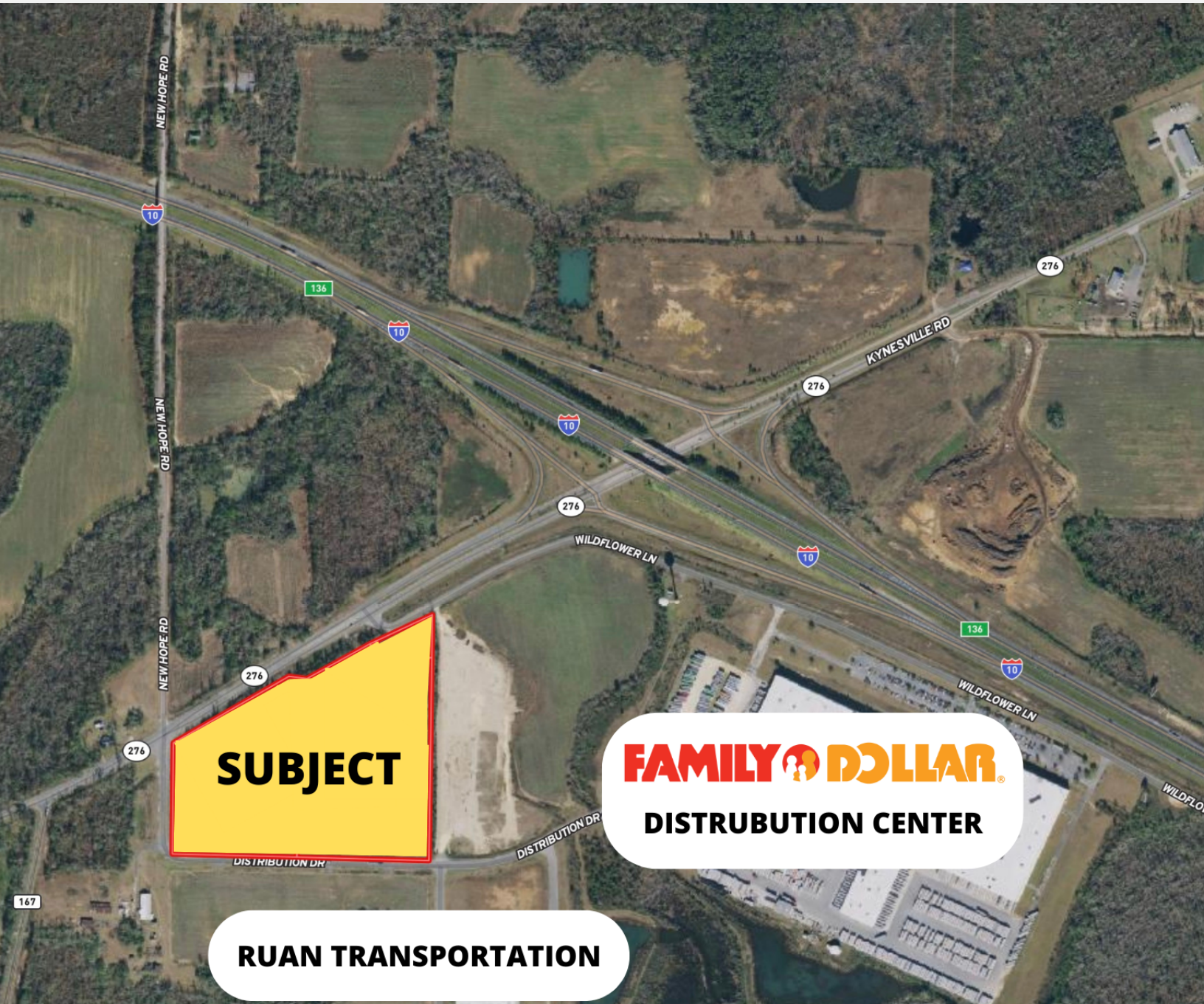




**FOR SALE
LAND
\$3,996,000**

25.2 ACRES OF VACANT COMMERCIAL JACKSON COUNTY, FL

3845 KYNESVILLE RD, MARIANNA, FL 32448





PROPERTY DESCRIPTION

I-10 Exit 136. 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. The 24 acre parcel adjacent to property is also available to develop a larger site.

PROPERTY HIGHLIGHTS

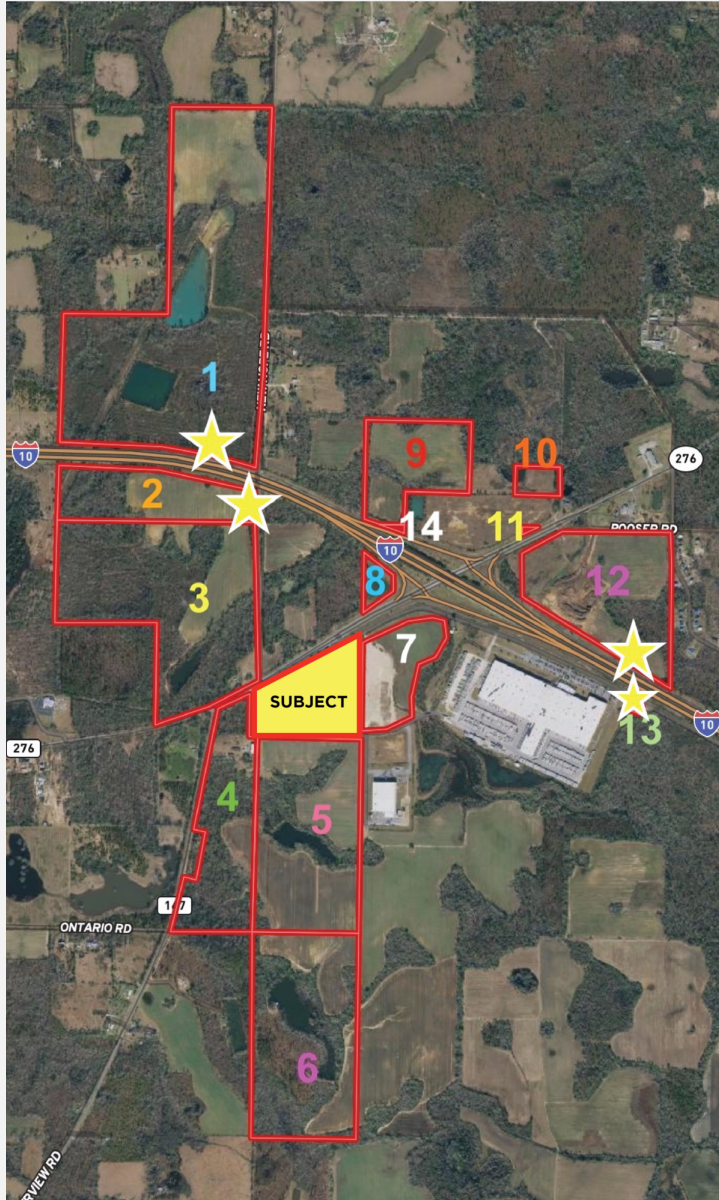
- City of Marianna zoning Commercial
- Water, Natural Gas, and Sewer service available
- Estimated Employees for Family Dollar: 525-589, seasonal fluctuations. RUAN: 230, 200 Drivers and 30 Office and Tech Staff.
- Estimated Truck Trips: Family Dollar: 200-250 per day. RUAN: 160-180 per day.

OFFERING SUMMARY

Sale Price:	\$3,996,000
Lot Size:	25.2 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	171	5,257	9,916
Total Population	338	9,798	19,291
Average HH Income	\$39,607	\$45,006	\$47,155

ID#: 1103550



ADDITIONAL PARCELS FOR SALE

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

Stars: Current location of
billboards on site.

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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.

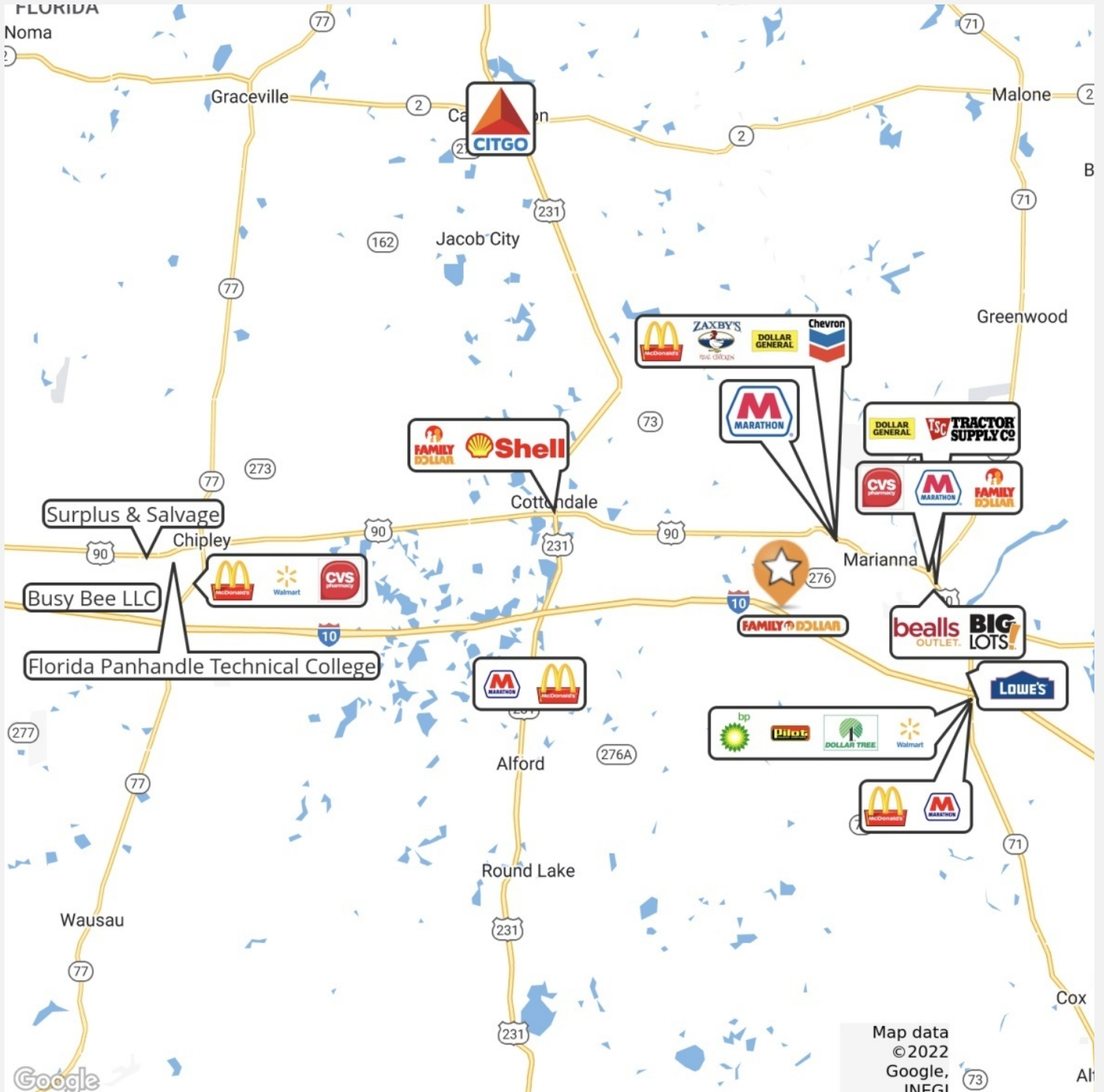
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RETAILER MAP

25.2 ACRES OF VACANT COMMERCIAL JACKSON COUNTY, FL

retailer map

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ID#: 1103550



Baltzell Springs



Blue Springs Park

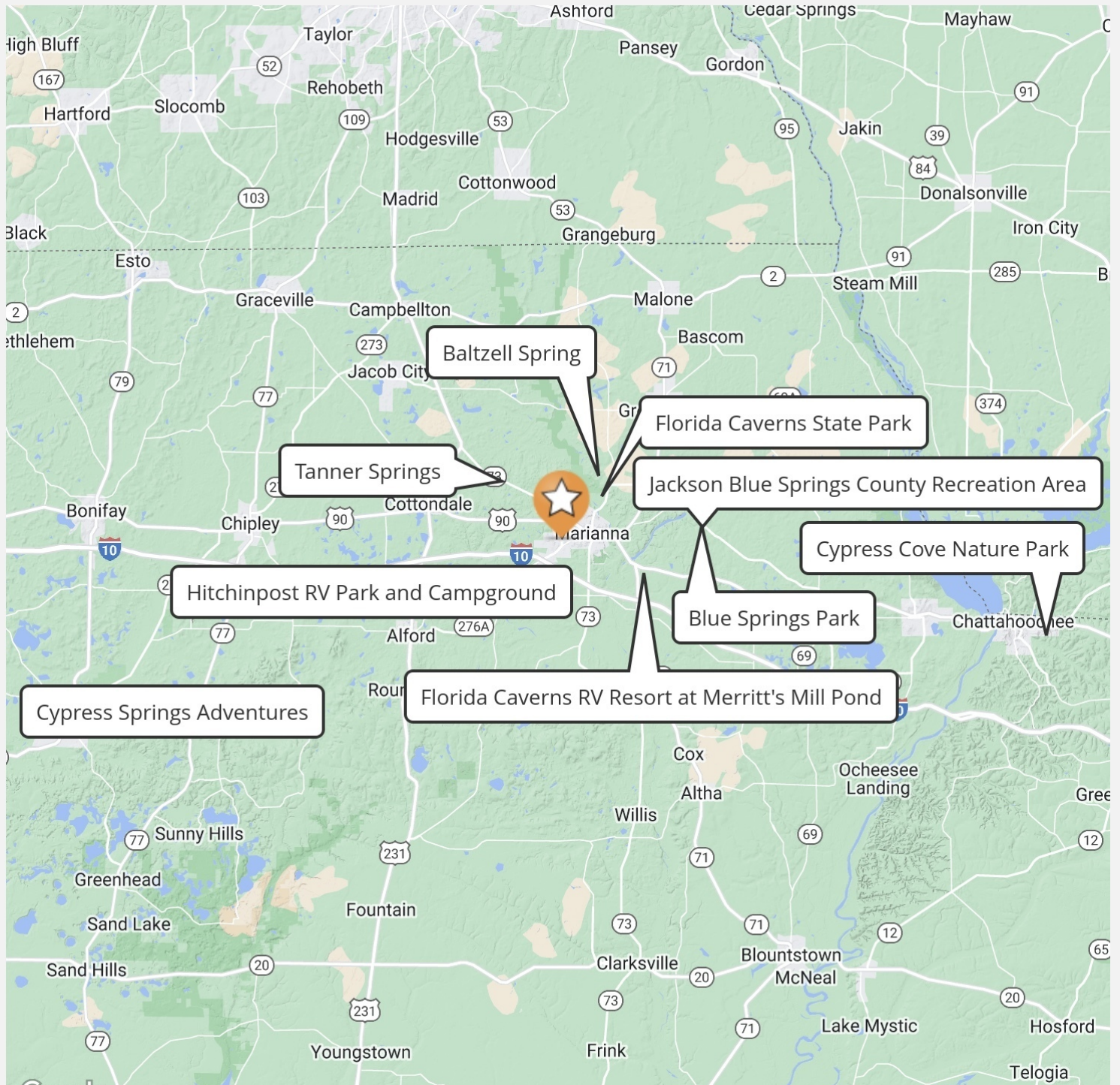


Cypress Springs Adventure



Florida Cavern State Park

ID#: 1103550



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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.

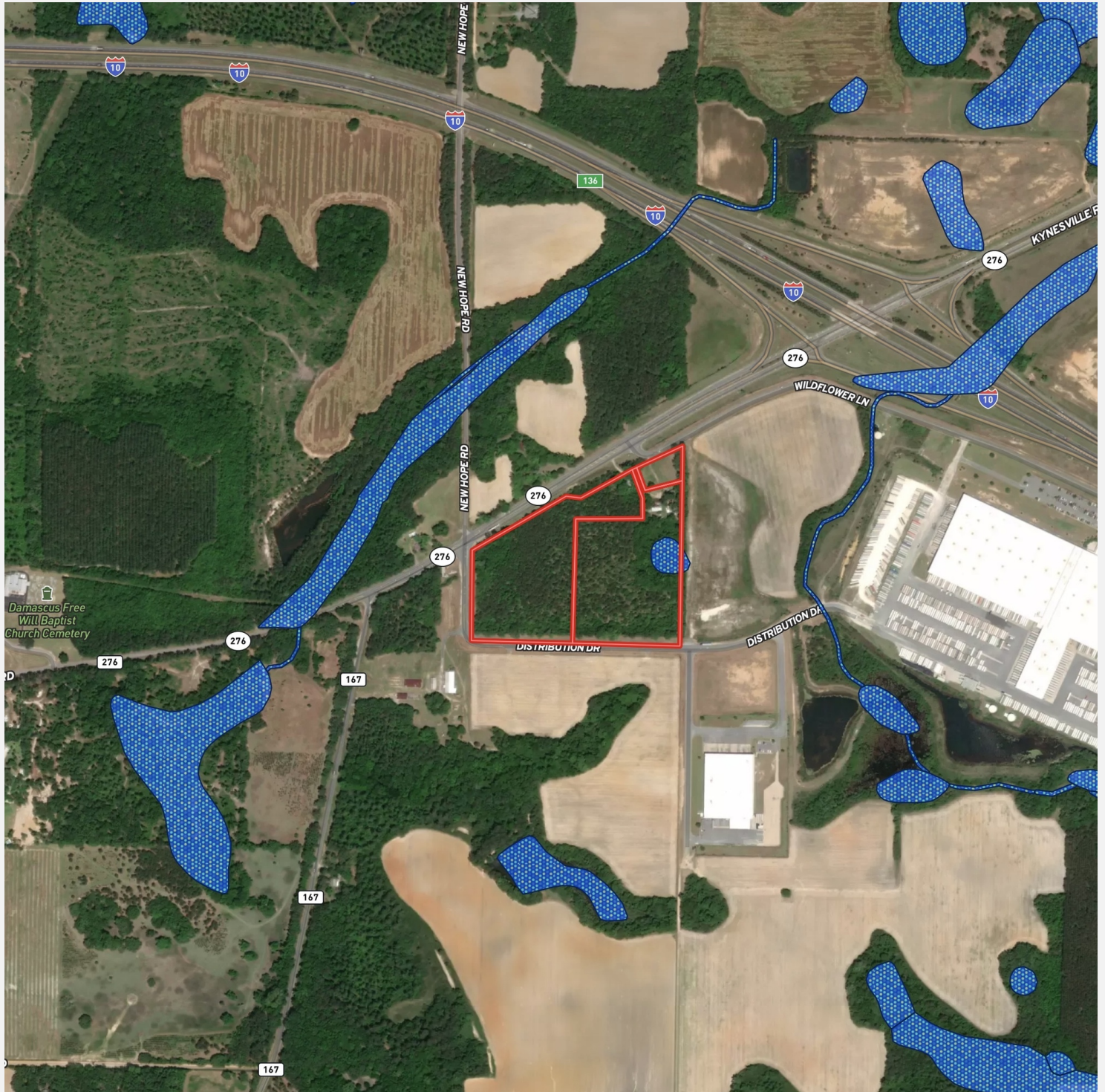
RURAL JOB TAX CREDIT PROGRAM

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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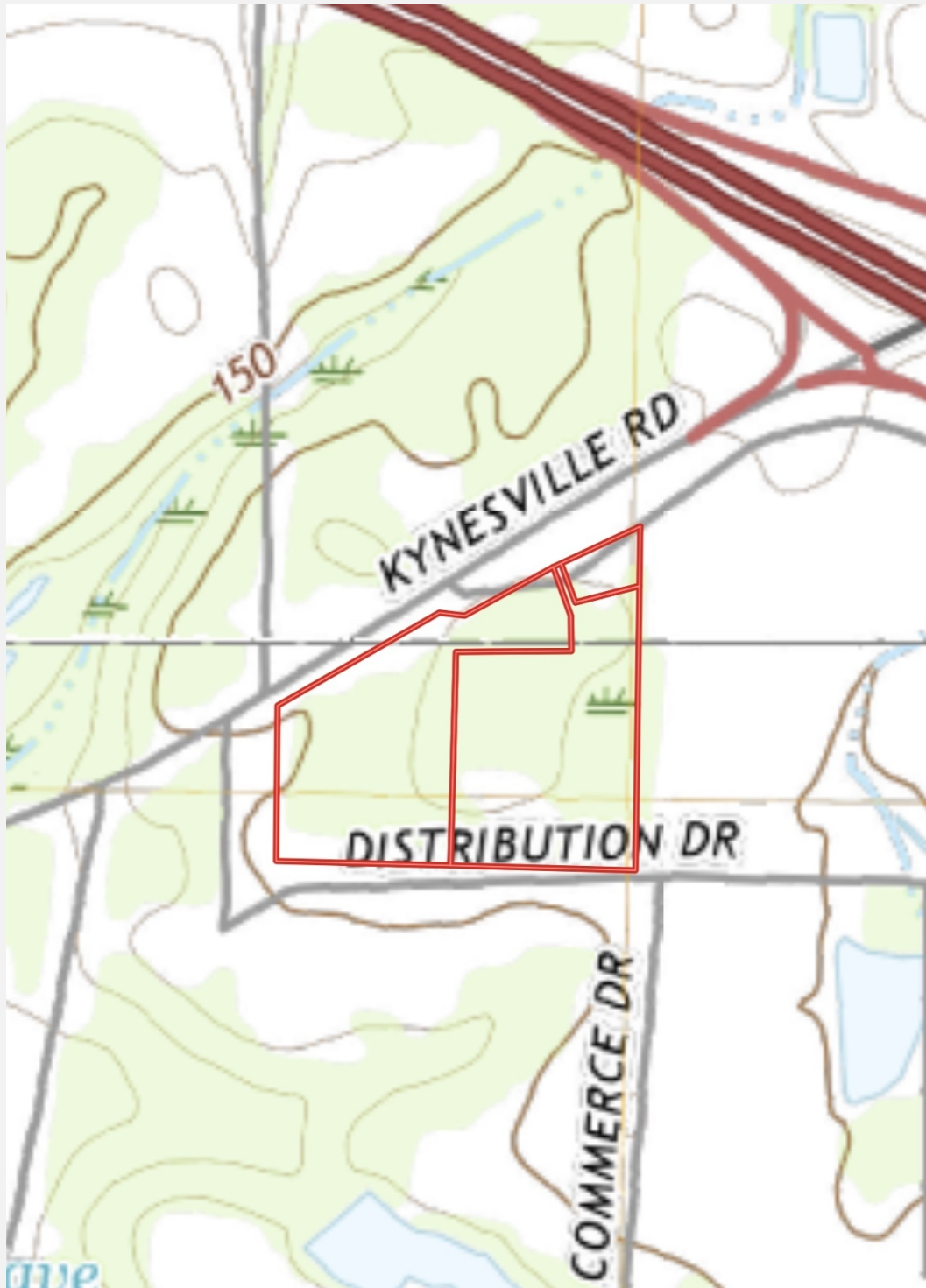
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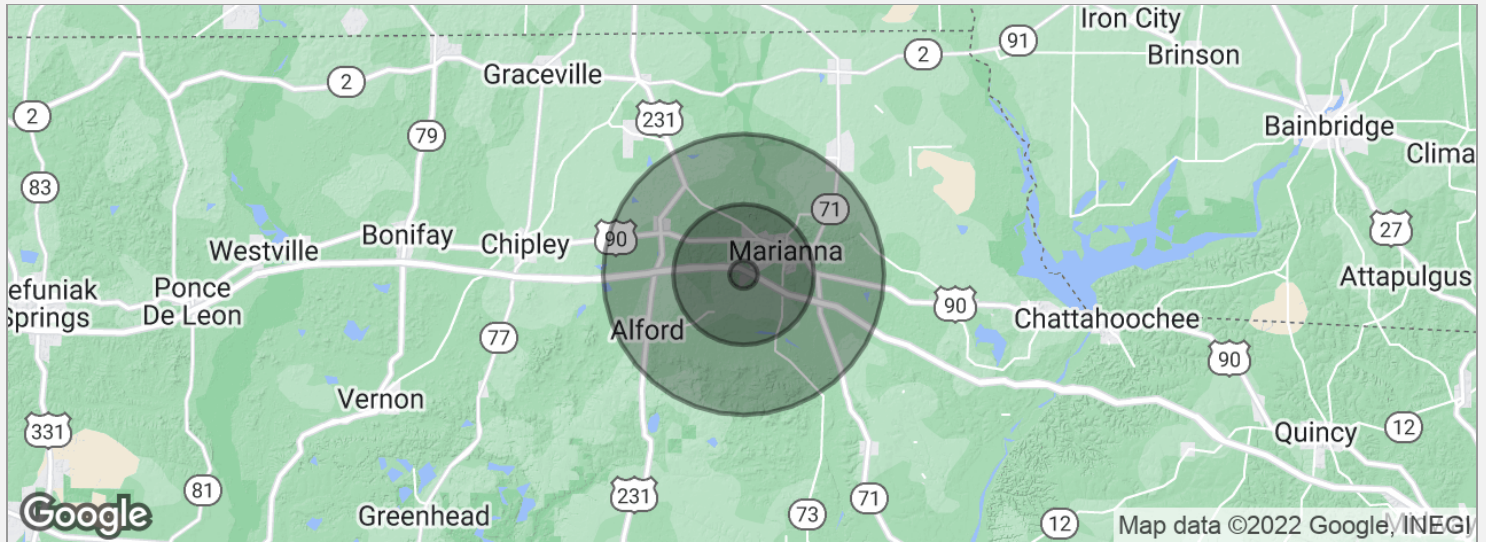


All Polygons  25.97 ac						
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ?
57	Tifton loamy sand, 2 to 5 percent slopes	10.99	42.32%	-	65	2e ?
17	Dothan loamy sand, 2 to 5 percent slopes	10.86	41.82%	-	59	2e ?
12	Clarendon fine sandy loam	4.12	15.86%	-	65	2w ?
Totals		0 CPI		62.49 NCCPI		2 Cap.
25.97 ac ?		Average		Average		Average

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Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	338	9,798	19,291
Median age	33.4	41.6	43.4
Median age (male)	26.9	41.1	41.1
Median age (Female)	45.1	44.1	45.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	171	5,257	9,916
# of persons per HH	2.0	1.9	1.9
Average HH income	\$39,607	\$45,006	\$47,155
Average house value	\$90,108	\$105,168	\$114,337

* Demographic data derived from 2020 ACS - US Census

ID#: 1103550