



**FOR SALE  
LAND  
\$849,500**

3.58 ACRES COMMERCIAL TRACT I-10 SR71

**HWY 71, MARIANNA, FL 32448**





### PROPERTY DESCRIPTION

Great location at I-10 & SR 71 Marianna, FL exit. Growing interchange. New hotels & restaurants.

### PROPERTY HIGHLIGHTS

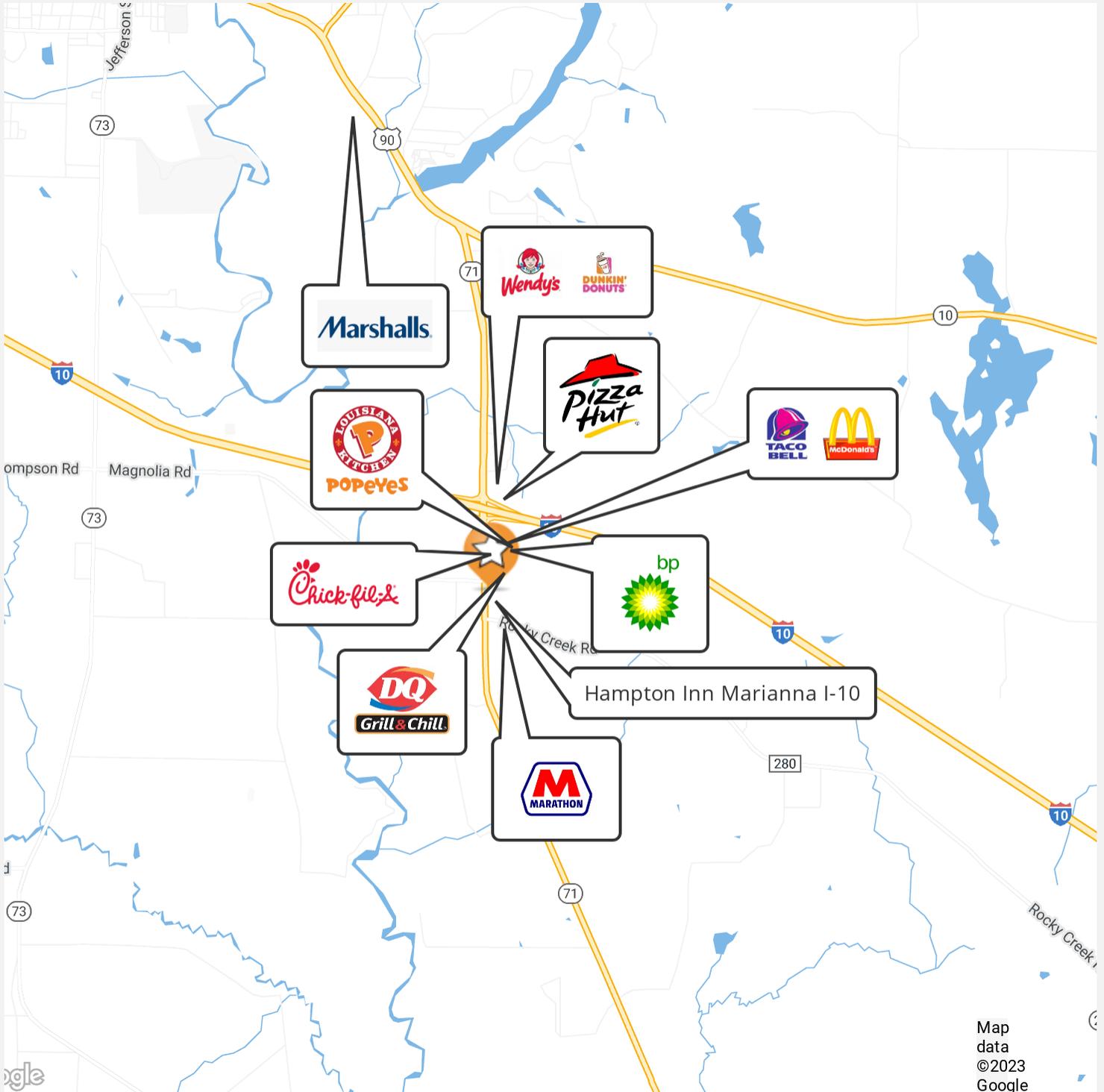
- SR 71 Traffic Count: 8,300

### OFFERING SUMMARY

Sale Price:	\$849,500
Lot Size:	3.58 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	60	2,123	4,759
Total Population	210	6,376	12,043
Average HH Income	\$34,789	\$44,824	\$43,236

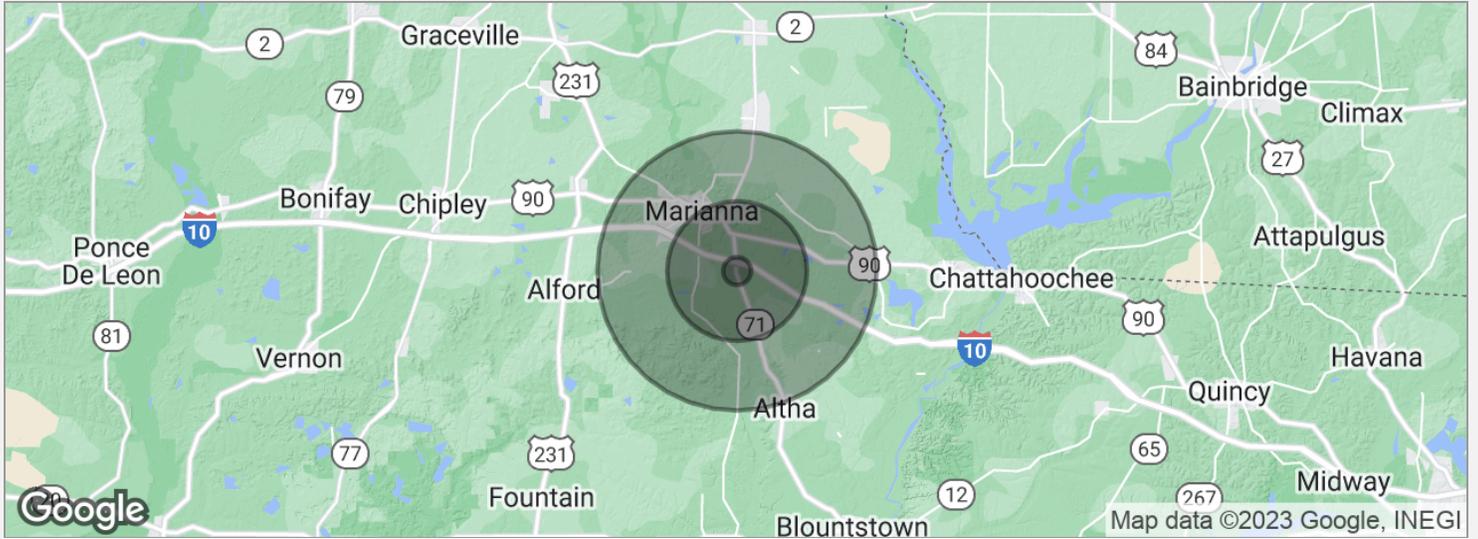
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	210	6,376	12,043
Median age	39.0	39.2	42.1
Median age (male)	39.1	38.5	40.8
Median age (Female)	38.9	40.4	43.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	60	2,123	4,759
# of persons per HH	3.5	3.0	2.5
Average HH income	\$34,789	\$44,824	\$43,236
Average house value	\$110,664	\$110,493	\$114,995

\* Demographic data derived from 2020 ACS - US Census

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## Hwy 71, Marianna, FL 32448

### 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 son Tyler who is a senior at Malone High School.

### EDUCATION

Accredited Land Consultant designation (ALC)  
Chipola College (Studied Business)  
Pensacola State College (Studied Forestry)

### MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute  
Member, Central Panhandle Association of Realtors  
Member, Southeast Alabama Association of Realtors  
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

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