

SINGLE TENANT NET LEASE OFFERING

DOLLAR GENERAL MARKET | NNN LEASE

DOLLAR GENERAL
market

7924 W S.R. 6
JASPER, FLORIDA 32052
30.5131130, -83.0636826

\$ PRICE UPON REQUEST

NOI \$166,305.00

% 5% RENT INCREASES IN INITIAL LEASE TERM

👍 INVESTMENT GRADE CORPORATE GUARANTEE

📅 15 YEAR INITIAL TERM
13.5 YEARS REMAINING
ABSOLUTE NET LEASE

HIGHLIGHTS

- RECENTLY BUILT DOLLAR GENERAL LOCATION
- THE SITE BENEFITS FROM ITS PROXIMITY TO THE HAMILTON DEVELOPMENT AUTHORITY'S I-75 INTERCHANGE PROJECT, A COUNTY-BACKED REVITALIZATION DRIVING NEW COMMERCE AND INFRASTRUCTURE GROWTH
 - BUSY BEE TRAVEL CENTER UNDER CONSTRUCTION
 - ALAPAHA COMMERCE CENTER
- NO NEARBY COMPETITION
- LOCATED IN FLORIDA
 - NO STATE INCOME TAX
 - STATE AND REGION GROWING EXPONENTIALLY
- EXCELLENT INTERSTATE CONNECTIVITY:
 - LOCATED WITHIN EASY REACH OF MAJOR CITIES
 - EXCELLENT CONNECTIVITY VIA I-75 AND MANY NEARBY HIGHWAYS
 - INTERSTATE 75 (43,000 AADT) IS JUST HALF A MILE AWAY
 - 3,500 INTERSTATE TRAVELERS EXITING INTERSTATE AT THIS EXIT DAILY
 - 4,000 INTERSTATE TRAVELERS ENTERING INTERSTATE AT THIS EXIT DAILY
 - 2,100 AADT ON S.R. 6 CONNECTING HAMILTON COUNTY AND MADISON COUNTY
 - ONLY GENERAL GOODS STORE AT THIS EXIT/NEARBY
 - ATTRACTS TRAVELERS AND SURROUNDING RESIDENTIAL CUSTOMER BASE WITH NO NEARBY COMPETITORS

 **SWIFTCREEK**
COMMERCIAL

AMBER CRAWFORD
BROKER / OWNER

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 DollarGeneral@SwiftCreekRealty.net
 SwiftCreekRealty.net

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DISCLAIMER:

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LOCATION HIGHLIGHTS

- **LOCATED AT AN I-75 EXIT, WITH BUSY TRAFFIC AND EXTENSIVE CUSTOMER BASE ENTERING/EXITING DAILY**
 - 0.56 MILES AWAY FROM I-75, PROVIDING CONVENIENT CONNECTIONS ACROSS FLORIDA & U.S.
 - 43,000 AADT ON I-75
 - 3,500 CARS EXITING I-75 ONTO S.R. 6, DAILY
 - 4,000 CARS ENTERING I-75 VIA S.R. 6, DAILY
 - RESIDENTS WEST OF S.R. 6 HAVE TO PASS BY THE SITE TO REACH I-75 AND JASPER

- **FRONTING S.R. 6 (2,100 AADT) MAIN ROUTE TO CONNECT MADISON AND HAMILTON COUNTIES TO MAJOR HIGHWAYS INCLUDING:**
 - U.S. 90
 - U.S. 41
 - I-75

- **WELL POSITIONED WITH EXCELLENT VISIBILITY AND ACCESSIBILITY:**
 - EASY ACCESS FROM I-75 ATTRACTS TRAVELERS SEEKING GENERAL GOODS, GAS, FOOD, HOTELS, AND RESTAURANTS
 - UNDERSERVED MARKET- FILLS THE GAP FOR ESSENTIAL GOODS IN THE TRADE AREA FOR RESIDENTS AND COMMUTERS.
 - ONLY GENERAL GOODS STORE AT THIS EXIT/ NEARBY
 - NO NEARBY COMPETITION
 - EXCELLENT OPPORTUNITY FOR A DOLLAR GENERAL MARKET LOCATION TO PROVIDE THE UNDERSERVED RESIDENTS A CLOSER SHOPPING OPTION

OFFERING SUMMARY

- 💰 **PRICE UPON REQUEST** **NOI \$166,305.00**
- 👍 **INVESTMENT GRADE-CORPORATE GUARANTEE**
- 📅 **13.5 YEARS REMAINING-ABSOLUTE NET LEASE**
RENT INCREASES IN INITIAL LEASE TERM-5% EVERY 5 YEARS
- 🔧 **RECENTLY BUILT STORE WITH UPGRADES**
RENT COMMENCED AUGUST 2024

PROPERTY SUMMARY

10,566 SQUARE FOOT BUILDING
LOT SIZE- 2.75 ACRES
OVER SIZED PROPERTY WITH EXPANSIVE PARKING
ADDRESS: 7924 W S.R. 6, JASPER FL 32052
COUNTY: HAMILTON COUNTY



SELLER IS A TRUSTED DOLLAR GENERAL DEVELOPER WITH A METICULOUS CONSTRUCTION AND TRANSACTION PROCESS THAT MAKES THESE TRANSACTIONS EXTREMELY SMOOTH AND RELIABLE. THEY HAVE SUCCESSFULLY DELIVERED OVER 225 DOLLAR GENERAL LOCATIONS OVER 10+ YEARS.

DOLLAR GENERAL®

WHY DOLLAR GENERAL?

Dollar General was founded in 1939 in Scottsville, KY. They have been serving customers for over 80+ years and are now located throughout **48 states and Mexico**. They operate approximately **20,594 stores, 34 distribution centers and employ more than 195,000 people**. They remain America's largest small-box discount retailer by sales. Dollar General has a history of excellent performance in a variety of market types, including rural and suburban markets, and continues to expand into more densely populated areas. In February 2023, they opened their first store in Mexico.

From 1990 through 2021, Dollar General achieved 31 consecutive years of positive same-store sales growth. **In fiscal year 2024 revenues reached a record \$40.6 billion in net sales, operating profit of \$1.7 billion and cash flows from operations of \$3 billion**. They have successfully expanded their supply chain with the completion of a dual facility in Blair, NE (supplying both Dollar General and DG Fresh products) and two distribution hubs in Newnan, GA and Fort Worth, TX. The company also completed expansions of existing distribution facilities in Jonesville, SC and Amsterdam, NY.

Dollar General remains a premier recession-resilient tenant that sells essential goods. It has continued to grow in locations and employees, and it services its growing customer base during both uncertain times and periods of economic stability through a "Back to Basics" strategy focused on store standards and customer service.



Dollar General expanded into the grocery market in 2003 with the first Dollar General Market store. As of 2025, Dollar General now offers fresh produce in over 5,000 stores across the nation. The one-stop shopping concept provides the convenience of Dollar General and brings availability of fresh produce, meat, and other groceries to underserved communities. With a larger footprint than a standard Dollar General, Dollar General Market adds an enlarged grocery section to compete with traditional grocery concepts.

DOLLAR GENERAL AT-A-GLANCE*

| | | |
|---|--|--|
| <p>20,594 STORES</p> <p>34 DISTRIBUTION CENTERS</p> | <p>#112 RANKING ON THE FORTUNE 500 LIST</p> | <p>#389 RANKING ON THE FORTUNE 500 GLOBAL IN YEAR 2024</p> |
| <p>\$3 BILLION CASH FLOW FOR OPERATIONS</p> <p>IN FISCAL YEAR 2024</p> | <p>\$1.7 BILLION OPERATING PROFIT</p> <p>IN FISCAL YEAR 2024</p> | <p>\$1.1 BILLION NET INCOME</p> <p>IN FISCAL YEAR 2024</p> |
| <p>~195,000 EMPLOYEES</p> | <p>\$40.6 BILLION IN NET SALES AND SAME-STORE SALES INCREASE OF 1.4%</p> <p>IN FISCAL YEAR 2024</p> | <p>LOW-PRICED PRODUCT MODEL</p> <p>> 2,000 ITEMS PRICED AT \$1 OR LESS</p> |

* Data as of January 31, 2025, unless otherwise noted
* Information from Dollar General Website

20,594+ STORES
34 DISTRIBUTION CENTERS
ACROSS 48 STATES AND MEXICO
AS OF 01/31/2025

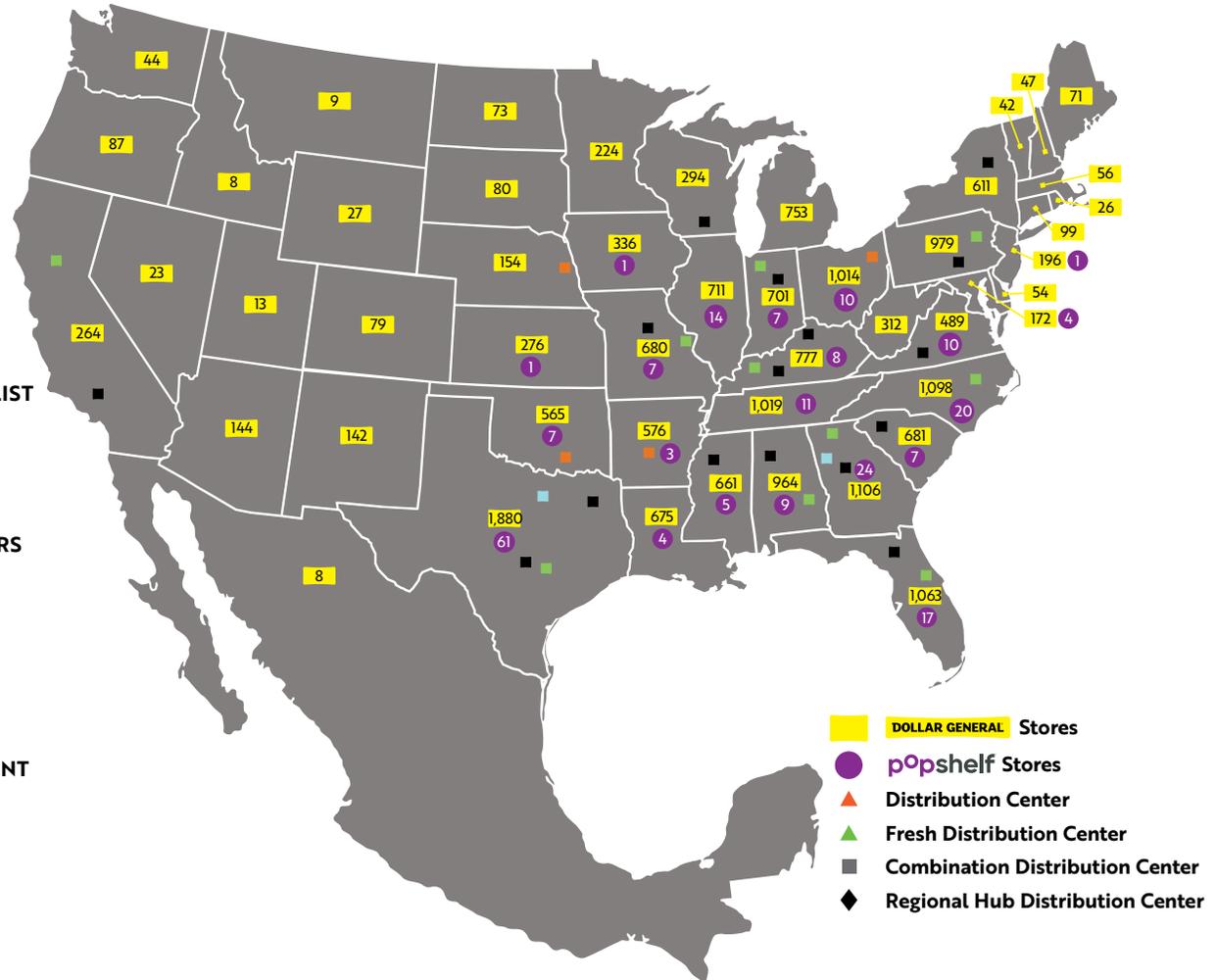
DOLLAR GENERAL®

AWARDS AND RECOGNITION

- #112 ON THE FORTUNE 500 LIST (2025)
- MASS MARKET RETAILERS (MMR) MASS RETAILER OF THE YEAR (2026)
- NEWSWEEK'S AMERICA'S MOST ADMIRABLE WORKPLACES (2025)
- FORTUNE MAGAZINE'S WORLD'S MOST ADMIRABLE COMPANIES LIST (2025, 2023, 2022, 2020)
- NEWSWEEK'S AMERICA'S MOST LOVED BRANDS (2025)
- #389 ON THE FORTUNE 500 GLOBAL (2024, 2023 – #393)
- TIME'S WORLD'S BEST COMPANIES (2025 - #758; 2024 - #532)
- #17 ON THE NATIONAL RETAIL FEDERATION'S TOP 100 RETAILERS LIST (2024, 2023 – #17)
- #21 ON TRANSPORT TOPICS' TOP 100 PRIVATE CARRIERS LIST (2025)
- #22 ON BRAND FINANCE'S RETAIL REPORT (2023)
- TOP 50 FASTEST-GROWING RETAILER BY TOTAL RETAIL (2022)
- MOST TRUSTED BRAND LIST FOR RETAILERS BY MORNING CONSULT (2022, 2021)
- CORESIGHT 100: LEADING THE RETAIL CHARGE IN 2025 DISCOUNT CATEGORY (2025)
- #16 ON PROGRESSIVE GROCER'S PPG 100: THE TOP FOOD RETAILERS IN NORTH AMERICA (2025)

ON GOING EXPANSION IN 2026

- 450 NEW U.S. STORES OPENING
- 10 NEW STORES IN MEXICO
- 4,250 REMODELING AND RENOVATION PROJECTS AND 20 STORE RELOCATIONS



BBB
S&P CREDIT RANKING
INVESTMENT
GRADE GUARANTOR

NNN
ABSOLUTE
NET LEASE

5%
RENT
INCREASES
INITIAL TERM



LEASE SUMMARY

| | |
|-------------------------|--|
| TENANT: | DOLGENCORP, LLC |
| GUARANTOR: | DOLLAR GENERAL CORPORATION GUARANTEED BY PARENT COMPANY (NYSE: DG) GUARANTOR IS "INVESTMENT GRADE" |
| LEASE TYPE: | ABSOLUTE NNN NO LANDLORD EXPENSES |
| PRIMARY TERM: | 15 YEAR INITIAL TERM 13.5 YEARS REMAINING |
| ANNUAL RENT: | \$166,305.00 |
| RENEWAL OPTIONS: | FOUR (4) OPTION PERIODS FOR 5 YEARS EACH |
| RENT INCREASES: | 5% EVERY 5 YEARS DURING THE INITIAL TERM 5% PER RENEWAL OPTION |



RENT SCHEDULE

| LEASE YEARS | ANNUAL RENT | MONTHLY RENT | BUMP |
|------------------|--------------|--------------|------|
| 1-5 | \$166,305.00 | \$13,858.75 | |
| 6-10 | \$174,620.28 | \$14,551.69 | 5% |
| 11-15 | \$183,351.24 | \$15,279.27 | 5% |
| 16-20 (OPTION 1) | \$192,518.88 | \$16,043.24 | 5% |
| 21-25 (OPTION 2) | \$202,144.80 | \$16,845.40 | 5% |
| 26-30 (OPTION 3) | \$212,252.04 | \$17,687.67 | 5% |
| 31-35 (OPTION 4) | \$222,864.60 | \$18,572.05 | 5% |

BUILDING SUMMARY

| | |
|--------------------------|---|
| CONSTRUCTION | NEW-UNDER CONSTRUCTION |
| UPGRADES | FAUX BRICK ON FRONT (CMU) |
| BUILDING SIZE | 10,566 SQUARE FEET |
| BUILDING MATERIAL | METAL FRAME, CONCRETE FOUNDATION |
| EXTERIOR | 8" CMU OVER PREFINISHED METAL PANELS ON FRONT, PREFINISHED METAL PANELS ON SIDES AND REAR |
| ROOF | STANDING SEAM METAL ROOF |
| HVAC | ROOF MOUNTED HVAC UNITS |
| FLOORS | POLISHED CONCRETE FLOORING SYSTEM |
| CEILING | OPEN PLAN W/O GRIDS FOR HVAC DUCTS |
| PARKING | ASPHALT, 63 PARKING SPACES |
| PROTOTYPE/LAYOUT | FRONT ENTRY |





SITE SUMMARY

- PRIME LOCATION NEAR I-75 (.56 MILES), OFFERS EASY ACCESS FOR UNDERSERVED RESIDENTS AND COMMUTERS

- LIMITED COMPETITION, ONLY GAS STATIONS NEARBY
- DIRECTLY ON S.R. 6, THE MAIN EAST-WEST ROUTE FOR MADISON & HAMILTON COUNTIES

- 43,000 AADT ON I-75

- 2,100 AADT WITH SPEED LIMIT OF 45 MPH

- EXCELLENT VISIBILITY

- 316' OF ROAD FRONTAGE ON S.R. 6

- LOT SIZE 2.75 ACRES

Prime Dollar General Market Location in Jasper, Florida

This recently built Dollar General Market is strategically located in Jasper, Florida, a growing community within Hamilton County, Florida with a population of approximately 14,799.

The site enjoys a prime location, ideally placed to serve a large and growing customer base in an underserved market for residents and commuters in need of essential goods coming from all directions in this region and traveling along the interstate.

The site has excellent visibility for major highways, with **43,000 vehicles** traveling on **I-75** just half a mile away, and **3,500 travelers exiting the interstate at this exit daily**. There are **2,100 vehicles** using S.R. 6 as the main route between Madison (population 264,776) and Hamilton Counties. This is an Ideal location for customers on the go.

Strategic Access:

Its proximity to I-75 offers convenient connections across Florida & the U.S. and excellent visibility for travelers looking for general goods, gas, food, hotels and restaurants, boosting customer base.

Less than a mile from the site, the iconic Busy Bee landmark is undergoing a two-phase, 6.91-acre expansion that includes a renovated travel center, a Burger King, an expanded diesel canopy, and 85 new semi-truck parking spaces—a project expected to drive Hamilton County's economic growth through job creation, increased tax revenue, and further commercial development. (<https://www.hamiltoncda.org/news/busybee/>)

Excellent Accessibility:

- Tallahassee, Florida: Florida's capital city, 90 miles west of Jasper
- Jacksonville, Florida: The #1 most populous city in Florida and 11th most populous in U.S. boasting rapid growth, 83 miles east of Jasper
- Lake City, Florida: Provides a peek of Florida's rich history and natural springs, 32 miles south of Jasper
- Gainesville, Florida: Home to University of Florida, just 76 miles south of Jasper.
- Valdosta, Georgia: Expanding potential customer base, just 35 miles north of Jasper.

There is no competition in the immediate trade area except several gas stations. There is a Walmart 14.3 miles southeast of the site.

Building on its existing presence in the region, Dollar General recognizes this underserved market. This new location provides residents and commuters a convenient place to purchase their household necessities.



THE SITE/LOCATION



The Alapaha Commerce Center is currently the centerpiece of Hamilton County's economic development strategy. As of early 2026, the project has transitioned from a theoretical logistics park into a construction-heavy zone aimed at revitalizing the North Florida panhandle.

CURRENT PROJECT HIGHLIGHTS (2025–2026)

- **The Busy Bee Anchor:** The most active development is the Busy Bee Travel Center redevelopment. Phase two began in late 2025 and is currently transforming 6.91 acres of the site to include a massive diesel fuel canopy and 85 new semi-truck parking spaces.
- **Move-In Ready Facilities:** In January 2026, the state awarded \$300,000 specifically to construct a “spec building” at the center. This facility is designed to be a flexible, move-in-ready space to attract logistics and advanced manufacturing companies that need to start operations immediately rather than waiting for new construction.
- **Shovel-Ready Infrastructure:** The site now offers nine distinct pads across 30 acres. These were made “shovel-ready” (cleared with utility connections already at the lot line) thanks to a \$5.4 million Florida Job Growth Grant.

REGIONAL BUSINESS ENVIRONMENT

- **Hamilton County leverages its “Rural Area of Opportunity”** status to offer perks that larger Florida metros cannot.
- **Rapid Permitting:** The county guarantees a “speed to market” timeline, often completing all necessary permitting in roughly 45 days.
- **Significant Tax Credits:** Companies locating here can access the Rural Job Tax Credit, which provides up to \$1,000 per employee, along with state-funded workforce training through the Florida Job Growth Grant Fund.
- **Strategic Intermodal Access:** It is one of the few sites in the region with 800 feet of direct I-75 visibility while remaining within 12 miles of the I-10 interchange, providing a direct line to both the Port of Jacksonville and the Atlanta markets.

The development was supported by a Florida Commerce Jobs Growth Grant awarded in April 2022 totaling \$5,457,290.39, funding critical site infrastructure improvement.

<https://www.hamiltoncda.org/home/sites-buildings/>

<https://www.floridajobs.org/news-center/DEO-Press/2026/01/08/icymi--governor-ron-desantis-announces-an-additional--167.5-million-in-awards-to-improve-infrastructure-in-34-florida-rural-communities>

<https://www.hamiltoncda.org/news/busybee/>



Alapaha Commerce Center

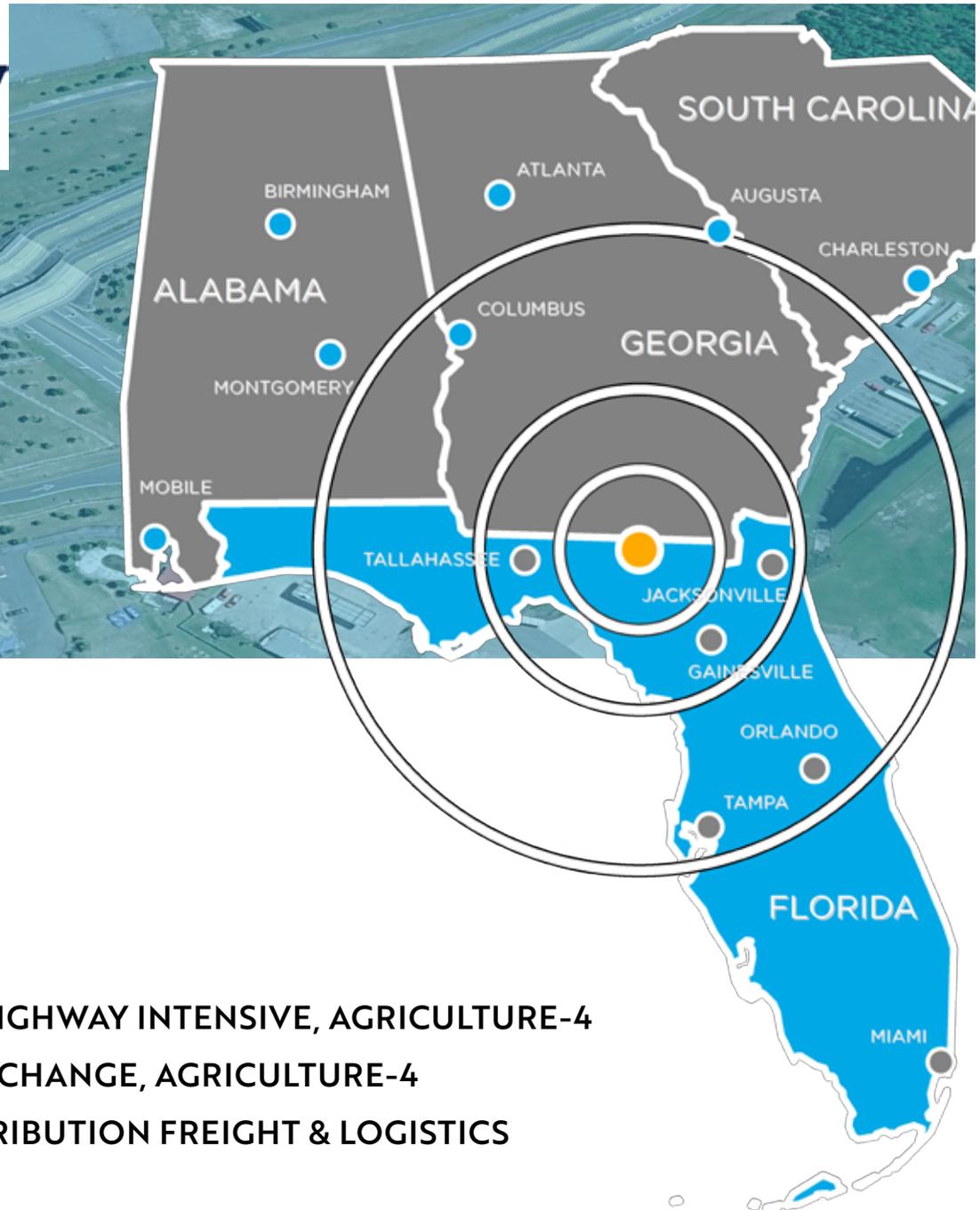
- Commerce Loop: 12-foot lanes, 5-foot paved shoulders, drainage swales
- All permitting obtained
- Master stormwater system constructed for 90% impervious per lot
- 3 Phase underground power
- Water & Sewer available at the road frontage of each parcel





Hamilton County
DEVELOPMENT AUTHORITY

SITE ID
1204-006



SITE DETAILS

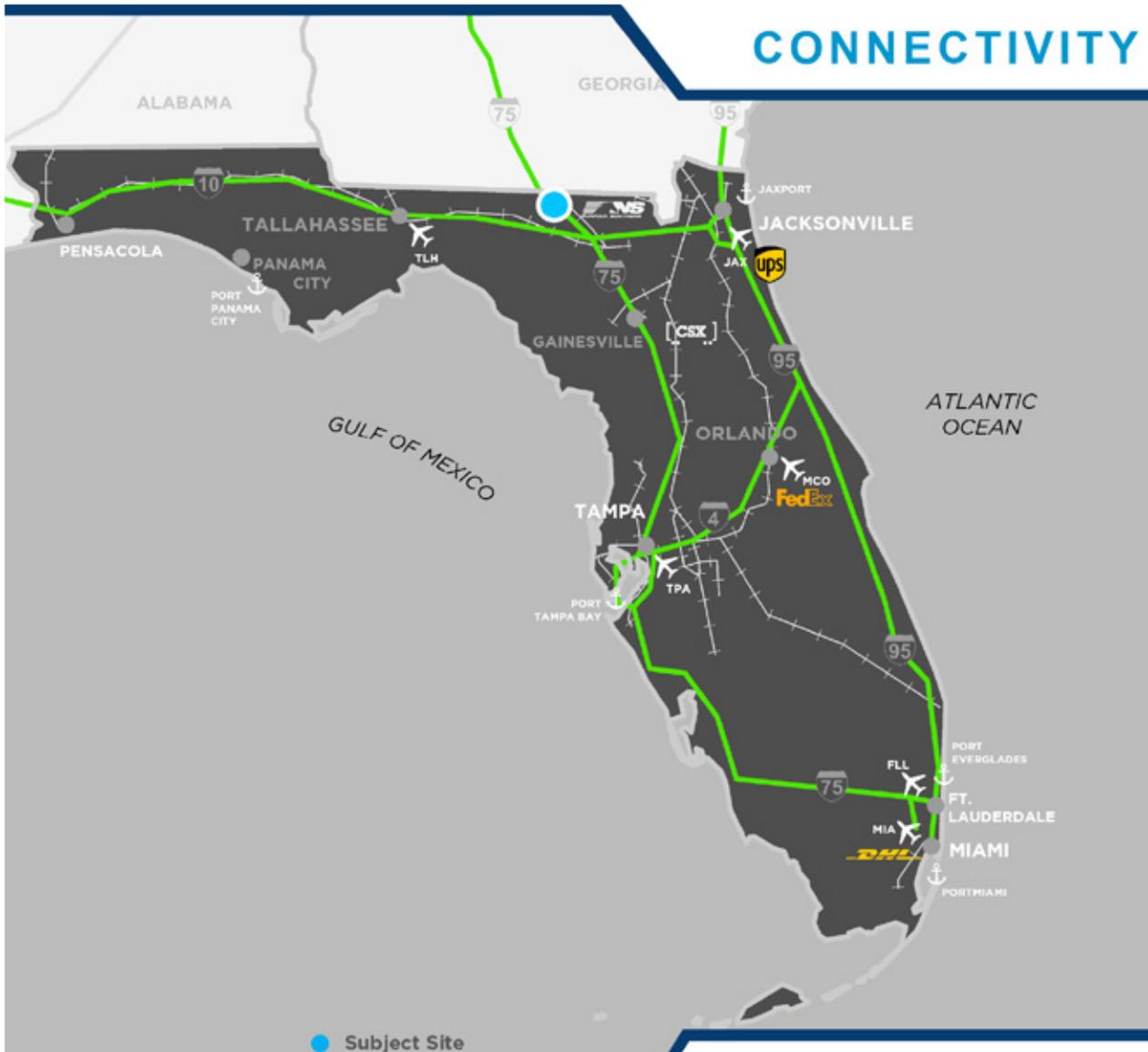
- COUNTY: HAMILTON
- CITY: JASPER, FL
- TOTAL ACRES: 58.2
- BUILDABLE ACRES: 42.3
- CURRENT ZONING: COMMERCIAL-HIGHWAY INTENSIVE, AGRICULTURE-4
- FUTURE LAND USE: HIGHWAY INTERCHANGE, AGRICULTURE-4
- HIGHEST AND BEST LAND USE: DISTRIBUTION FREIGHT & LOGISTICS



 **SITE BOUNDARY**

 **BUILDABLE AREA**

 
DIRECT ACCESS



CONNECTIVITY

- 26 MI TO NEAREST AIRPORT
Valdosta Regional Airport—VLD
- 97 MI TO NEAREST SEA PORT
Port of Jacksonville—Jaxport
- I-75, EXIT 460
Direct Interstate access
- NS RAIL
4.2 miles northeast of site

| CITIES | DISTANCE (MI) | DRIVE TIME |
|--------------|---------------|------------|
| VALDOSTA | 27.5 | 0:29 |
| GAINESVILLE | 79.6 | 1:16 |
| TALLAHASSEE | 80.4 | 1:24 |
| JACKSONVILLE | 94 | 1:20 |
| ORLANDO | 186 | 2:36 |

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



SITE CHARACTERISTICS

National Wetlands Inventory



FEMA Flood Hazard



SSURGO Hydric Soils

SSURGO Hydric Soils



Elevation/Slope



Land Cover



Crops, Grass, Trees
Built Area

UTILITY AVAILABILITY



BUSY BEE EXPANSION: HAMILTON COUNTY ECONOMIC MILESTONE

The Hamilton County Development Authority announced that construction of the second phase of the Busy Bee redevelopment and expansion project is now underway at State Route 6 and Interstate 75, marking continued retail growth and investment in Hamilton County.

The Busy Bee Travel Center expansion is a multi-phase redevelopment project spanning 14 acres, designed to bolster local infrastructure and drive economic momentum in Hamilton County.

“The expansion of Busy Bee not only strengthens our local retail and travel infrastructure but also serves as a catalyst for additional much-needed business and industry,” said Nathaniel Combass, Board Chair of the Hamilton County Development Authority. “Projects like this build on the momentum we’ve seen with the recent Dollar General locations in Jasper and Jennings, demonstrating Hamilton County’s growing appeal for new commercial development.”

- **Strategic Location:** Situated less than a mile from the site, the iconic Busy Bee landmark serves local Hamilton County residents and interstate travelers.
- **Phase 1 (Completed):** Focused on the redevelopment of the existing convenience store and Burger King franchise, supported by 0.59 acres of Hamilton Development Authority land.
- **Phase 2 (Under Construction):** Includes a 6.91-acre expansion featuring a renovated travel center, an expanded multi-lane diesel canopy, and 85 new semi-truck parking spaces.
- **Job Creation:** The project generates immediate construction roles and long-term permanent positions in retail, food service, and travel logistics.
- **Fiscal Impact:** Projected to significantly increase annual fuel and sales tax revenue to support community services and county growth.



The project is part of a broader effort to develop 50 acres of Hamilton County Development Authority-owned property into a Business Commerce Center featuring nine shovel-ready sites totaling 30 acres prepared for new businesses, jobs and capital investment.

Jasper, Florida sits at the crossroads of major highways, connecting the state's capital, Tallahassee, Jacksonville, Gainesville in FL, and Valdosta, GA (all within a 2-hour drive), offering access to an extensive consumer base.

This brand-new Dollar General Market is strategically placed on S.R. 6, a main thoroughfare for residents and commuters with direct access to I-75 (0.56 miles away). S.R. 6 allows residents easier access to neighboring towns.

Proximity to I-75 presents significant advantages:

- Growth and redevelopment at I-75 and S.R. 6 and commerce center underway
- Excellent visibility to a pool of travelers seeking general goods, gas, food, hotels, and restaurants, presenting a significant advantage for the site.
- Residents living west of S.R. 6 pass by the site to access I-75

The historic downtown has unique shops and restaurants, creating a desirable atmosphere, attracting residents and visitors. Jasper hosts several events throughout the year, attracting Florida residents and tourists. The Visit Florida tourism marketing agency reported that Florida had an estimated 135.02 million tourists in 2023.

Jasper, Florida is home to large community events attracting regional visitors:

- **The Hamilton County Championship Rodeo:** Every May, step into the vibrant world of cowboys and cowgirls at this annual event attracting visitors all over the region
- **The Farmers Market:** Held every Saturday, the local farmers market offers a glimpse into the agricultural roots of the area
- **Growing Blueberries:** Held every February, learn to grow blueberries in your own backyard

Suwannee River State Park is a popular outdoor attraction that provides year round recreation, creating a steady stream of potential customers.

The Spirit of the Suwannee Music Park & Campground, located 10.8 miles southeast of the site, is a popular campground and concert venue. It is the home of events that draw large crowds including:

- Suwannee River Jam-Country Music Festival
- Suwannee Roots Revival-American, Folk and Traditional Roots Music
- Suwannee Hulaween Halloween Celebration

Underserved market-residents must travel 7 miles to the nearest grocery store and 14.3 miles to a chain grocery store, strengthening the site's position as a convenient destination for residents and commuters to obtain everyday household goods.



Development Authority Commerce Center

- Located less than a mile from the site

BusyBee

- Located less than a mile from the site

OYO Hotel

- Located less than a mile from the site

American Inn

- Directly off I-75
- Located 0.37 miles from the site

Budget Inn

- Located 0.57 miles north of the site

Hamilton County High School

- 718 Students in grades 7-12
- Located 8.13 miles southeast of the site

Hamilton Elementary School

- 843 Students PK-6
- Located 8.04 miles southeast of the site

Offices of The School District of Hamilton County

- Located 5.82 miles east of the site

The Pecan Outlet

- In-shell and candied pecans
- Tourist attraction
- Located 0.58 miles north of the site

Spirit of the Suwannee Music Park & Campground

- Popular campground and concert venue
- Located 10.8 miles southeast of site

Gibson County Park

- Campground, park and boat ramp
- Located 5.23 miles southwest of the site

Madison Blue Spring State Park

- Popular for its blue water
- Offers picnicking, tubing, scuba diving, fishing and paddling
- Located 11.1 miles west of the site

The trade area is home to churches, including:

Bright Pond Baptist Church Fellowship Hall

- Located 4.80 miles northeast of the site

St. Therese of the Child Jesus Mission

- Located 3.35 miles northeast of the site

Oak Grove Church

- Located 2.63 miles north of the site

New Hope Baptist Church

- Located 1.95 southwest of the site



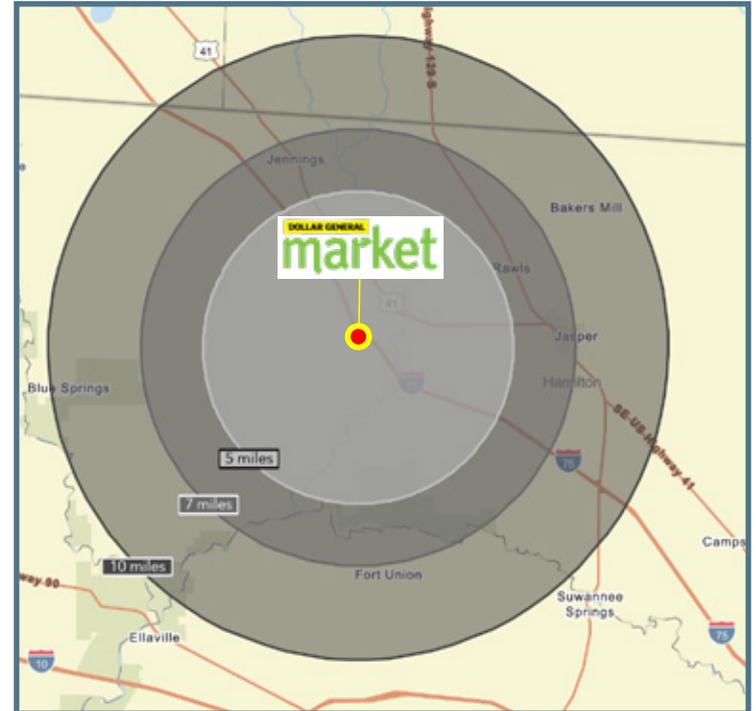


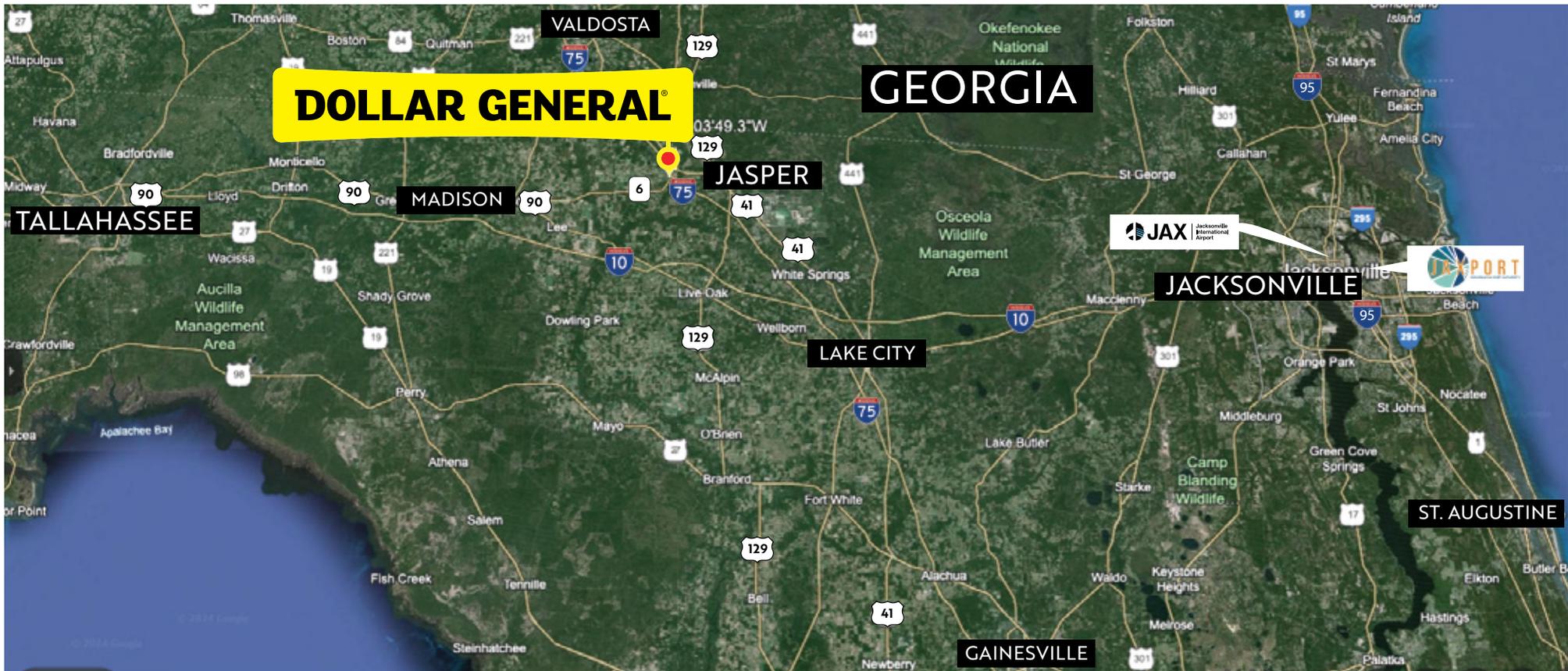
DEMOGRAPHICS SUMMARY

| CATEGORY | 5 MILE RADIUS | 7 MILE RADIUS | 10 MILE RADIUS |
|-----------------------|---------------|---------------|----------------|
| POPULATION | 2,633 | 8,606 | 12,991 |
| HOUSEHOLDS | 1,083 | 2,872 | 4,563 |
| POPULATION MEDIAN AGE | 47.5 | 42.2 | 42.8 |

26,778
EST. POPULATION
IN A 15 MILE
RADIUS

9,634
HOUSEHOLDS
IN A 15 MILE
RADIUS

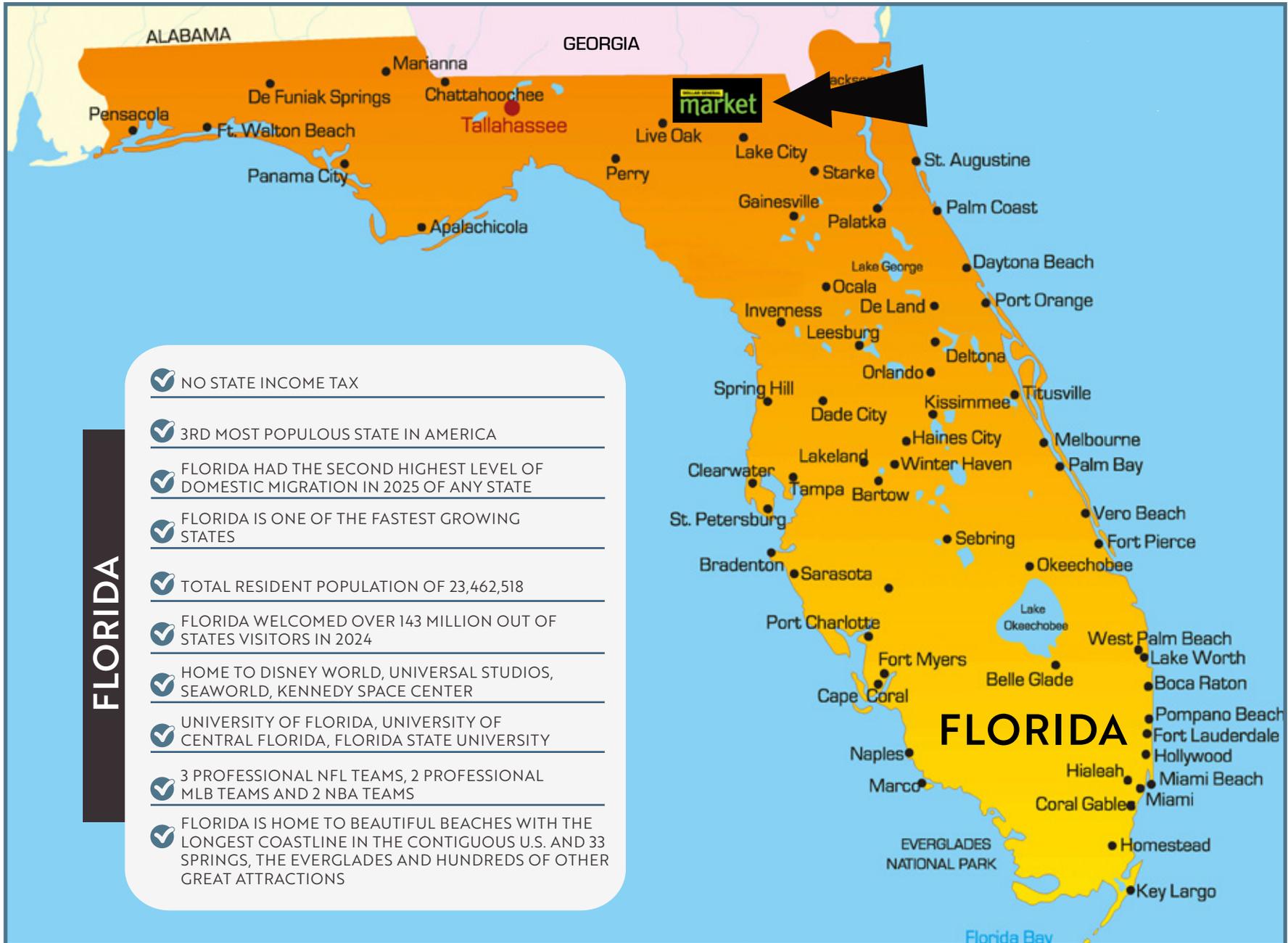


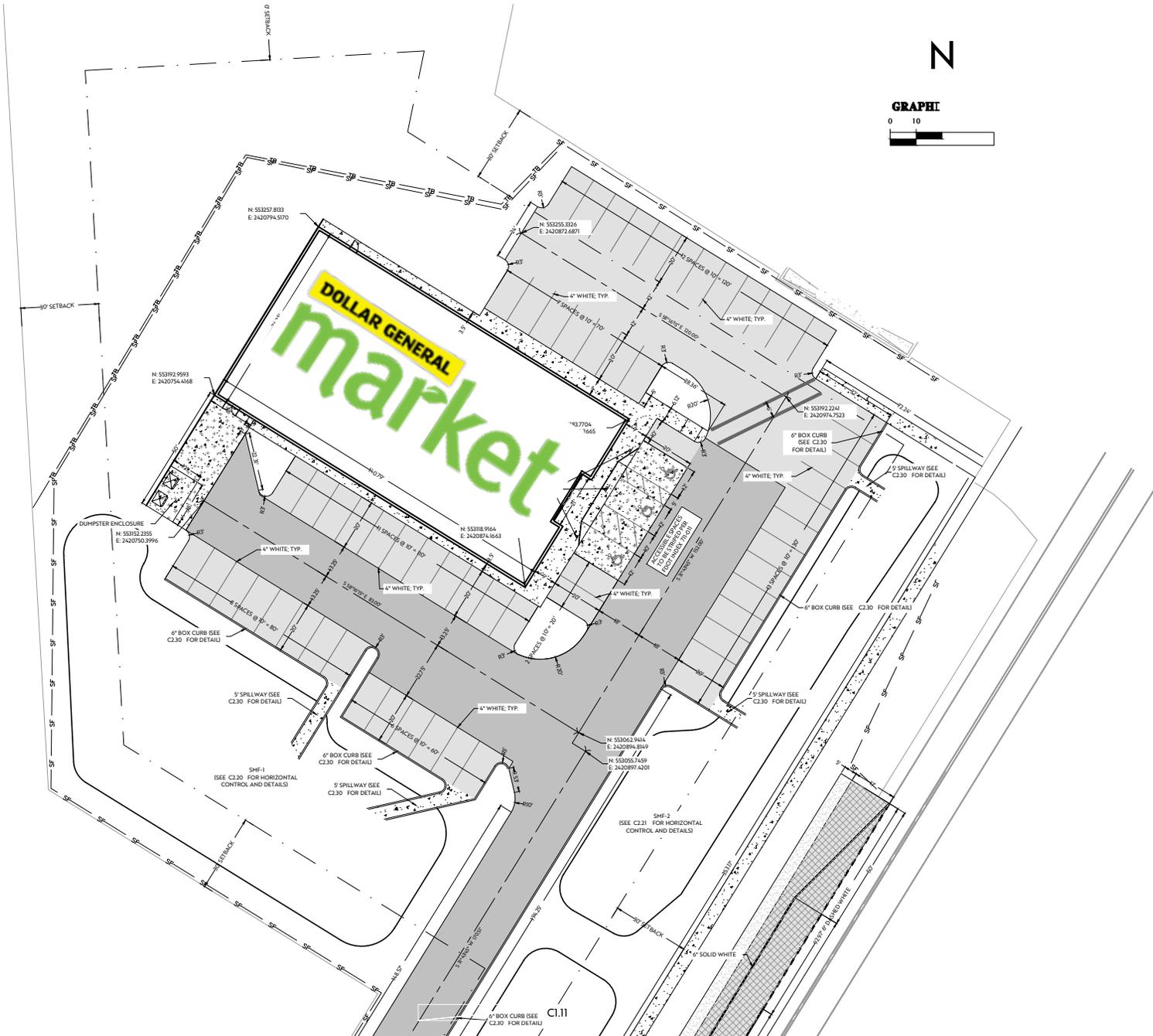


Jasper, Florida is situated at the crossroads of major highways, connecting Tallahassee (**Florida's Capital**), Jacksonville (the **#1 most populous city in Florida** and **11th most populous in U.S. boasting rapid growth**), Lake City, Gainesville (**home to University of Florida**) and Valdosta, Georgia (expanding potential customer base).

Major Highway:

- Proximity to I-75 (0.56 miles away), provides convenient connections to destinations across Florida and U.S.
- S.R. 6 connects Madison and Hamilton Counties to major highways like U.S. 90, U.S. 41 and I-75, playing a crucial role in the economic and social development for these communities.
- Adjacent to U.S. routes 41 and 129, which intersect in the town center to form an artery connecting Jasper to other parts of Florida and Georgia





ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

We deliver! Our mindset of “not accepting no as an answer” has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



AMBER
CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
FLORIDA, GEORGIA, ARKANSAS

THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =
SOLVES PROBLEMS & EARNS BIG RESULTS
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM