



**FOR SALE
LAND
\$165,000**

**3.12-ACRE COMMERCIAL & MULTIFAMILY DEVELOPMENT
OPPORTUNITY IN SNEADS, FL**

HIGHWAY 90, SNEADS, FL 32460



**CLAY@CROSBYDIRT.COM
CLAY PATRICK
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141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Sneads, FL. for commercial and multifamily investor. Its strategic location in the Sneads area enhances its appeal for those seeking to capitalize on the growing demand for high traffic commercial property. With its solid structure and promising zoning, this property presents an enticing prospect for investors looking to expand their commercial & multifamily portfolio.

PROPERTY HIGHLIGHTS

- Commercial & Multi-Family
- City water & sewer available
- Zoned R-S
- Strategic location in Sneads area on Hwy 90 with high traffic count

OFFERING SUMMARY

Sale Price: \$165,000

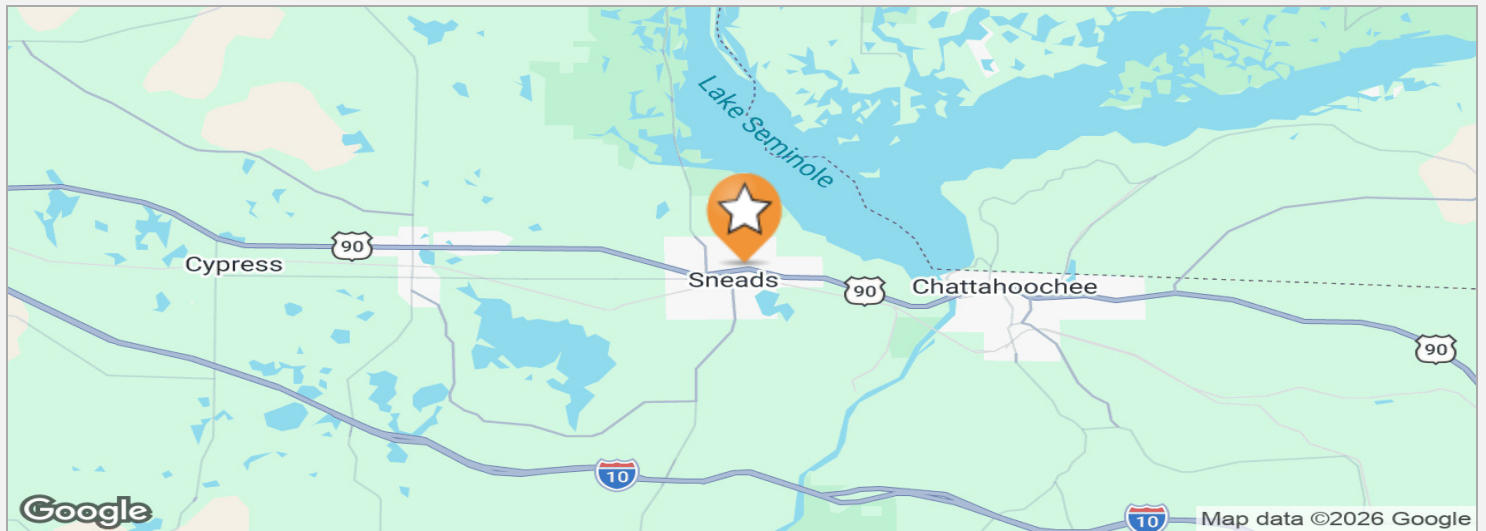
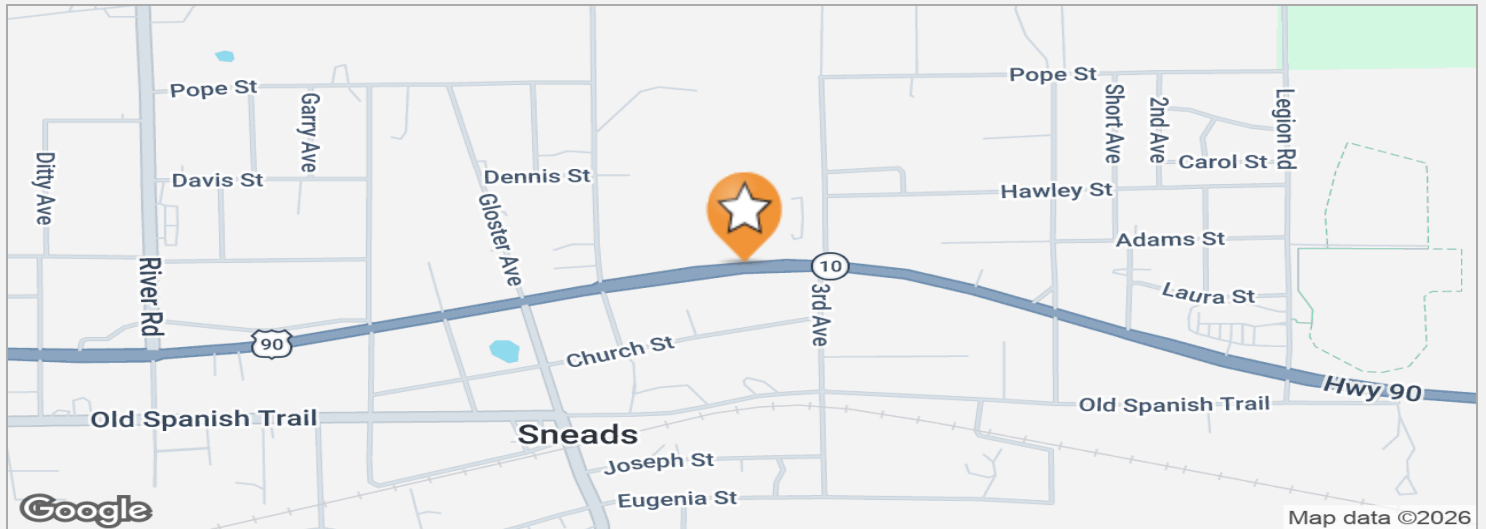
Lot Size: 3.12 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	80	667	1,764
Total Population	460	3,192	5,921
Average HH Income	\$75,064	\$67,378	\$61,654

Additional Photos



Location Maps 2



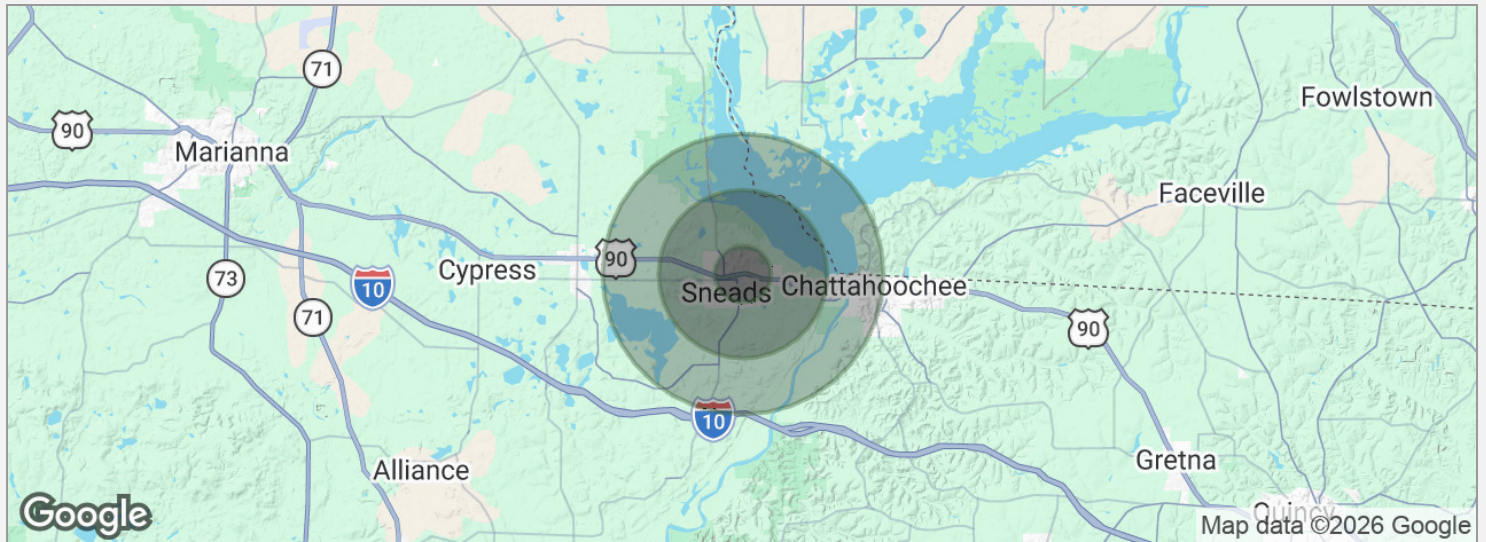
DRIVE TIMES

- 15 minutes to Marianna
- 1 hour to Tallahassee
- 1 hour to Dothan, AL
- 1 hour 30 minutes to Panama City

DRIVING DIRECTIONS

From Hwy 90 & River Road in Sneads, go east on Hwy 90, Property is on the left on the corner of Hwy 90 & Pope Cemetery Road.

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	460	3,192	5,921
Median age	41.5	40.6	41.6
Median age (male)	41.2	40.2	40.6
Median age (Female)	46.4	45.1	44.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	80	667	1,764
# of persons per HH	5.8	4.8	3.4
Average HH income	\$75,064	\$67,378	\$61,654
Average house value	\$113,170	\$118,930	\$116,428

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

CLAY PATRICK

Broker

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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 and agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in Alabama, Florida, and Georgia.

He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his extensive industry knowledge to advise and educate his clients throughout the real estate process.

Clay studied Business at Chipola College and Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay is an Accredited Land Consultant (ALC) and a member of the REALTORS® Land Institute (RLI).

Clay also had a 21-year career in site-work construction, where he helped develop airports, highways, and subdivisions. This experience provided him with additional knowledge and expertise in land development and real estate.

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 2025
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
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



CEMETERY AVE



CEMETERY

SECTION 1

COMPANY INFORMATION

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