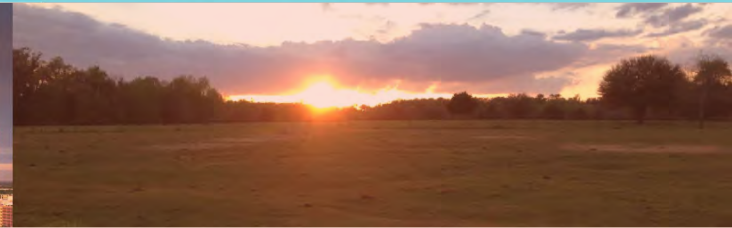
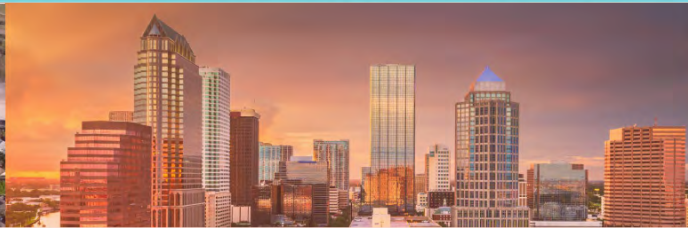


We know this land.



Woodland Park

A Master Planned Community

Eshenbaugh

LAND COMPANY



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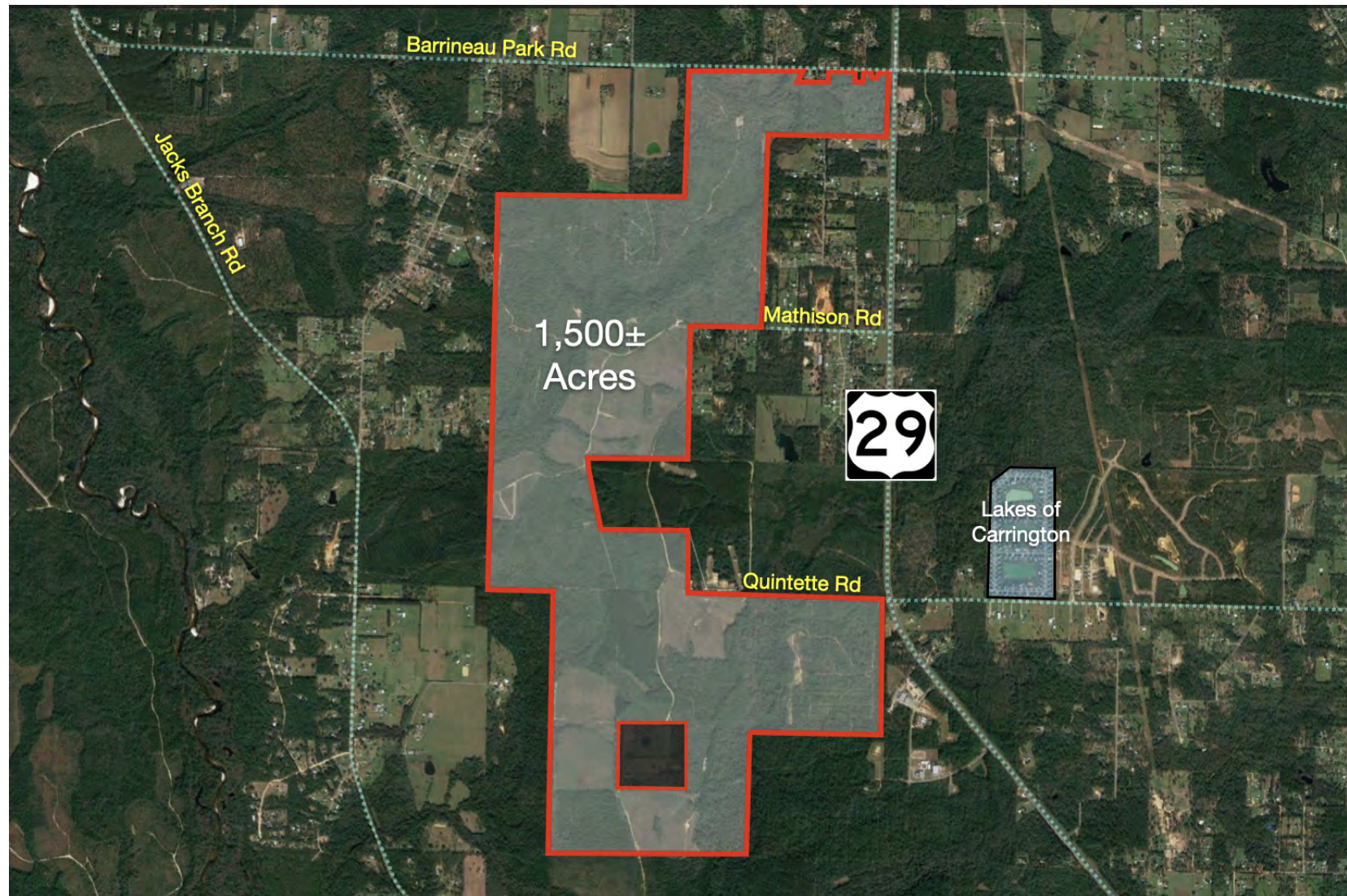
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Overview of Master Planned Community



Overview of Pensacola, Escambia County, Florida

This is the westernmost city in Florida (sometimes called the Panhandle and others call the area Northwest Florida). It's also the county seat for Escambia County. Originally the first Spanish colony in Florida, it was settled in 1559, although abandoned six years later. It was resettled in 1667 and incorporated in 1821. The area has been under the governments of Spanish Empire, French Empire, British Empire, Confederate States, and United States flags.

The United States Naval Air Station was established in Pensacola. It's a stop for every Navy Aviation officer and is the home to the famed Blue Angels flight demonstration team and the National Naval Aviation Museum. The initial primary training for all U.S. Navy, Marine Corps and Coast Guard officers pursuing their designations along with advanced training for flight officers occurs at the station.

The population of the MSA is slightly over 500,000 as of 2019. The elevation is 102± at the property; it's in the Central Time Zone. The property is located in the suburban community of Cantonment, 15 miles from downtown Pensacola. It lies about 59 miles east of Mobile, Alabama and 196 miles west of Tallahassee, Fl. The climate is described as sub-tropical area with short mild winters and hot, humid summers.

Top five employers are Navy Federal Credit Union, Baptist Health Care, Sacred Heart Health Systems, Pensacola Christian College, and Ascend Performance Materials.

Education includes the main campus of Pensacola State College and The University of West Florida with a downtown campus and its main campus north of the city. In addition to the public schools, the district also operates a magnet high school, the West Florida High School of Advanced Technology.

Rail freight service is provided by Gulf & Atlantic Railroad, providing service between Pensacola and a station near Jacksonville. The nearest rail yard is roughly 3 miles away.

The transportation system includes major roads of I-10, I-110, US Rt 29, Rt 90 and Rt 98.

Visitors come for famous beaches of Pensacola Beach and Perdido Key and enjoy the historical museums and trails. Large numbers of military retirees choose Pensacola and surrounding areas for retirement housing. Pensacola was named one of the 'South's Best Beach Towns' by Southern Living for 2022.

Escambia Housing

According to John Burns Real Estate Consulting, the Escambia County area has experienced a good growth pattern for single-family and rental units. Permits for single-family were 3,489 in 2020, estimated at 4,600 in 2021, and projected at 5,100 for 2022. We have attached a copy of an August 2021 report from Burns for your review.

The Escambia area is an ideal retirement location for the thousands of aviators who attended flight training at the NAS. They find the weather, housing and access to the base medical and PX to be quite attractive.

See dropbox with article showing permit data that indicates a record year for Escambia and Santa Rosa.



Woodland Park Ownership and Planning History

AS OF APRIL 4 2022

Woodland Park is an assemblage by 2 primary investors and coordinated by Fred Hemmer of Hemmer Consulting. The initial purchases were made in 2012-2013, with several adjacent parcels added over subsequent years. In 2015 the entire property was rezoned by Escambia County with total entitlements of approximately 9,000 residential units. The current Master Site Plan only uses approximately 5,000 of those available units. The individual parcels are owned by Exit 3 Investments, Exit Clearwater, Clearwater 102, and Clearwater 201.

Parts of the property were timbered during ownership and replanted with pine trees to maintain greenbelt agricultural status for property taxes. Some site clearing expense may be offset by timbering on some parcels. Land management and stewardship programs by parcel are shown elsewhere in this Dropbox.

Master Planning is being handled by Dewberry Engineering's Pensacola office and David Tillar, VP.

The first parcel to be designated for development is Parcel 1 on the Master Plan and is called Woodland Hills. It consists of 316 lots averaging 52 feet in width in two phases with an area for a pool and clubhouse. The 316 lots are ready for development immediately with final permits received March 29, 2022. An adjacent multifamily parcel (townhomes or apartments) is zoned and would be serviced by the same underground and roadway infrastructure as Woodland Hills and is ready for immediate site development permit application. An adjacent 3 acre commercial parcel is also available for immediate permit application and would make an excellent sales center site for the entire community as it is located at the community's primary entrance off of US Highway 29 at Quintette Road with future signalization.

Parcels 2A, B and C , at the west end of Mathison Road, are in for site plan review with Escambia County as of January, 2022. Plans include 245 50' Lots, 162 60' lots. It is expected development permits will be issued by the end of the year.

Emerald Coast Utility Authority (ECUA) has tentatively approved the Master Sewer Plan for the entire parcel as per the accompanying plan showing one Master Lift Station and 4 sub lift stations. Development planning has taken into consideration sewer flows for timing of parcel construction and marketing/ sales flow.

Woodland Hills was permitted under the requirements of the Escambia County Mid-West Sector Plan DSAP (Detailed Specific Area Plan). Mathison Oaks is currently planned to meet the same criteria. The Sector plan non-standard requirements are shown via a link in a separate section of the project Dropbox and are generally considered beneficial to the community as a whole, but do restrict lots narrower than 52' to require rear loaded alleys. Escambia County is currently working to remove the Sector Plan, which would eliminate this requirement if completed. See an update on the Sector Plan in a related tab on this Dropbox.

Collector Road Master Planning by the Escambia County, as documented in the accompanying Memorandum of Understanding (MOU), required the three large property owners in the vicinity of Woodland Park to donate the land and pay for the construction of Woodlands Parkway. This roadway is the major North/South roadway through the parcel and is expected at some point to connect to an exit from Interstate 10 and Mile Marker 3, just east of the Alabama/Florida state line and due south of the community.

In addition, the MOU also called for the owner of Woodland Hills to donate the ROW for Quintette Road with Escambia County constructing and paying for it. The first part of this understanding was approved by the County in 2020 and was re-negotiated to require the Developer of Woodland Hills to construct the Phase 1 of the roadway, which also happens to serve as access to Woodland Hills. Escambia County will reimburse the Developer \$232,000 of the \$2,000,000 estimated cost for this phase.

Phase 2 of Quintette Road will take Quintette to the west to meet with Woodlands Parkway and requires a bridge to cross an existing wetland and seasonal stream. This second amendment was approved March 24, 2022 with the County paying all planning and construction costs. The County has already initiated the planning process for Phase 2. The intersection of Quintette Road and Woodlands Parkway will serve as the anchor for the commercially zoned Woodland Park Town Center.

Property Description

PROPERTY DESCRIPTION

Woodland Park consists of 1,500± acres in Escambia County, FL. A rare opportunity to break into the Escambia/Pensacola market with a large mixed-use master planned community project. This project would begin a new cornerstone in Escambia County, which until now has had no large master planned communities.

The site is proposed for the following entitlements:

2,384 Single-family homesites

666 Townhouse units

1,948 Apartment units

4,962 Total units

LOCATION DESCRIPTION

Located on the west side of US 29 in Cantonment, Escambia County, FL. This property runs along US 29 for a quick commute to Pensacola.

PROPERTY SIZE

1,500± Acres

DROPBOX

To access Dropbox please click [\(here\)](#).

PRICE

Call broker for pricing.

BROKER CONTACT INFO

Bill Eshenbaugh, CCIM, ALC
President, Lic. Real Estate Broker
813.287.8787 x1
Bill@TheDirtDog.com

Tyler Woody
Sales Associate
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Woodland Park Entitlements

Woodland Park Entitlements

Single Family Homesites (As seen in March 2022 Conceptual plan)

Woodland Hills (SE Quadrant of Site, Shovel Ready site)

Parcel 1 316 lots 52' lots

Mathison Oaks (400 lots were submitted for permitting in February 2022)

Parcel 2A 162 lots 50'X 120' / 60'X 130'

Parcel 2B 66 lots 50'X 120'

Parcel 2C 166 lots 50'X120'

Parcel 3A 215 lots 60'X 130'

Townhouses 71 units Barrineau Park Road

Parcel 3B 182 lots 60'X 130'

Parcel 3B 168 lots 50'X 120'

Parcel 3C 299 lots 50'X 120'

Parcel 4A 23 lots 50'X 120'

Parcel 4B 234 lots 50'X 120'

B Townhouses 259 units Woodland Parkway & Quintette Road

B Townhouses 84 units South Side Quintette Road

Parcel 5A 215 lots 50'X 120'

Parcel 5B 111 lots 50'X 120'

Parcel 5B 103 lots 60'X 130'

Parcel 5C 124 lots 60'X 130'

Parcel 5 TH 126 units South Side of Commercial

Parcel 5 TH 99 units East of outparcel

Apartment Land

Barrineau Park Road, NE corner, 588 units on 29.6 acres (20 upa)

Mathison Road & Woodland Parkway, 200 units on 6.5 acres (30 upa) next to a neighborhood retail center

N. site corner at Quintette & Woodland Pkwy, 352 units on 25.4 acres (13.8 upa)

Quintette Road & US 29 Main entrance 220 units on 11.4 acres (19.29 upa)

Woodland Parkway south of Quintette retail, 588 units on 26.3 acres (22.6 upa)

Commercial Summary:

Medical Center, US 29 & Quintette Rd, 3.6 acres

Neighborhood Center, 5.1 acres, Mathison Road and Woodland Parkway

Quintette Road & Woodland Parkway:

22.2 acres Northeast corner

49.2 acres Southeast corner

5.9 acres Northwest corner

21.1 acres Southwest corner

Quintette Road

A major hurdle was overcome in March 2022 when the County approved the funding of the improvement of Quintette Road and a bridge at their expense.

Community Development District

No district has been formed but informal meetings with the County and with a CDD manager indicate it's likely a district can be formed and approved with community support.

Woodland Ownership

1. Clearwater 103 LLC

- a. Southeast corner, NE corner is US Hwy 29 & Quintette Rd, the western boundary is wetlands, south is the south border. Includes Medical office center but for value, excludes the center.

2. Exit Clearwater LLC

- a. 80 acres in grey
- b. Westside, along Woodland Parkway, a portion of lots with NE corner just north of park lots west to the western boundary of Woodland, south to mid-way of this section, then east just south of the second park to Woodland Parkway.

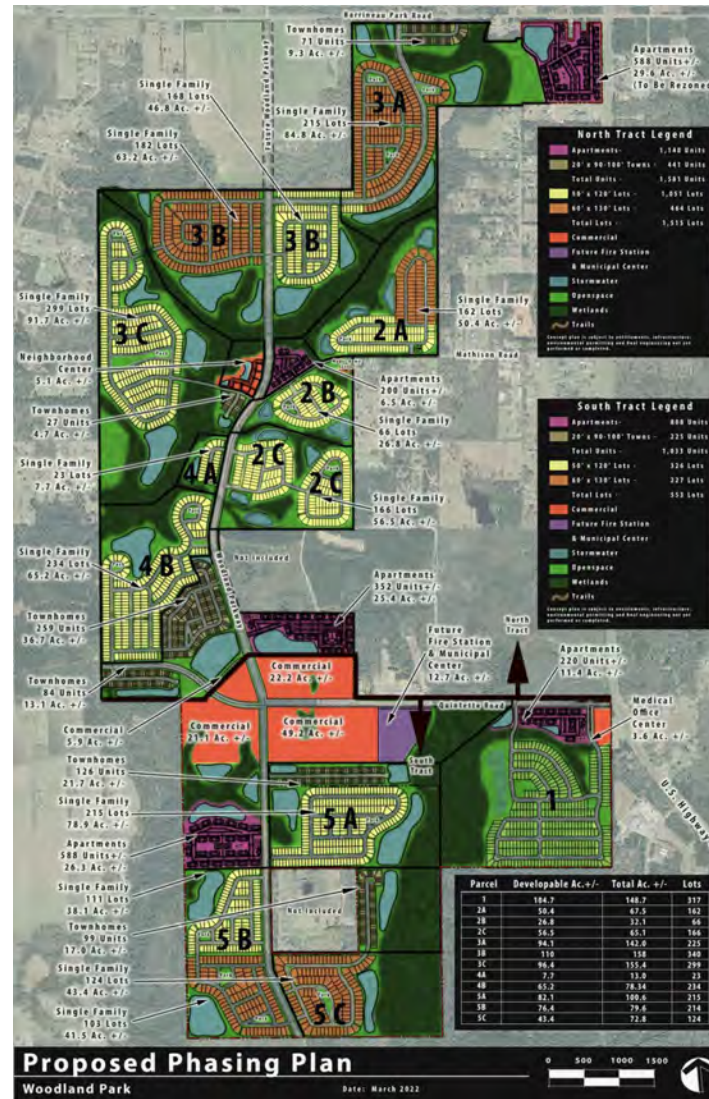
3. Clearwater 201 LLC

- a. Southwest quadrant, beginning for NE corner at Woodland Parkway, running west along the south line of orange commercial to the western boundary, then south to SW corner of Woodland, then east to the intersection of Woodland Parkway, then north to the point of beginning.

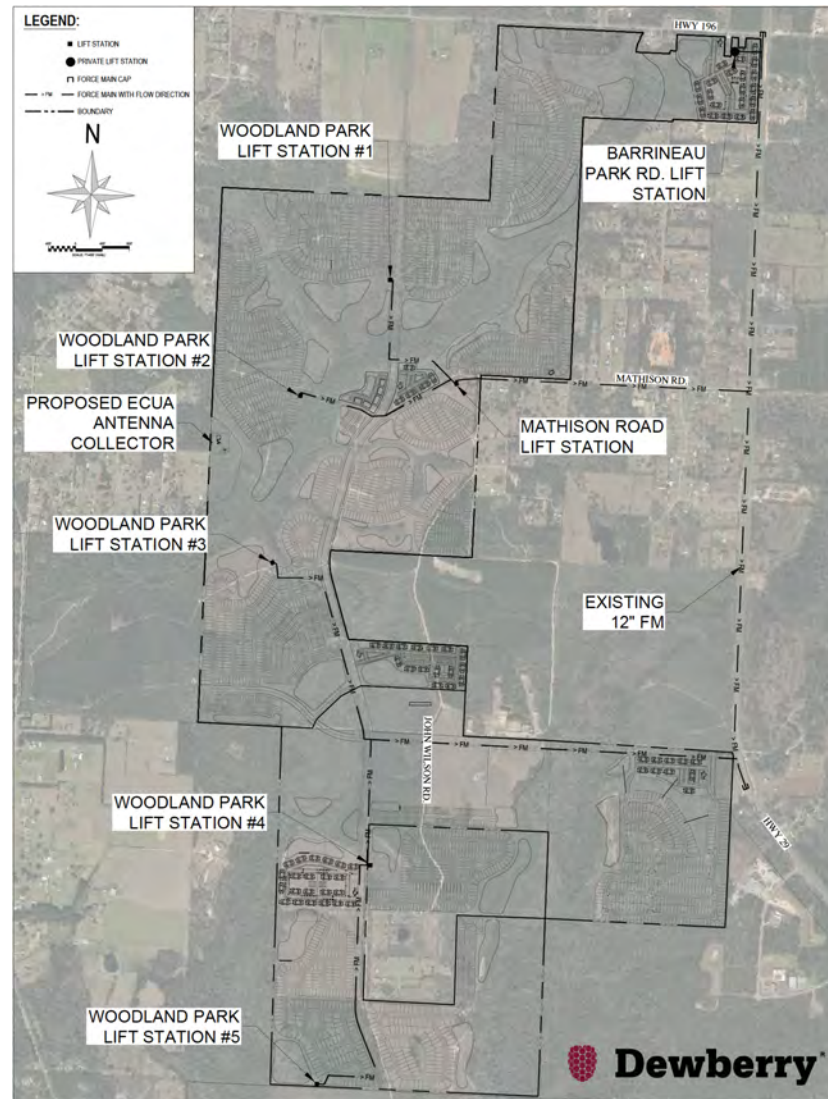
4. Exit 3 Investments LLC

- a. All orange commercial,
- b. 1232 apartments
- c. Future fire station
- d. A portion of SF NW of commercial that abuts Quintette Rd on south
- e. 407 towns including double row south of large commercial
- f. All other single-family lots

Proposed Phasing Plan



Proposed Master Sewer Plan



Frequently Asked Questions

1. What is the overall zoning?

- a. (Copy of conditions) See Master Plan in Dropbox.

2. Where are the utilities?

- a. Sewer and water are available to the site. Minimal offsite requirements.

3. How many lift stations are required?

- a. Three expected, which includes one Master Lift Station. Phasing plan coordinates with flows.

4. Where are the access points?

- a. Quintette Rd will be the primary entry with entry features, turn lanes, and signalization on US 29. Other entry points will be Mathison Road and Barrineau Parkway.

5. What offsite requirements are there?

- a. Minimal.

6. What is required for signalization?

- a. Will be required at Highway 29 and Quintette.

7. What is the governing jurisdiction?

- a. Escambia County, Escambia County Utility Agency (ECUA).

8. Who is the primary civil engineer and contact?

- a. Dewberry and Associates Pensacola Office.

9. Are there any park requirements?

- a. No, site plan shows likely Developer installed amenity locations.

Frequently Asked Questions

10. Are there any wetlands mitigation requirements?

a. Yes.

11. Are there any special concern species i.e., eagle, gopher tortoises etc.?

a. None known.

12. Any fill requirements?

a. To be determined, but the belief is that with good engineering the site largely balances.

13. Is there a CDD in place, and if so, the fee structure and O&M?

a. No, but a CDD can be put in place at Developer's option.

14. Is there a Master HOA in place and if so the fees?

a. One is contemplated, but not yet in place.

15. Are Geotech and soils studies available?

a. Yes.

16. What is the status of entitlements?

a. The property is fully zoned. Presently the parcel is under a Sector Plan overlay but that is being rescinded by the county with owner and County support.

17. School / Rd Concurrency issues if any?

a. None.

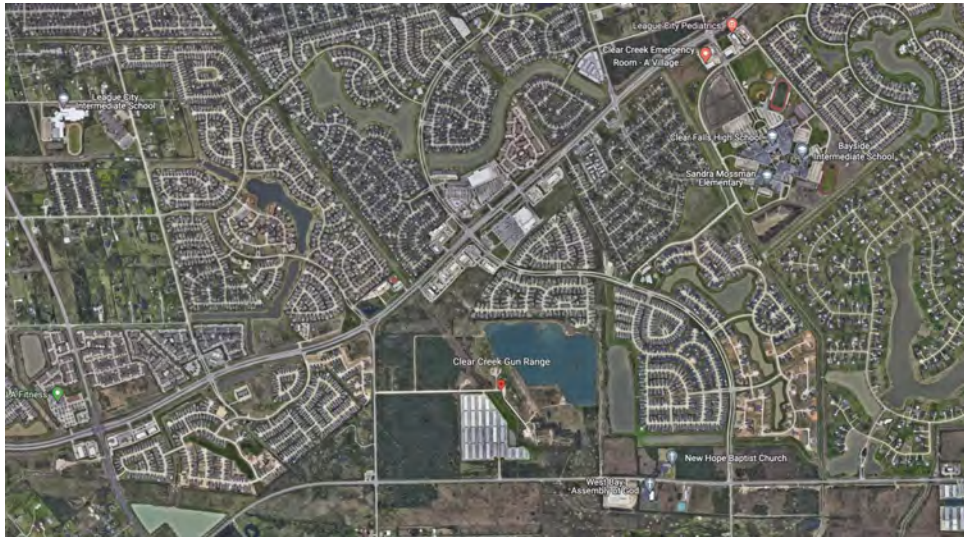
18. Are there any off-site obligations?

a. Turn lanes and traffic signals on US 29.

19. Is ACOE permit still valid or is permitted work complete?

a. Corp permits for the Woodland Hills area (adjacent 316 lot community owned by developer with final permits to be issued Q2 2022) were recently obtained and valid. Future permits will be required as wetland crossings are made.

Gun Range



CLEAR CREEK GUN RANGE

As part of the surrounding area, there is a long established outdoors gun range on the northeast side of the property. While initially a negative, we've researched and found successful developments of residential communities adjacent to or near shooting facilities. Pictured above is one in Houston. Clear Creek Gun Range is surrounded by a vast amount of communities.



WYOMING ANTELOPE CLUB-FLORIDA

We've also reviewed the Wyoming Antelope Club range in Pinellas County Florida (one of the most densely populated counties in the state. This one is in the middle of industrial, retail, hotel, office, and in close proximity to Feather Sound, a high-end residential and golf course community.

Regional Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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