



SPANISH TRAIL COMMERCE SITE

Jackson County, Florida

30.719892°, -85.160014°

182 Acres



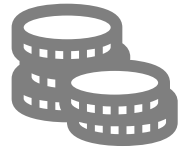
COMMUNITY



Centrally located along I-10 in the Florida Panhandle



Over 300,000 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*

ACTIVE
WETLANDS
PERMIT

UNDER OPTION BY
JACKSON COUNTY EDC

182
TOTAL ACRES

RAIL ADJACENT

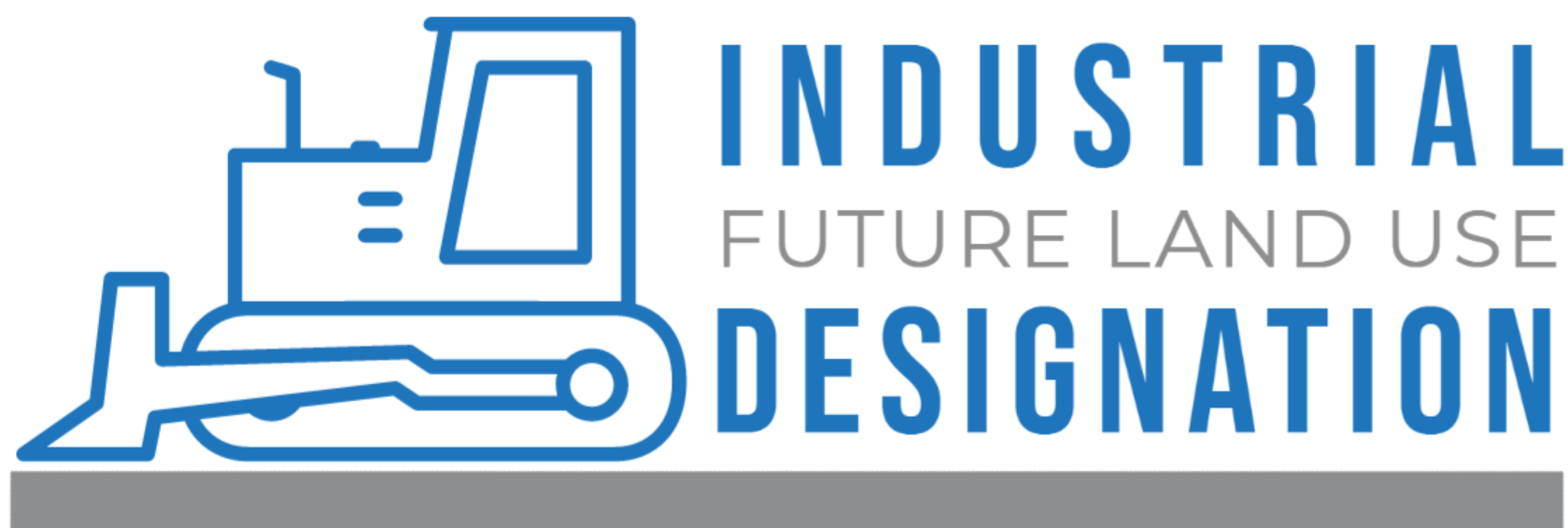
DUE DILIGENCE
COMPLETED

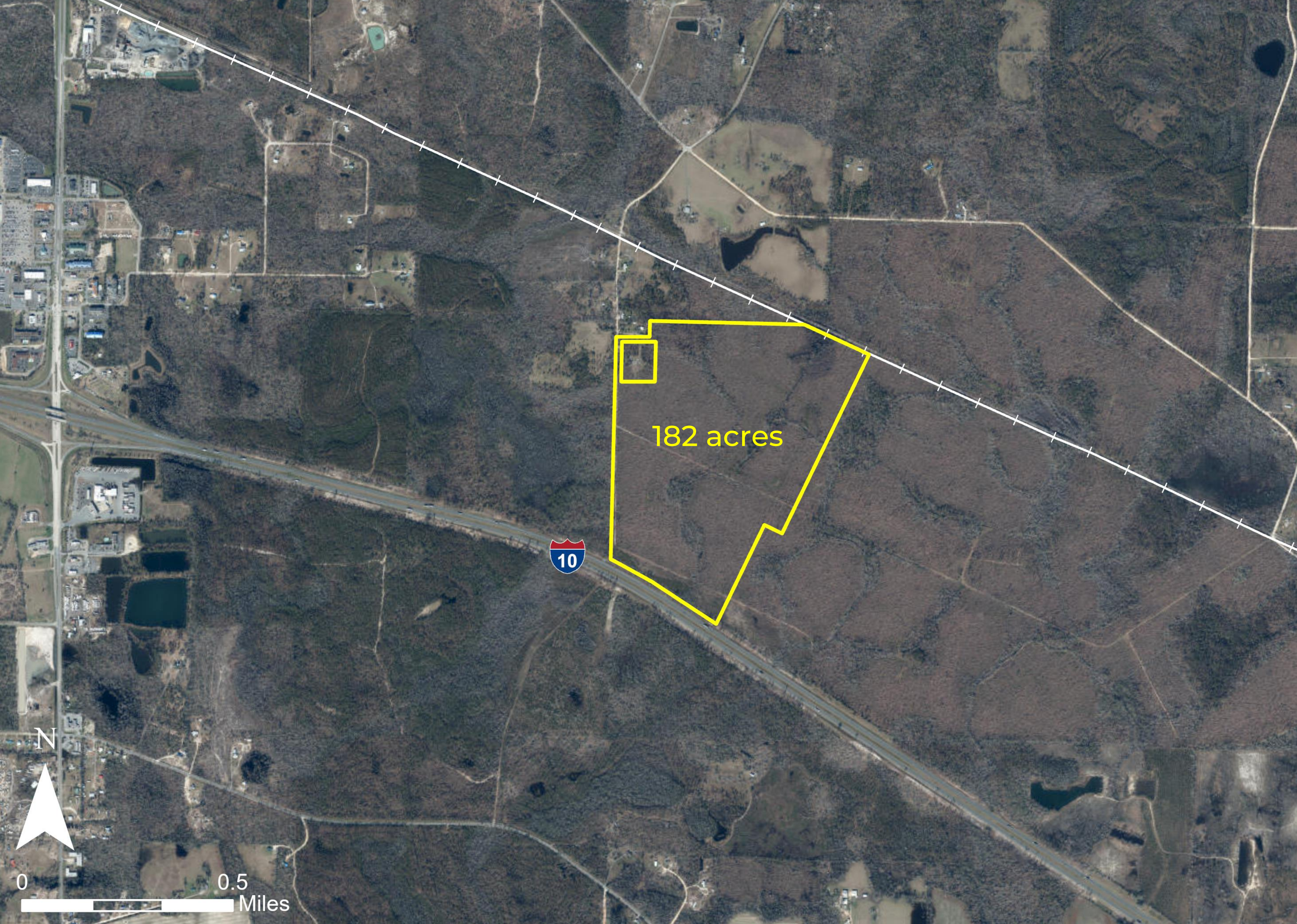


ADJACENT
TO



FEBRUARY
2022





182 acres



0 0.5 Miles

TRANSPORTATION

Accessed via
State Road 71



I-10
Adjacent
to southern boundary

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



Florida Gulf & Atlantic Railroad along the northern boundary





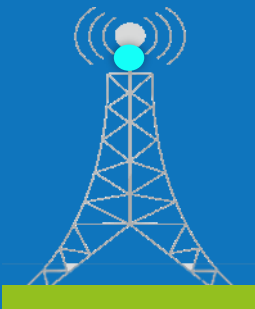


Port Panama City

63 miles



UTILITIES

	ELECTRIC	<p>Florida Public Utilities Company has a 12.47 kV distribution line along State Road 71. An overhead feeder would need to be extended 2.7 miles along Old Spanish Trail and Bridge Creek Road to the property in order to provide 2.5 MW.</p> <p>Source: Shane Magnus, Supervisor of Electric Engineering; November 2021</p>
	NATURAL GAS	<p>The City of Marianna has a 6-inch 125 psi line running along State Road 71 approximately 300,000 mcf at 125 psi available. A line would need to be extended approximately 2.5 miles from State Road 71 to the site along Old Spanish Trail and Bridge Creek Road.</p> <p>Source: Jim Dean, City Manager; September 2021</p>
	WATER	<p>Jackson County has a 12-inch line runs along State Road 71. A line would need to be extended approximately 2.5 miles from State Road 71 to the site along Old Spanish Trail and Bridge Creek Road. WTP has permitted capacity of 303,000 gallons per day, but additional capacity is available with permit increase (~30 days). Current excess capacity is 100,000 gallons per day.</p> <p>Source: Rett Daniels, Public Works Director; October 2021</p>
	WASTE-WATER	<p>Jackson County has an 8-inch sewer line with 245,744 gallons per day of excess capacity along State Road 71. A line would need to be extended approximately 2.5 miles from State Road 71 to the site along Old Spanish Trail and Bridge Creek Road. 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: Rett Daniels, Public Works Director; September 2021</p>
	TELECOM	<p>Uniti Fiber has fiber at the intersection of State Road 71 and Old Spanish Trail. A new line would need to be extended approximately 2.5 miles from State Road 71 to the site along Old Spanish Trail and Bridge Creek Road.</p> <p>Source: David Wentworth, RVP Enterprise Sales; August 2021</p>

DUE DILIGENCE

PHASE I ESA	Phase 1 Environmental Site Assessment in May 2021 revealed no evidence of recognized environmental conditions in connection with the property.
WETLANDS	There is a total of 24.53 acres of wetlands on the property . An Individual Environmental Resource Permit (IND-063-9921-2) to impact 17 acres of wetlands was issued by the Northwest Florida Water Management District on May 3, 2021. The permit expires May 3, 2026 .
SPECIES	An Environmental Ecological Assessment completed in May 2021 stated, “It is our opinion the subject property does not harbor any listed species, unique habitat, geological outcrops, sinkholes, or other active karst features. ”
ARCHAEOLOGICAL	The State Historic Preservation Office concurred in May 2014 with the findings that the proposed project will have no effect on cultural resources listed, or eligible for listing in the NRHP, or otherwise of archaeological, historical, or architectural significance.
GEOTECHNICAL	A Report of Limited Geotechnical Evaluation was completed in February 2014 with five soil borings . The site is classified as Seismic Site Class D .

BUILDABLE AREA



Property Boundary



Easements/ROW



Property Buffer 50'



Species Habitat



Wetlands w- 50' Buffers



Conservation Area w/buffer





Florida First Sites