

SITE PROFILE

Site ID **12123-004**



SITE DETAILS

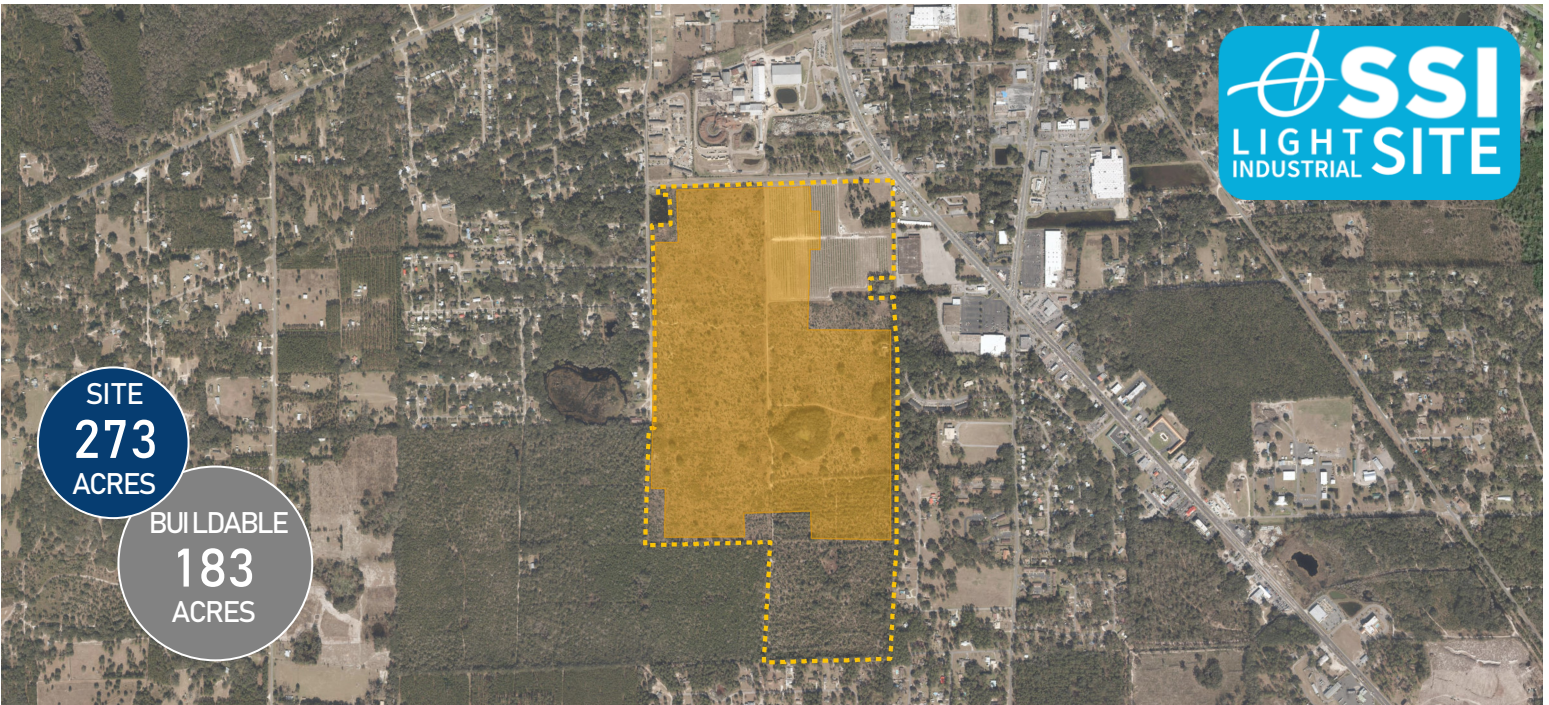
- County: Taylor
- Nearest City: Perry, FL
- Total Acres: 272.9
- Buildable Acres: 183.4
- Current Zoning: Industrial
- Future Land Use: Industrial/Light Industrial
- Highest and Best Land Use: Light Industrial
- Incentives: Emerging Foreign Trade Zone

● Subject Site

DIRECT ACCESS



Site Boundary Buildable Area

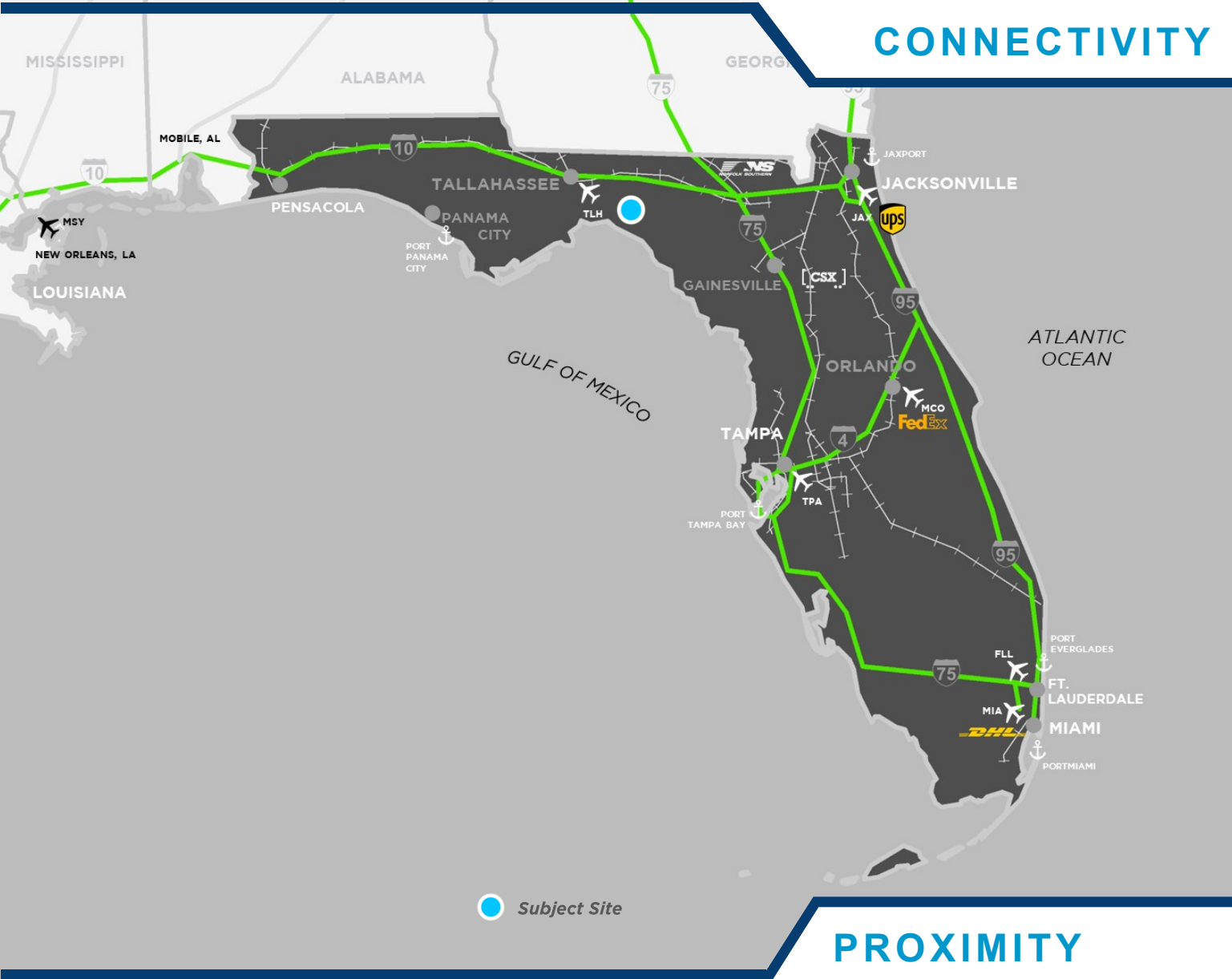


SITE
273
ACRES

BUILDABLE
183
ACRES

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2 MI TO NEAREST AIRPORT
Perry-Foley Airport—KFPY



130 MI TO NEAREST SEA PORT
Port of Port St. Joe; Jax Port



I-10, EXIT 241
25 miles from Direct Interstate access



GFRR SHORTLINE RAIL
*1.0 mile northeast of site;
Spur extendable to site*

CITIES	DISTANCE (MI)	DRIVE TIME
TALLAHASSEE	52.6	0:55
GAINESVILLE	92.1	1:43
JACKSONVILLE	132	2:11
ORLANDO	192	3:07
TAMPA	192	3:08

MAJOR CARRIERS	CITY
FEDEX SMARTPOST HUB	ORLANDO
UPS SECONDARY HUB	JACKSONVILLE
DHL EXPRESS HUB	MIAMI

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WITHIN 60-MINUTE DRIVE TIME

LABOR DATA

WITHIN 100-MILE RADIUS



87,878

AVAILABLE LABOR FORCE



4.2%

UNEMPLOYMENT RATE



54,935

TOTAL BUSINESSES



\$79,632

AVG. HOUSEHOLD INCOME

AVAILABLE LABOR

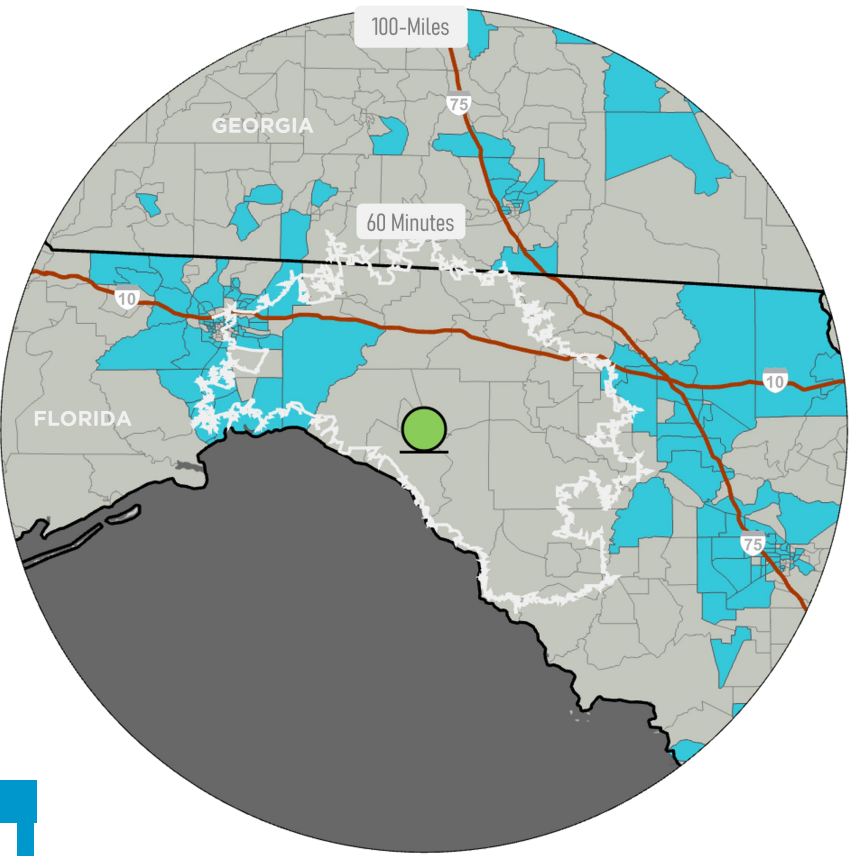
60-MIN DRIVE TIME / 100-MILE RADIUS

LEGEND

-  *Subject Site*
-  *Census Tract >2,000 Labor Force*
-  *Census Tract <2,000 Labor Force*

NEARBY MANUFACTURERS-2 HRS

- JOHNSON & JOHNSON CO—JACKSONVILLE, FL (7,000)
- WINN DIXIE STORES INC—JACKSONVILLE, FL (2,500)
- PILGRIM'S PRIDE CORP— LIVE OAK, FL (1,500)
- GEORGIA PACIFIC—PALATKA, FL (1,250)
- E-ONE, INC— OCALA, FL (1,200)
- FLORIDA TIMES-UNION— JACKSONVILLE, FL (1,000)
- NUTRIEN PHOSPHATE— WHITE SPRINGS, FL (1,000)
- SWISHER INTERNATIONAL—JACKSONVILLE, FL (1,000)



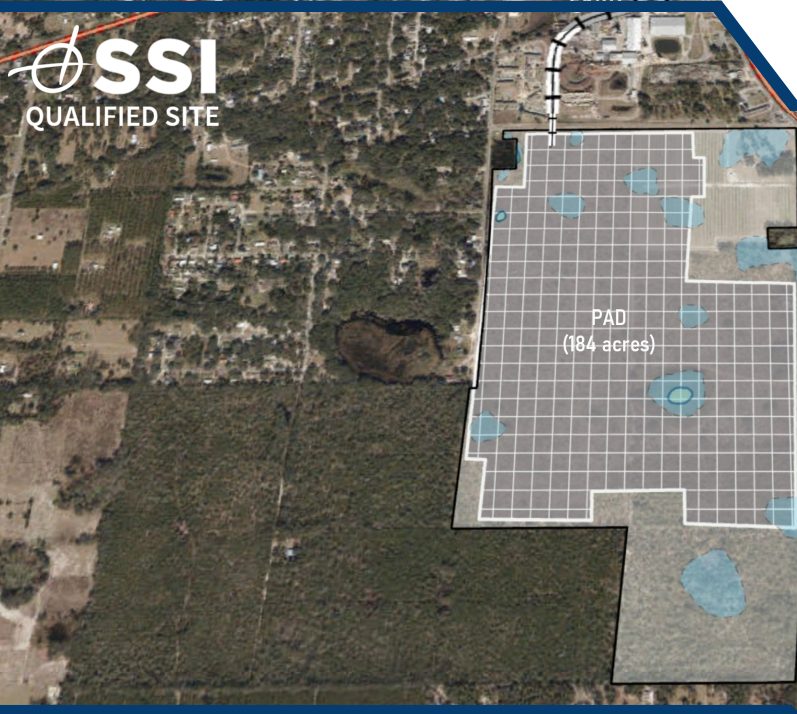
NAICS BUSINESS SUMMARY WITHIN 2 HOURS

AGRICULTURE/FORESTRY/FISH/HUNT (NAICS 11)	699
UTILITIES (NAICS 22)	93
MANUFACTURING (NAICS 31-33)	1,231
TRANSPORTATION/WAREHOUSING (NAICS 48-49)	946
PROF/SCIENTIFIC/TECH SERVICES (NAICS 54)	4,417
PUBLIC ADMIN (NATIONAL SECURITY) (NAICS 92)	2,814



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CONCEPTUAL SITE USE



SITE CHARACTERISTICS

National Wetlands Inventory



Buildable Acres
●○○○○○○○○○ .4%
Total Acres
●○○○○○○○○○ .3%

FEMA Flood Hazard



Buildable Acres
●○○○○○○○○○ 6%
Total Acres
●○○○○○○○○○ 9%

SSURGO Hydric Soils



Buildable Acres
●○○○○○○○○○ 13%
Total Acres
●○○○○○○○○○ 11%

Elevation/Slope



Elevation Across Buildable Area 33.0 – 49.5 ft.
Elevation Across Site 39.3 – 45.0 ft.
Slope Percent Across Site 1.27% average

Land Cover



Trees, Citrus, Scrub/Shrub

UTILITY AVAILABILITY



Electricity ●●●●●●●● 5/5



Natural Gas ●●●●●●●● 5/5



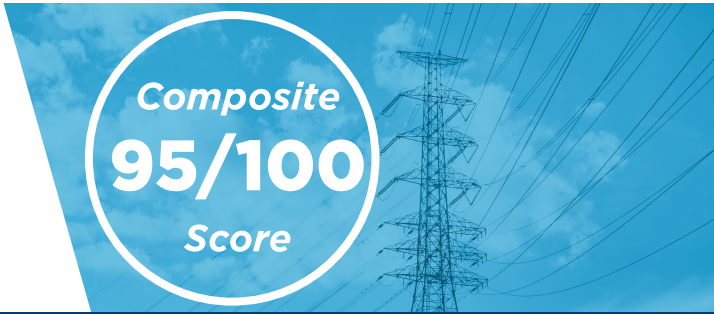
Water ●●●●●●●● 5/5



Sewer ●●●●●●●● 3/5



Telecom ●●●●●●●● 5/5



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