

Heavy Industrial Land Opportunity

1486 acres located in Central Florida

1486 Acres

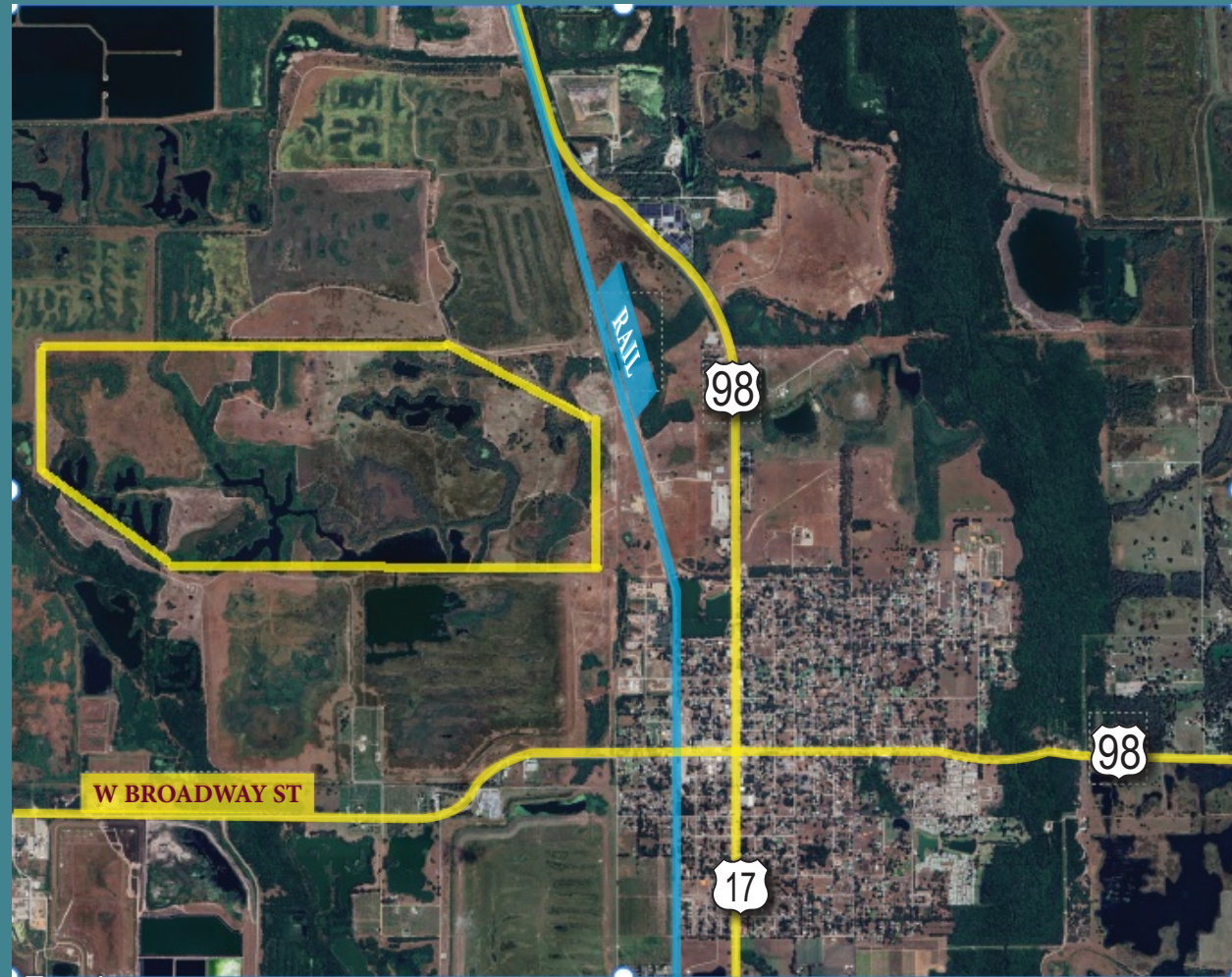
Approximately 800 acres developable Land for Industrial Campus

Central FL

20M+ population in Florida, Port & Intermodal proximity to South & North America

Unique Location

With buffer for impactful industrial development



LAND FOR SALE

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Opportunity Overview

Strategic Location: Centrally located in Polk County between two major Florida MSAs (Tampa & Orlando), the site offers access to 4.5 million people via several U.S. Highways. With additional transportation corridors for statewide access. Industrial rail proximity.

 **Industrial Development:** 1486 acres of land secured to allow for a heavy industrial manufacturing development.

 **Rezoning in Progress:** Expected approval for industrial zoning by Q4 2025

 **Low Disaster Risk:** Central Florida offers superior disaster resilience with its elevated, flood-free location and hurricane-hardened infrastructure—minimizing exposure to storm surge and coastal risks.

 **Adjacent CSX Rail:** Provides access to mainline movement of goods, see rail conceptual.

 **Business-friendly Local & State Economic Development Programs:** Ad Valorem Tax Abatement, Capital Investment Tax Incentive, High Impact Performance Incentive, Sales Tax Exemptions for Manufacturing Equipment and Electricity.

Land Characteristics

Electric Transmission Line (230 kV) | <2-miles

Distribution Line <12.47 KV | 1mile

Fiber | <2-miles

Dedicated 100GB line

Natural Gas | onsite

1000psi

Water | <2-miles, Local Utility + Private

Potable & Reuse, +100K gallons/day

Wastewater | Onsite, Private OSSF

Development Overview

 Site Control


 Electrical Utility Class 5/Level 1 | *RECEIVED*

 ALTA - TOPO | *COMPLETED*

 Geotechnical | *COMPLETED*

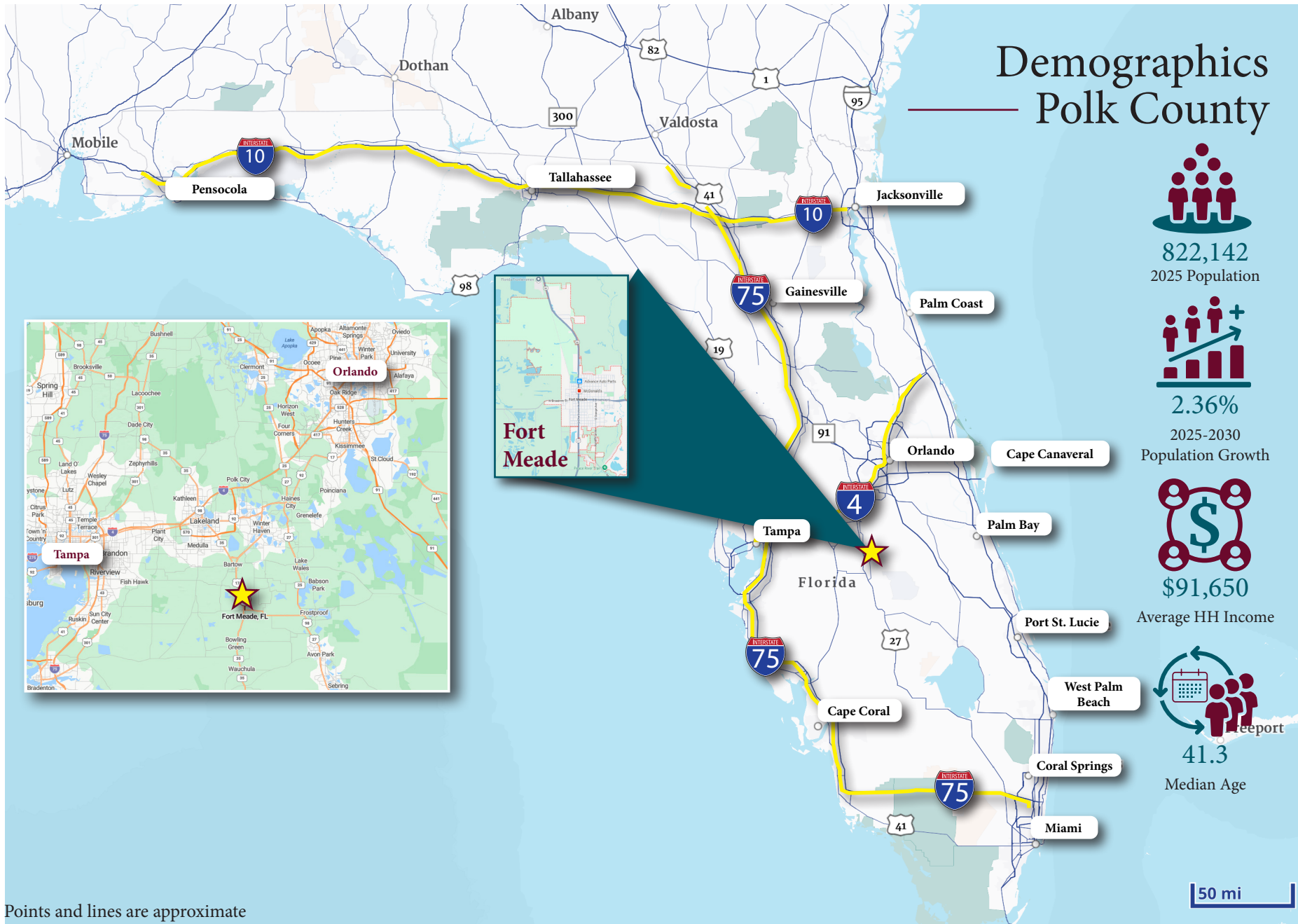
 Wetland Delineation | *COMPLETED*

 Re-zoning | *IN PROGRESS*

 Due Diligence - ESA I, Natural Resources, Cultural | *COMPLETED*

 Fiber/Water/Sewer/Gas | *COMPLETED*

 Water Solutions - Onsite Private Package Plant desktop review | *COMPLETED*



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Conceptual Rail Layout

HEAVY INDUSTRIAL LAND OPPORTUNITY



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