

\$3,800,000 - Tbd Hwy 71, MARIANNA

MLS® #925189

\$3,800,000

Bedroom, Bathroom, 530,125 sqft
Land on 12 Acres

NO RECORDED SUBDIVISION, MARIANNA, FL

2 CLEARED and PAD READY Prime Commercial Lots for a total of 12.17 acres, which includes stormwater in place and water/sewer lines that run on both HWY 71 and Hope School Rd., and natural gas is available. All utilities, including regional stormwater, are in place with common use driveways permitted and recently completed for access from both Hwy 71 and Magnolia Rd. The Magnolia Rd driveway entrance and the North Hwy 71 driveway entrance have both been completed and are now in use. The South Hwy 71 driveway entrance is permitted and ready for construction. There is a 40-unit townhome project in the southwest corner of Hope School Rd, which is currently under review by the county and a development order in the works. There is also a newly constructed 4-story Hampton inn, adjoining to the north, that opened in May 2023, and 1500 feet from the new Chick-Fil-A that opened in April 2023. This parcel is less than a minute to I-10, which has well over 20,000 vehicles per day traffic count, and in the heart of Marianna, surrounded by big projects, and yours could be next! This parcel totals 12.17 acres with approximately 2.5 acres of stormwater, leaving approximately 9.67 acres of 90% impervious development potential. There are so many opportunities with this large parcel, and the hard work has been done for you. There is an HOA, and documents are attached to the listing, but fees are not in place at this time. The HOA will transfer with the sale if the buyer



would like. An agreement is in place for shared drainage and easement maintenance based on pro-rated ownership with the hotel and town home community. The seller has conceptual drawings for a strip center, and QSR restaurant as well as site drawings, original 14 acre survey (included hotel/townhome...not included in this sale), original topo survey elevations, HOA agreement, site plans for this lot, as well as the hotel and townhome parcel, original set of approved stormwater, driveways and utility plans, , and even a phase I environment report (dated 2006), which they are willing to share with a serious buyer with a signed NDA agreement. This area is home to many commercial businesses with a diverse range of industries and makes an ideal location for any new business and ready for your creative touch. If this sounds like the property you have been waiting for, make an appointment to view today before this prime commercial property is no longer available. All information is deemed reliable but must be verified by buyer via personal or formal inspections.

Essential Information

MLS® #	925189
Price	\$3,800,000
Square Footage	530,125
Acres	12.17
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Tbd Hwy 71
Area	Other Counties
Subdivision	NO RECORDED SUBDIVISION
City	MARIANNA

County	Jackson
State	FL
Zip Code	32448

Amenities

Utilities	Gas Available, Public Sewer Available, Public Water Available
Features	Cleared, Covenants, Easements, See Remarks, Storm Sewer

Exterior

Lot Description	Cleared, Covenants, Easements, See Remarks, Storm Sewer
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School Information

Elementary	Cottondale
Middle	Cottondale
High	Cottondale

Additional Information

Days on Website	358
Zoning	Commercial
HOA Fees	0.00

Listing Details

Listing Office	Own It Real Estate LLC
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