



WASHINGTON COUNTY INDUSTRIAL PARK

ChIPLEY, Washington County, Florida

30.784857 °, -85.526079°

189 Acres



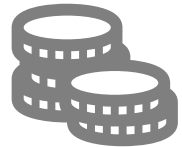
COMMUNITY



Centrally located along I-10 in the Florida Panhandle



Over 350,000 people within a 60-minute drive time



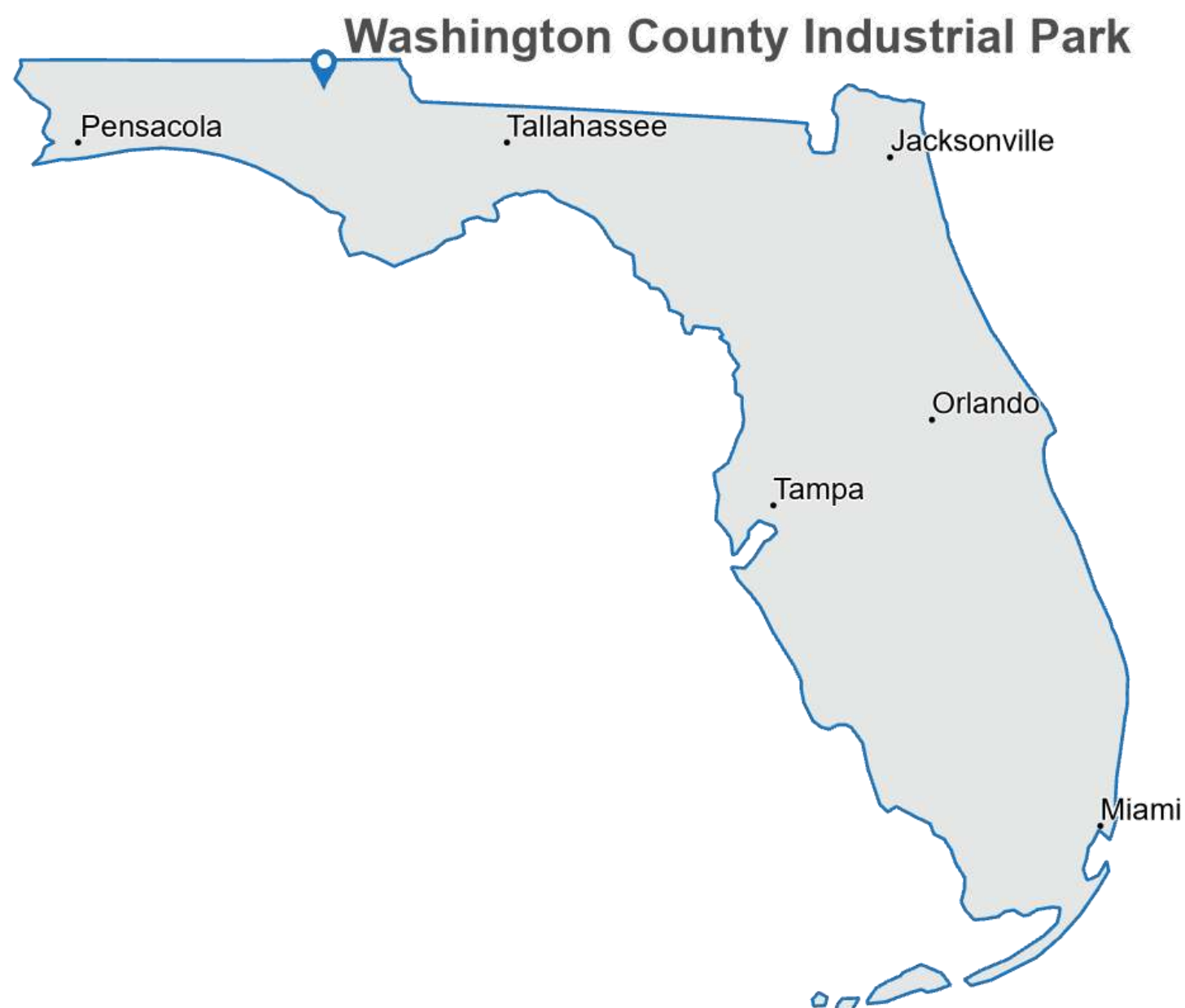
No state personal income tax



Cost of Living is 89.3% of the national average



Five commercial service airports within a two-hour drive



LARGEST MANUFACTURING
EMPLOYERS IN
WASHINGTON COUNTY, FL

ABC Fence

EZ Glide

Hoovers Mill

OEM

West Point Homes

189
CERTIFIED ACRES

OWNERSHIP BY
THE CITY OF CHIPLEY
WASHINGTON COUNTY



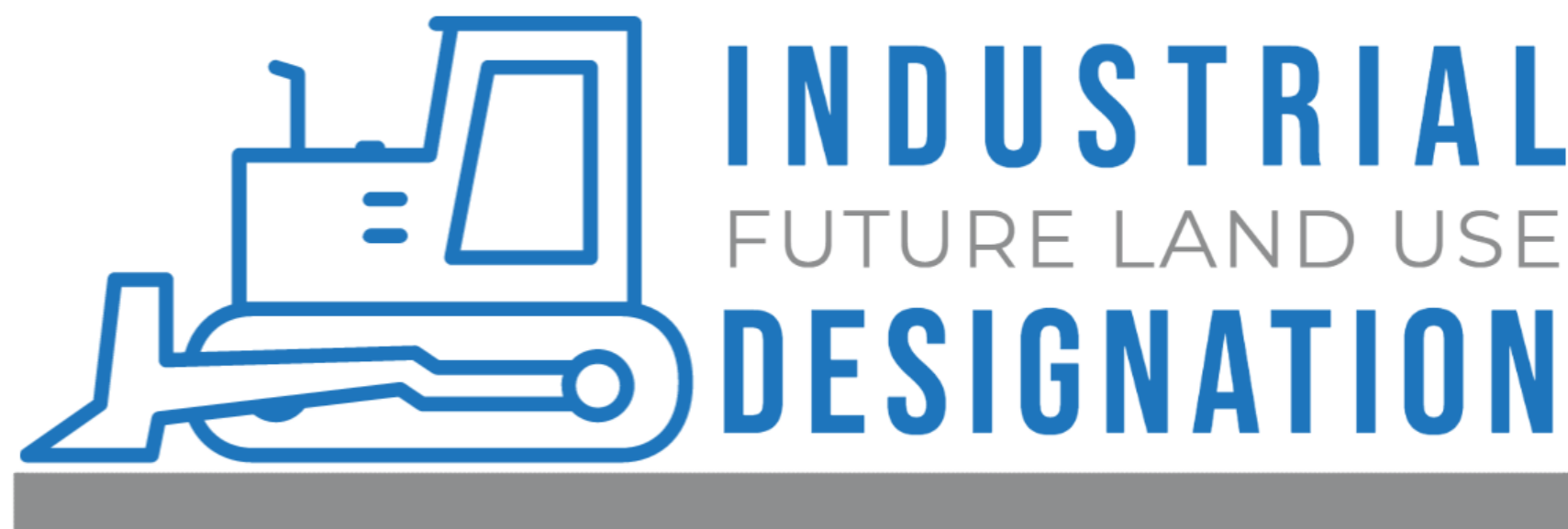
RAIL ADJACENT



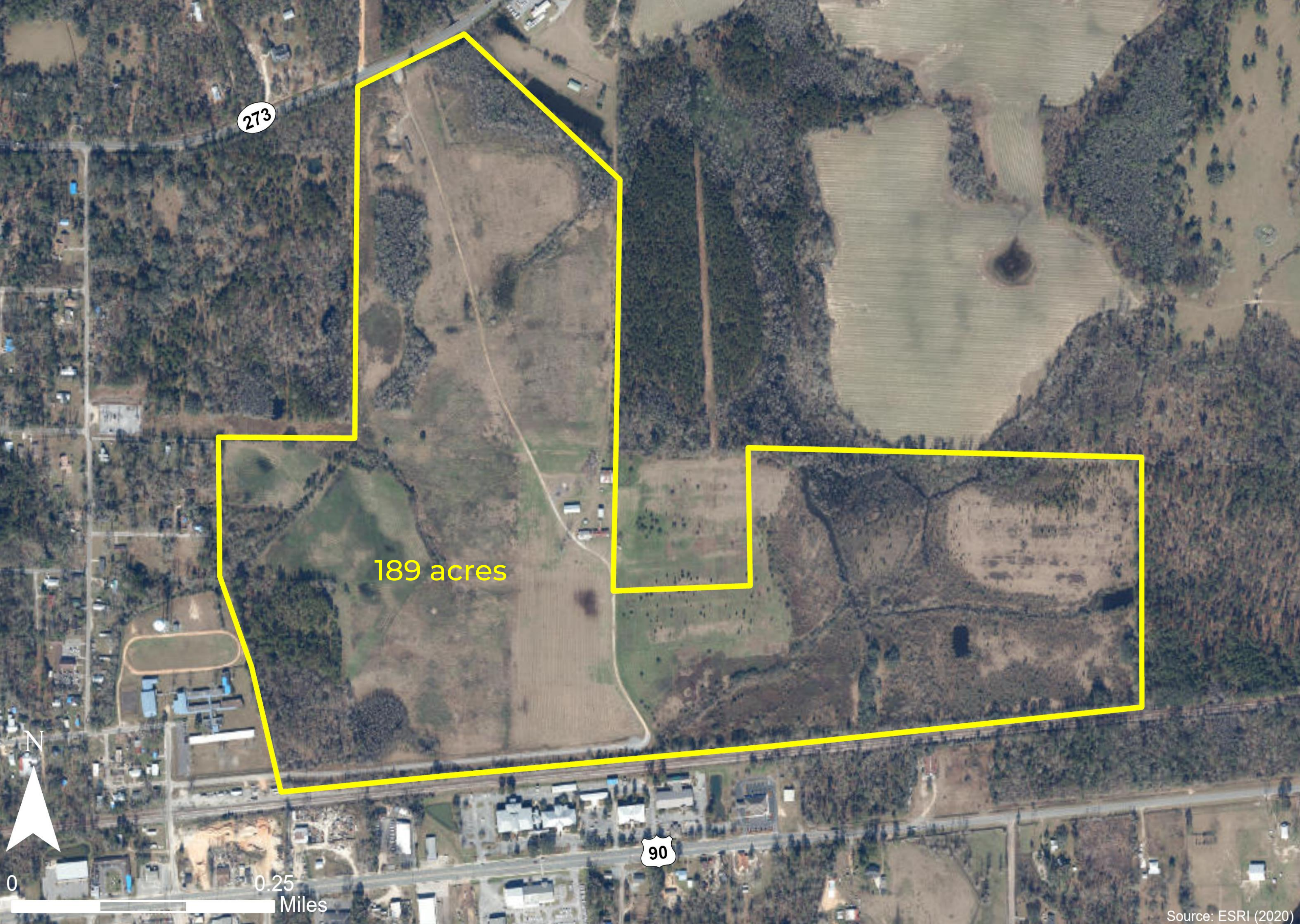
**DUE DILIGENCE
COMPLETED**



**THREE
MILES TO**



**AUGUST
2022**



Source: ESRI (2020)

TRANSPORTATION

Access to
State Road 273 and
U.S. Highway 90



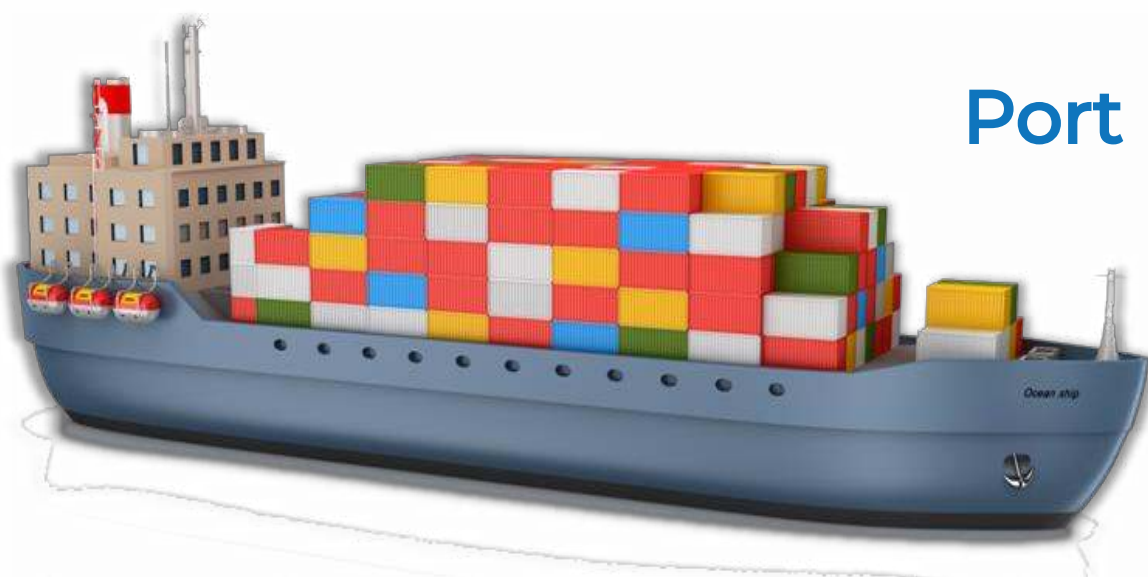
I-10
3 miles



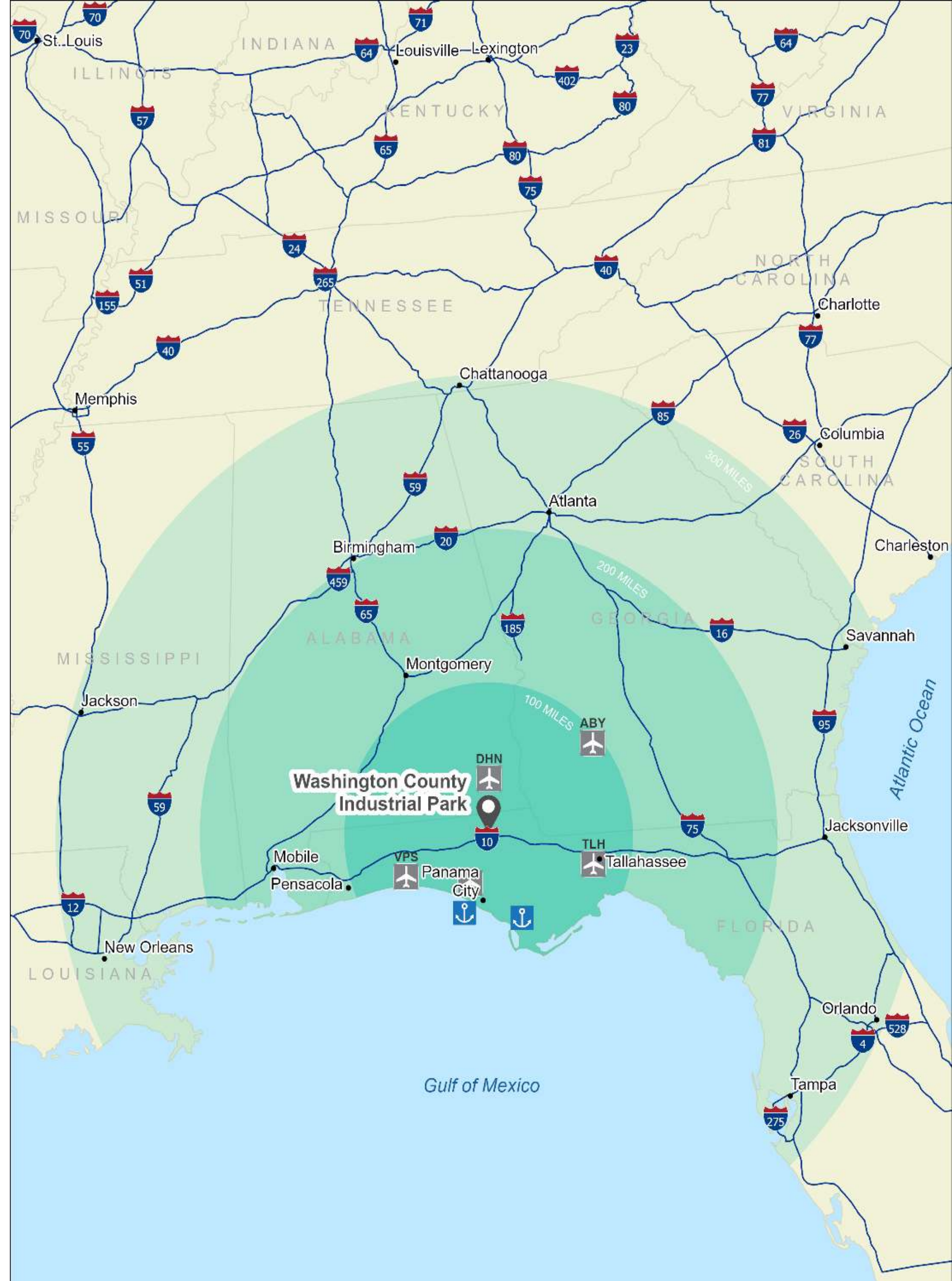
Dothan Regional Airport
(DHN) - 41 miles

Northwest Florida
Beaches International
Airport (ECP) - 47 miles





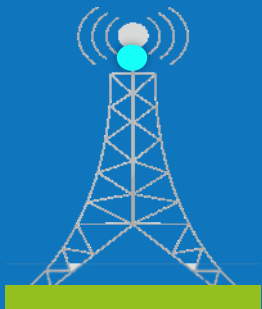
Adjacent to
Florida Gulf
Atlantic Rail
mainline



Port Panama City
50 miles



UTILITIES




	ELECTRIC	<p>Florida Power & Light and West Florida Electric Cooperative both have distribution and transmission infrastructure adjacent or in close proximity to the park, each with 5 MW available. Proximity to existing infrastructure, cost to serve, and customer choice would be determinants of provider.</p> <p>Sources: Brad Butler, General Manager Central Maintenance and Construction, Gulf Power (now Florida Power & Light); November 2021 Derek Chadwell, VP – Member Services and External Affairs, West Florida Electric Cooperative; November 2021</p>
	NATURAL GAS	<p>The City of Chipley would extend a new 6-inch 125 psi gas line 1.2 miles from the existing gate station to the park. Cost and schedule estimates have been developed, and the extension would occur in existing public right-of-way.</p> <p>Source: Dan Miner, City Administrator; November 2021</p>
	WATER	<p>The City of Chipley has a 10-inch main with 300,000 gallons per day excess capacity located at the southwest corner of the park.</p> <p>WTP has permitted capacity of 2,590,000 gallons per day. Excess capacity factoring in average utilization is 1,183,000 gallons per day.</p> <p>Source: Dan Miner, City Administrator; November 2021</p>
	WASTE-WATER	<p>The City of Chipley has a 2-inch force main with 93,600 gallons per day excess capacity located at the southwest corner of the park. Additional capacity could be available with extension of a 4-inch line.</p> <p>WWTP has permitted capacity of 1,200,000 gallons per day and excess capacity of 613,000 gallons per day factoring in average utilization.</p> <p>Source: Dan Miner, City Administrator; February 2022</p>
	TELECOM	<p>The property is within AT&T's service territory, and fiber is located along the rail line.</p> <p>Source: Karl Fenner, Area Manager – OSP Planning and Engineering; May 2022</p>

DUE DILIGENCE

PHASE I ESA	Phase 1 Environmental Site Assessment (ESA) conducted in March 2021 found two recognized environmental conditions. Limited Phase II ESAs completed with remediation occurring in June and September 2021.
WETLANDS	A Formal Wetlands Determination was issued by the Northwest Florida Water Management District in May 2022. There are approximately 52.35 acres of wetlands within the ~200-acre area inspected.
SPECIES	Based on a survey in January 2022, development may affect, but will not adversely affect the wood stork and will have no effect on any other listed plant or animal species or their habitat.
ARCHAEOLOGICAL	The Florida Division of Historical Resources concurred in May and June 2022 that the property will have no adverse effect on historic properties listed, or eligible for listing, in the National Register of Historic Places.
GEOTECHNICAL	A Preliminary Geotechnical Engineering Report was completed in May 2021 with a total of nine soil borings. Seismic Site Class E is recommended for the property.

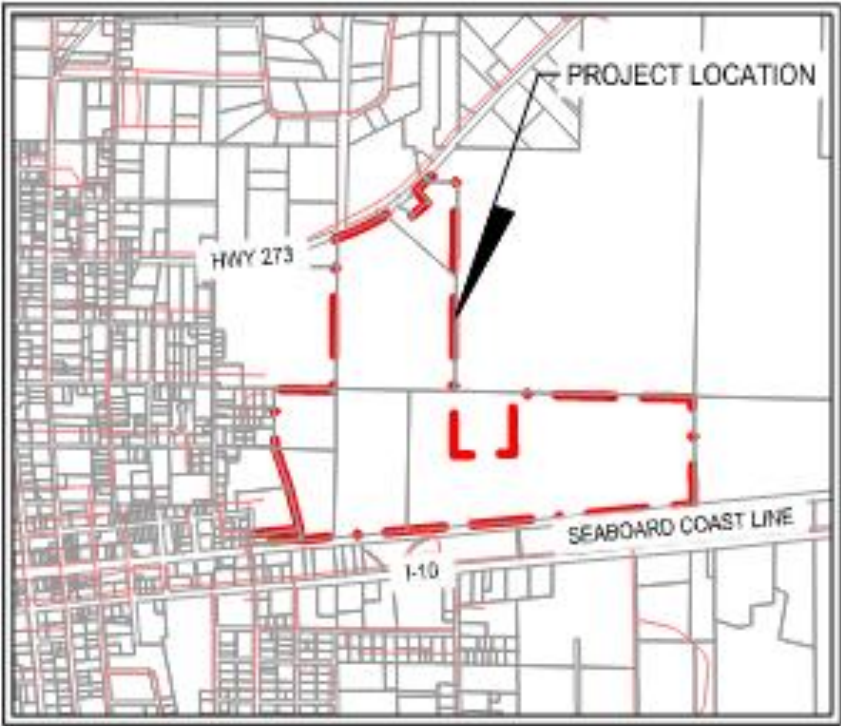
BUILDABLE AREA

LEGEND

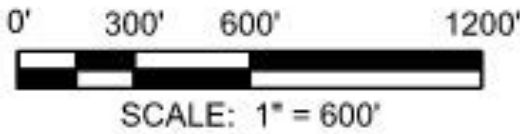
-  WETLANDS WITH 25' BUFFER
-  PROPERTY LINE
-  BUILDABLE UPLANDS

TOTALS:


TOTAL SITE AREA	200.3 ACRES
BUILDABLE UPLANDS	138.13 ACRES
WETLANDS INCLUDING BUFFER	62.17 ACRES



VICINITY MAP



WASHINGTON COUNTY INDUSTRIAL PARK
BOARD OF COUNTY COMMISSIONERS
WASHINGTON COUNTY, FLORIDA


877 CR 393 North
Santa Rosa Beach, FL 32459
850.267.0759



Florida First Sites