

# Commercial Land For Sale

771± Acres



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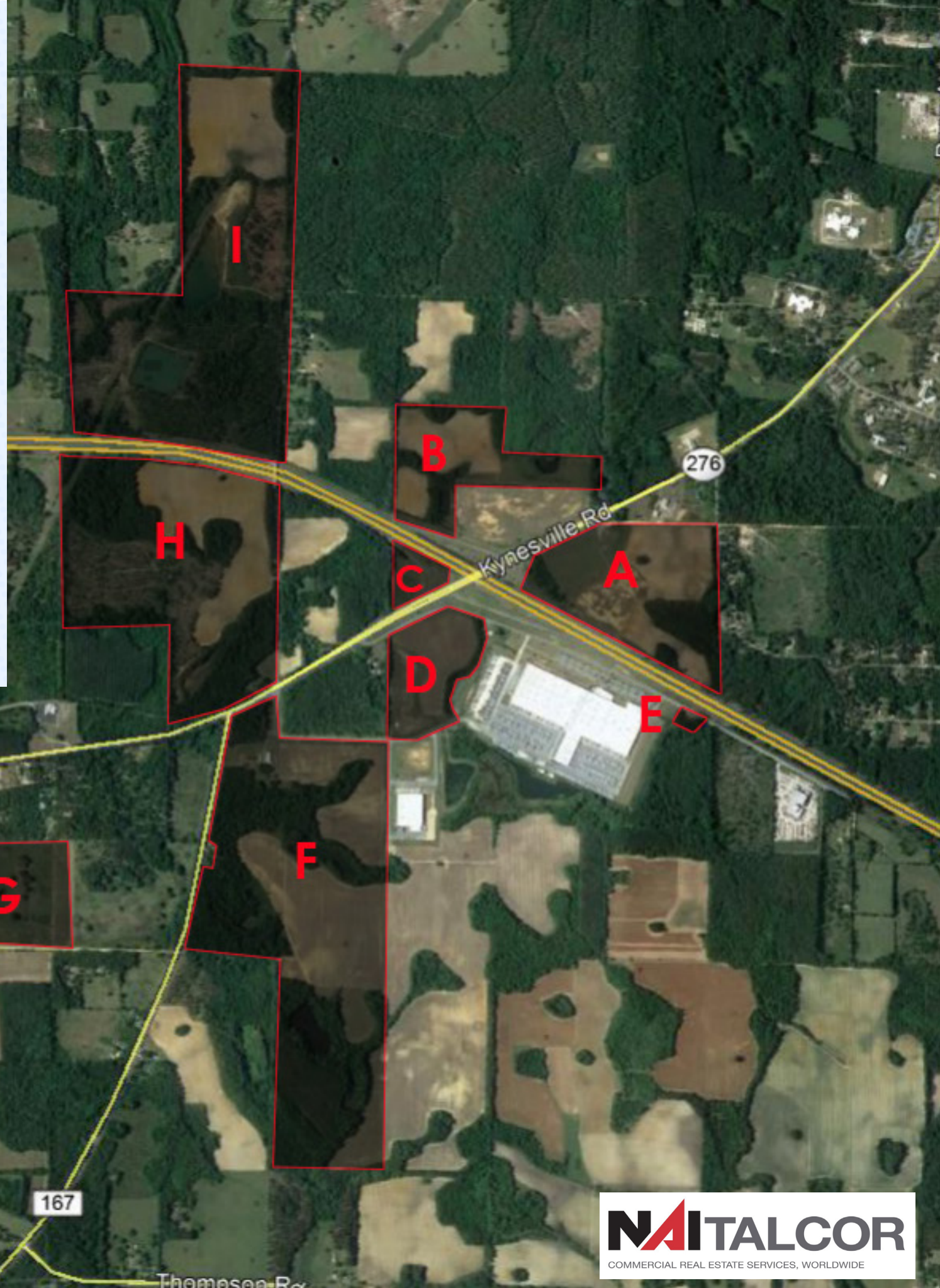
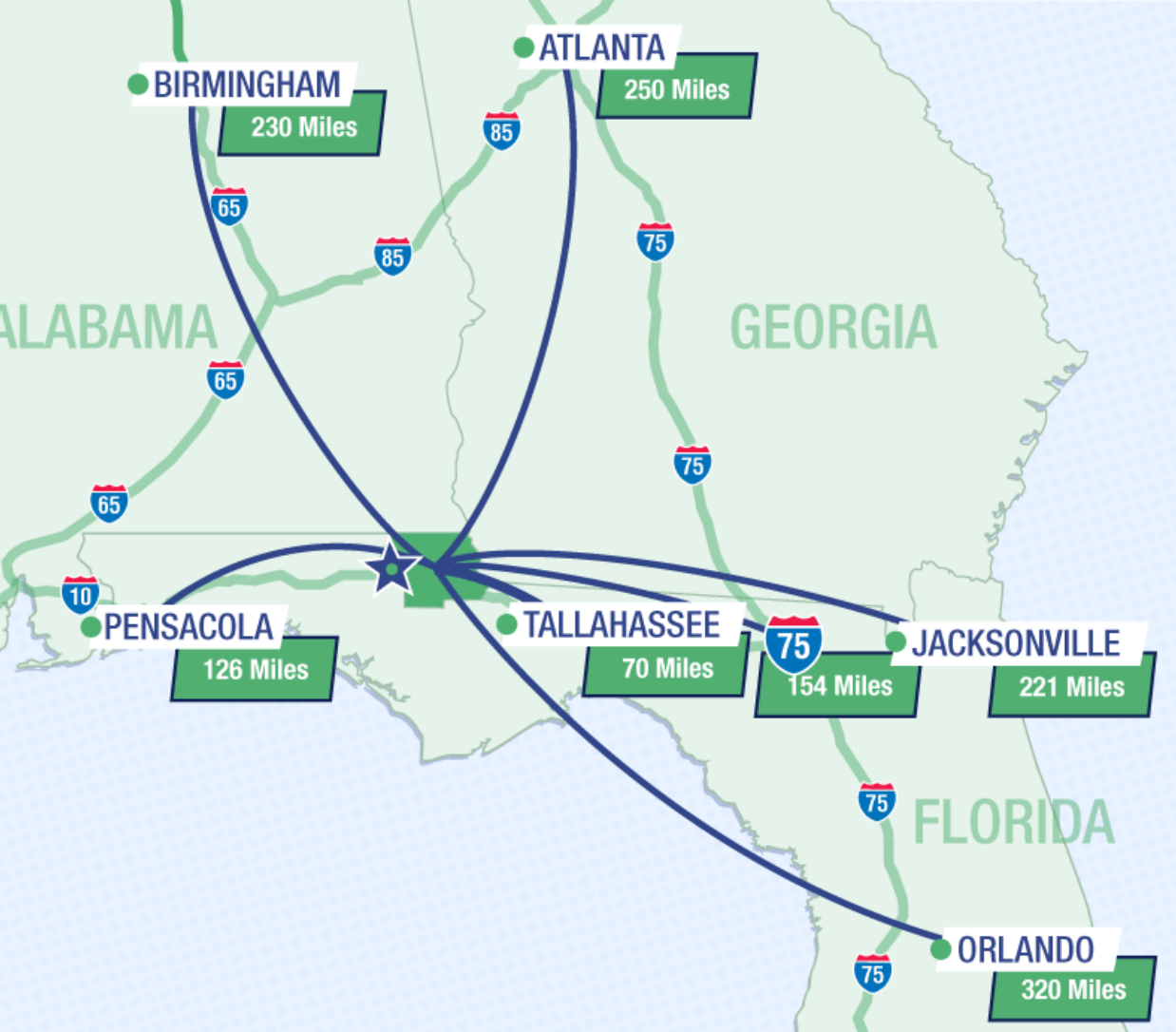
# Property Overview

## 771± Acres

- Development Opportunity in Northwest Florida
- Total Land Size - 771 +/- acres
- Access from Interstate 10 and Highway 276
- 9 total tracts included in sale
- Zoning: 6 of the lots are zoned commercial & 3 are zoned agriculture
- Located in Marianna, FL (Jackson County)
- Tracts are included in Opportunity Florida and is eligible to offer aggressive tax incentives to new and expanding industries
- Access to property from Interstate 10 near the Family Dollar Distribution Center which is located right off Interstate 10 between Pensacola, FL & Jacksonville, FL
- **Sale Price: \$12,500,000**







Total Land Area  
771± acres





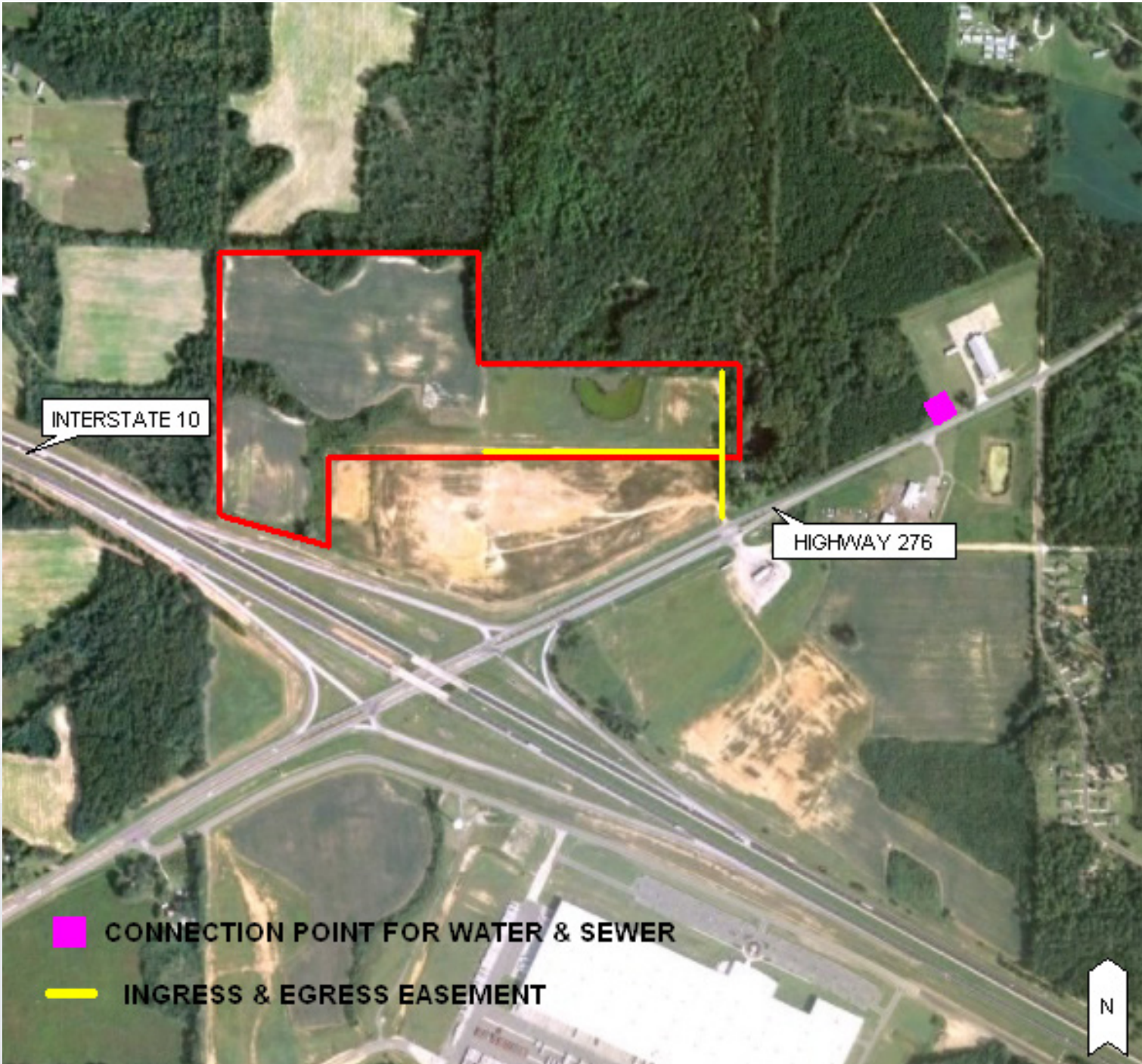
# Tract A

## The Caraway Crossings Tract

63.75  $\pm$  acres

ITEM	DESCRIPTION
<b>Parcel I.D. Numbers</b>	Part of: 18-4N-10-0000-0010-0001 & 18-4N-10-0000-0010-0000
<b>Land Area in Acres</b>	63.75 + Per March 22, 1994 Snelgrove Boundary Survey Job # 94-046-21 & County Appraiser.
<b>Access</b>	Direct from Highway 276, Pooser Road, and Mashburn Road
<b>Zoning</b>	Commercial
<b>Future Land Use Designation</b>	Commercial
<b>Available Utilities</b>	Public water, sewer, and gas on site
<b>Flood Status</b>	FEMA Map #: 12063C0225 C Zone X, a small low/wet area in Zone A.
<b>Soil Types</b>	Type 17 – Dothan loamy sand, 2 to 5 % slopes - well drained, gently sloping up-land soil with smooth to concave slopes. Type 32 – Grady fine sandy loam - poorly drained, nearly level soil in low flat areas, depressions, and poorly defined drain- ageways. Type 57 – Tifton loamy sane, 2 to 5 % slopes – well drained, gently sloping up-land soil with smooth to concave slopes.
<b>Areas</b>	Cleared/Open Uplands - 52.4 Acres + Natural Growth Wooded Uplands -1.5 Acres + Natural Growth Wooded Wetlands- 0.3 Acres + Planted Pines Timber - 8.32 Acres +
<b>Easements</b>	Utility easements for water, sewer, gas, and power
<b>Planted Pine Timber</b>	Year Planted: 2000 Number of times thinned: None
<b>Billboards</b>	One pole with 2 faces
<b>Notes and Com-ments</b>	Areas were soil type 32 was cleared and filled with good soil when I-10 was built. There are old graves under large oak tree.

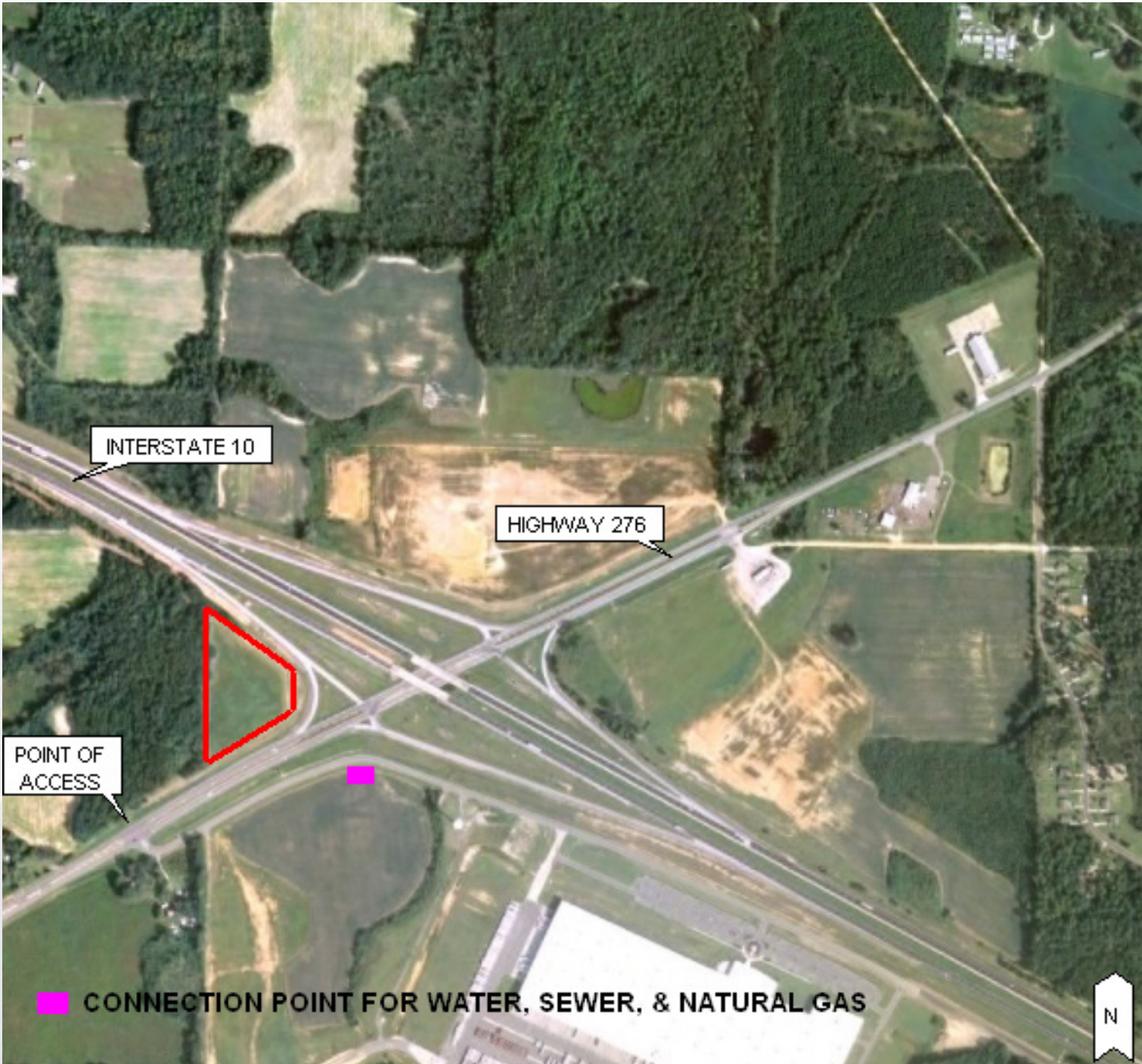




ITEM	DESCRIPTION
Parcel I.D. Numbers	All of: 07-4N-10-0000-0020-0000, 07-4N-10-0000-0100-0020, and 07-4N-10-0000-0100-0021
Land Area in Acres	38.65
Access	Via a 60 foot wide ingress and egress easement from Highway 276
Zoning	Commercial
Future Land Use Designation	Commercial
Available Utilities	Public water, sewer, and gas available approximately 500 feet east from the point that easement connects to Highway 276
Flood Status	FEMA Map #: 12063C0225 C Zone X, with pond in Zone A
Soil Types	Type 12 - Clarendon fine sandy loam, somewhat poorly drained, nearly level soil that occurs in wet areas. Type 32 - Grady fine sandy loam - poorly drained, nearly level soil in low flat areas, depressions, and poorly defined drain- ageways. Type 57 - Tifton loamy sand, 2 to 5 % slopes - well drained, gently sloping up- land soil with smooth to concave slopes.
Areas	Cleared/Open Uplands - 34.58 Acres + Natural Growth Wooded Uplands - 2.71 Acres + Ponds - 1.36 Acres +
Easements	Ingress and Egress
Planted Pine Timber	NA
Billboards	None
Notes and Comments	With the exception of the pond, areas were soil type 32 was cleared and filled with good soil during 1999.

**Tract B**  
The Anderson Place  
38.65 ± acres





ITEM	DESCRIPTION
Parcel I.D. Numbers	Part of: 18-4N-10-0000-0010-0001
Land Area in Acres	4.3
Access	From within the right-of-way of Highway 276
Zoning	Commercial
Future Land Use Designation	Commercial
Available Utilities	Not within proximity, but available from connection along Family Dollar Parkway.
Flood Status	FEMA Map #: 12063C0225 C Zone X
Soil Types	Type 57 – Tifton loamy sane, 2 to 5 % slopes – well drained, gently sloping up-land soil with smooth to concave slopes.
Areas	All is cleared/open uplands.
Easements	Underground ATT communication line easement along I-10 limited access fence
Planted Pine Timber	NA
Billboards	None

Tract C

The Corner 4

4.3 ± acres





# Tract D

## The Water Tower 27

27.2 ± acres

ITEM	DESCRIPTION
Parcel I.D. Numbers	Part of: 18-4N-10-0000-0010-0001
Land Area in Acres	27.2
Access	Direct from Family Dollar Parkway and Distribution Drive
Zoning	Commercial
Future Land Use Designation	Commercial
Available Utilities	Public water, sewer, and gas available and adjacent
Flood Status	FEMA Map #: 12063C0225 C Zone X
Soil Types	Type 17 – Dothan loamy sand, 2 to 5 % slopes - well drained, gently sloping upland soil with smooth to concave slopes.
Areas	All is cleared/open uplands
Easements	None
Planted Pine Timber	None
Billboards	None
Notes and Comments	Vested rights to use existing off site public retention pond. Use restricted by Distribution Park Covenants, which are equivalent to zoning.





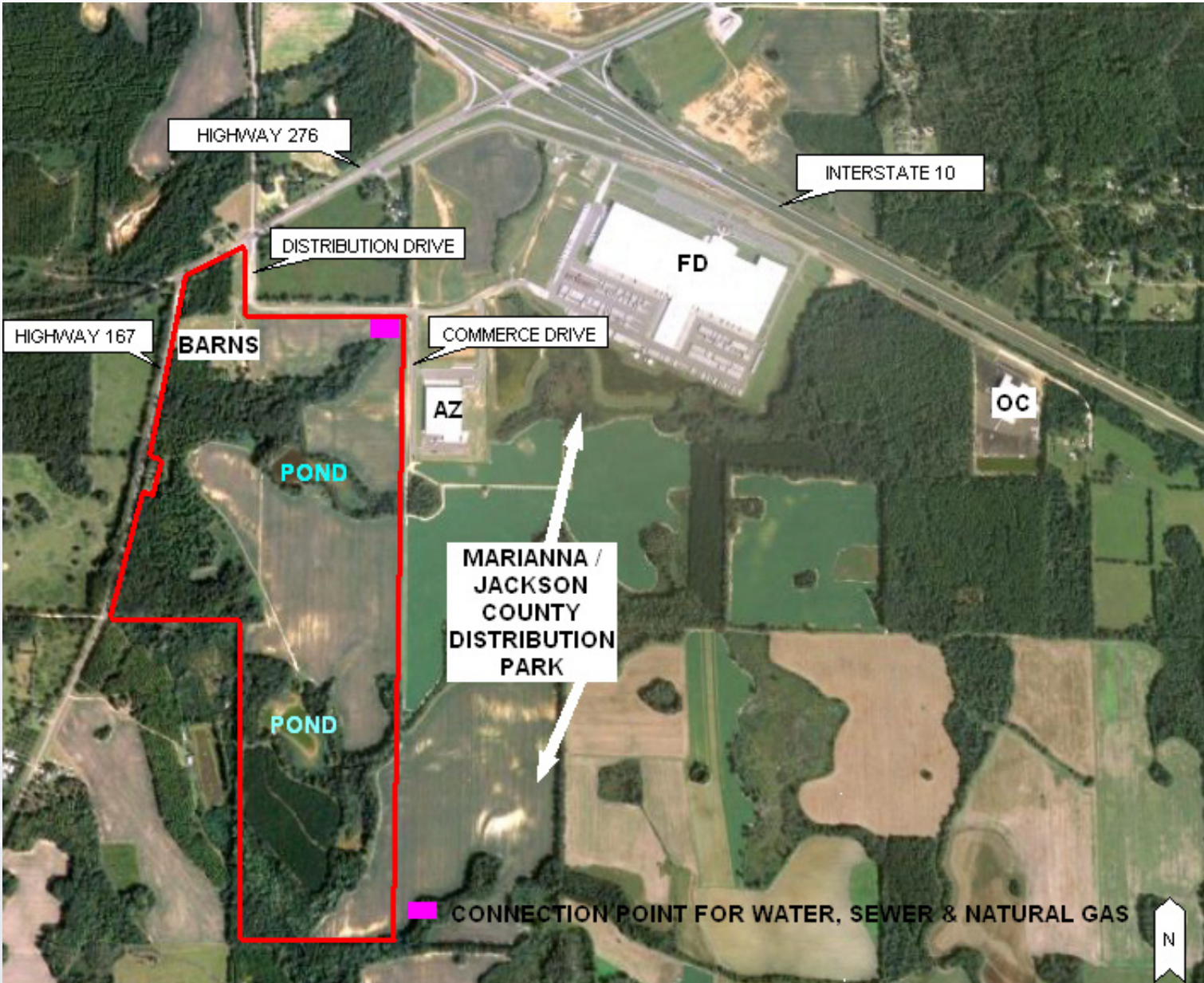
# Tract E

## The Billboard Acre

### 1.0 ± acres

ITEM	DESCRIPTION
Parcel I.D. Numbers	Part of: 18-4N-10-0000-0010-0000
Land Area in Acres	1.0
Access	Direct from Family Dollar Parkway
Zoning	Industrial
Future Land Use Designation	Industrial
Available Utilities	Public water, sewer, and gas are adjacent
Flood Status	FEMA Map #: 12063C0225 C Zone X
Soil Types	Type 57 – Tifton loamy sane, 2 to 5 % slopes – well drained, gently sloping upland soil with smooth to concave slopes.
Areas	All is cleared/open uplands
Easements	None
Planted Pine Timber	None
Billboards	1 with 2 faces
Notes and Comments	Use restricted by Distribution Park Covenants, which are equivalent to zoning.





# Tract F

## The Martin Grove Tract

232.0 ± acres

ITEM	DESCRIPTION
<b>Parcel I.D. Numbers</b>	All of: 19-4N-10-0000-0020-0000, part of 18-4N-10-0000-0010-0000 and part of 13-4N-11-0000-0030-0000
<b>Land Area in Acres</b>	232.0
<b>Access</b>	Direct from Highway 276, Highway 167, Distribution Drive, and Commerce Drive
<b>Zoning</b>	Commercial
<b>Future Land Use Designation</b>	Commercial
<b>Available Utilities</b>	Public water and sewer adjacent, with gas within proximity
<b>Flood Status</b>	FEMA Map #: 12063C0225C Zone X, with ponds in Zone A
<b>Soil Types</b>	Type 12 – Clarendon fine sandy loam – somewhat poorly drained, nearly level soil occurring in wet areas. Type 17 – Dothan loamy sand, 2 to 5 % slopes - well drained, gently sloping upland soil with smooth to concave slopes. Type 18 – Dothan loamy sand, 5 to 8 % slopes – well drained, upland soil along hillsides, drainageways, and around depressions. Type 49 – Pansey fine sandy loam – poorly drained and nearly level. Type 57 – Tifton loamy sane, 2 to 5 % slopes – well drained, gently sloping upland soil with smooth to concave slopes.
<b>Areas</b>	Cleared/Open Uplands - 101.7 Natural Growth Wooded Uplands - 78.7 Natural Growth Wooded Wetlands - 0 Planted Pine Timber - 36.1 Ponds - 15.5
<b>Easements</b>	None
<b>Planted Pine Timber</b>	Year Planted: 23.1 acres in 1986 and 13 acres in 2000. Number of Times Thinned: 23.1 acres 1 time.
<b>Billboards</b>	None
<b>Notes and Comments</b>	This parcel included a 5 foot wide strip of land along the north and east sides of the right-of-way of Distribution Drive. Martin Grove Subdivision.





# Tract G

## The Cave Spring Tract

60.0 ± acres

ITEM	DESCRIPTION
Parcel I.D. Numbers	Part of: 13-4N-11-0000-0030-0040
Land Area in Acres	60.0
Access	Direct from Hwy 276, Hwy 167, and Ontario Road
Zoning	None
Future Land Use Designation	Agriculture 2
Available Utilities	Public not available within proximity
Flood Status	FEMA Map #: 12063C0225 C Zone X
Soil Types	Type 17 – Dothan loamy sand, 2 to 5 % slopes - well drained, gently sloping up-land soil with smooth to concave slopes. Type 58 – Tifton loamy sand, 5 to 8 % slopes – well drained, sloping upland soil.
Areas	Cleared/Open Uplands - 55.07
Easements	None
Planted Pine Timber	NA
Billboards	None





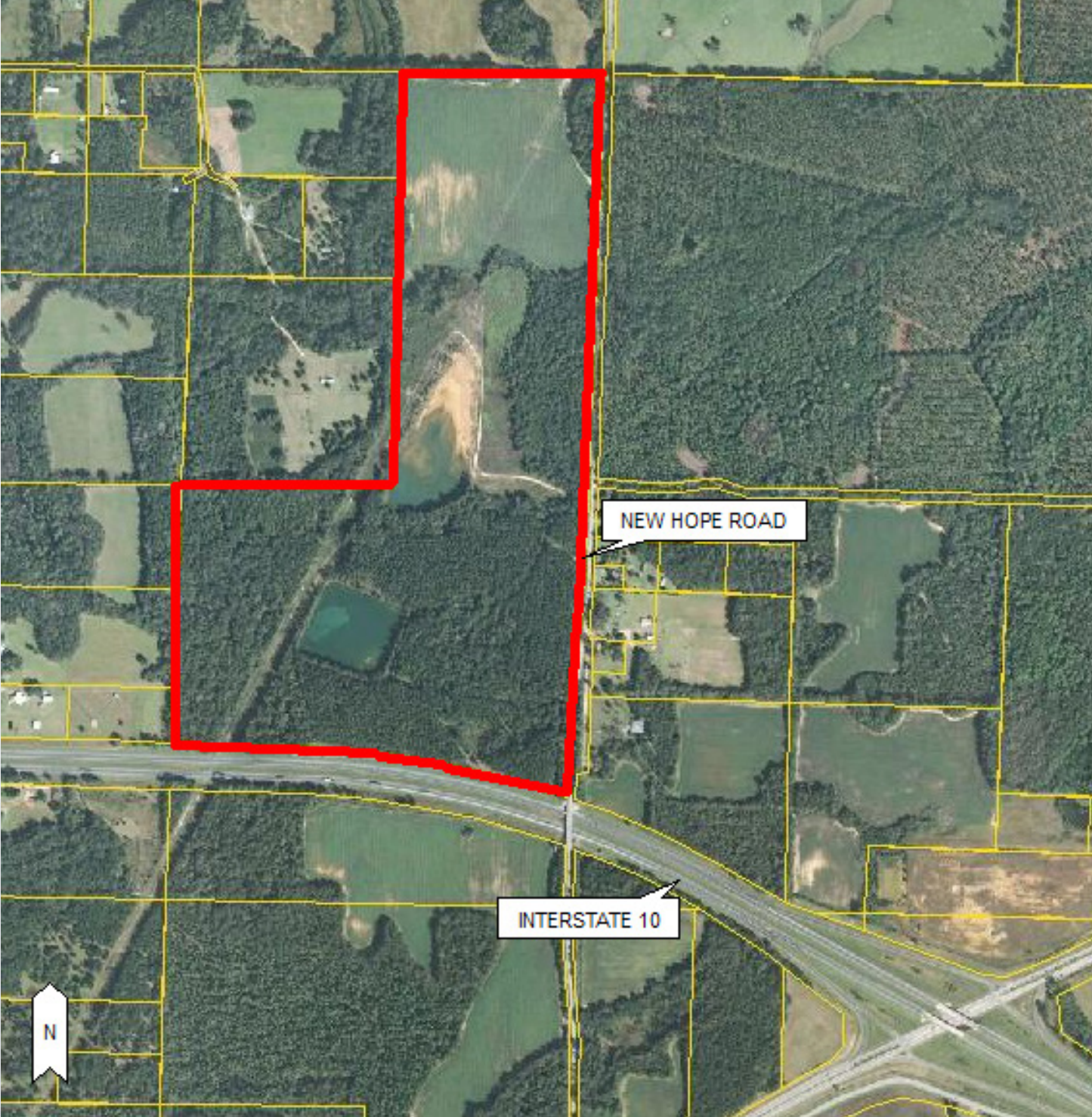
# Tract H

## The King Place

150.9 ± acres

ITEM	DESCRIPTION
<b>Parcel I.D. Numbers</b>	Part of: 13-4N-11-0000-0030-0000 and 12-4N-11-0000-0010-0000
<b>Land Area in Acres</b>	150.9
<b>Access</b>	Direct from Highway 276 and New Hope Road
<b>Zoning</b>	None
<b>Future Land Use Designation</b>	Agriculture 2
<b>Available Utilities</b>	Public not available within proximity
<b>Flood Status</b>	FEMA Map #: 12063C0225C & 150 C Zones X and A
<b>Soil Types</b>	Type 5 – Bibb soils – nearly level, poorly drained soils in drainageways Type 23 – Esto loamy sand, 5 to 8% slopes – sloping upland soil. Type 57 – Tifton loamy sand, 2 to 5 % slopes – well drained, gently sloping upland soil with smooth to concave slopes.
<b>Areas</b>	Cleared/Open Land - 40.0 Natural Growth Wooded Uplands - 57.1 Natural Growth Wooded Wetlands - 0 Clear Cut Planted Pine Timber - 51.5 Ponds - 0 Dirt Pit - 2.3
<b>Easements</b>	ATT communication line easement along I-10 limited access fence, Sprint communications easement adjacent to Highway 276, and Southern Company overhead electrical power transmission line easement at northwest corner.
<b>Planted Pine Timber</b>	Year Planted: 1986 Number of times thinned: 1
<b>Billboards</b>	1 with 3 faces
<b>Notes and Comments</b>	Barrow Dirt pit





ITEM	DESCRIPTION
<b>Parcel I.D. Numbers</b>	Part of: 12-4N-11-0000-0010-0000
<b>Land Area in Acres</b>	190.2
<b>Access</b>	Direct from New Hope Road
<b>Zoning</b>	None
<b>Future Land Use Designation</b>	Agriculture 2
<b>Available Utilities</b>	Public not available within proximity
<b>Flood Status</b>	FEMA Map #: 12063C0150 C Zones X and A
<b>Soil Types</b>	Type 12 – Clarendon fine sandy loam – somewhat poorly drained, nearly level soil occurring in wet areas. Type 57 – Tifton loamy sane, 2 to 5 % slopes – well drained, gently sloping up-land soil with smooth to concave slopes.
<b>Areas</b>	Cleared/Open Uplands - 32.0 Natural Growth Wooded Uplands - 6.10 Clear Cut Natural Growth Wooded Uplands - 37.0 Natural Growth Wooded Wetlands - 5.4 Under Powerline Easement - 19.0 Planted Pine Timber - 59.0 Pond - 7.5 Pond/Dirt Pit - 14.0
<b>Easements</b>	Southern Company overhead electrical power transmission line easement.
<b>Planted Pine Timber</b>	Year Planted: 1986 Number of times thinned: 3, Last thinning during 2016.
<b>Billboards</b>	1 with 4 faces
<b>Notes and Comments</b>	Pond/Spring, Dirt Pit

# Tract I

## The Lake Zillah Tract

190.2 ± acres



# Jackson County Marianna, FL



**CORPORATE NEIGHBORS:**  
EXCELLENT REGIONAL LABOR  
POOL DRAWING FROM  
SURROUNDING METRO  
AREAS



**TRANSPORTATION:**  
DIRECT ROAD  
ACCESS FROM I-10 &  
HIGHWAY 231 & HIGHWAY  
90.

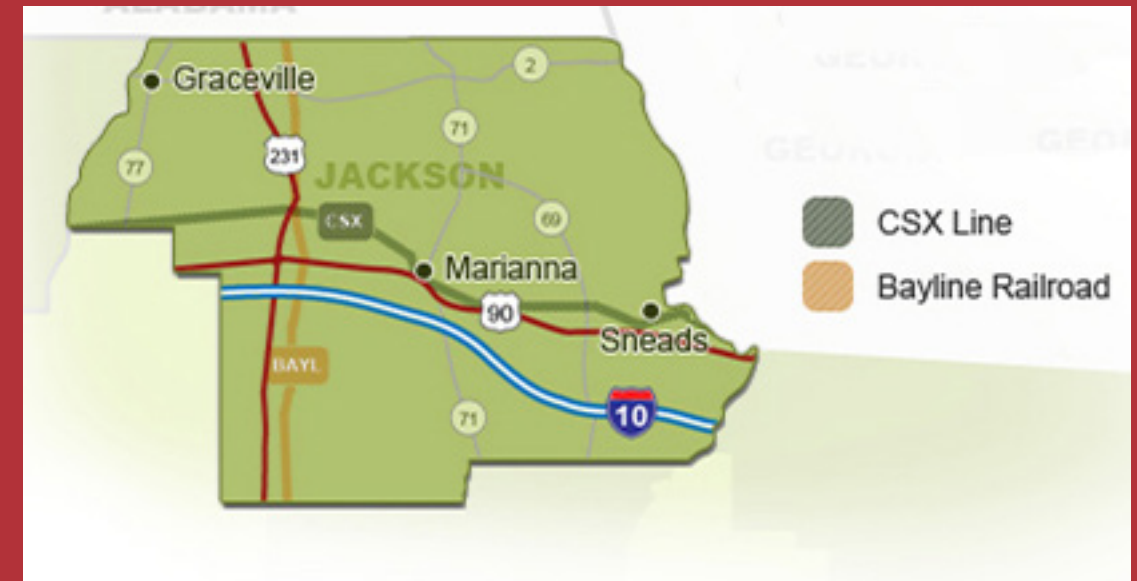


**INDUSTRY SNAPSHOT:**  
EXCELLENT REGIONAL LABOR  
POOL WITH THE LARGEST  
SECTOR IN HEALTHCARE &  
MANUFACTURING



**HOUSING:**  
AREA OFFERS SOME OF  
THE MOST AFFORDABLE  
HOUSING IN ALL PRICE  
CATEGORIES

Jackson County is served by the CSX Railroad. The Bay Line Railroad gives us access to the Gulf of Mexico and the Port of Panama City, 50 miles to the south. The Mobile, Alabama Port is 180 miles West and the Port of Jacksonville is 262 miles to the East, both connected by I-10 and CSX Railroad.



Jackson county has long been a manufacturing and distribution center and has outstanding transportation infrastructure, including I-10, Hwy 231 and 90, the CSX and Bayline railroads, and proximity to 3 commercial airports (Panama City, FL, Tallahassee, FL and Dothan, AL).



# Northwest FL Regional Overview

Northwest Florida, also known as the Florida Panhandle, is a 12-county region that extends along the Gulf of Mexico from Pensacola, on the western border of Florida, to just east of Marianna. The region occupies a unique geography in Florida, abutting the southern borders of both Georgia and Alabama, as well as the northwestern boundary of the Florida peninsula. The 12-county region includes nearly 20% of Florida's 67 counties and approximately 20% of the state's land mass.

Northwest Florida includes a permanent population of 1.4 million and a workforce exceeding 700,000. In addition, the region attracts millions of visitors annually, due in large part to the extensive coastline along the Gulf of Mexico, where the beautiful white sand beaches are consistently rated among the best in the world.

Due to its unique location within the State of Florida, Northwest Florida is proximate to all Southeast U.S. markets. The region is attractive for all types of economic development projects, including those requiring access to deep water or barge facilities. The region's higher education institutions, including three research universities - Florida State University, Florida A&M University, and the University of West Florida provide cutting-edge research across a wide range of disciplines, and the region's military installations support a broad range of companies and provide a continually renewing source of skilled and dedicated workers.

Jackson County, Florida is located at the top of Florida, one hour west of Tallahassee and one hour north of Panama City. We are a convenient gateway to the Florida peninsula and centrally located in the Southeast. The County is included in the 13-county economic coalition known as Florida's Great Northwest and is also in the regional group of ten rural Florida counties known as Opportunity Florida.

Jackson County offers shovel-ready sites, modern infrastructure and a trained and dedicated workforce for distribution and manufacturing companies. We are the logistics cross-roads of Northwest Florida and are ready to move your product to your target market. Jackson County and the State of Florida offer a business-friendly environment with liberal tax rates – plus unsurpassed quality of life.

