



SHOAL RIVER RANCH FLORIDA'S GIGASITE

10,000 ACRES OF POSSIBILITY

COMMUNITY & REGION

LOCATION

Located in Okaloosa County, FL with a population of 219,104.

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.

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.

In Okaloosa County, there are approximately 1,300 military separatees each year from Eglin Air Force Base, Hurlburt Field and their various tenant units.

PORT

Port of Pensacola – 40 miles west, FTZ #249
Port Panama City – 55 miles east, FTZ #65
Port of Mobile – 100 miles west, FTZ #82

RAIL

FGA 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, Allegiant, Southwest Airlines and Sun Country Airlines)

General aviation airports:

Bob Sikes Airport (CEW), 4 miles west with an 8,000 ft. runway, and the Destin Executive Airport (DTS)

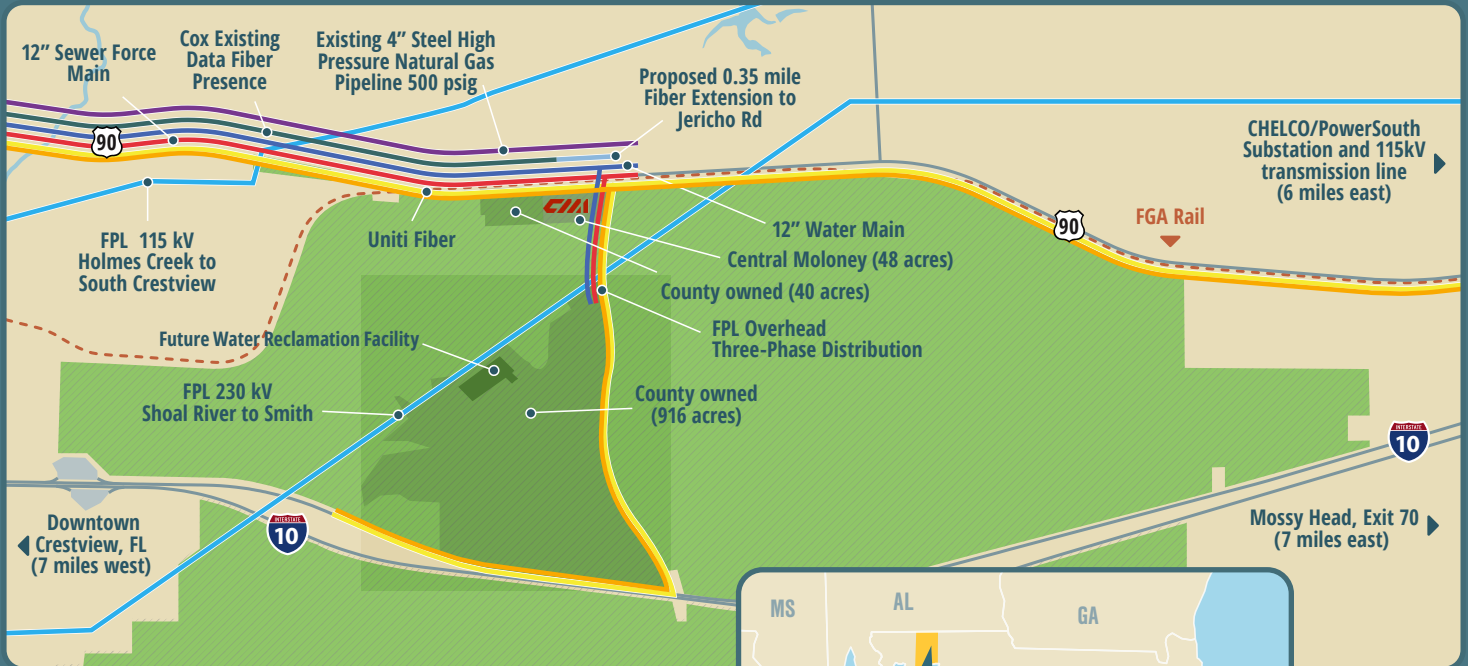
POST-SECONDARY EDUCATION INSTITUTIONS

- Northwest Florida State College
- Okaloosa Technical College
- University of Florida Research Engineering & Education Facility (UF REEF)
- 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

Owned by the Okaloosa County Board of County Commissioners (1,012 acres), Long Creek Industrial LLC (3,323 acres) and the Holland Ware Charitable Foundation (6,165 acres).

UTILITIES

Water, sewer, electric, natural gas and fiber optics are all located adjacent to the site with the capacities to meet the demands of major industrial projects.

ZONING

All County-owned parcels are 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.