



**FOR SALE
LAND
\$850,000**

18 ACRES U.S. 231 CORRIDOR INVESTMENT LAND |
JACKSON COUNTY

2673 U.S. 231, COTTONDALE, FL 32431



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



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

Property Summary



PROPERTY DESCRIPTION

This offering at 2673 U.S. 231 presents an excellent land investment with immediate highway exposure. The site delivers direct frontage on the well-traveled I-10 & U.S. 231 corridor, providing visibility and access for prospective commercial uses. With no buildings to constrain future plans, investors may realize long-term appreciation or position the property for a development build-out when timing aligns. Cottondale’s market dynamics support strategic land ownership, and this parcel offers a clean canvas to execute a variety of holding or deployment strategies. Capitalize on the simple, versatile nature of this location-focused opportunity.

PROPERTY HIGHLIGHTS

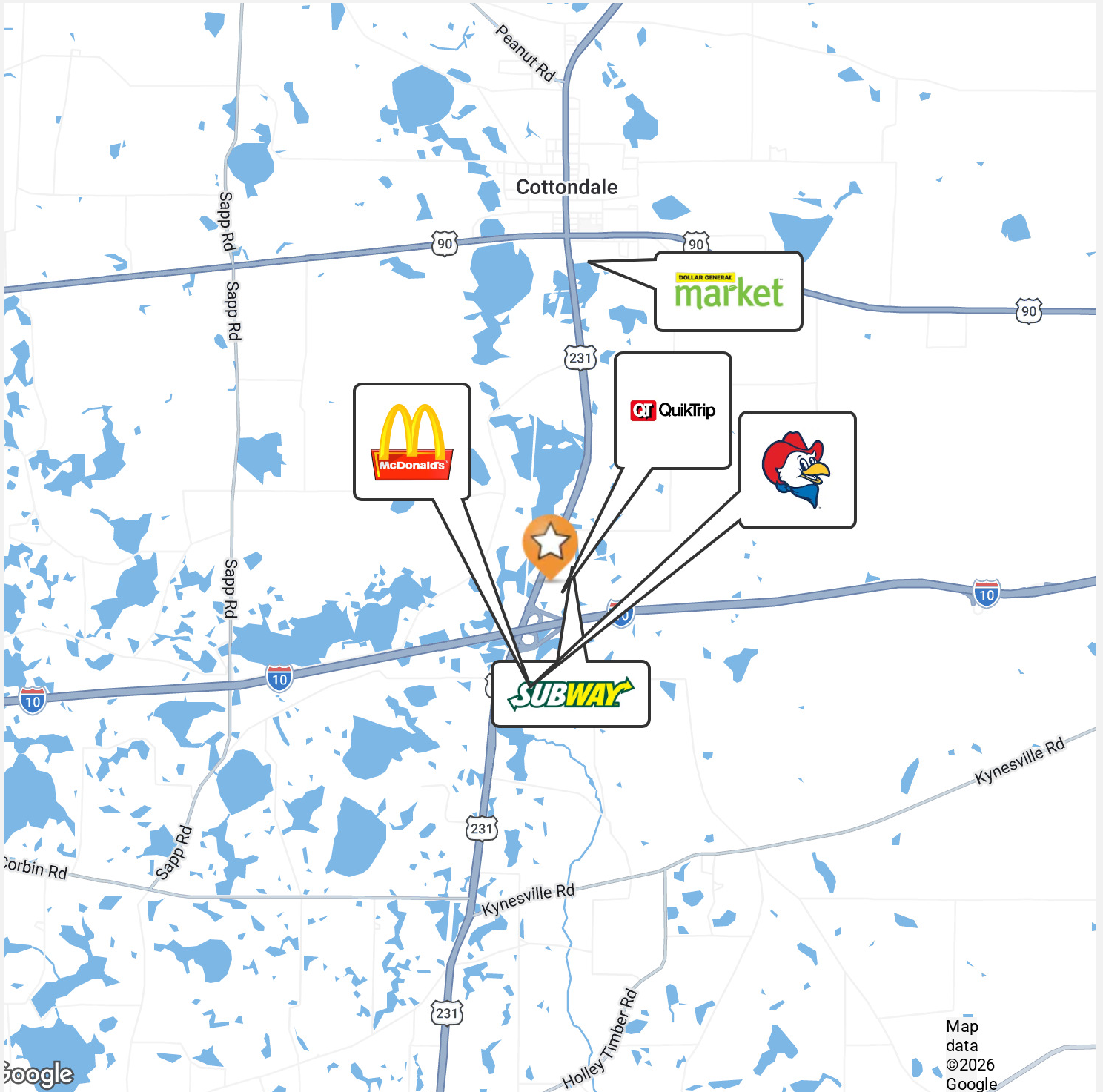
- Located at I-10 & Hwy 231 Exit 130.
- Direct frontage along U.S. 231 for unmatched regional visibility
- Undeveloped land offering flexibility for future commercial visions

OFFERING SUMMARY

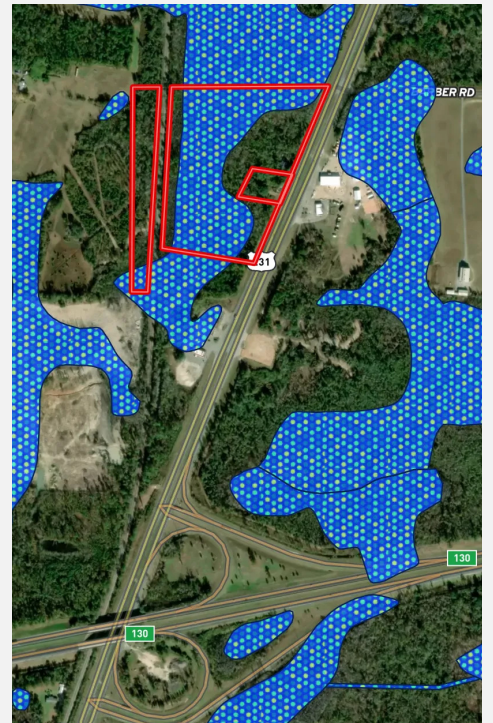
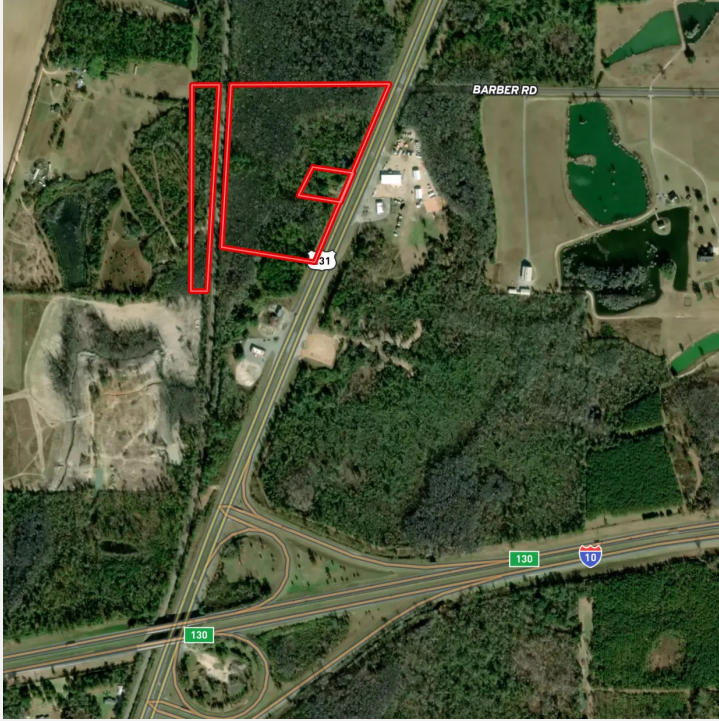
Sale Price:	\$850,000
Lot Size:	18.8 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	13	52
Total Population	8	34	139
Average HH Income	\$70,499	\$65,076	\$65,076

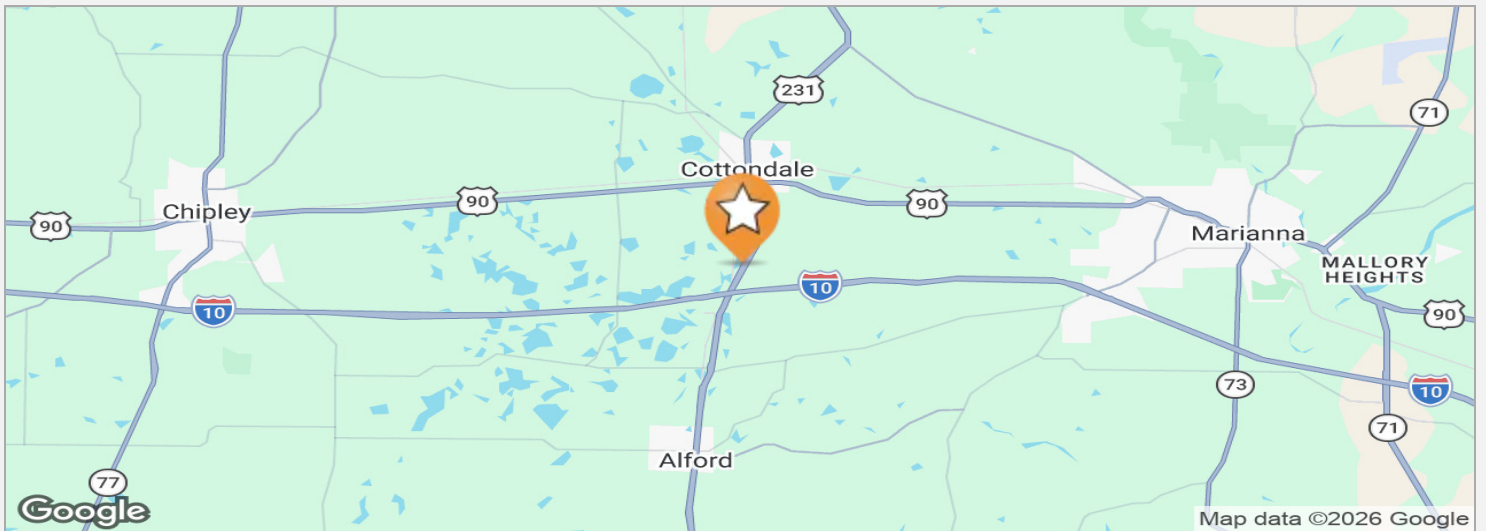
Retailer Map



Additional Photos



Location Maps 2



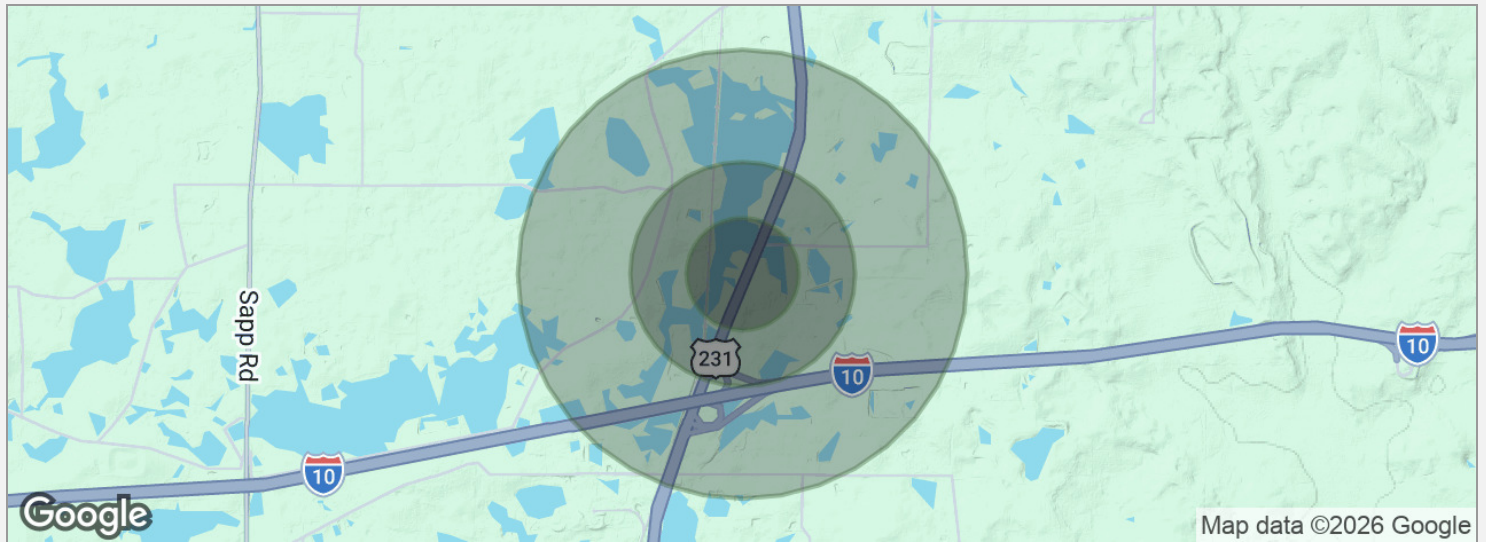
DRIVE TIMES

- 5 minutes to Cottondale.
- 10 minutes to Marianna.
- 1 hour to Panama City.
- 1 hour 15 minutes to Tallahassee.
- 1 hour to Dothan, AL.

DRIVING DIRECTIONS

From I-10 Exit 130, go north on Hwy 231, the property is 1/2 mile on left.

Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	8	34	139
Median age	38.2	35.9	35.1
Median age (male)	34.3	32.2	31.5
Median age (Female)	41.9	39.4	38.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3	13	52
# of persons per HH	2.7	2.6	2.7
Average HH income	\$70,499	\$65,076	\$65,076
Average house value	\$227,348	\$202,087	\$191,451

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

CLAY PATRICK

Broker

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Marianna, FL 32446
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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





CROSBY

& ASSOCIATES, INC.

AGRICULTURE & COMMERCIAL REAL ESTATE



SECTION 1

COMPANY INFORMATION

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