



**FOR SALE  
LAND  
\$600,000**

CIRCLE K OUT PARCEL

**3945 KYNESVILLE ROAD, MARIANNA, FL 32448**

11: Circle K Pie



**CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610**



**CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881**



**SALE PRICE**                      **\$600,000**

**OFFERING SUMMARY**

<b>Listing Price</b>	\$600,000
<b>Acres</b>	2.2 Acres
<b>Price Per Acre</b>	\$272,727
<b>County</b>	Jackson
<b>Zoning</b>	Commercial
<b>Utilities</b>	City of Marianna water, sewer & natural gas.
<b>Parcel IDs</b>	<b>Part of 18-4N-10-0000-0010-0060</b>
<b>Coordinates</b>	30.7546557, -85.2674806

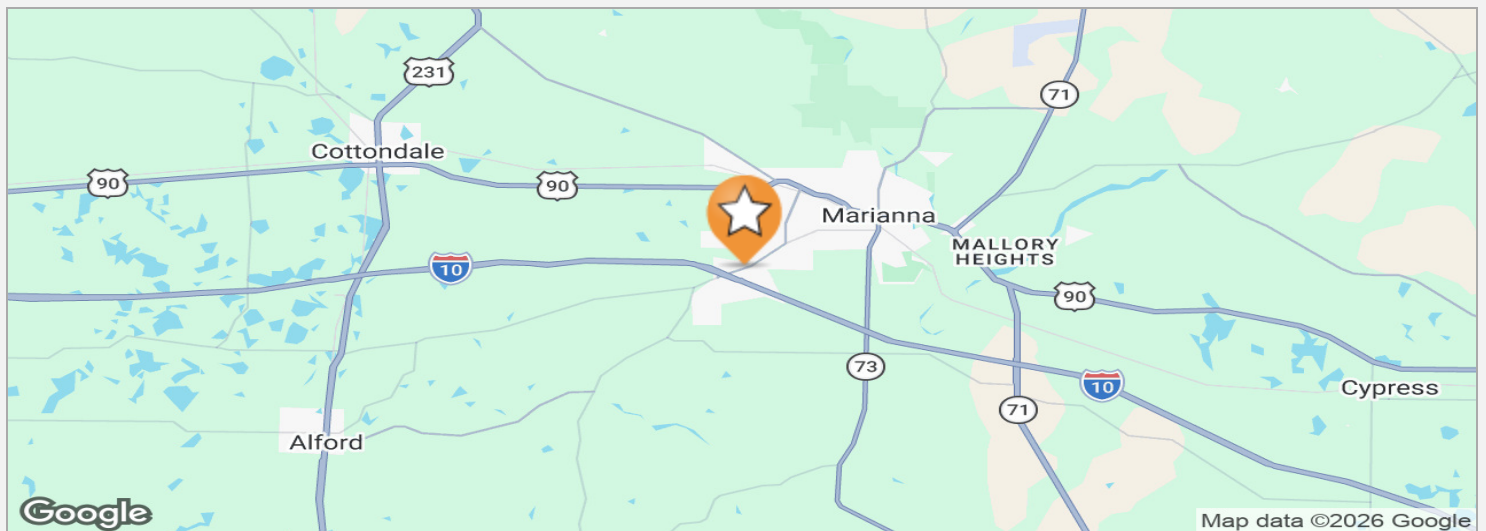
**PROPERTY OVERVIEW**

Introducing a prime investment opportunity at I-10 Exit 136 Hwy 276 & Pooser road. This Commercial-zoned property offers an unrivaled location for investors seeking to establish a dynamic business presence in this thriving area. Exceptionally positioned at a new traffic light on the corner, this property presents a strategic opportunity for Land, Restaurant & Hotel investors to capitalize on the area's economic growth and favorable business environment. With its coveted commercial zoning and prime location, this property is primed to serve as a cornerstone for ambitious commercial ventures seeking to establish a prominent presence in the I-10 Marianna community.

**PROPERTY HIGHLIGHTS**

- Corner Parcel Zoned Commercial
- Restaurant Site location I-10 Exit 136 Marianna, FL.
- Highly visible to passing traffic
- Accessible from major roads
- Proximity to business amenities
- Ideal for land investment
- Development opportunities



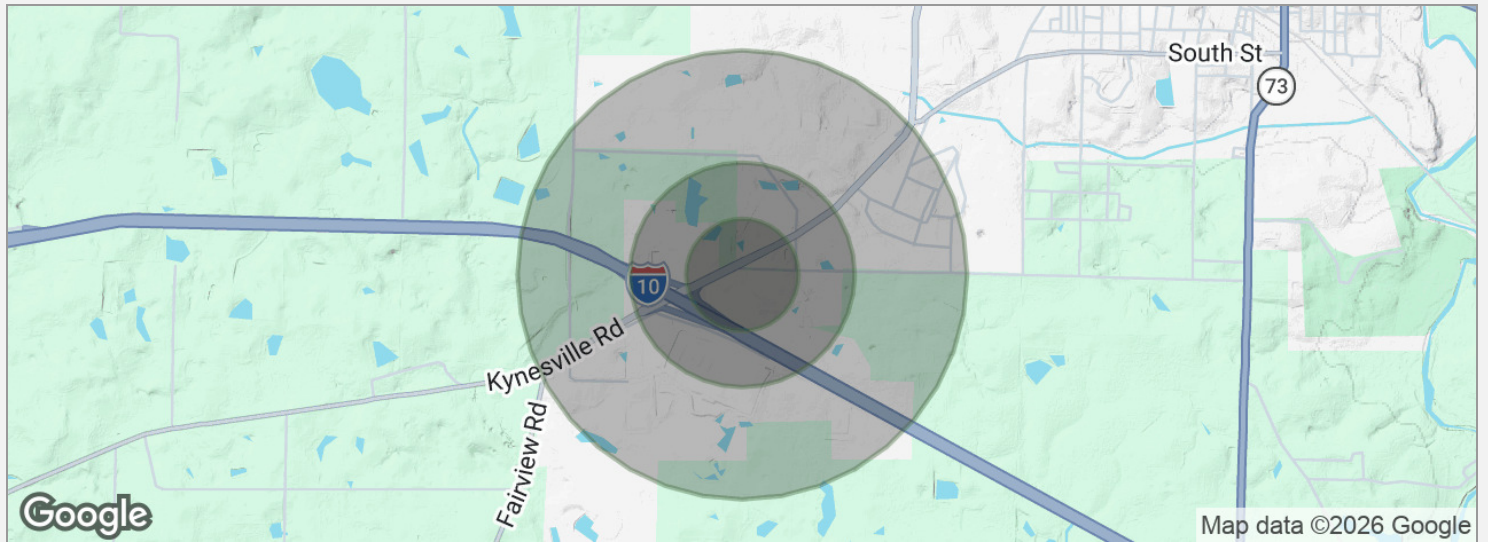


### DRIVE TIMES

- 5 minutes to Marianna.
- 30 minutes to Dothan, AL.
- 45 minutes to Panama City.
- 1 hour to Tallahassee.
- 1 hour 30 minutes to Pensacola.

### DRIVING DIRECTIONS

From I-10 Exit 136 Take Hwy 276 north, right on Pooser Road, property on left on the corner.



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total population	52	167	567
Median age	35.5	34.6	34.3
Median age (male)	26.0	27.7	28.8
Median age (Female)	36.8	35.6	35.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total households	19	64	221
# of persons per HH	2.7	2.6	2.6
Average HH income	\$67,696	\$58,075	\$53,567
Average house value	\$163,032	\$131,580	\$123,906

\* Demographic data derived from 2020 ACS - US Census

## CLAY PATRICK

Broker Associate

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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/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. 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 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