

OAK HILL INDUSTRIAL LAND

770 SOUTH US-1, OAK HILL, FL 32759

OFFERING PRICE:

UNPRICED

LAND SIZE: ±132.34 AC

Map Key

John F. Kennedy Space Center - 17 Miles

Space X - 17 Miles

Blue Origin - 20 Miles

Orlando - 46.5 Miles

New Smyrna Beach - 13.2 Miles

Cape Canaveral - 42 Miles



CONFIDENTIAL OFFERING MEMORANDUM

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

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 SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd

Unit 2200

Ponte Vedra Beach, FL 32082

Exclusive Sales Representatives



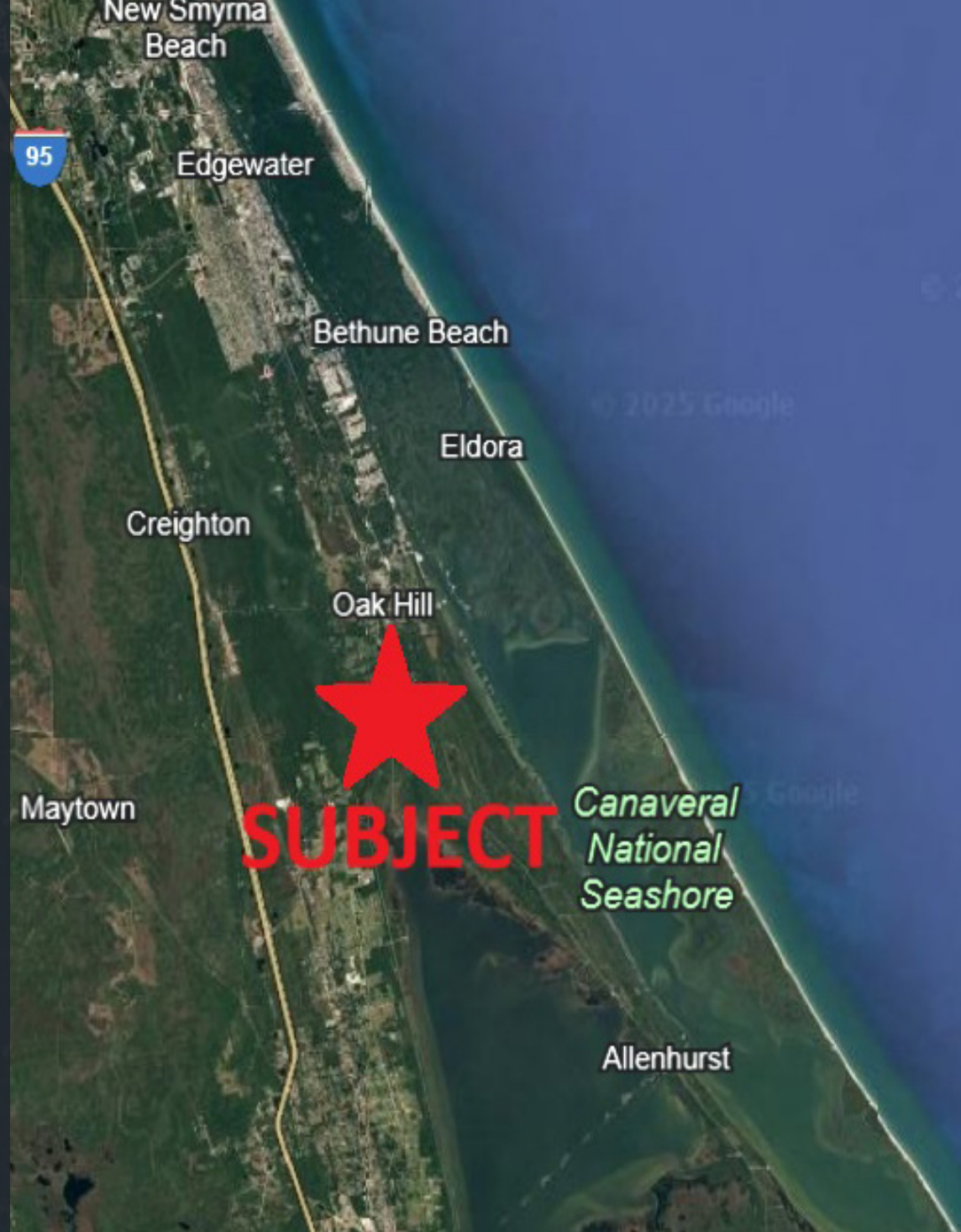
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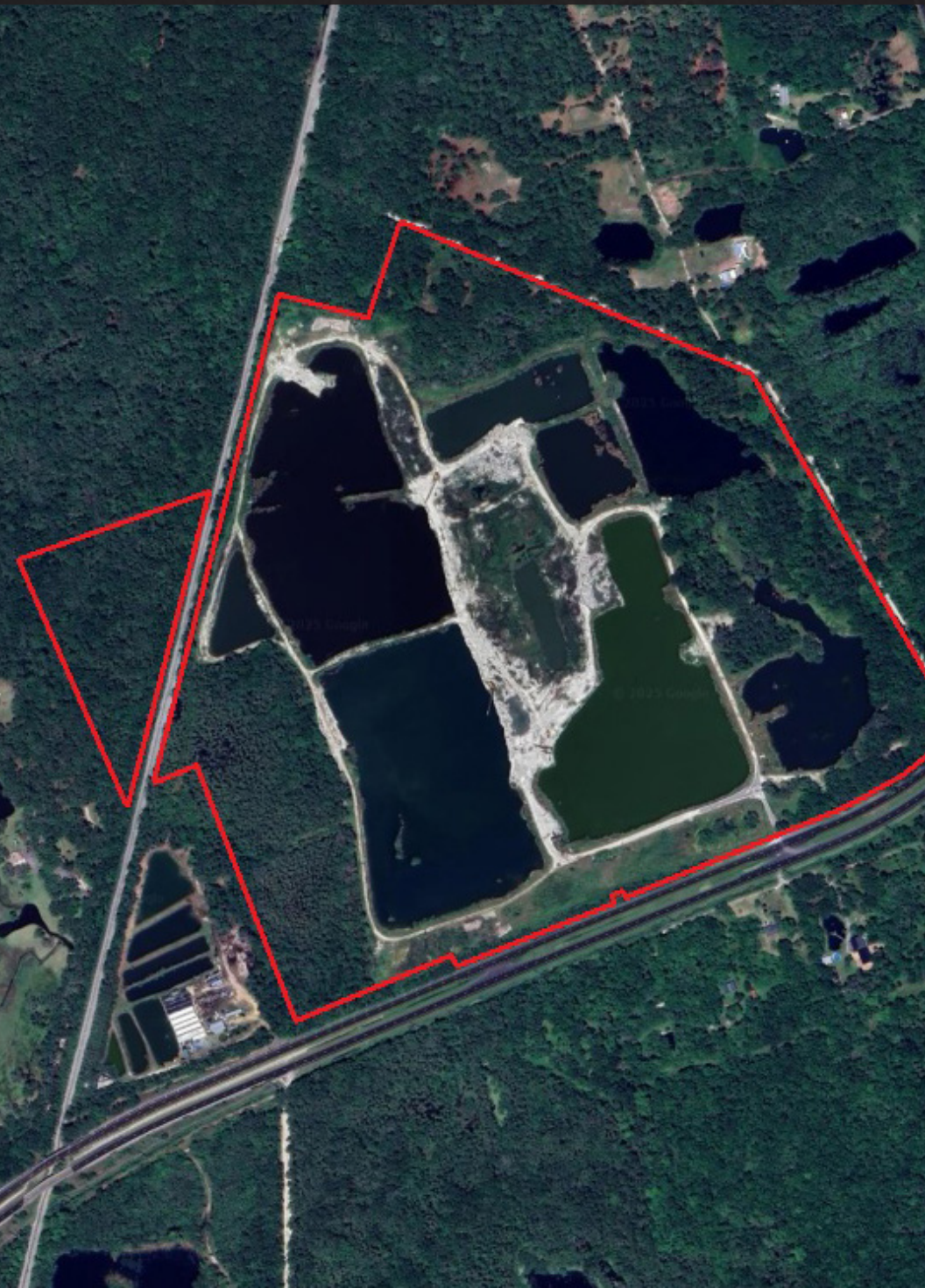
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OVERVIEW:

SVR Commercial LLC, as exclusive advisor, is privileged to present the opportunity to acquire this ± 132.34 acre parcel with approximately ± 30 acres of uplands located at 770 South US-1, Oak Hill, FL 32759. The site currently has temporary industrial zoning with a few years remaining and will need to be annexed into the city of Oak Hill for permanent zoning.

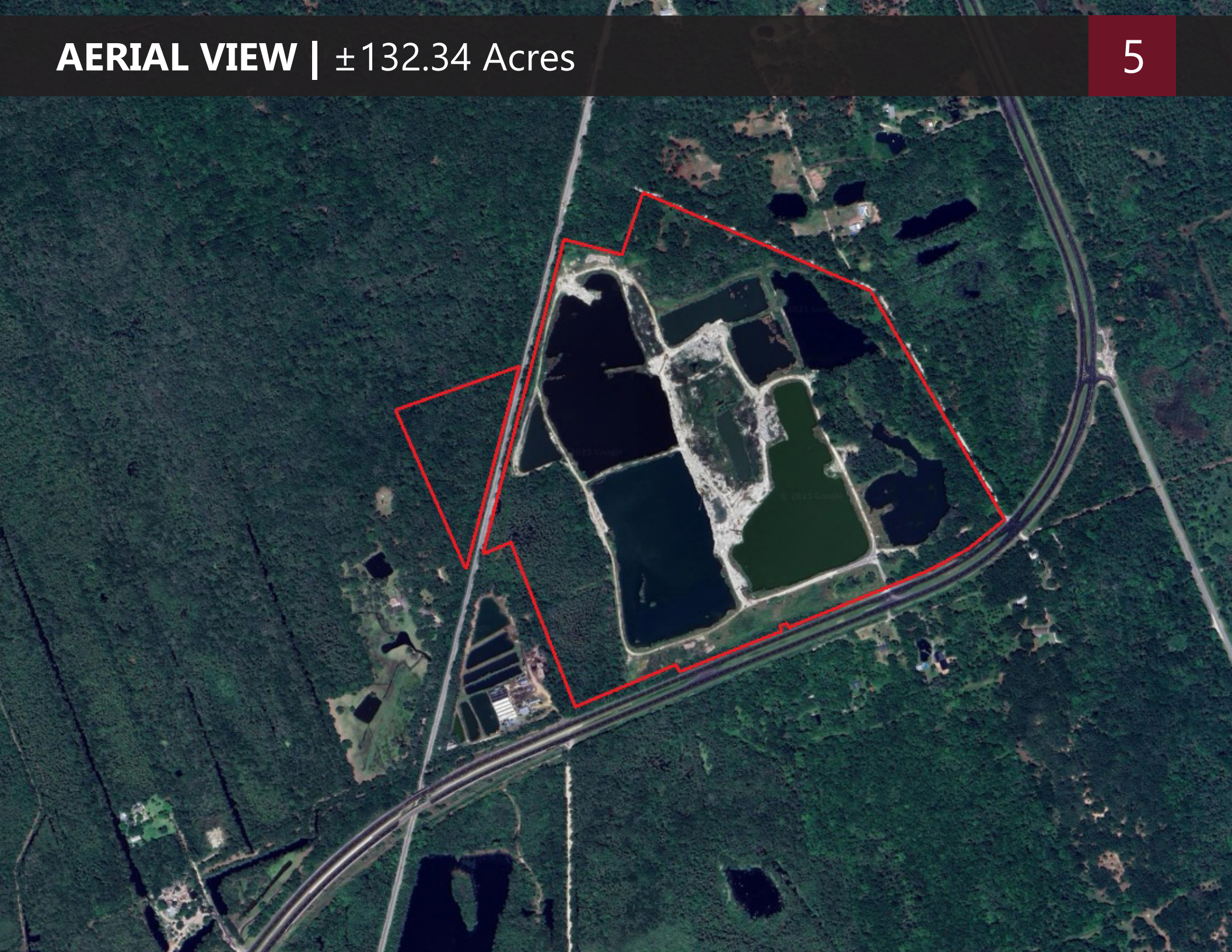
The site is ideal for industrial development and aerospace uses with seclusion and close proximity to Cape Canaveral.

LOCATION DESCRIPTION:

The property is located at 770 South US-1, Oak Hill, FL 32759. Positioned in South East Volusia County, FL, approximately 20 minutes driving time from John F. Kennedy Space Center & Space X facility. It is located 5.2 miles away from Interstate 95 (I-95), and 5.5 miles from Edgewater city limits.

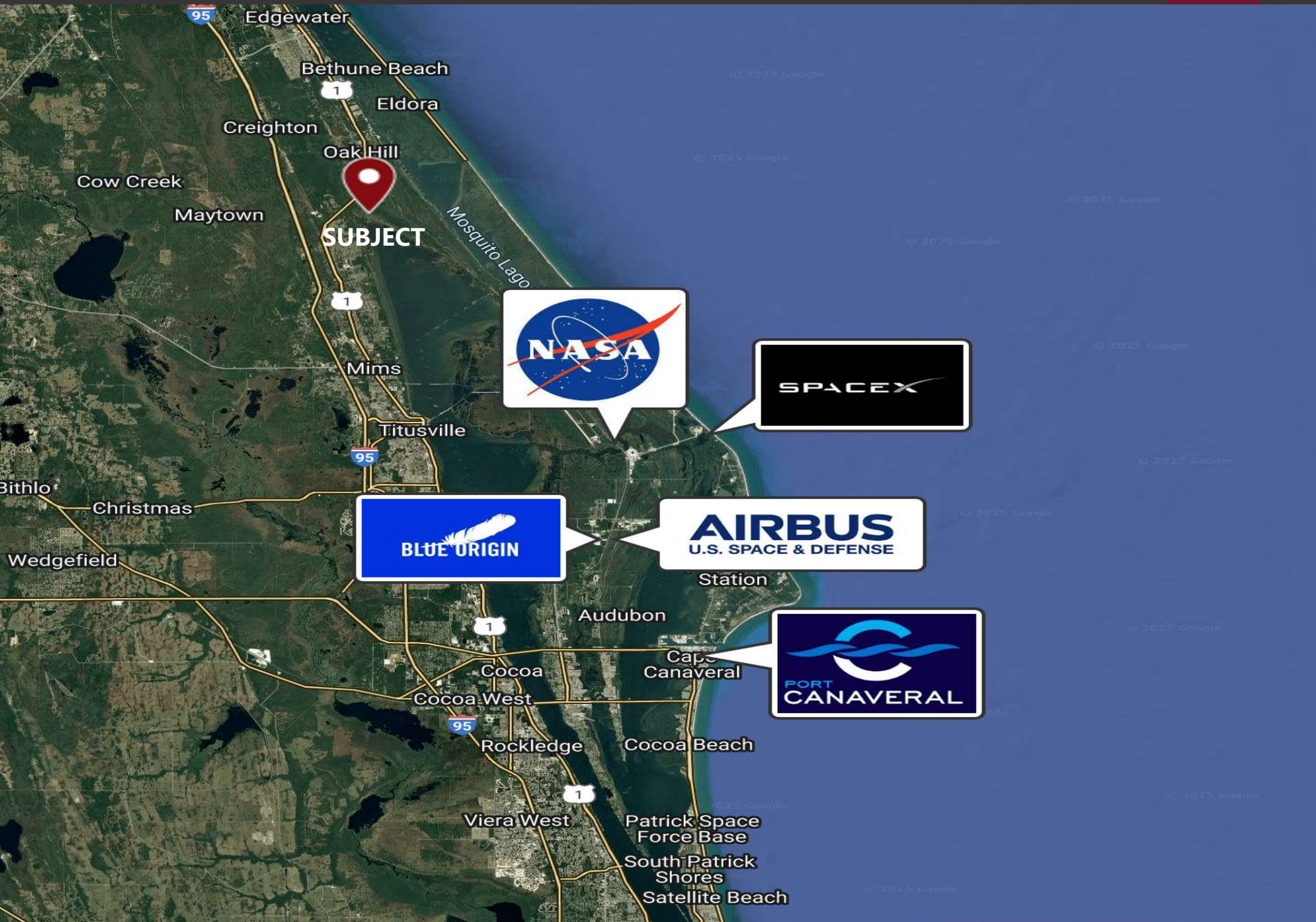
BUILDING DETAILS

Address:	770 South US-1 Oak Hill, FL 32759
Tax Real Estate Number:	953702001140
Land Size:	± 132.34 Acres
County:	Volusia
Approximate Uplands:	± 30 Acres
Zoning:	Industrial



RETAILER MAP

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	3 Miles	5 Miles	10 Miles
2029 Projection	2,222	4,715	35,969
2024 Estimate	1,981	4,201	32,037
2020 Census	1,764	3,702	27,923
Annual Growth 2024-2029	12.17%	12.24%	12.27%
Annual Growth 2020-2024	12.30%	13.48%	13.48%
HOUSEHOLDS			
2029 Projection	969	2,128	15,953
2024 Estimate	862	1,892	14,162
2020 Census	772	1,677	12,266
Annual Growth 2024-2029	12.41%	12.47%	12.65%
Annual Growth 2020-2024	11.66%	12.82%	15.46%
Owner Occupied Housing Units	696	1,574	12,176
Renter Occupied Housing Units	166	318	1,986
Avg Household Income	\$63,488	\$67,142	\$75,159
Med Household Income	\$43,792	\$51,800	\$58,729
2020 HOUSEHOLDS BY HOUSEHOLD INC.			
Household Income Less than \$25,000	312	550	2,611
Household Income \$25,000-\$50,000	151	364	3,226
Household Income \$50,000-\$75,000	166	370	2,955
Household Income \$75,000-\$100,000	70	208	2,045
Household Income \$100,000-\$125,000	81	207	1,618
Household Income \$125,000-\$150,000	13	48	665
Household Income \$150,000-200,000	22	63	372
Household Income \$200,000 or greater	47	81	670

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TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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