



WHITE SPRINGS, FLORIDA 32096

FLORIDA

CROSSROADS MEGA SITE

AVAILABLE NOW
LARGE SCALE INDUSTRIAL DEVELOPMENT OPPORTUNITY

AT THE CONFLUENCE OF I-10
AND I-75 IN FLORIDA

Nutrien

Hamilton County
DEVELOPMENT AUTHORITY

DUKE
ENERGY

NS
NORFOLK SOUTHERN

CBRE

CROSSROADS MEGA SITE

HIGHLIGHTS



1,000+ acres available immediately



Highly cooperative and responsive property owner in Nutrien



Norfolk Southern rail access



Preliminary site due diligence (survey, phase 1, wetlands delineation, environmental resources)



Solid electric base (10+ MW) to attract pioneer users



Large nearby talent pool to draw from with nearly 200K students within an hour and a half drive

NUTRIEN SITE DETAIL

THOUSANDS OF ACRES AVAILABLE

HIGHWAY ACCESS
9 MILES

PHASE 2

P. 1

PHASE 1

- Phase 1 ±1,000 acres
- Phase 2 ±1,000 acres
- Test area undergoing due diligence
- Nutrien plants
- Norfolk Southern rail line

PROPERTY PHOTOS



PHASE 1 LARGER SECTION LOOKING SE



PHASE 1 LARGER SECTION LOOKING NW



PHASE 1 SMALLER SECTION LOOKING NW



PHASE 1 SMALLER SECTION LOOKING SE

TECHNICAL SITE ANALYSIS



SITE SPECIFICS

SITE CHARACTERISTICS

ACREAGE

- Up to 1,000+ acres could be available now.
- Due diligence is available for 162 acres.

OWNERSHIP

- Nutrien (NYSE: NTR), through White Springs Agricultural Chemicals Inc, is the land owner.
- Nutrien is a global corporation and the world's largest agriculture inputs company.

ZONING

- Property is in unincorporated Hamilton County, Florida, and is zoned Agricultural (A-1, A-4) and Natural Resources Processing (NRP). A zoning change will be necessary for industrial use.
- Re-zoning is an easy process and only requires annexation into the City of White Springs (90-day process) if municipal utilities are required.

PROPERTY IS HIGHLY ACCESSIBLE

TRANSPORTATION

INTERSTATE AND ROAD ACCESS

- Access is along US Hwy 41. Spine roads are still needed.
- I-75 interstate entrance is 9 miles away via CR-132.

RAIL

- Norfolk Southern Valdosta-Navair is a Class I mainline that runs alongside property.
- NS can provide a letter of support, but rail is accessible for property East of US Hwy 41.

PROXIMITY TO AIRPORT AND PORT

- Property is 90 miles and 1.5 hours from Jacksonville International Airport, which offers direct flights to 38 cities in the United States, Canada and Puerto Rico.
- Property is 90 miles from JAXPORT, which is the largest container port in the state of Florida and offers competitive transit times to 140 ports in more than 70 countries on most major global shipping lines.



ELECTRICITY CAPACITY

MILLIONS INVESTED ON ENERGY INFRASTRUCTURE

Duke Energy is the electric provider to the property and has spent many millions over decades to increase output and upgrade infrastructure to better serve Nutrien's heavy industrial operations

12.47 kV & 7.2 kV

12.47 kV & 7.2 kV lines are on-site

115 kV

115 kV line is less than a mile from the property

5 Miles

White Springs 115 kV substation is five miles southwest of the property

Estimated cost and schedule was gathered for providing service at varying capacity levels:

1.5 MW

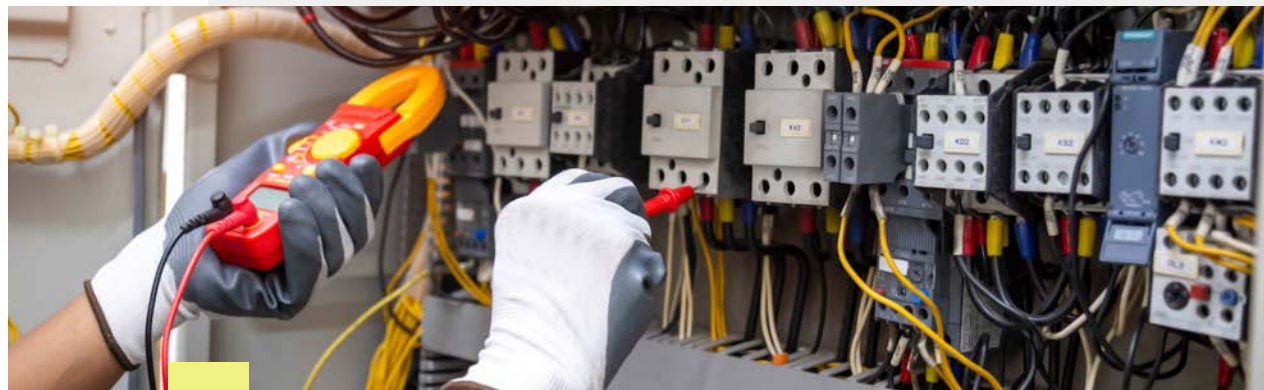
No estimated cost to serve, and service is available now

6-10+ MW

Can be provided with timeline estimates established as needed

3-5 MW

No estimated cost to serve, and service can be made available within 12 months, following necessary line upgrades and proper railroad permits





OTHER UTILITIES AVAILABILITY

NATURAL GAS

- Southern Natural Gas is the provider to the property
- Infrastructure is adjacent along US Hwy 41
- Further detail regarding capacity available, pressure of the line, etc are to be confirmed

WATER

- Deep water wells currently serve the Nutrien plants
- 8" drilled municipal well (never extended) with generator approximately 2,000' southwest of Phase 1 on SE 143rd Ave

WASTE WATER

- There is a 8" force main running up US Hwy 41 from the town of White Springs to a wastewater treatment facility 1.6 miles to the north of the Phase 1 portion of the property
- Capacity upgrades at the facility and higher capacity lines need to be cost-estimated and worked out

PHASE 1

LARGER SECTION
LOOKING EAST



PHASE 1

SMALLER SECTION
LOOKING NORTHWEST



2023 CONCEPT STUDY

TOTAL AREA:
±2,346 AC

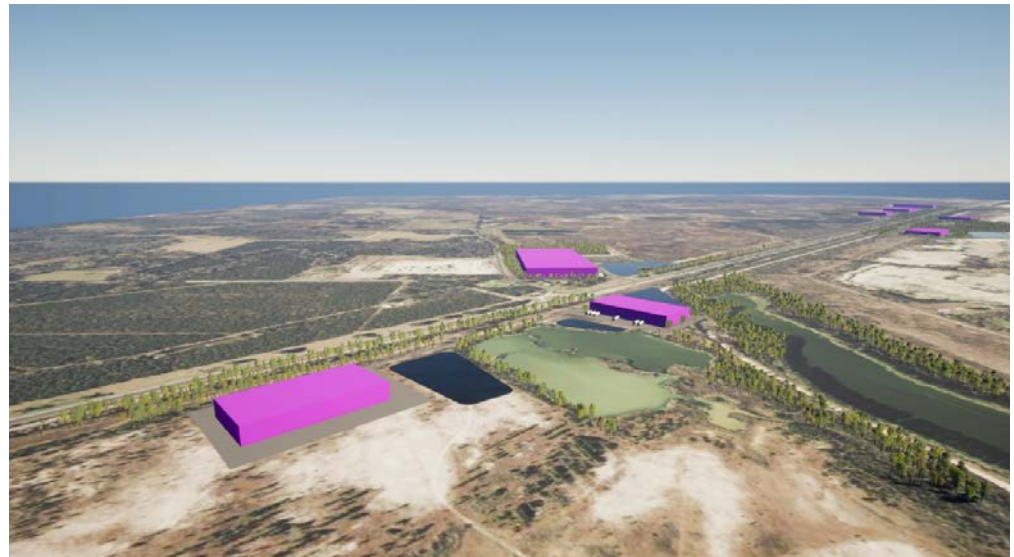
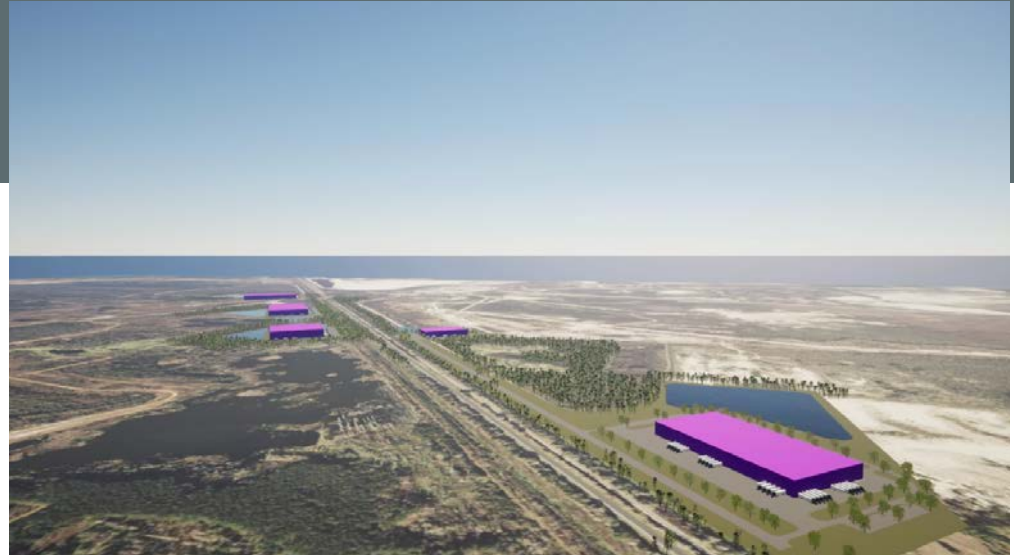
TOTAL BUILDING AREA PROVIDED:

2,415,000



ZEV COHEN

2023 STUDY CONT.'D



THE MARKET AND LOCAL ECONOMY



MARKET OVERVIEW

Hamilton County is threaded with railways and highways, sitting just north of the I-10/I-75 interchange and extending to the Georgia border. Connecting these two primary interstates offers easy access to ports, rail and air – guaranteeing your company's product can be delivered quickly and easily. Steered by business-friendly leadership, **Hamilton County can complete permitting in as little as 45 days.**

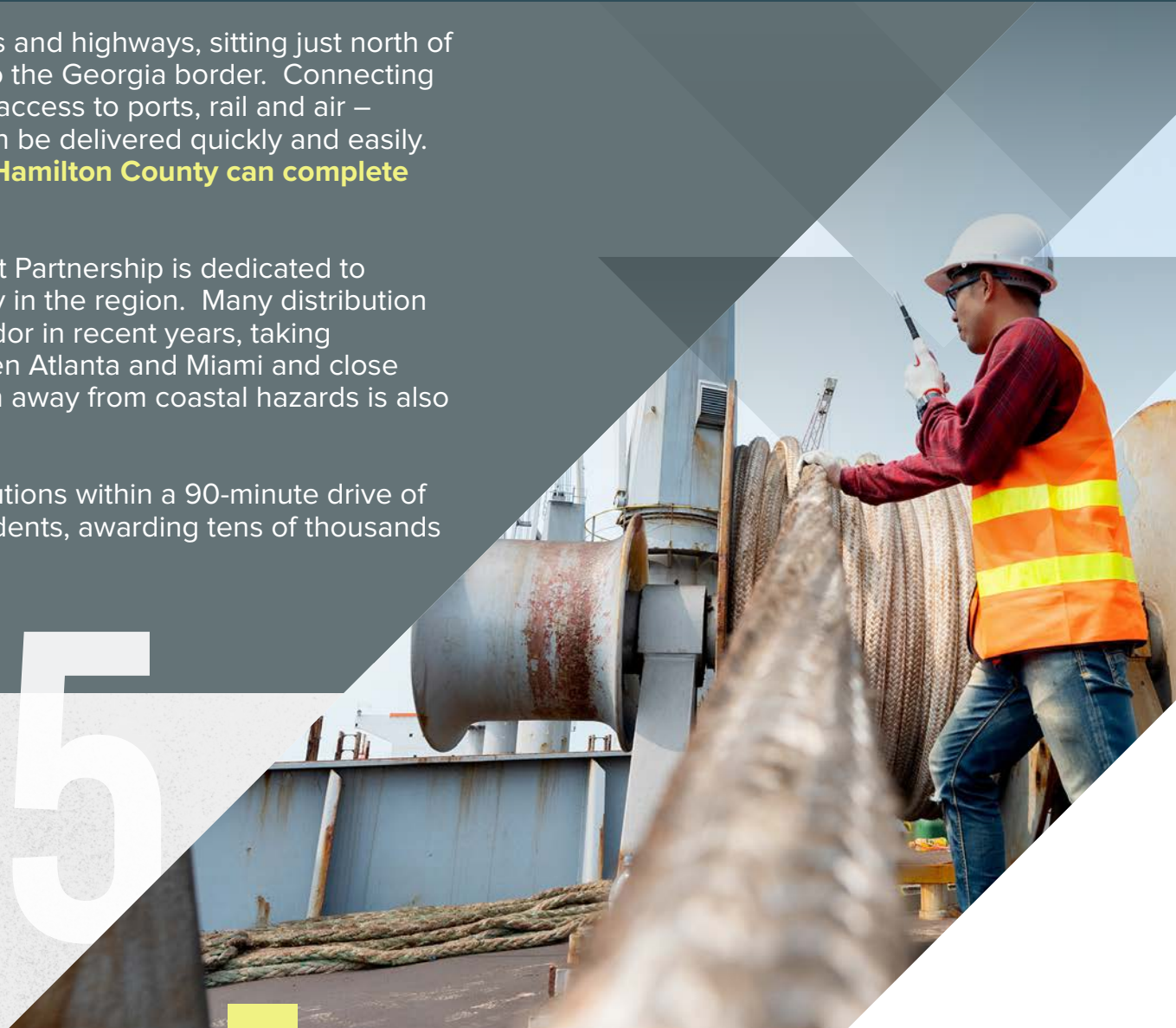
The North Florida Economic Development Partnership is dedicated to facilitating economic development activity in the region. Many distribution centers have opened along the I-75 corridor in recent years, taking advantage of the location halfway between Atlanta and Miami and close enough to area ports. The inland location away from coastal hazards is also proving desirable to data centers.

Fifteen post-secondary educational institutions within a 90-minute drive of the site host nearly 200,000 enrolled students, awarding tens of thousands of degrees and certificates each year.

\$285

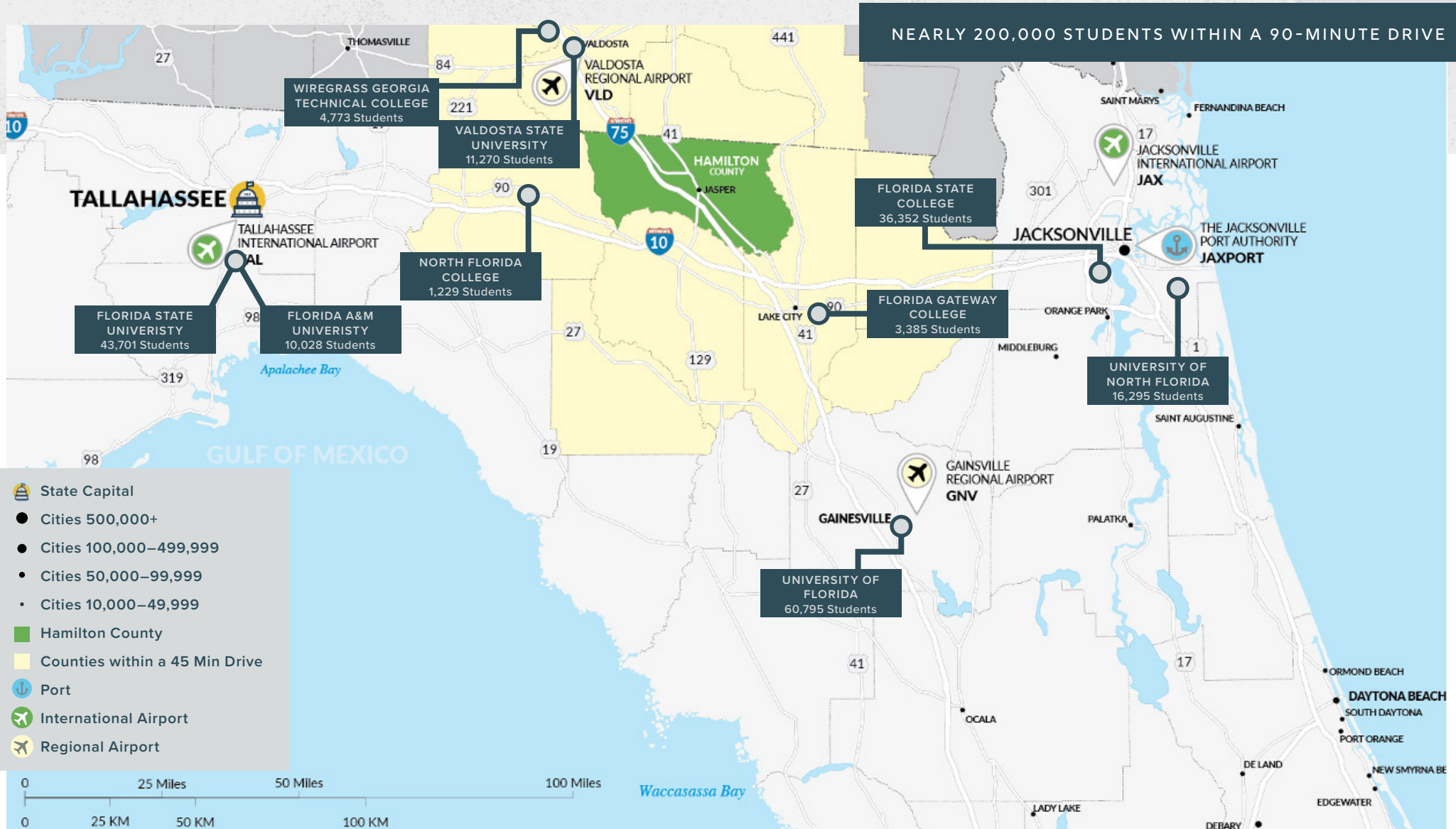
WEEKLY WAGES SAVED PER
EMPLOYEE

(HAMILTON COUNTY COMPARED
TO NAT'L AVG)



HAMILTON COUNTY

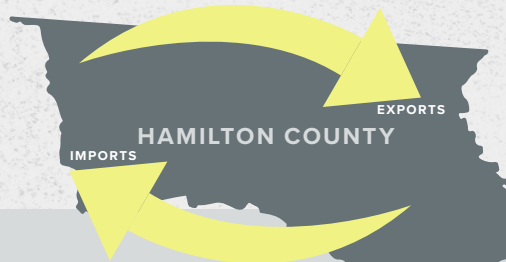
REGIONAL TALENT PIPELINE



ADVANTAGES

HAMILTON COUNTY

390,000 PEOPLE LIVE WITHIN A 60-MINUTE DRIVE



TOP IMPORTS

INBOUND FREIGHT	TRUCK TONNAGE
Bulk Movement in Boxcars	107,739
Nonmetallic Minerals	41,744
Chemicals or Allied Products	36,007
Food or Kindred Products	18,276
Lumber or Wood Products	8,192

TOP TRADING PARTNERS

IMPORTS	TRUCK TONNAGE
Duval County, FL	36,306
Miami-Dade County, FL	32,264
Lafayette County, FL	23,562
Columbia County, FL	10,926
Hillsborough County, FL	8,322

TOP EXPORTS

OUTBOUND FREIGHT	TRUCK TONNAGE
Nonmetallic Minerals	311,454
Chemicals or Allied Products	290,884
Transportation Equipment	278,445
Farm Products	28,140
Lumber or Wood Products	26,082

TOP TRADING PARTNERS

EXPORTS	TRUCK TONNAGE
Hillsborough County, FL	250,168
Charleston County, SC	118,841
Palm Beach County, FL	87,765
Grady County, GA	44,522
Turner County, GA	43,164

Source: Hs Global Inc Transearch 2011

NORTH CENTRAL FLORIDA

POPULATION:

↑1.00 M

REGIONAL GDP:

↑35.2 B

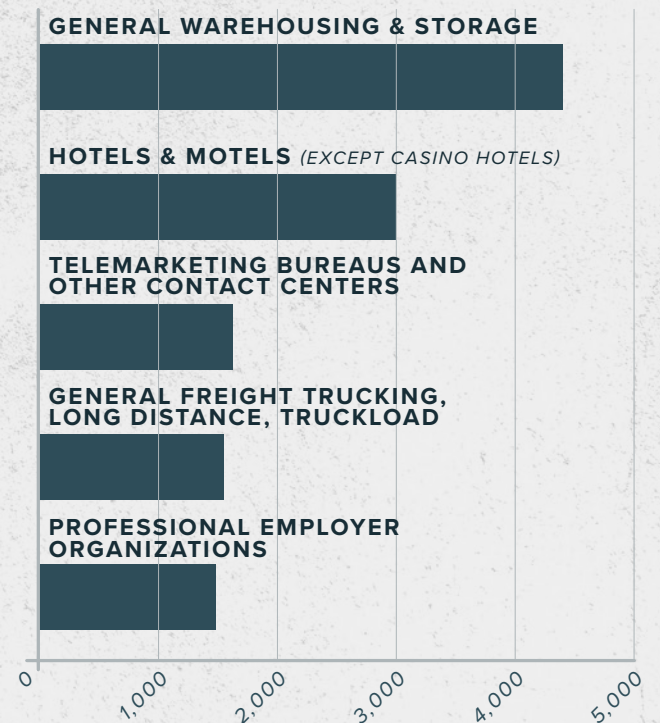
UNEMPLOYMENT RATE:

↑4.1 %

PER CAPITA INCOME:

↑\$30,873

TOP TRADED INDUSTRIES BY EMPLOYMENT



ECONOMIC INCENTIVES AVAILABLE

THE ECONOMIC DEVELOPMENT TRANSPORTATION FUND

“Known as the ‘Road Fund’ is an incentive tool designed to alleviate transportation problems that adversely impact a specific company’s location or expansion decision. The elimination of the problem must serve as an inducement for a specific company’s location, retention, or expansion project in Florida.”

RURAL JOB TAX CREDIT

A Rural Job Tax Credit is an incentive for eligible businesses located in one of Florida’s 33 rural counties to create new jobs. The tax credit provides for \$1,000 per qualified job and can only be taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax. Five million dollars of tax credits may be approved in a calendar year. These tax credits are provided to encourage meaningful employment opportunities that will improve the quality of life those employed and to encourage economic expansion of new and existing businesses in rural areas of Florida.

SALES TAX EXEMPTION ON ELECTRICITY AND STEAM

Charges for electricity used directly and exclusively at a fixed location to operate machinery and equipment that is used to manufacture, process, compound, or produce items of tangible personal property for sale, or to operate pollution control equipment, recycling equipment, maintenance equipment, or monitoring or control equipment used in such operations, may be exempt from the sales tax.

WORKFORCE FLORIDA OPTIONS

TAX CREDITS

CAPITAL INVESTMENT TAX CREDIT

- \$220.191, F.S.
- Annual credit against corporate income tax for up to 20 years

PERFORMANCE GRANTS

HIGH IMPACT PERFORMANCE GRANT

\$288.108, F.S.

- Reserved for major facilities operating in Florida’s High Impact Sectors

QUICK ACTION CLOSING FUND

\$288.1088, F.S.

- Used to finalize negotiations for highly competitive projects

INNOVATION INCENTIVE PROGRAM

- \$288.1089, F.S.
- Long-term investments by the state to attract diverse businesses

TRAVEL TIMES

REACH **50+ MILLION**
CONSUMERS IN THE
SOUTHEAST

Crossroads Mega Site boasts intermodal capabilities with both highway access and rail access. Several major deepwater ports are within a few hours drive allowing for ease of access to global markets.

3 HOURS

Jacksonville
port

Orlando

Savannah
port

Tampa
port

5 HOURS

Atlanta

Charleston
port

South Florida
port

8 HOURS

Birmingham, AL

Charlotte

Greenville, SC

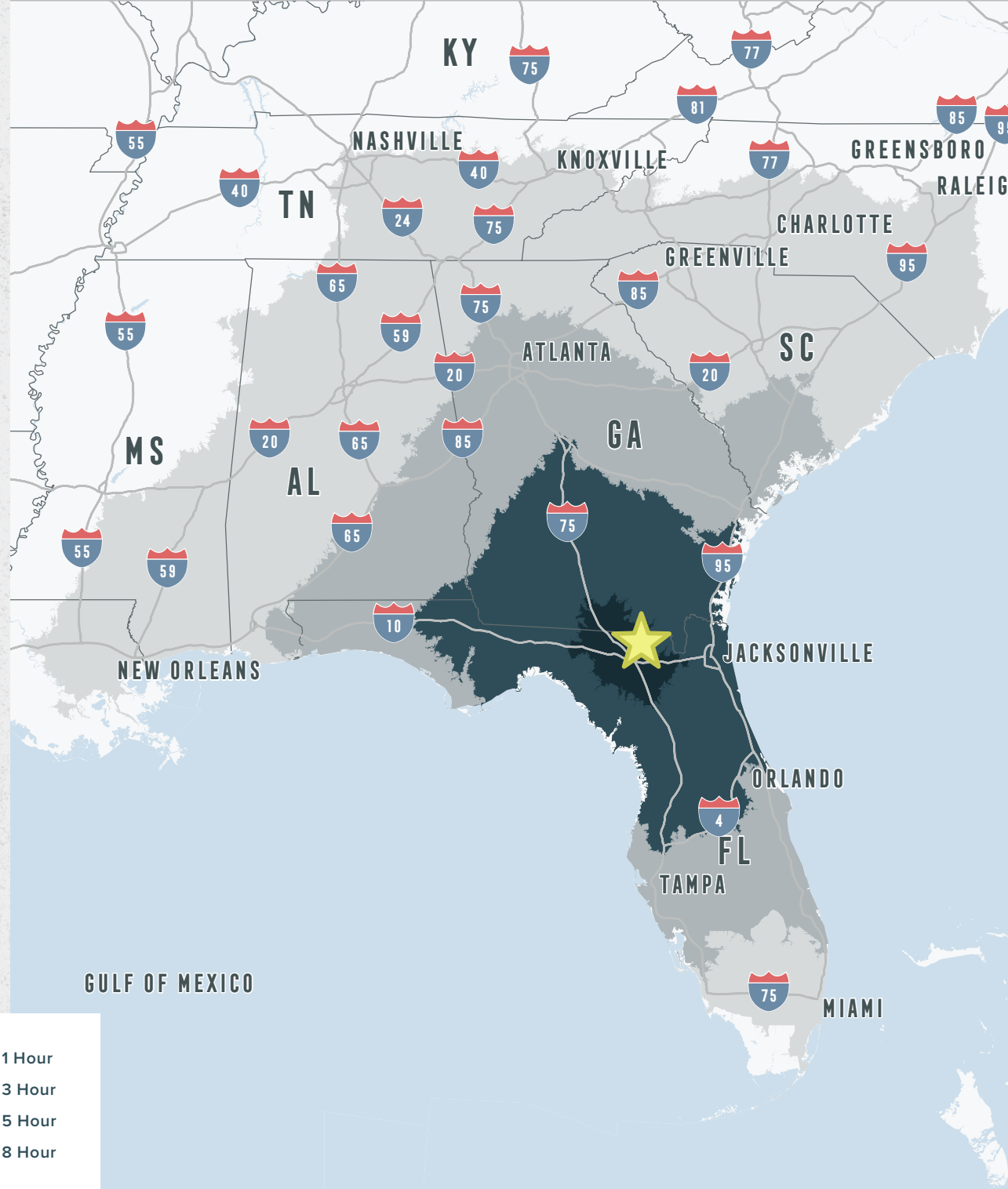
Huntsville, AL

Nashville

New Orleans
port

Raleigh, NC

— 1 Hour
— 3 Hour
— 5 Hour
— 8 Hour



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE Group, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE Group, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE Group, Inc.

Purchaser acknowledges that CBRE is acting on behalf of Owner as exclusive broker in connection with the sale, and also acknowledges that CBRE is not the agent of the Purchaser. Purchaser agrees to pay all brokerage commissions, finder’s fees, and other compensation to which any broker (except CBRE) finder or other person may be entitled in connection with the sale of the Property if such claim or claims for commissions, fees or other compensation are based in whole or in part on dealings with Purchaser or any of its representatives; and Purchaser agrees to indemnify and hold harmless CBRE and Owner, their respective affiliates, successors, and assigns, employees, officers, and directors against and from any loss, liability or expense, including reasonable attorneys fees arising out of any claim or claims by any broker, finder or similar agent for commissions, fees, or other compensation for bringing about any sale of the property to Purchaser if such claim or claims are based in whole or in part on dealings with Purchaser or any of its representatives.

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FLORIDA CROSSROADS MEGA SITE

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