## COMMUNITY & REGION

### LOCATION
- Located in Okaloosa County, FL with a population of 204,600

### LABOR SHED
- Northwest Florida has a labor force of 1.2 million. A 60-mile radius from Shoal River Ranch offers an estimated supply of over 50,000 skilled manufacturing-type workers and 3,700 manufacturing-related education program completers each year.
- In Okaloosa County, there are approximately 2,000 military separatees each year from Eglin Air Force Base, Hurlburt Field and their various tenant units.

### MILITARY ADVANTAGE
- 6 military installations are in the region and 3,400 service members exit these bases each year at a median age of 38.

### PORT
- Port of Pensacola – 40 miles away, FTZ #249
- Port Panama City – 55 miles away, FTZ #65
- Port of Mobile – 100 miles away, FTZ #82

### RAIL
- CSX mainline rail is located adjacent to the site’s northern boundary.

### HIGHWAYS
- US Highway 90 is located adjacent to the site’s northern boundary; Interstate 10 bisects the site, with north and south parcels accessible across an existing overpass.

### AIRPORT
- **Commercial airport:** Destin-Fort Walton Beach Airport (VPS; service on Delta, American, United and Allegiant)
- **General aviation airports:** Bob Sikes Airport (CEW) and the Destin Executive Airport (DTS)

### POST-SECONDARY EDUCATION INSTITUTIONS
- Northwest Florida State College
- Okaloosa Technical College
- University of Florida Graduate Engineering Research Center
- University of West Florida – Emerald Coast Campus
- Embry-Riddle Aeronautical University Worldwide

### PUBLIC SCHOOLS
- The Okaloosa County School District is consistently ranked as one of the Top 5 school districts in the State of Florida and has had a long-standing emphasis on Career & Technical Education (CTE). Also home to the state’s first STEM Middle School.
**FLORIDA’S GIGASITE**

**ACREAGE**

10,500

**LAND OWNERSHIP**

Majority owned by the Holland Ware Charitable Foundation. Okaloosa County Board of County Commissioners own 162 acres and have a purchase option in place on 1,665 acres.

**UTILITIES**

Communications, electric and natural gas infrastructure are all located adjacent to the site with the ability to meet the demands of major industrial projects. Water and sewer extensions adjacent to the site have been funded and are expected to be completed within 18 months.

**ZONING**

Entire county-optioned parcel is zoned for industrial use, with an additional 300 acre parcel located on US Hwy 90 also zoned industrial.

**WETLANDS**

No wetlands impacts on prime development parcels, flat to gently rolling topography.

**ENVIRONMENTAL**

Parcel specific Phase I ESA, Soils Map and Survey Available; Flood Zone X.

**POSSIBLE CONSTRUCTION SCHEDULE**

Smaller projects (100,000 to 500,000 SF) would range from 12-18 months. Mega projects (500,000 SF and above) range from 18-24 months for construction.

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