



ENDEAVOR COMMERCE SITE
Marianna, Jackson County, Florida
30.766592°, -85.269539°
128 Acres



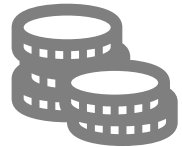
COMMUNITY



Centrally located along I-10 in the Florida Panhandle



Over 400,000 people within a 60-minute drive time



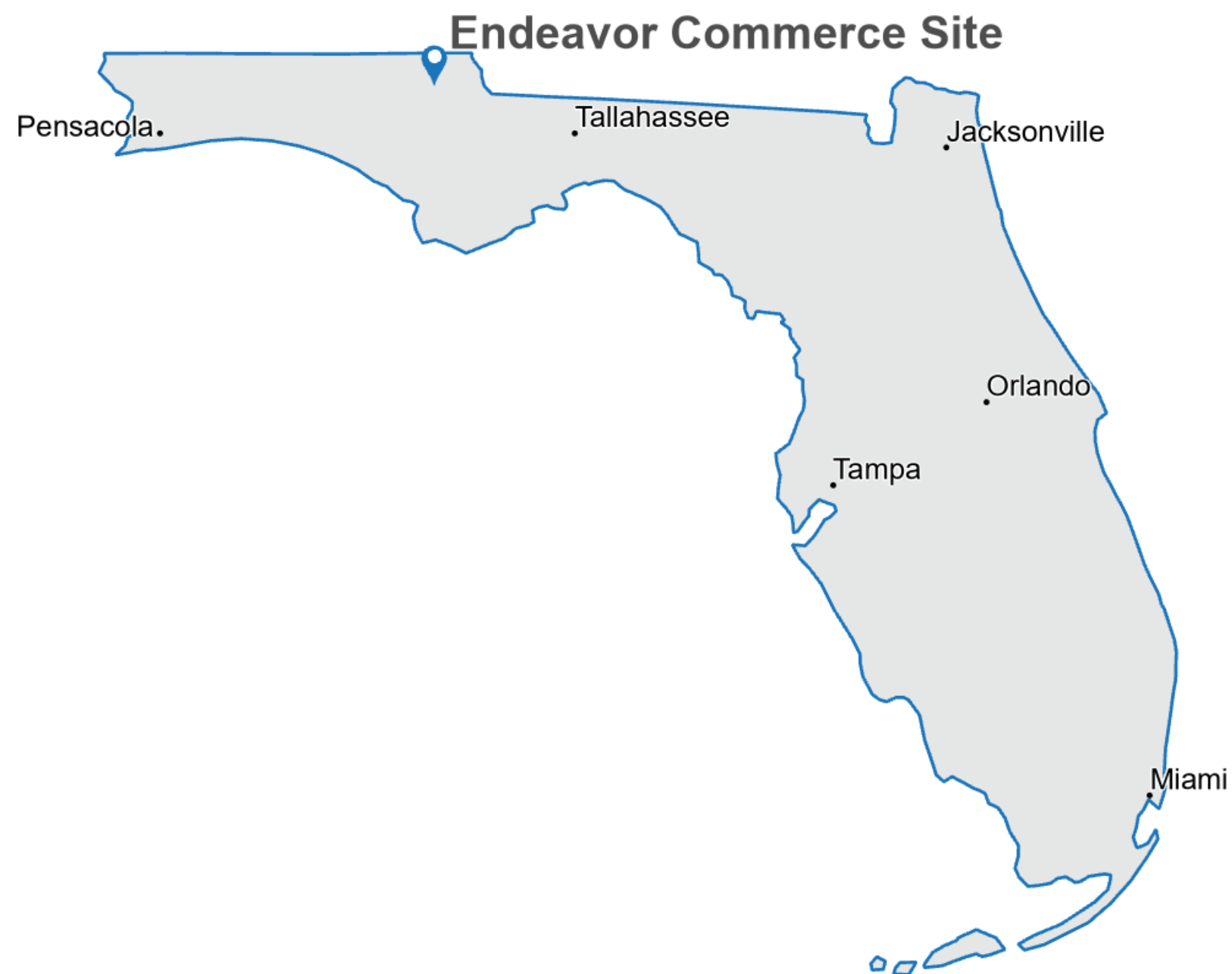
No state personal income tax



Cost of Living is 86.6% of the national average



Three commercial service airports within an hour's drive



LARGEST MANUFACTURING AND DISTRIBUTION* EMPLOYERS IN JACKSON COUNTY, FL

Anderson Columbia*

Arizona Chemical*

Catalyst Fabric Solutions, LLC

Enviva

Family Dollar*

Mowrey Elevator

Rex Lumber, LLC

Spanish Trail Lumber

Tri States Automotive*

Williams Brother Trucking*

128
TOTAL ACRES

OWNED BY
JACKSON COUNTY

ADDITIONAL
LAND
AVAILABLE



ROAD AND UTILITY
UPGRADES IN PROGRESS

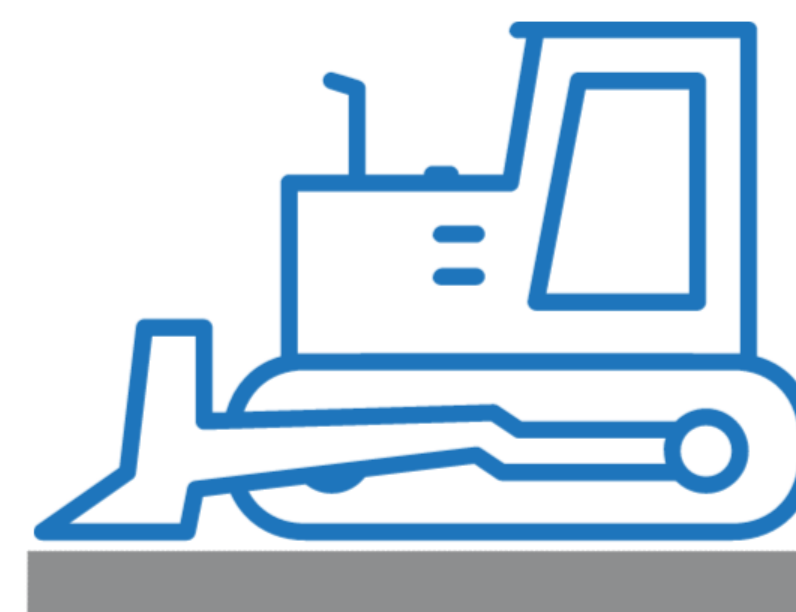


FEBRUARY
2022

ONE MILE
FROM



DUE DILIGENCE
COMPLETED



ZONED
INDUSTRIAL



128 acres

N

0 0.25 Miles

Source: ESRI (2020)

TRANSPORTATION

Accessed via
State Road 276



I-10
<1 Mile

Three airports within 70 miles (Dothan, Northwest Florida Beaches, and Tallahassee)



Transload Facility located in nearby Cottondale





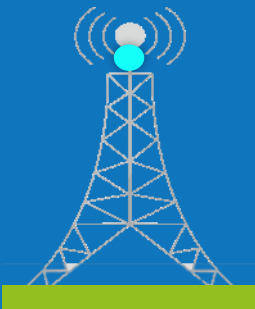


Port Panama City

56 miles



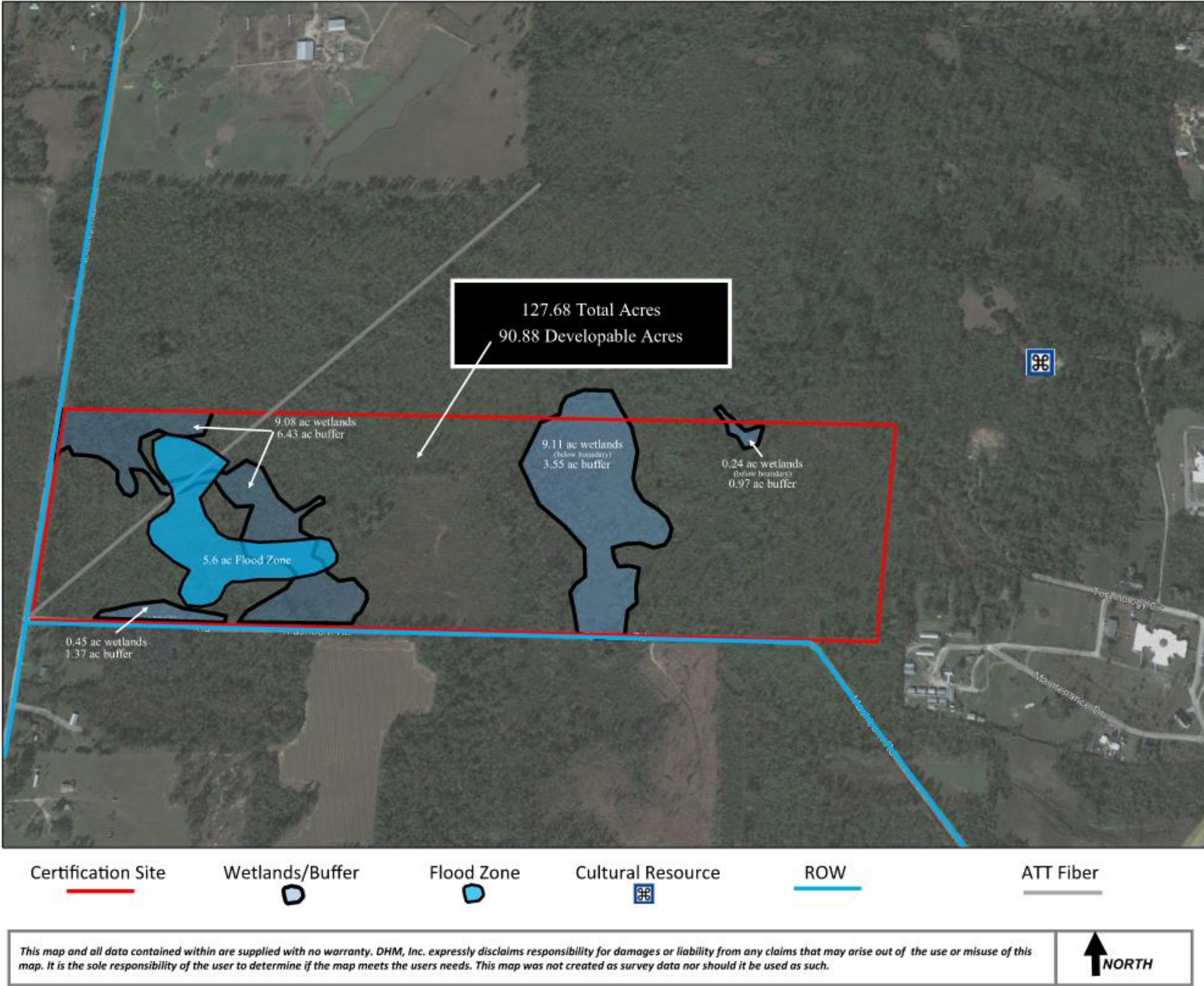
UTILITIES

	ELECTRIC	<p>Florida Public Utilities Company has a 12.47 kV distribution line adjacent to the western boundary along New Hope Road. Available capacity is at least 2.5 MW.</p> <p>Source: Shane Magnus, Supervisor of Electric Engineering; January 2022</p>
	NATURAL GAS	<p>The City of Marianna has a 4-inch 60 psi HDPE line running along State Road 276. A 4-inch 375+ psi steel line is currently being extended down Mashburn Drive to the southeast property boundary. Approximately 277.1 dekatherms (277,100 mcf) is currently available.</p> <p>Source: Jim Dean, City Manager; September 2021</p>
	WATER	<p>The City of Marianna has a 12-inch line along State Road 276, and a line is currently being extended down Mashburn Drive to the southeast property boundary. The line has 300,000 gallons per day of excess capacity.</p> <p>WTP has permitted capacity of 5,328,000 gallons per day. Excess capacity factoring in average utilization is 3,928,000 gallons per day.</p> <p>Source: Jim Dean, City Manager; September 2021</p>
	WASTE-WATER	<p>The City of Marianna has an 8-inch sewer line along State Road 276 and Maintenance Drive. A 24-inch sewer line will be constructed from the site in 2023. The current line has 200,000 gallons per day of excess capacity.</p> <p>WWTP has permitted capacity of 4,000,000 gallons per day and excess capacity of 2,200,000 gallons per day factoring in peak utilization.</p> <p>Source: Jim Dean, City Manager; September 2021</p>
	TELECOM	<p>Uniti Fiber has fiber along State Road 276 and at the north campus school (approximately 1,000 feet from the site).</p> <p>Source: David Wentworth, RVP Enterprise Sales; August 2021</p>

DUE DILIGENCE

PHASE I ESA	A modified Phase 1 Environmental Site Assessment in September 2020 revealed no potential evidence of recognized environmental conditions in connection with the subject property.
WETLANDS	There is a total of 18.88 acres of wetlands on the property . Formal Wetland Determination from the Northwest Florida Water Management District was in progress at the time of certification.
SPECIES	An Environmental Ecological Assessment completed in September 2021 stated, “It is our opinion that the subject property will have no effect on any listed species, unique habitat, geological outcrops, sink holes, or other active karst features. ”
ARCHAEOLOGICAL	A Cultural Resources Survey in October 2021 found no resources that would be eligible for the NRHP, and no further work is recommended . Florida’s Division of Historical Resources found the report complete and sufficient with Florida Administrative Code.
GEOTECHNICAL	A Preliminary Geotechnical Engineering Report was completed in May 2021 with ten soil borings (included additional acreage beyond certification area). The site is classified as Seismic Site Class D .

BUILDABLE AREA





Florida First Sites