

MARKET ACCESS

Endeavor Park is strategically located to be a distribution hub reaching from South Florida to Memphis and the rest of the Southeast United States within eight hours.



BY LAND: I-10 < 1MILE

Access to the site is through HWY 276, Kynesville Rd. with Interstate 10 less than a mile away. Interstates 65 and 75 can be accessed in less than three hours to the Northwest and Northeast respectively. Two-lane highways with controlled intersections provide access from the east and west, and north into Alabama.



BY SEA: 54 MILES

The Port Panama City is situated on the Gulf Intracoastal Waterway, with access to the Gulf of Mexico. The Port boasts a 36-foot deep channel and berthing areas. It includes 138 acres of land on Dyers Point, just off US 98, and the 250-acre Intermodal Distribution Center, about 10 miles to the northeast on US 231.

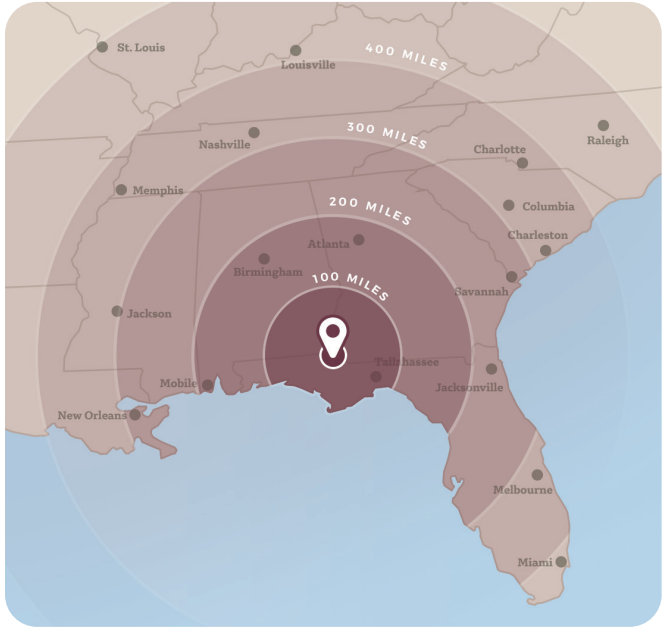


BY AIR: 44 MILES

Dothan Regional Airport (DHN) offers daily scheduled non-stop jet service to Atlanta, provided by Delta connection regional service ExpressJet. DHN offers the convenience of two runways, the longest of which is 8,500 ft.

Marianna Municipal Airport is less than nine miles away and consists of two 100-foot wide intersecting runways, one 4,900 feet long and other 6,000 feet long.

Northwest Florida Beaches International Airport in Panama City and Tallahassee International Airport, Florida are 56 and 66 miles away respectively.



JACKSON COUNTY

Jackson County, Florida is quietly situated in Northwest Florida, one-hour west of Tallahassee and one hour north of Panama City. Jackson County is a place of abundant natural beauty where rich history meets dynamic growth. It offers access to a high quality of life with activities for the outdoor and water enthusiast, historians, artists, and athletes. We address the needs of the mind, body and soul. Locals boast of the beautiful natural resources including rivers, caves, and woodlands. Gorgeous historic homes and spring fed rivers are surrounded by canopy oak trees and rolling hills. Those seeking a community that offers well-rounded opportunities while maintaining a small-town feel will feel at home in Jackson County.



HOW WE HELP

The Jackson County Economic Development Committee is standing ready to help you find your place here in Jackson County, Florida. Jackson EDC is the lead economic development organization in the County. We are focused on helping with site selection, incentives, workforce recruitment, training, and whatever else you need to be successful here.

CONTACT US

Zach Gilmore
Vice President of Business Development
850.633.2203
zach@jacksonedc.com

RESIDENTIAL HOUSING DEVELOPMENT

Over 300 acres are available for residential housing development through a Public/Private partnership. Jackson County is growing and new neighborhoods are in demand.

AUTISM TRANSITION SUPPORT CENTER

The planed Autism Transition Support Center will be an inclusive one-stop support center. A medical center complex that provides services by, and training of, Autism Spectrum Disorder and Autism Behavior Analyst service professionals. A facility capable of assisting in preparation for transition beyond secondary school and employment integration. The project is a partnership with Jackson County, Chipola College, FSU and Family Dollar Corporation.

GOOD COMPANY

The site borders the Mariana/Jackson County Distribution/Construction Services Park. This Gulf Power certified “Florida First” site features two industrial parks in one complex: A 160-acre parcel dedicated to distribution services, and 53 acres dedicated to construction services. The second largest building in Florida, the Family Dollar distribution center, is located here.

JACKSON COUNTY HISTORY MUSEUM

A history museum will be housed in a restored historic building on the site.



1,200 ACRES OF POSSIBILITY AT THE TOP OF FLORIDA

Endeavor is 1,200 plus acres ready for development including residential, commercial, and public spaces, plus 750 acres set aside for an industrial park. Endeavor is located in the heart of Jackson County — almost a thousand square miles of unspoiled land where

both families and industries have prospered since 1822. The site sits next to Interstate 10 in a logistics cross-roads on the Gulf Coast. Modern infrastructure, a ready workforce, and a surprising business environment make this a perfect location for growth.

ENDEAVOR SITE

UTILITIES

ELECTRIC:
Florida Public Utilities:
12.47 kV distribution line onsite

NATURAL GAS:
Florida Gas Transmission Company:
4-inch line

SEWER:
City of Marianna Wastewater
Treatment Plant: 12-inch line

WATER:
City of Marianna: 12-inch line with
4.108 mgd available capacity

TELECOM:
Century Link: Infrastructure onsite

EMERGENCY SERVICES:
ISO-4 rated fire department protection
24 hours per day, 7 days per week

Kelson Avenue

Russ Street

Marianna

(276)

South Street

(73)

Clarksville Highway

FAMILY DOLLAR
my family, my family dollar

RESIDENTIAL

Public and Private Housing development

COMMERCIAL

Commercial and Mixed Use development

PUBLIC

LE (Sheriff, Temp holding), Local Gov,
Autism non-profit

INDUSTRIAL

Manufacturing, Distribution

CONSERVATION

MIXED USE

WORKFORCE

Approximately one million plus people live within a 60-mile radius of Jackson County, plus a civilian labor shed of more than 520,000. This energetic, motivated and productive workforce is capable of meeting any employer's needs.

EDUCATION

Jackson County has a "B" rated public school district, four "A" rated schools, and a strong commitment to workforce education.

Chipola College in Marianna has a rich tradition of strong academic and workforce programs, with an outstanding faculty committed to developing each student's full potential for success. Four-year degrees and workforce certifications are available.

Several world-class educational institutions are within 65 miles of Jackson County, including Florida State University.

INCENTIVES

Jackson County is located in a Governor-designated Rural Area of Opportunity. To enhance job growth and business expansion in these rural counties, the state and local governments provide incentives to attract new and higher wage employment opportunities in creative ways.

Endeavor Park is located within a Federal New Market Tax Credit zone providing special financial benefits to help fund new businesses.

STATE/COUNTY TAXES

The State of Florida and Jackson County offer liberal tax rates. There is no state income tax; the corporate income tax rate is 5.5%; retail sales tax is 7.5%; gasoline tax is \$0.07 per gallon; intangible tax is 1.5 mills per dollar. The 2016 real estate tax millage for all three sites was 13.6113 mills for properties located in the county jurisdiction area. The same millage is used for "tangible personal property" (equipment) in the county jurisdiction area.

LAND PRICING

Land cost in the County is historically below many other markets. Possible land parcels may be granted to a new or expanding employer who commits to a high number of new jobs at above-average wages with a large capital investment in the expansion or relocation project.

AD VALOREM / PROPERTY TAX REBATES

Rebates may be granted by Jackson County and City of Marianna on the general revenue portion and for both real estate and personal property, at the discretion of each of those governing boards, based upon the economic impact that the proposed new business will have on the community and region.

50-MILE RADIUS:



505,000
POPULATION



218,000
WORKFORCE

JACKSON COUNTY:



48,000
POPULATION



18,000
WORKFORCE



40
MEDIAN AGE



-15% BELOW
NATION
AVERAGE
COST OF LIVING



SPECIALIZED TRAINING GRANTS

Training Grants may be obtained through the local workforce board (CareerSource Chipola) for certain wage levels, number of new jobs created, and the project's capital investment. Training may be customized and done on-site, at the local community college, or vocational-technical center.

THE RURAL JOB TAX CREDIT PROGRAM

This program offers an incentive for eligible businesses located within one of 36 designated Qualified Rural Areas to create new jobs. The tax credit ranges from \$1,000 to \$1,500 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax. (FL Statute section 212.098)

THE NATURAL GAS ENERGY SALES TAX BENEFIT

This program provides for a sales tax exemption (6%) on natural gas energy used in the manufacturing and production of certain tangible personal property of certain SIC. This is based on average minimum amount of gross purchase amount per month, figured for up to a 10-year period.

INCUMBENT WORKER TRAINING GRANT

The Incumbent Worker Training Program provides grant funding for customized training for existing for-profit businesses.

QUICK RESPONSE TRAINING GRANT

An inducement program for job creation and retention. In addition to actual employee training, the grant may cover the cost of acquiring specialized equipment, retaining an instructor, and provision of a training facility (if required) necessary for the conduct of the training program.