

SITE INFORMATIONMAP



Wakulla County, Florida OPPORTUNITYPARK

LOCATION

- 9.5 Miles to Six Lane Capital Circle
- 15 Miles to the Tallahassee International Airport
- 17 Miles to I-10
- 9 Miles to St. Marks Port

SITE OWNERSHIP AND CAPABILITIES

- 240-Acre Site Owned by NG Wade Investment Co.
- CSG International, a Major Corporate Services Provider, is an Existing Business In Opportunity Park
- Will Sell, but Prefer Leasing
- PUD Will Allow 1,900,000 Sq. Ft of Build-Out

UTILITIES

- 2.5 MW Electric Power Available with 5 MW On Demand In 6 Months
- 8" Water Lines on Property In 2500 gpm Excess Capacity
- 8" Wastewater Force Main with 355,000 gpd Excess Capacity
- Centurylink Fiber Adjacent to Property, 30 Days to Service
- Gas Available to Site From City of Tallahassee or From TECO Gas

APPROVAL PROCESS

- Submit Site Plan to Development Review Committee (DRC)
- Upon Approval Submit Building Plans to Building Department for Permitting
- DRC Not Required to Hold Any Public Meetings

THE DRC IS COMPOSED OF 6 MEMBERS

- County Planning Director
- Chairman, Industrial Development Authority
- President Wakulla Chamber of Commerce
- The Developer or a Representative
- Chairman Board of County Commissioners
- Developer's Planning Consultant

WAKULLA COUNTY

240 Acre Site

Land Use &
Zoning in Place

Federal Tax
Opportunity Zone
Designation

1.9M sq ft of
Buildable Space

14 Miles to
Tallahassee

Wakulla County
OPPORTUNITY
P A R K

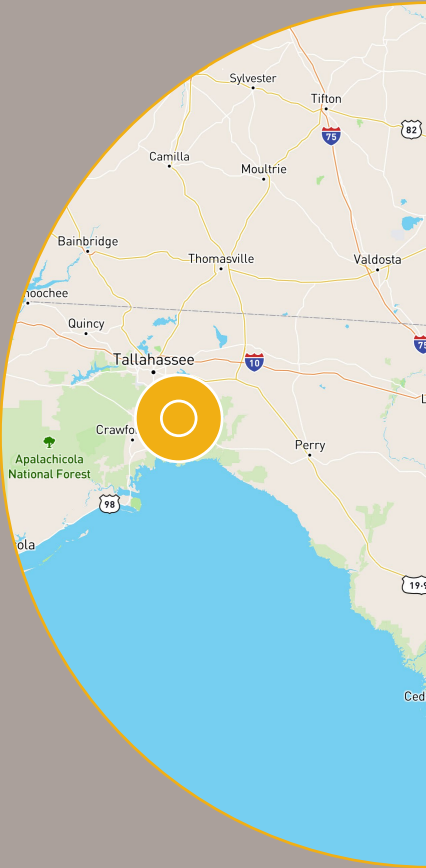
Contact Information
569 Edgewood Ave., South
Jacksonville, Florida 32205

OpportunityPark.net
(904) 388-3561

Federal Opportunity Zone, Wakulla County
Opportunity Park is a Designated Qualified Opportunity Zones (QOZ)
under Internal Revenue Code § 1400Z-2

OPPORTUNITY PARK

Wakulla County, Florida



SITE INFORMATION

OPPORTUNITY PARK

PROJECT INTRODUCTION

N.G. Wade Investment Company presents a select development opportunity near the Florida State Capitol, immediately south of Tallahassee in Wakulla County. The 240-acre development site, located on Commerce Boulevard, has immediate access and all necessary utilities at the site’s boundary to facilitate rapid development and implementation for new and expanding businesses. Tallahassee International Airport is 14 miles away and a 6 lane limited access road is 9.5 miles away that leads to I-10. Over 160,000 population within a 30 minute drive time, and 300,000 within 45 min.

LAND USE AND ZONING

The 240-acre development site is already transected by existing roadways allowing multiple scaled buildings. With existing Industrial Land Use and two zoning categories, the site is well suited for both Industrial focused clientele based on this Land Use. Opportunity Park has a Opportunity Zoned Designation, where private investments, under certain conditions, may be eligible for capital gain tax incentives.

SITE DEVELOPMENT CHARACTERISTICS

The rectangular site area is designed to accommodate all business uses. The gentle topography is located 20’ above sea level, with only portions of the overall property lying within the FEMA floodplains. The lower elevation areas are suited for stormwater management facilities, with the majority of the site containing Grade A soils as per the National Resource Conservation System (NRCS) data.

UTILITY ACCESS

Paved roadway access connects site to Woodville Highway, which connects Tallahassee to St. Marks, FL. Potable Water is within site and linked to the site’s northern property line. Sanitary Sewer is located onsite for immediate access, with capacity to serve a variety of development opportunities. CenturyLink is telecommunications provider, with underground fiber, service is typically available within 30 days. Duke Energy’s, 12kV distribution line is located adjacent to site’s northern boundary on Commerce Boulevard. Current infrastructure provides 2.5 MW, Duke can load shifting loads feeders for up to 5 MW onsite within 6 months.