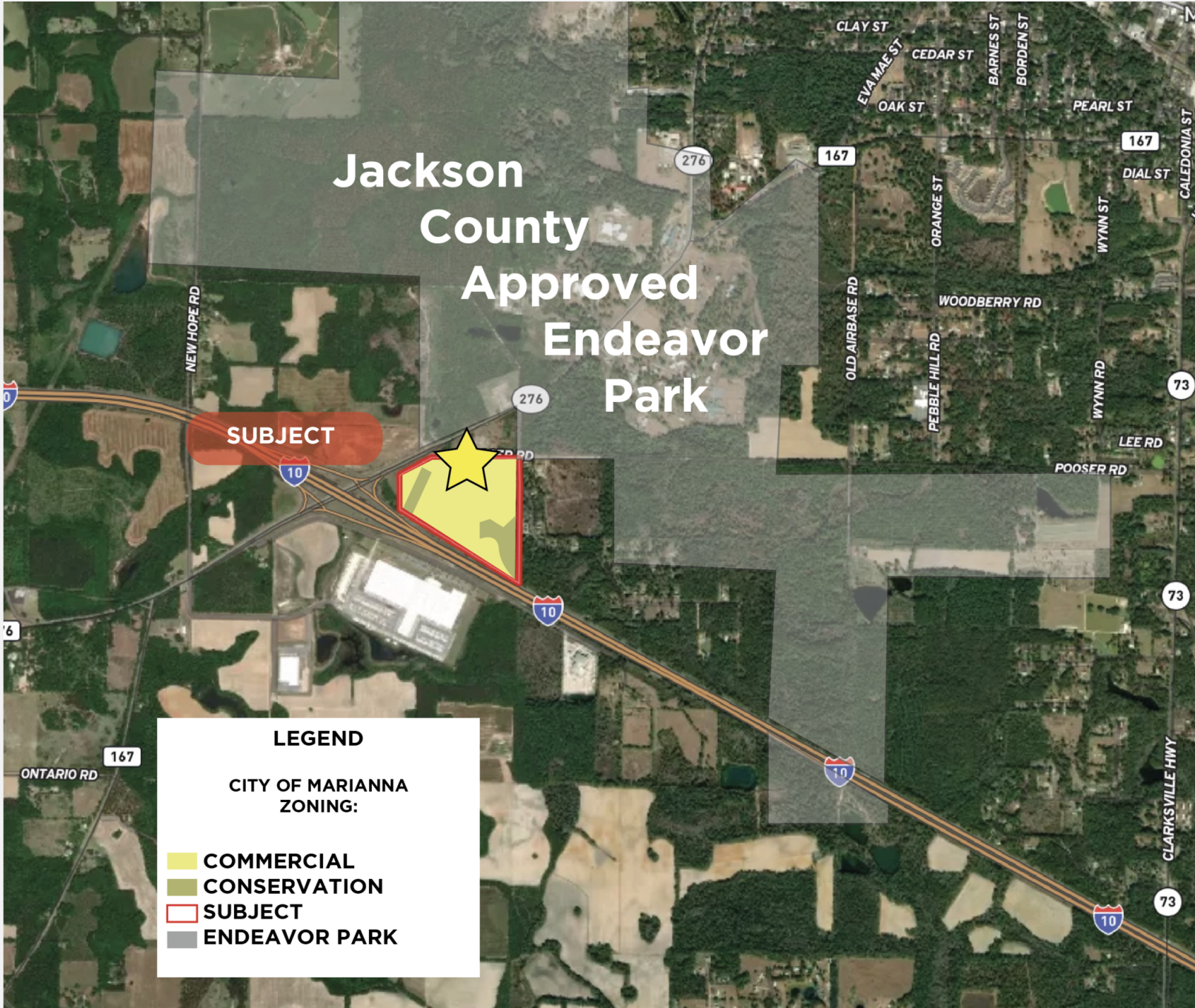


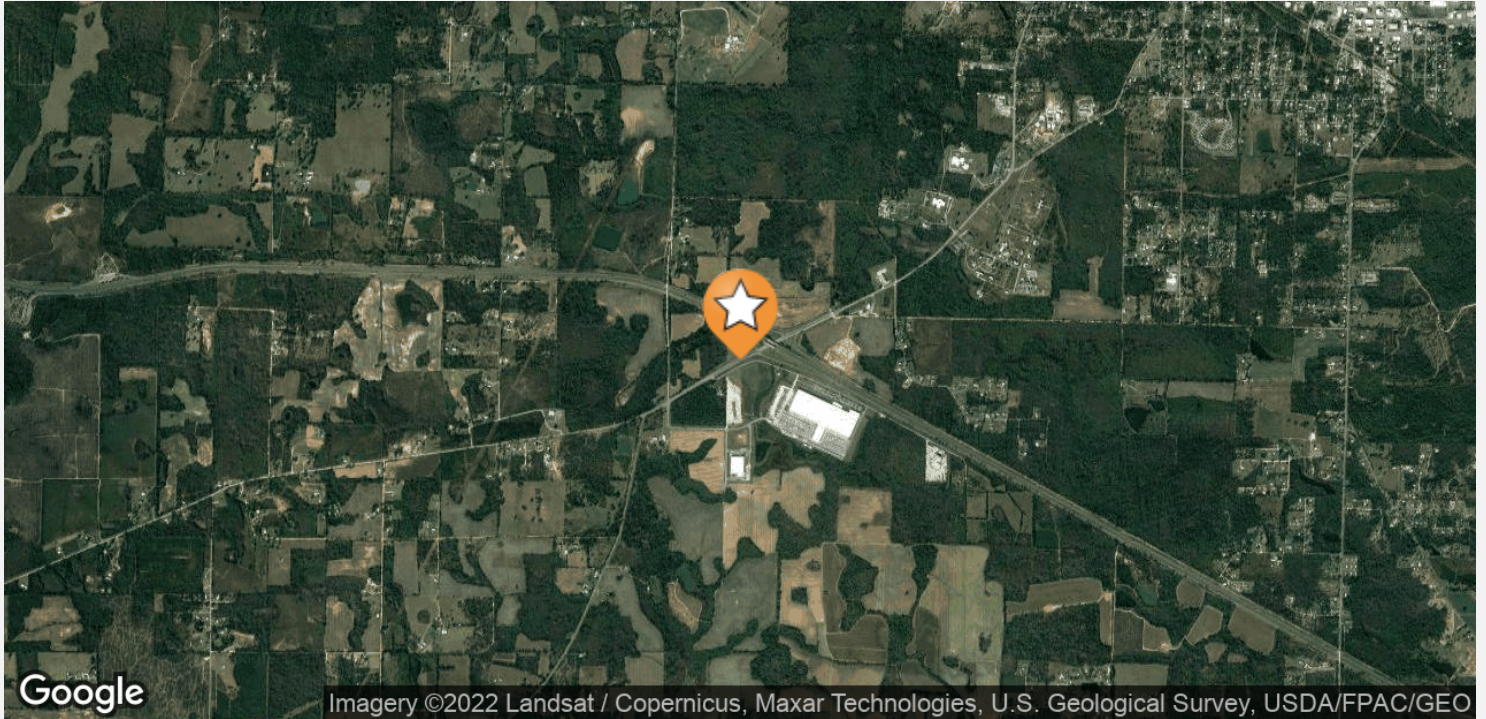


**FOR SALE  
COMMERCIAL  
\$4,960,000**

62+/- ACRES POSSIBLE RV RESORT ON I-10 EXIT 136  
\$10,000 PER UNIT

**KYNESVILLE RD., MARIANNA, FL 32448**





### OFFERING SUMMARY

<b>Sale Price:</b>	\$4,960,000
<b>Lot Size:</b>	61.95 Acres
<b>Zoning:</b>	Commercial & AG
<b>Price / SF:</b>	\$1.84

### PROPERTY OVERVIEW

At the center of all tourism in Jackson County. This lot is ready to become an RV Park Resort! Located right on exit 136 of I-10. With access to the highway and tourist destinations like the Florida Caverns only miles away there's no better place to invest in. With city water, sewer, and natural gas available near by there is nothing to keep this location from being the next best thing Marianna has seen.

With Jackson County Approved Endeavor park being built right next door crowds are sure to come pouring in. Don't wait this parcel won't be available for long.

### PROPERTY HIGHLIGHTS

- Alternative uses: Travel Center, light industrial, hospitality, or mixed use residential.
- City of Marianna zoning Commercial and Ag
- City water, sewer, and natural gas
- Long Term appreciation available for patient capital

**ID#: 1079788**



Baltzell Spring



Blue Springs Park

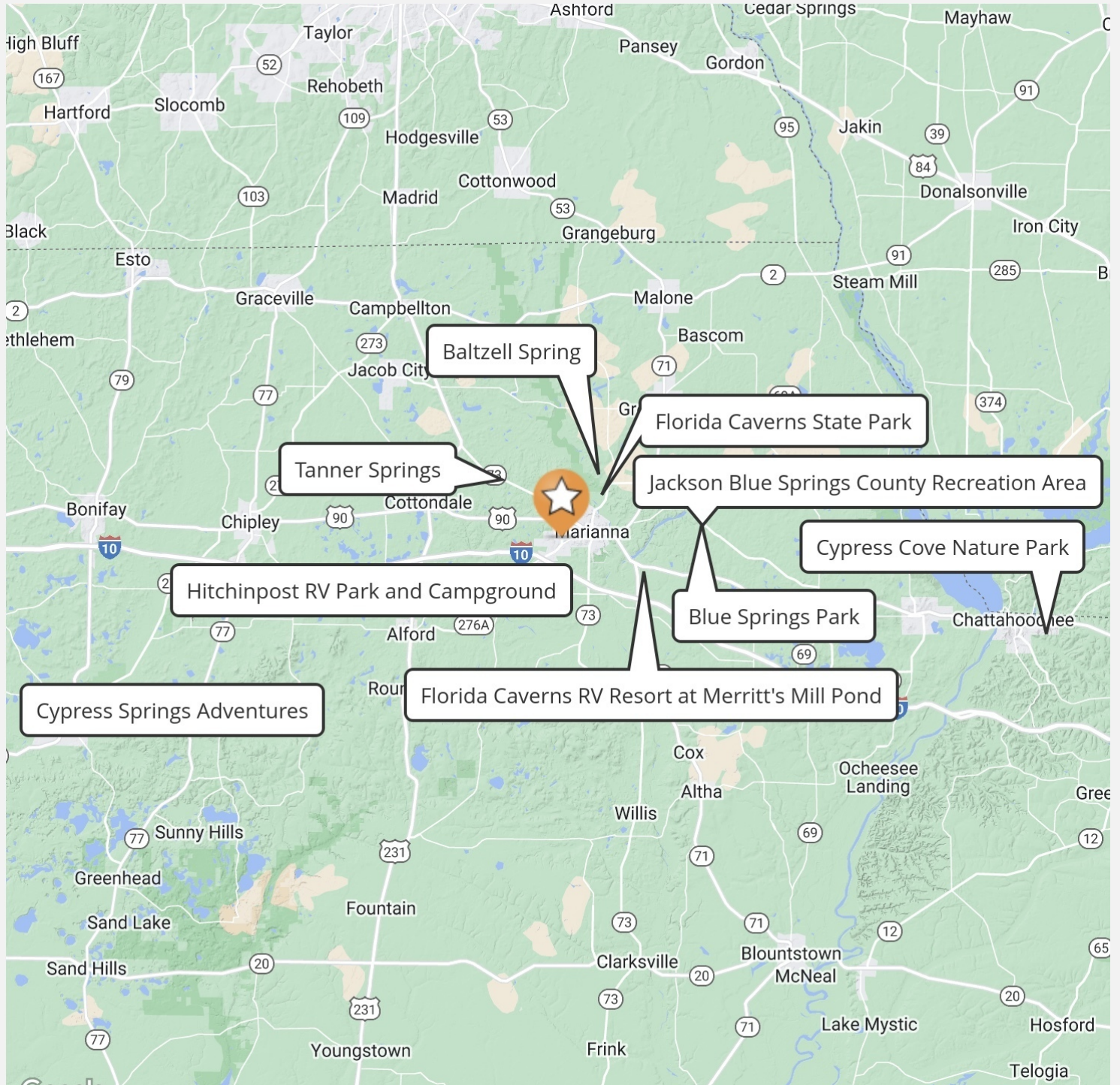


Cypress Springs Adventure

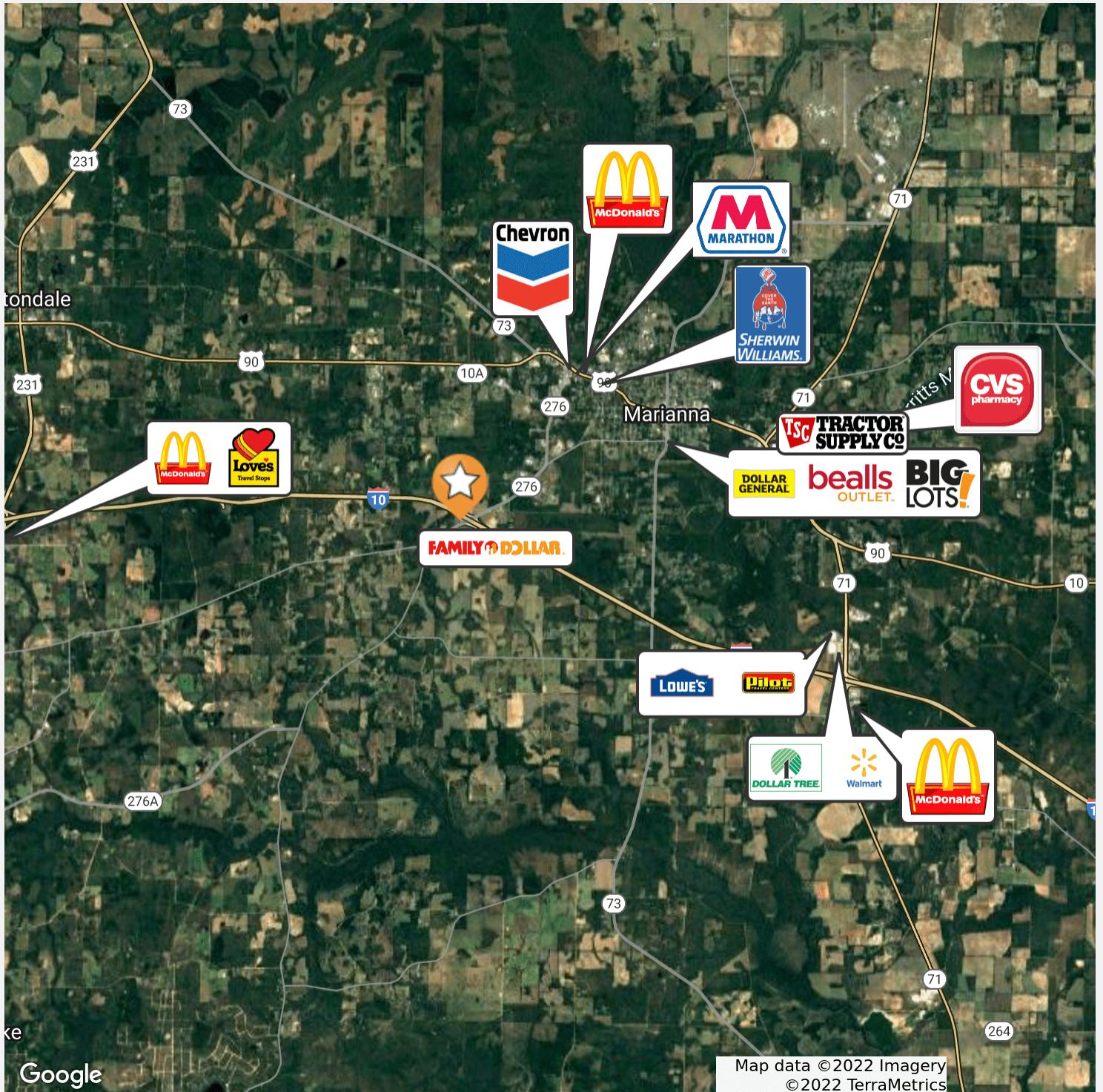


Florida Cavern State Park

**ID#: 1079788**



ID#: 1079788



**ID#: 1079788**

### FUTURE PLANNING FOR THE SURROUNDING AREA

#### Jackson County Hospital Expansion

4258 Second Ave Marianna, FL 32446 (9 mins away from site). Plans call for an expansion of Jackson Hospital into the closed Golson Elementary School. Plans will include demolition of the back half of the school and renovation of the front half to construct an ambulatory surgery center, a diagnostic imagery center, and a medical office building. Construction will be in phases.

Hampton Inn Plans call for the construction of a new 75-room Hampton Inn by Hilton.

#### Veterans Lodge

Start: Q3/2022

End: Q3/2024

Construction Type: New

Address: DeFuniak Springs, FL 32435

Description: Plans call for the construction of a Brain Injury Rehabilitation Center, Memory Care and Assisted Living, Veterans Lodges and housing units, an education center for technical education services, an Amphitheatre for events, a Chapel, commercial food services, affordable housing and cabins on 400 acres.

#### Fulcrum Truss Manufacturing

Location: DeFuniak Springs, FL 32435. US Highway 331 S and Hemlock Rd

Details: Plans call for the construction of a 47,250-square-foot truss manufacturing/office building and a 9,000-square-foot lumber building.

#### Buffalo Springs Resort

Location: Walton County, FL 32459. north side of U.S. Highway 331 South, north of Sunrise Road and south of Lake Holley Circle

Details: Plans call for the construction of an RV park and campground, RV and boat storage, 9,600 square feet of park model manufacturing for onsite use, amenities including a pool and associated infrastructure on 184.94 acres.

**ID#: 1079788**