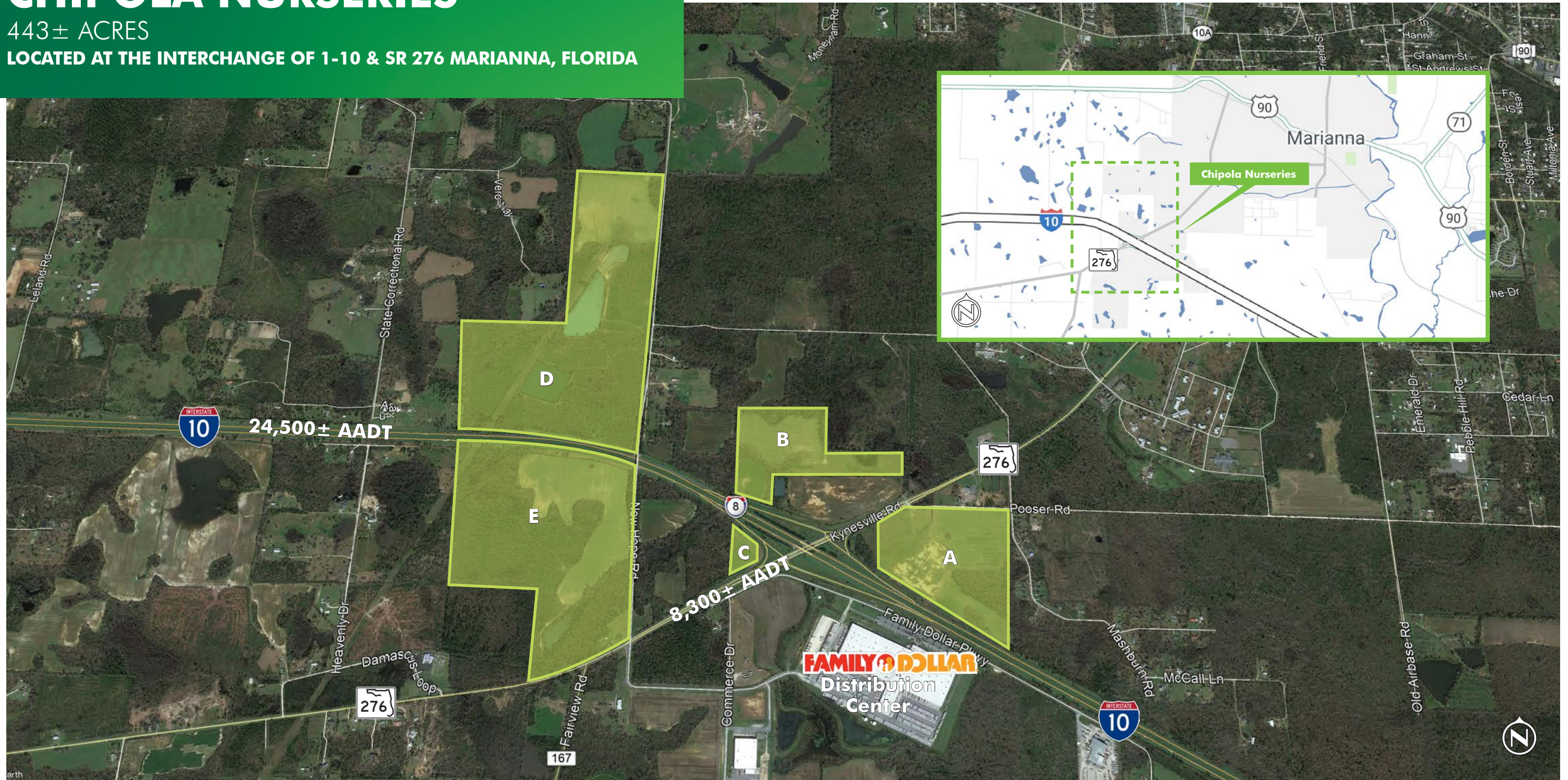


FOR SALE

CHIPOLA NURSERIES

443± ACRES

LOCATED AT THE INTERCHANGE OF I-10 & SR 276 MARIANNA, FLORIDA



CHIPOLA NURSERIES

443± ACRES

LOCATED AT THE INTERCHANGE OF I-10 & SR 276
MARIANNA, FLORIDA



FOR SALE

+ Commercial and AG tracts in Northwest Florida. Will sell all or individual parcels. Some parcels can be divided. Call for more information.

+ **Asking Price: \$4,975,000 (443± Acres)**

- Commercial Zoning: 107± Acres

Parcel A: \$2,395,000

Parcel B: \$1,116,250

Parcel C: \$279,500

- Agricultural Zoning: 341± Acres

Parcel D: \$514,500

Parcel E: \$665,500

+ **I-10 Traffic Count: 24,500± AADT**

+ **Mileage**

- Tallahassee: 66 Miles

- Pensacola: 134 Miles

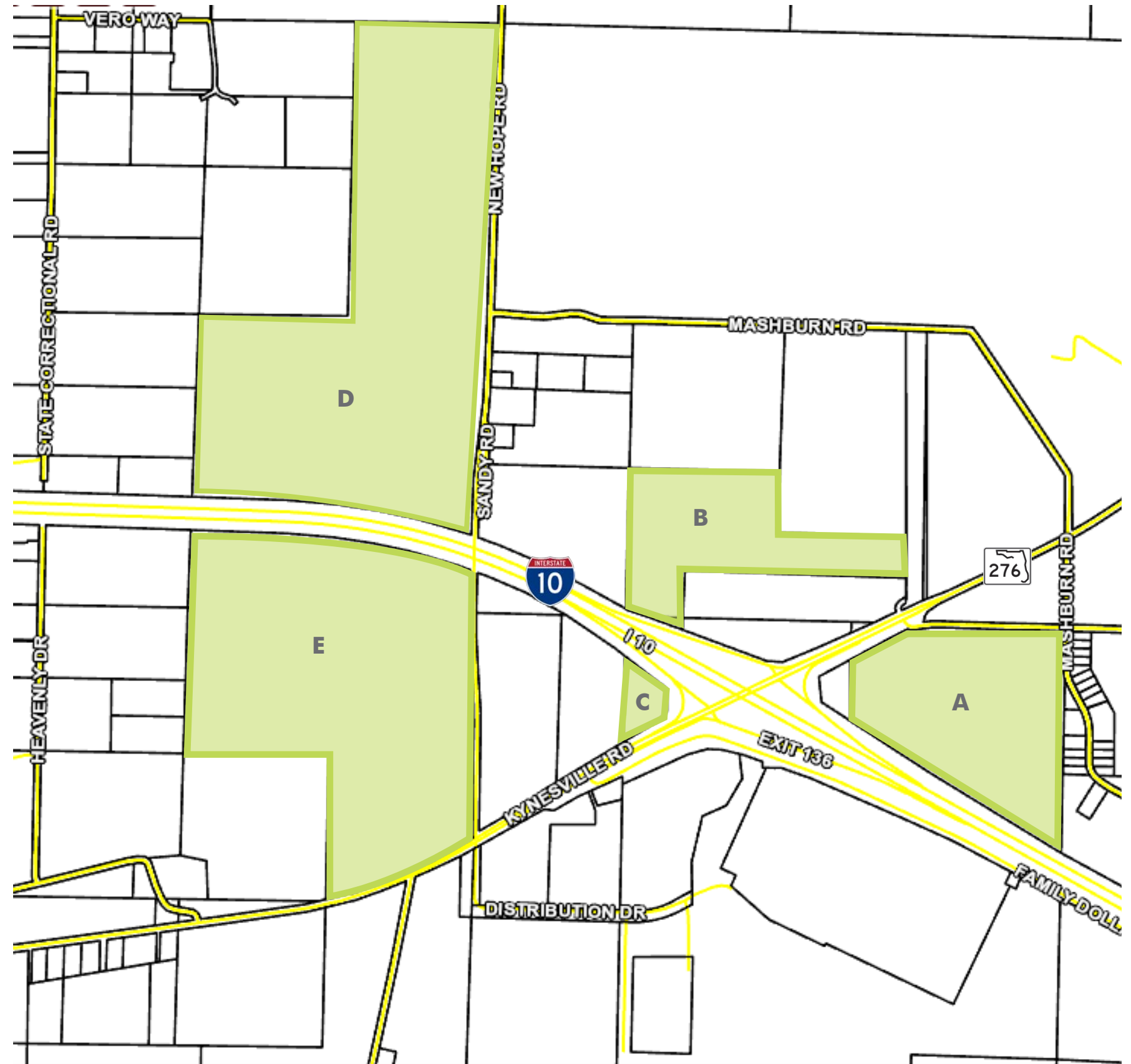
- New Orleans: 322 Miles

- Jacksonville: 227 Miles

- Atlanta: 242 Miles

- Birmingham: 232 Miles

Parcel	Acres
A	63.75
B	38.65
C	4.3
D	190.2
E	146



CHIPOLA NURSERIES

443± ACRES

LOCATED AT THE INTERCHANGE OF I-10 & SR 276
MARIANNA, FLORIDA

PARCEL A

Asking Price: \$2,395,000

63.75 ACRES (This tract is divisible)

- + Commercial Zoning
- + Utilities to the site:
 - Water
 - Sewer
 - Gas
 - Electric
- + Direct access from SR 276
- + Natural Woods
- + One billboard with two faces
- + Great site for easy on/off access for I-10 with tremendous visibility



PARCEL B

Asking Price: \$1,116,250

38.65 ACRES (This tract is divisible)

- + Commercial Zoning
- + Utilities within 500 feet
- + 60' Access Easement
- + Site for hospitality, institutional, retail and more

PARCEL C

Asking Price: \$279,500

4.3 ACRES

- + Commercial Zoning
- + Utilities at Family Dollar Parkway
- + Direct access from SR 276
- + Excellent location for a convenience store, service station or hospitality
- + Great access and visibility



CHIPOLA NURSERIES

443± ACRES

LOCATED AT THE INTERCHANGE OF I-10 & SR 276
MARIANNA, FLORIDA



PARCEL E

Asking Price: \$514,150

146 ACRES (This tract is divisible)

- + Agricultural Zoning
- + Natural Woods
- + One billboard with 3 faces



PARCEL D

Asking Price: \$665,000

190.2 ACRES (This tract is divisible)

- + Agricultural Zoning
- + Natural Woods
- + 7.5 Acres of ponds
- + One billboard with 4 faces
- + Perfect for farming, agriculture, timber, boarding stables and more



CONTACT US

JESS SIMMONS

Vice President
+1 904 633 2610
jess.simmons@cbre.com

TOM WATSON

Vice President
+1 850 527 3524
thomas.watson@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.