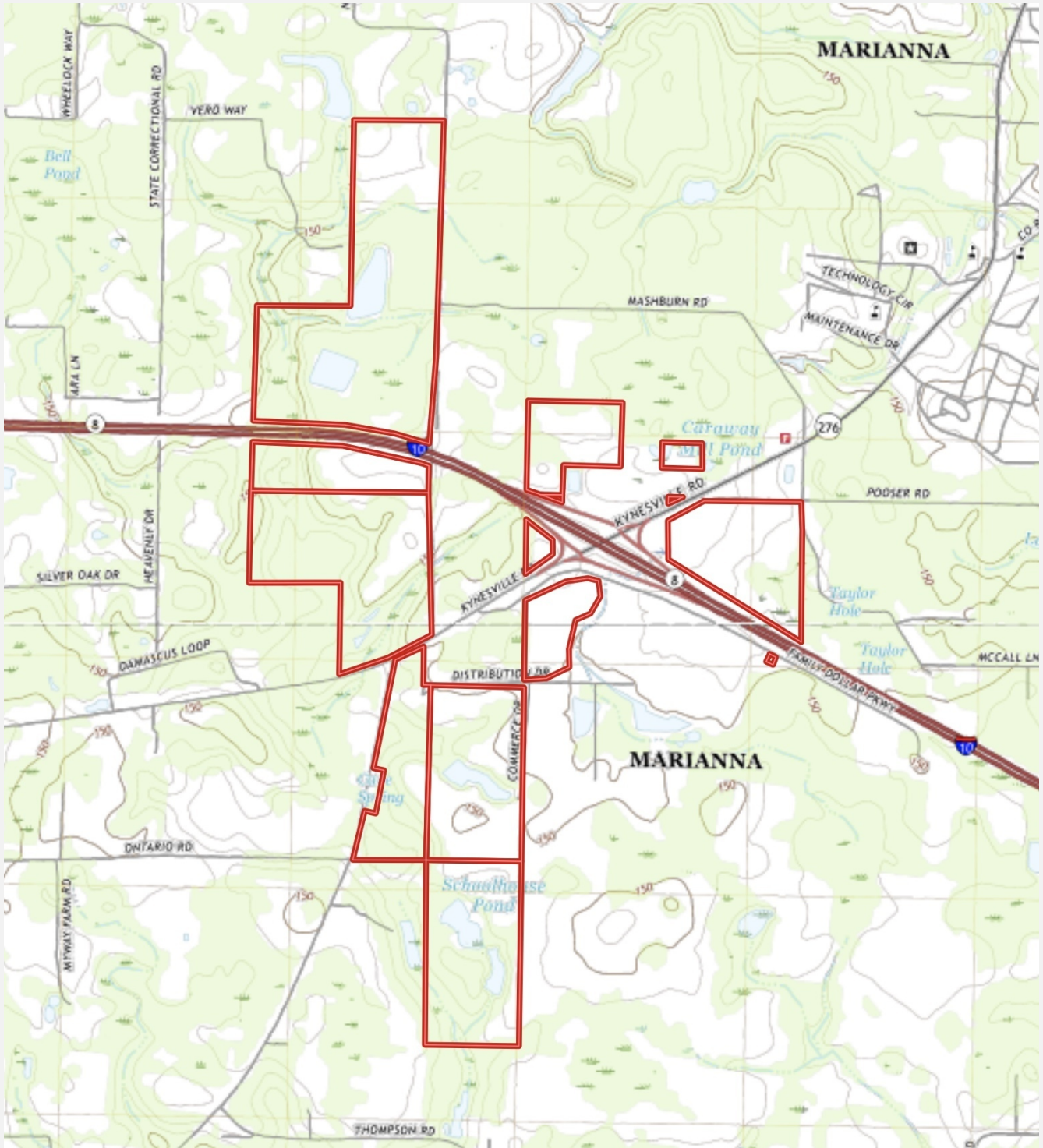
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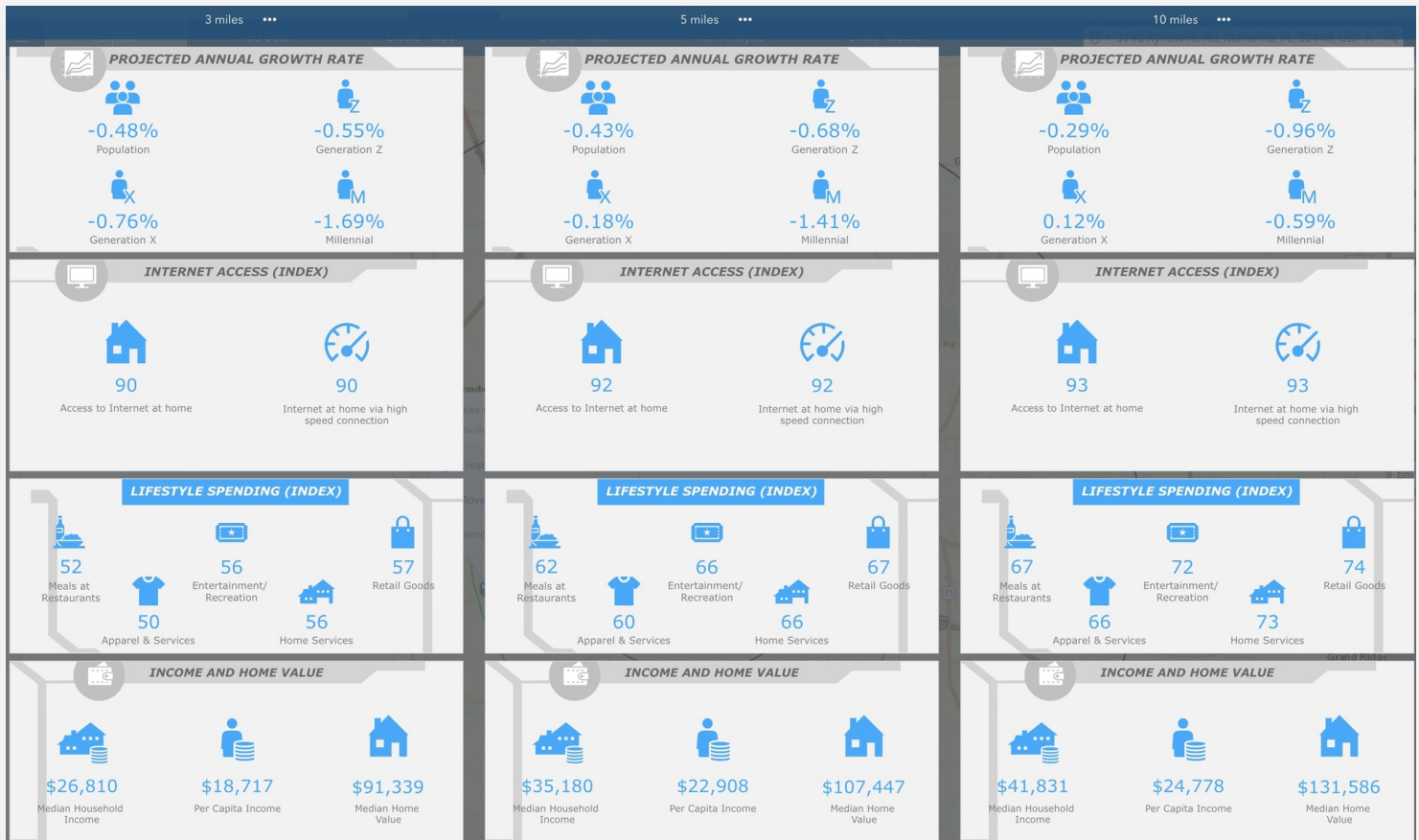
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ID#: 1078994



ID#: 1078994



ID#: 1078994

Key Facts

3790 Kynesville Rd, Marianna, Florida, 32448 (3, 5, 10 miles)
 3790 Kynesville Rd, Marianna, Florida, 32448
 Rings: 3, 5, 10 mile radii

Benjamin E Crosby
 Latitude: 30.74939
 Longitude: -85.28127

3 miles

5 miles

10 miles

KEY FACTS

KEY FACTS

KEY FACTS

3,696

Population

36.8

Median Age



Average Household Size

\$26,810

Median Household Income

9,842

Population

40.3

Median Age



Average Household Size

\$35,180

Median Household Income

20,773

Population

42.8

Median Age



Average Household Size

\$41,831

Median Household Income

EDUCATION

EDUCATION

EDUCATION

17%

No High School Diploma



42%

High School Graduate



29%

Some College



12%

Bachelor's/Grad/Pr of Degree

15%

No High School Diploma



39%

High School Graduate



31%

Some College



15%

Bachelor's/Grad/Pr of Degree

16%

No High School Diploma



37%

High School Graduate



31%

Some College



16%

Bachelor's/Grad/Pr of Degree

BUSINESS

BUSINESS

BUSINESS



161

Total Businesses



1,332

Total Employees



705

Total Businesses



6,529

Total Employees



1,094

Total Businesses



11,801

Total Employees

EMPLOYMENT

EMPLOYMENT

EMPLOYMENT



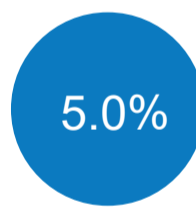
White Collar



Blue Collar



Services



Unemployment Rate



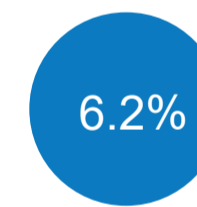
White Collar



Blue Collar



Services



Unemployment Rate



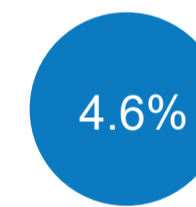
White Collar



Blue Collar



Services



Unemployment Rate

INCOME

INCOME

INCOME



\$26,810

Median Household Income



\$18,717

Per Capita Income



\$14,097

Median Net Worth



\$35,180

Median Household Income



\$22,908

Per Capita Income



\$23,579

Median Net Worth



\$41,831

Median Household Income



\$24,778

Per Capita Income



\$62,364

Median Net Worth

Households By Income

The largest group: <\$15,000 (29.5%)

The smallest group: \$150,000 - \$199,999 (1.8%)

Indicator ▲	Value	Diff
<\$15,000	29.5%	+13.4%
\$15,000 - \$24,999	18.3%	+6.2%
\$25,000 - \$34,999	9.9%	-3.8%
\$35,000 - \$49,999	10.1%	-2.4%
\$50,000 - \$74,999	14.4%	-6.9%
\$75,000 - \$99,999	8.3%	-1.8%
\$100,000 - \$149,999	5.7%	-2.8%
\$150,000 - \$199,999	1.8%	-1.1%
\$200,000+	2.0%	-0.7%

Bars show deviation from Jackson County

Households By Income

The largest group: <\$15,000 (25.7%)

The smallest group: \$150,000 - \$199,999 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	25.7%	+9.6%
\$15,000 - \$24,999	13.6%	+1.5%
\$25,000 - \$34,999	10.5%	-3.2%
\$35,000 - \$49,999	12.1%	-0.4%
\$50,000 - \$74,999	17.3%	-4.0%
\$75,000 - \$99,999	8.6%	-1.5%
\$100,000 - \$149,999	6.1%	-2.4%
\$150,000 - \$199,999	2.3%	-0.6%
\$200,000+	3.8%	+1.1%

Bars show deviation from Jackson County

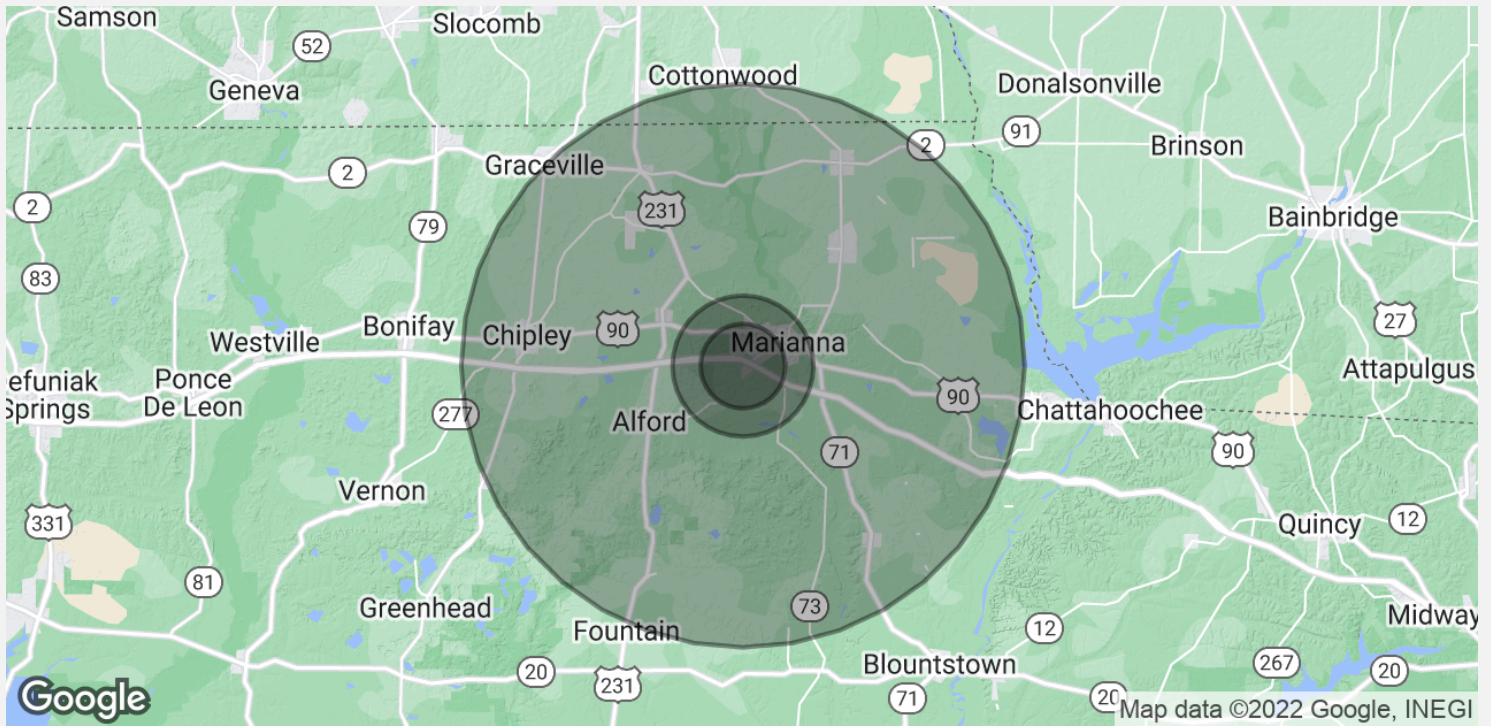
Households By Income

The largest group: <\$15,000 (20.1%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator ▲	Value	Diff
<\$15,000	20.1%	+4.0%
\$15,000 - \$24,999	11.7%	-0.4%
\$25,000 - \$34,999	11.4%	-2.3%
\$35,000 - \$49,999	12.8%	+0.3%
\$50,000 - \$74,999	19.2%	-2.1%
\$75,000 - \$99,999	8.9%	-1.2%
\$100,000 - \$149,999	9.1%	+0.6%
\$150,000 - \$199,999	3.1%	+0.2%
\$200,000+	3.7%	+1.0%

Bars show deviation from Jackson County



POPULATION	3 MILES	5 MILES	20 MILES
Total Population	1,960	6,693	46,178
Average Age	48.3	43.7	43.7
Average Age (Male)	47.9	40.9	41.4
Average Age (Female)	48.9	47.6	45.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	20 MILES
Total Households	1,148	3,693	22,332
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$39,976	\$36,753	\$45,035
Average House Value	\$307,081	\$191,536	\$150,319

* Demographic data derived from 2020 ACS - US Census

ID#: 1078994