



**FOR SALE  
LAND  
\$4,539,700 / ACRE**

DEVELOPER OPPORTUNITY: 40± ACRES NEAR I-10 EXIT  
136 IN MARIANNA

**00 CHARLIES WAY, MARIANNA, FL 3232448**



CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610



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

Property Summary



VIDEO

**PROPERTY DESCRIPTION**

This 40± acre parcel at 00 Charlies Way in Marianna, Florida presents a rare opportunity for a mixed-use development or long-term land investment near the growing I-10 Exit 136 corridor. With convenient interstate access and proximity to ongoing commercial and industrial development activity, the site is well-positioned for future uses such as retail, hospitality, service-based commercial, residential, or other complementary mixed-use concepts.

Marianna and Jackson County continue to gain attention as a Northwest Florida growth market, supported by I-10 connectivity, available infrastructure, and nearby development initiatives including the Marianna/Jackson County Distribution and Construction Services Park, which promotes industrial, distribution, and commercial growth near Exit 136.

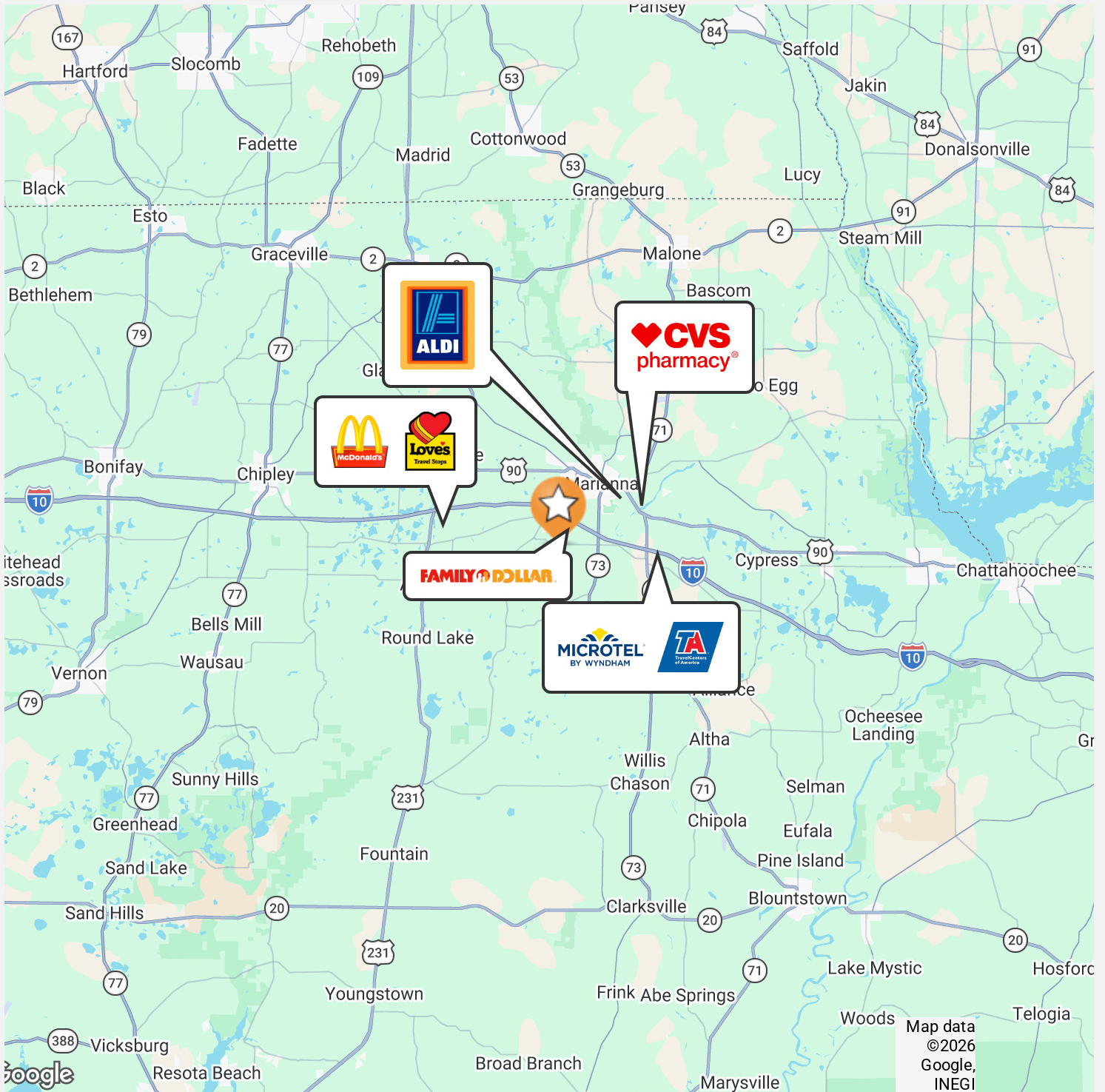
**PROPERTY HIGHLIGHTS**

- Located next to a new Circle K truck stop

**OFFERING SUMMARY**

Sale Price:	\$4,539,700 / acre
Lot Size:	40 Acres

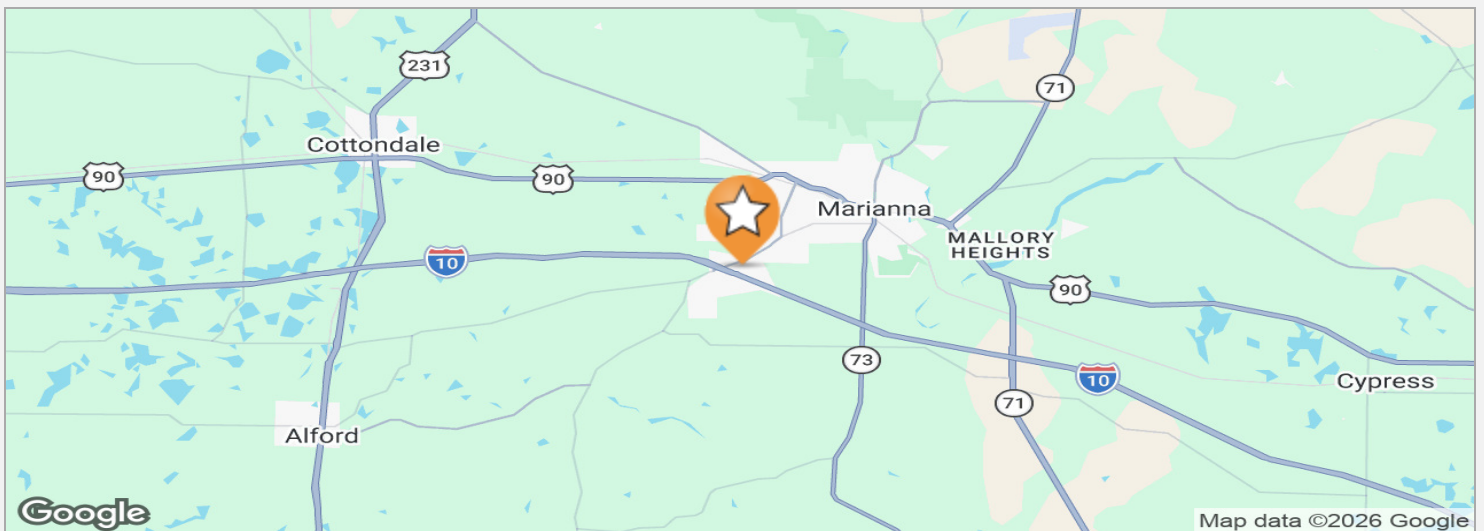
Retailer Map



Additional Photos



Location Maps 2



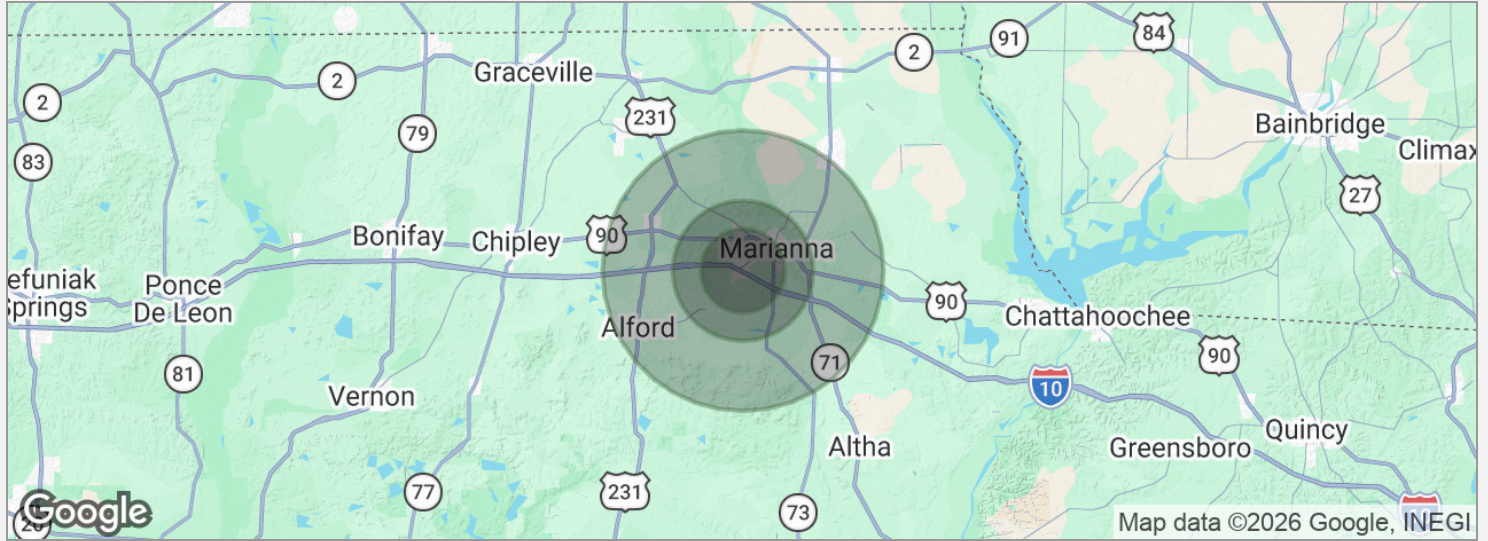
**DRIVE TIMES**

30 minutes to Dothan, AL.  
1 hour to Panama City.  
1 hour to Tallahassee.  
2 hours to Pensacola.

**DRIVING DIRECTIONS**

From I-10 & Hwy 276 (exit 136 Marianna) go south on Hwy 276 for approximately 1/2 mile, turn right on Charlies Way, go about 1/4 mile, and the property is on the left.

Demographics Map



**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	5,441	10,536	20,330
Median age	38.8	40.0	43.1
Median age (male)	32.7	34.6	37.1
Median age (Female)	40.6	42.4	46.5

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,264	4,270	7,956
# of persons per HH	2.4	2.5	2.6
Average HH income	\$53,606	\$61,481	\$67,052
Average house value	\$131,189	\$143,741	\$147,922

\* Demographic data derived from 2020 ACS - US Census





# DEVELOPER OPPORTUNITY: 40± ACRES NEAR I-10 EXIT 136 IN MARIANNA, FLORIDA

00 Charlies Way, Marianna, FL 3232448

## Advisor Bio & Contact 1

### CLAY PATRICK

Broker

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Marianna, FL 32446  
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FL #BK577436

### 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

Coming Soon Aug 2026



Exit 136



## SECTION 1

# COMPANY INFORMATION

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