

Levy Site

Northwest Florida area ▪ Levy County, FL



Location

- Located in Northwest Florida, Levy County, Primarily on the east side of US 19 and spanning the north and south sides of County Road 41.
- [Link to Google Map of the site here.](#)

Utilities

- **Water:** The nearest water connection for Potable Water: 6" line <1,000 ft to the site with 275,000 GPD excess capacity
- **Raw Water:** Possible via canal on southern boundary
- **Wastewater:** Town of Inglis.
- **Sanitary Sewer:** Unavailable, working to secure funding to construct system
- **Industrial Wastewater:** Opportunity for discharge to canal on southern boundary
- **Electric:** Duke Energy transmission line is located adjacent to the site. Transmission: 69kV adjacent to site, 230 kV line is 2 miles west of site. Capacity: 5 MW, Expansion to 20 MW possible
- **Natural Gas:** Florida Gas Transmission Located at northwest boundary of the property along US 19. 8", 912 psi line and 30", 1,200 psi line
- **Fiber:** distance to fiber optic is greater than 15 miles, no telecom providers currently serve the site

Acreage & Ownership

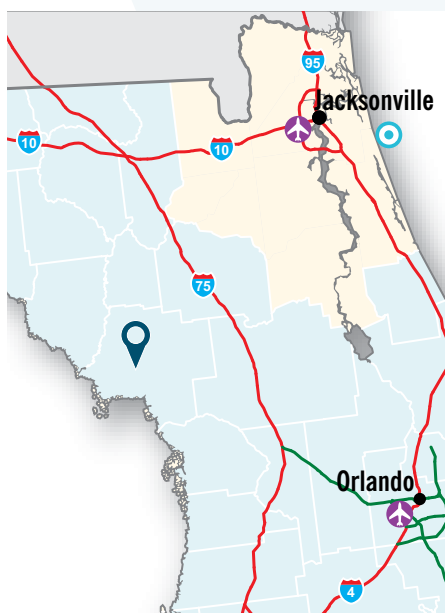
- 5,491 acres
- 3,132 acres are developable
- Owned by Duke Energy

Labor Force

- 702,792. 676,753 employed.
- 800 in Armed Forces. 112 in engineering field, 35,304 in construction/extraction, and 13,512 in transportation manufacturing/materials transport.
- 2,129 engineering graduates (2019); 153 engineering technologies/sciences; 5 transportation/materials moving.
- Median annual wages (all occupations): \$30,470; \$66,277 engineering.
- Union participation rate: 6% public, 3% private

For More Information Please
Contact Chris Wimsatt at
937.689.0583 or
chris.wimsatt@duke-energy.com.

duke-energy.com/economic



Post- Secondary Educational Institutions

- College of Central Florida, Ocala campus: 37.5 miles / 1 hour
- University of Florida: 53 miles / 68 minutes
- The Florida State University: 156 miles / 3 hours
- Santa Fe College, Gainesville 56.9 miles / 1 hour

Public Schools

- 15 public institutions; 7 elementary schools, 2 middle schools, 4 senior high schools, 4 combined.



Port

- Cross Florida Barge Canal Distance: Adjacent. Barge canal on the southern boundary, has a 12 ft. draft and funnels into the Gulf of Mexico. Having the ability to import raw materials and/or export finished goods can be extremely economical, especially in the circumstance where rail service is not available.
- Port of Tampa Distance: 93 miles or 1:45 hrs transit time from the site. It is a deep water port with draft depth of 43 feet

Rail

- Regional-Rail LLC/3i (short-line rail) The closest connection would require a 5 mile extension

Highway

- Nearest Interstate (North/South): I-75. Distance: 28 miles / 45 minutes
- Nearest Interstate (East/West): I-10. Distance: 109 miles / 2 hours
- Nearest 4-Lane Highway: US 19. Distance: Adjacent
The site has access via US Highway 19 a four-lane Principal Arterial and County Road 41, a two-lane Major Rural Collector.
- The Levy County Comprehensive Plan Roadway Classification maps indicate that both roads will remain at their current width and number of lanes

Airport

- Nearest Commercial Air Service: Tampa International: Distance 84 miles / 90 minutes
- Williston Municipal Airport: 26 miles / 31 minutes

Zoning

- The property has a default zoning designation of Forestry/Residential (F/RR) and spec uses allowed through the Special Exception process.
- Surrounding Uses:
North: Rural residential, Forested land, Preserve
South: Cross Florida Barge Canal, Recreation, Preserve
East: Forested land, Rural residential
West: Forested land, US 19, Rural residential

Wetlands

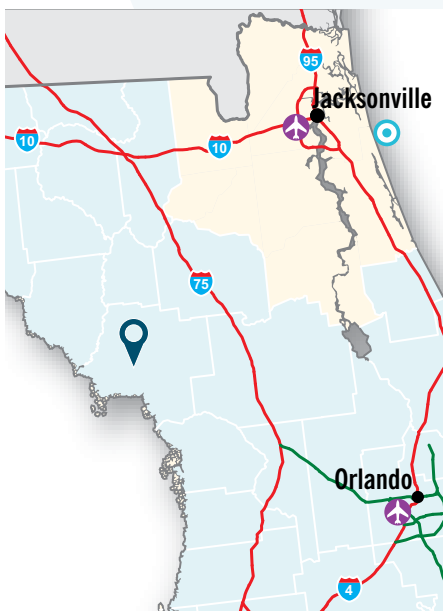
- 2,268 acres are wetlands scattered across the site.
- Duke Energy proposed four mitigation areas on the site when considering the previously planned development. Wetland mitigation will likely be required, site is large enough that it may be possible to mitigate on site

Environmental

- Phase I and II ESA completed.
- Wetland Delineation completed.
- Air Permitting: This site is in attainment status.
- Residential/Sensitive Receptors: A state forest borders the northern boundary of the site

Drone Video of Site

- [Link here](#)



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