



MARIANNA JACKSON COUNTY DISTRIBUTION PARK

Marianna, Jackson County, Florida

30.743531°, -85.264901°

237 Acres



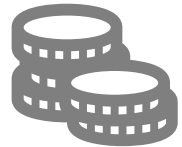
COMMUNITY



Centrally located along I-10 in the Florida Panhandle



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



No state personal income tax

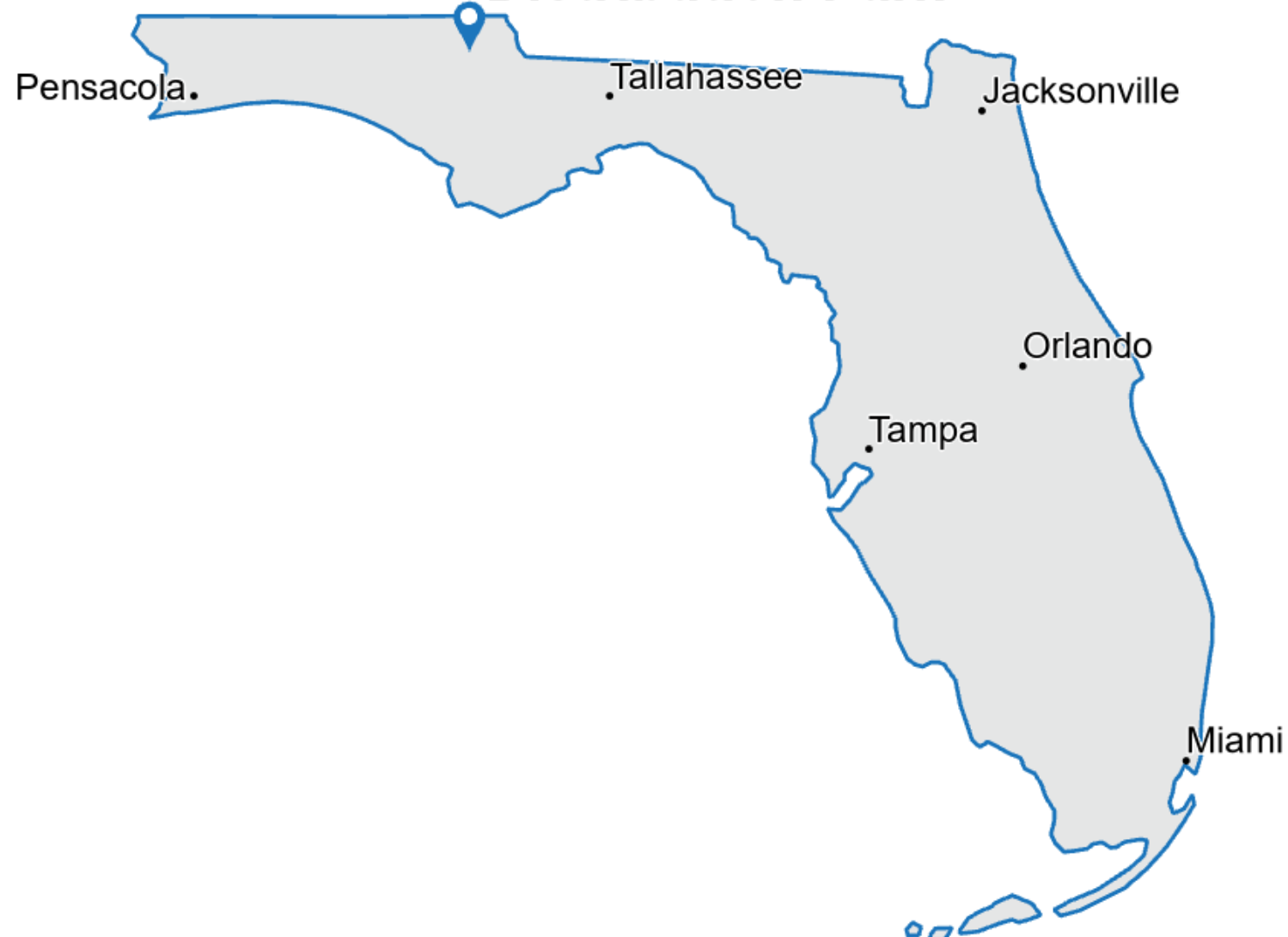


Cost of Living is 86.6% of the national average



Three commercial service airports within an hour's drive

Marianna Jackson County Distribution Park



LARGEST MANUFACTURING AND DISTRIBUTION* EMPLOYERS IN JACKSON COUNTY, FL

Anderson Columbia*

Arizona Chemical*

Catalyst Fabric Solutions, LLC

Enviva

Family Dollar*

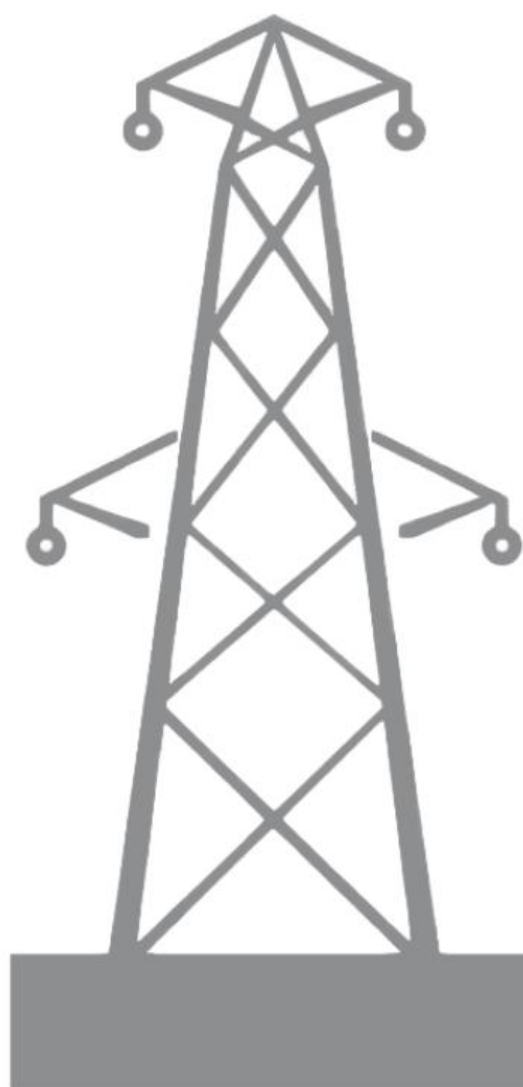
Mowrey Elevator

Rex Lumber, LLC

Spanish Trail Lumber

Tri States Automotive*

Williams Brother Trucking*



**EXISTING
UTILITIES
IN PARK**

OWNED BY
 **THE CITY OF
MARIANNA
JACKSON
COUNTY**

ADJACENT TO



HOME TO



***FAMILY DOLLAR
DISTRIBUTION FACILITY***



**SEPTEMBER
2021**

**DUE DILIGENCE
COMPLETED**



237 TOTAL
ACRES

ZONED
INDUSTRIAL



Source: Jackson County (2020)

TRANSPORTATION

Accessed via
State Road 276

I-10
Adjacent



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







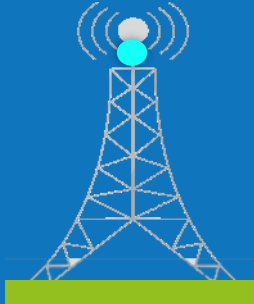
Transload Facility
located in nearby
Cottondale



Port Panama City
55 miles



UTILITIES

	ELECTRIC	<p>Florida Public Utilities Company has a 12.47 kV distribution line approximately 650-feet from each site. Minor upgrades (line extension and possibly regulator replacement at substation) would be needed to provide 5 MW.</p> <p>Source: Shane Magnus, Supervisor of Electric Engineering; September 2021</p>
	NATURAL GAS	<p>The City of Marianna has a 4-inch 60 psi HDPE line running along Family Dollar Parkway. An additional 4-inch 60 psi HDPE line runs west of the Family Dollar distribution facility and ends at the intersection of Distribution Drive and Commerce Drive. The lines have approximately 277.1 dekatherms (277,100 mcf) available.</p> <p>Source: Doug Glass, Natural Gas Superintendent; August 2021</p>
	WATER	<p>The City of Marianna has a 12-inch line located at the northwest corner of each parcel. The lines have 300,000 gallons per day of excess capacity. 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; August 2021</p>
	WASTE-WATER	<p>The City of Marianna has 8-inch gravity sewer lines to the northwest corner of the 76-acre parcel and approximately 1,200-feet north of the 160-acre parcel. The lines have 200,000 gallons per day of excess capacity. 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; August 2021</p>
	TELECOM	<p>Lumen has fiber along Family Dollar Parkway.</p> <p>Source: Chris Groat, Engineer II; August 2021</p>

DUE DILIGENCE

PHASE I ESA

Phase 1 Environmental Site Assessment amended in June 2021 revealed [minimal evidence of recognized environmental conditions](#) in connection with the property. No further investigations are recommended at this time.

WETLANDS

There is a [total of 39.04 acres of wetlands on the property](#). Formal Wetland Determination (FWD-063-9679-2) was issued by the Northwest Florida Water Management District on September 9, 2021.

SPECIES

An Environmental Ecological Assessment completed in May 2021 stated, “It is our opinion that the subject [property does not harbor any listed species, unique habitat, or observed active karst features.](#)”

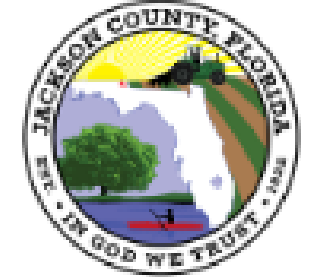
ARCHAEOLOGICAL

The State Historic Preservation Office stated in February 2014 that it was their opinion that the proposed project will have [no effect on historic properties](#) on the NRHP or on properties that may be ineligible for the NRHP but are otherwise significant.

GEOTECHNICAL

A Report of Limited Geotechnical Evaluation was completed in January 2014 with [six soil borings](#). The site is classified as [Seismic Site Class E](#).

BUILDABLE AREA



Park Boundary



Certification/
Buildable Area



Wetlands with
10' Buffer



Flood Zone A



Conservation





Florida First Sites