

## AMERICA'S GATEWAY LOGISTICS CENTER

A 646 Acre Mixed Use Park at the Intersection of US 27 and SR 78 in Moore Haven, Glades County, FL

OPPORTUNITY ZONE APPROVED

FOREIGN TRADE ZONE 215

- ◆ +/- 1.29 Acre Retail to +/-57.20 Acre Industrial Rail Served Sites
- ◆ Within 200 Miles of ALMOST EVERY MAJOR FLORIDA MARKET, Including Miami, Ft. Lauderdale, Palm Beach, Ft. Myers, Tampa and Orlando!
- ◆ **Liberal Zoning** for Industrial, Retail, Hotel, Office, Service, Restaurants, etc.
- ◆ Utilities to Site, SCFE **Rail Service** to Site with Connections to CSX, FEC, and NS Railways
- ◆ Minutes to **Airglades International Airport**, FAA Approved: Perishables and Cargo
- ◆ On-Site Loves Travel Center is open for Truck Parking, Fuel and Food
- ◆ Frontage on US HWY 27, **Florida's Designated Freight Corridor**

Owned by One of Florida's Most Respected Master Developers

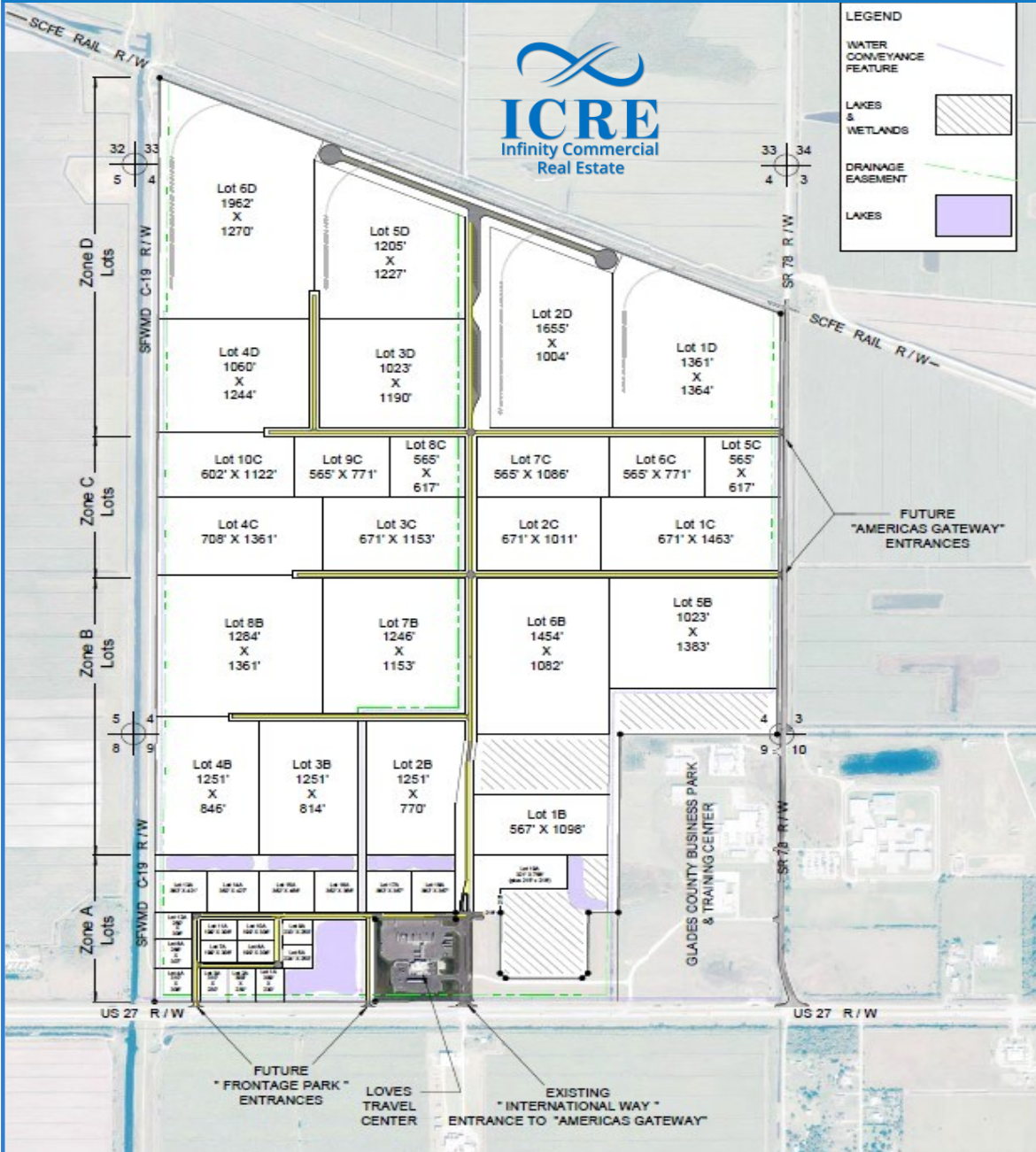
**DUDA**<sup>®</sup>  
A Diversified Land Company



Exclusively Listed By:  
**Infinity Commercial Real Estate**

**Sherri Beregovoy, Senior Associate**  
[Sherri@InfinityCommercial.net](mailto:Sherri@InfinityCommercial.net)  
Office: 863-777-5067  
Cell: 305-803-3781  
[www.realcommercialproperties.com](http://www.realcommercialproperties.com)

# FROM \$65,000 PER ACRE



## ZONE A

Lot	Acres	Lot	Acres	Lot	Acres
1A	1.63	8A	1.89	15A	4.00
2A	1.63	9A	1.34	16A	3.14
3A	1.64	10A	1.40	17A	3.22
4A	2.19	11A	1.40	18A	3.22
5A	1.29	12A	1.76	19A	6.65
6A	1.40	13A	3.69		
7A	1.40	14A	3.74		

## ZONE B

Lot	Acres	Lot	Acres
1B	14.29	5B	32.48
2B	22.11	6B	36.12
3B	23.38	7B	32.98
4B	24.30	8B	40.12

## ZONE C

Lot	Acres	Lot	Acres
1C	22.54	6C	10.00
2C	15.57	7C	14.09
3C	17.76	8C	8.00
4C	22.12	9C	10.00
5C	8.00	10C	15.51

## ZONE D

Lot	Acres	Lot	Acres
1D	42.62	4D	30.27
2D	38.15	5D	33.94
3D	27.95	6D	57.20

Flexible lots can be divided or combined: Built in overflow truck parking area, for +/- 30 trucks. Linear rail siding with spurs to site available. Foreign Trade Zone FTZ 215, the largest Opportunity Zone in the state: Multiple incentives available, and NO IMPACT FEES. Strategically located inland port fronting US HWY 27, designated by the DOT as Florida's freight corridor. Utilities to edge of AGLC. Lower labor costs than other Florida markets.



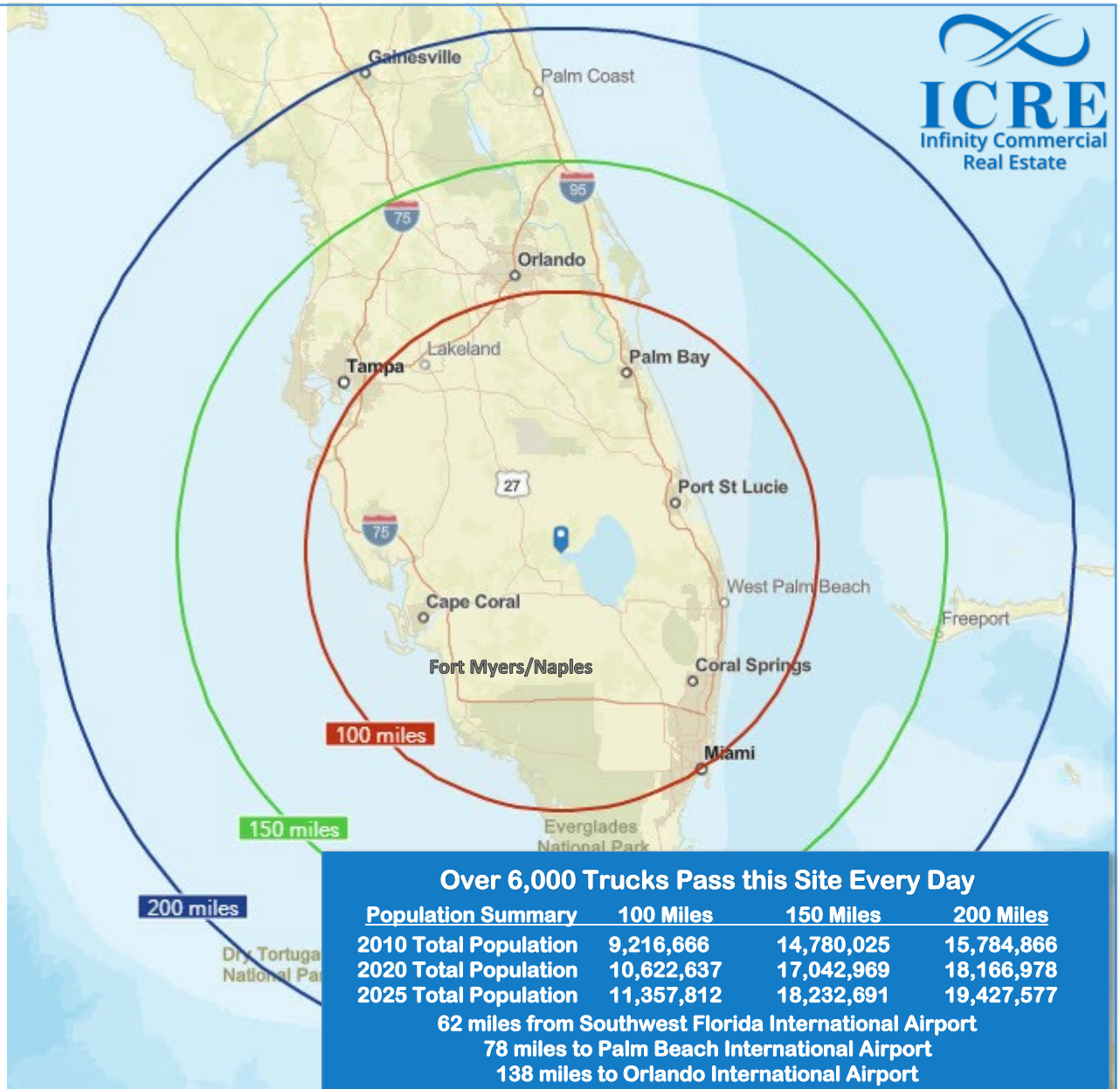
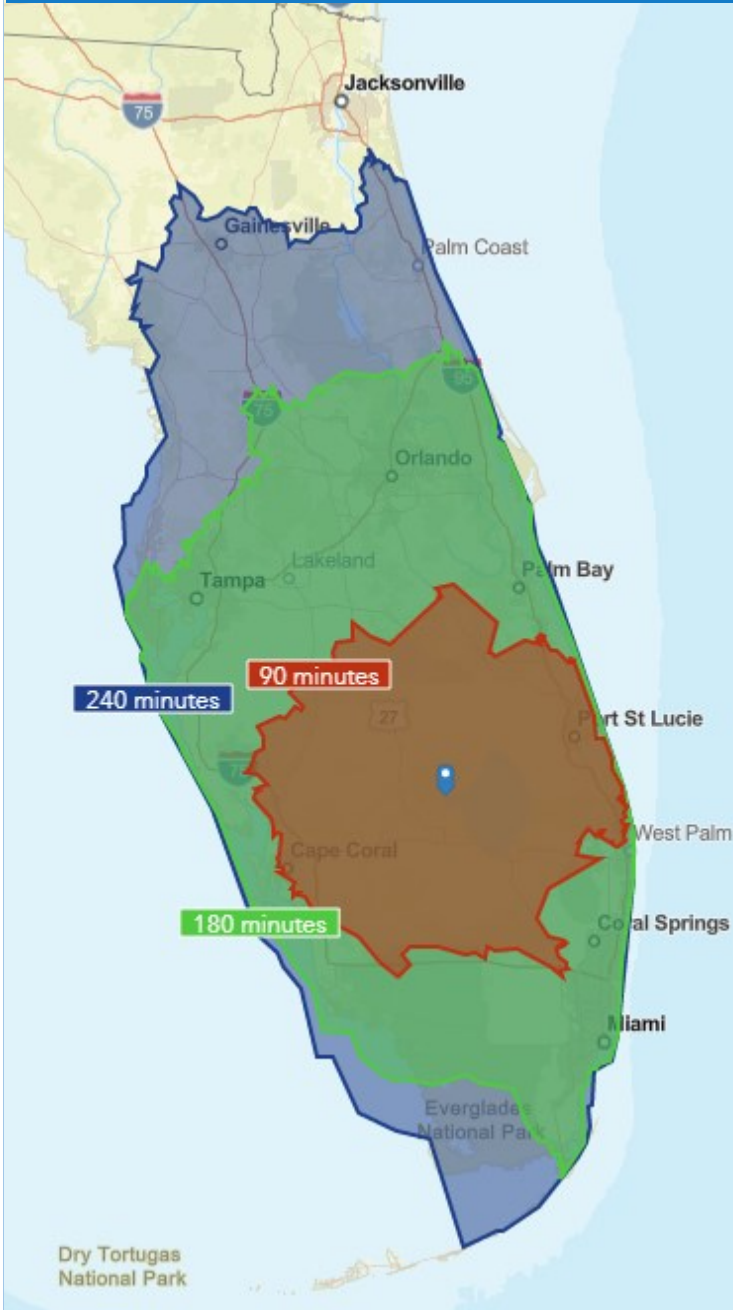
**Exclusively Listed By:**  
**Infinity Commercial Real Estate**

**Sherri Beregovoy, Senior Associate**  
**Sherri@InfinityCommercial.net**

**Office: 863-777-5067**  
**Cell: 305-803-3781**

[www.realcommercialproperties.com](http://www.realcommercialproperties.com)

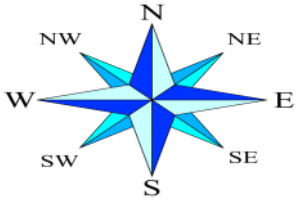
# Drive Time Road Map



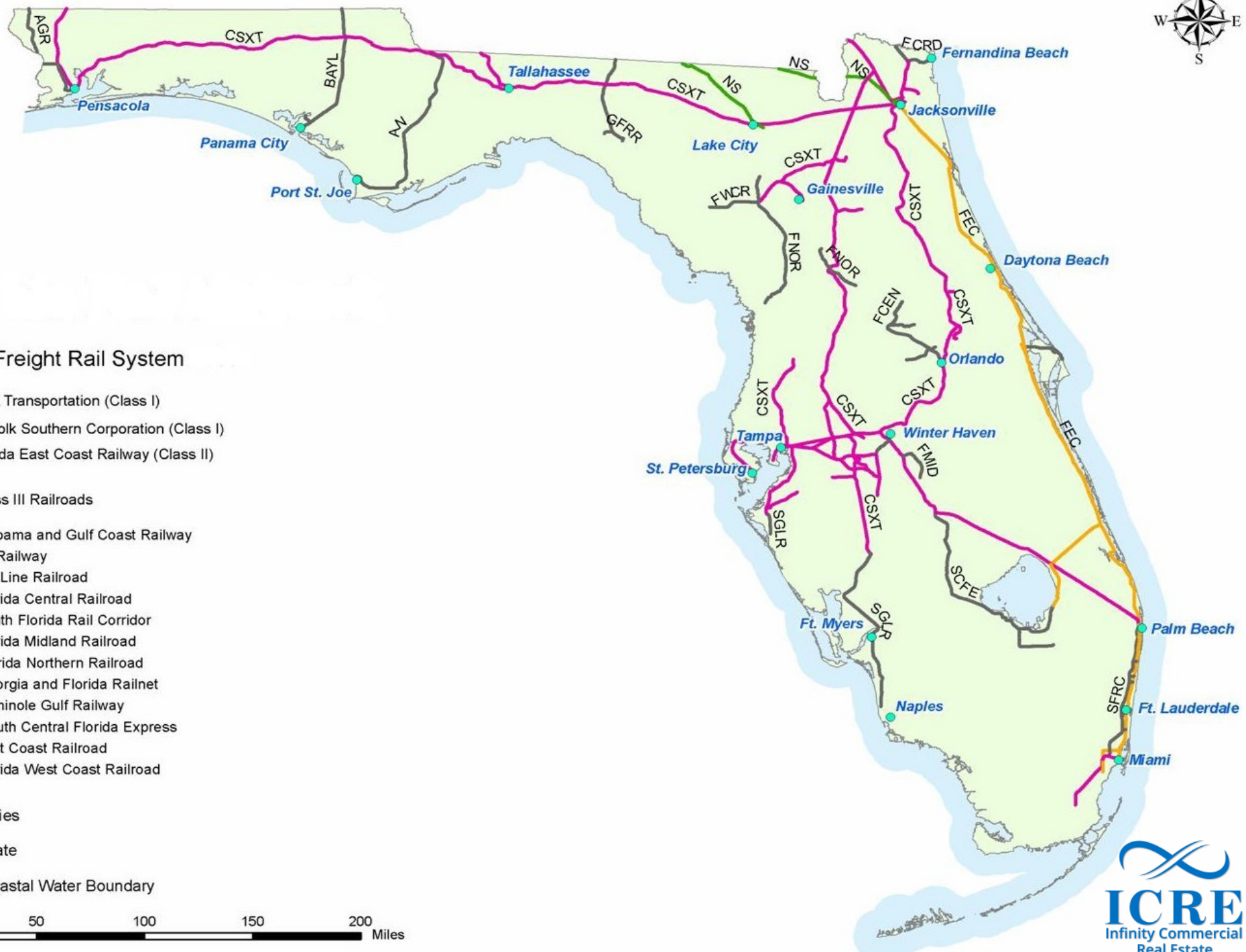
**Over 6,000 Trucks Pass this Site Every Day**

Population Summary	100 Miles	150 Miles	200 Miles
2010 Total Population	9,216,666	14,780,025	15,784,866
2020 Total Population	10,622,637	17,042,969	18,166,978
2025 Total Population	11,357,812	18,232,691	19,427,577

- 62 miles from Southwest Florida International Airport
- 78 miles to Palm Beach International Airport
- 138 miles to Orlando International Airport
- 160 miles to Tampa International Airport
- 87 miles to Port of Palm Beach
- 156 miles to Port of Tampa
- 115 miles to Port of Miami
- 96 miles to Port Everglades
- 283 miles to Georgia State Line
- 111 miles to Miami International Airport
- 95 miles to Fort Lauderdale International Airport



*This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from market without notice.*

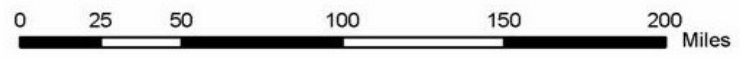


### Florida Freight Rail System

- CSX Transportation (Class I)
- Norfolk Southern Corporation (Class I)
- Florida East Coast Railway (Class II)

- Class III Railroads
- AGR Alabama and Gulf Coast Railway
- AN AN Railway
- BAYL Bay Line Railroad
- FCEN Florida Central Railroad
- SFRC South Florida Rail Corridor
- FMID Florida Midland Railroad
- FNOR Florida Northern Railroad
- GFRR Georgia and Florida Railnet
- SGLR Seminole Gulf Railway
- SCFE South Central Florida Express
- FCRD First Coast Railroad
- FWCR Florida West Coast Railroad

- Cities
- State
- Coastal Water Boundary



This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from market without notice.

# THE CASE FOR GLADES COUNTY

## Aggressive Economic Development Tax Abatement

Glades County offers an aggressive local option economic development tax abatement, which allows companies to apply to the Board of County Commissioners for an abatement of the county portion of projected ad valorem taxes from 10 percent to 100 percent for up to ten years, based on the number of jobs expected to be created, and the salaries associated with those jobs. Glades County's commission may award the abatement for any new business which locates in the county, at their discretion.

## Expedited Permitting, Fast Track Rezoning, Impact Fee Waivers

While other communities tout expedited permitting, Glades County delivers. A building permit can be secured based on stamped, engineered plans in literally days. Rezoning property can be accomplished in two months. Water management permits for properties in AGLC can be secured within a month; more complicated environmental permits secured within six months. And Glades County has waived impact fees indefinitely.

## Lower Overall Operating Costs

According to a recent economic analysis by **Site Selection Group**, businesses locating in Glades County will enjoy a **12 percent cost savings** in overall operating costs versus the Central or South Florida Markets.

## Foreign Trade Zone Status

Glades County is located in the Florida Heartland Economic Region of Opportunity (FHRO). As such, industrial properties in Glades County will enjoy free trade zone status under FTZ 215 as a usage driven FTZ site. A foreign-trade zone (FTZ) in the United States is a geographical area in (or adjacent to) a United States Port of Entry, where commercial merchandise, both domestic and foreign, receives the Customs treatment it would if it were outside of the United States. Merchandise of every description may be held in the Zone without being subject to Customs duties and other ad valorem taxes. This tariff and tax relief is designed to lower the costs of U.S.-based operations engaged in international trade and thereby create and retain the employment and capital investment opportunities that result from those operations.

## Airglades International Airport

Just South on US-27, mere minutes away, is AIA, the designated cargo reliever airport for Miami International. It's location provides for shorter travel distances and reduced cost to major market areas than MIA, which is one of the busiest airports in North America. Focused on perishables, AIA will generate tremendous economic activity in the area.

## And More!

New Market Tax Credit census tracts allow businesses in manufacturing or other projects expanding in a rural community to qualify for a 39% federal income tax credit available over a 7-year compliance period. Glades County is Contiguous with the EB-5 Regional Center in Palm Beach County, making projects in Glades eligible for EB-5 investment: \$500,000 in rural FL versus \$1 million in urban areas

*This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from market without notice.*



*Exclusively Listed By:*  
**Infinity Commercial Real Estate**  
**Sherri Beregovoy, Senior Associate**  
**[Sherri@InfinityCommercial.net](mailto:Sherri@InfinityCommercial.net)**  
**Office: 863-777-5067**  
**Cell: 305-803-3781**  
**[www.realcommercialproperties.com](http://www.realcommercialproperties.com)**