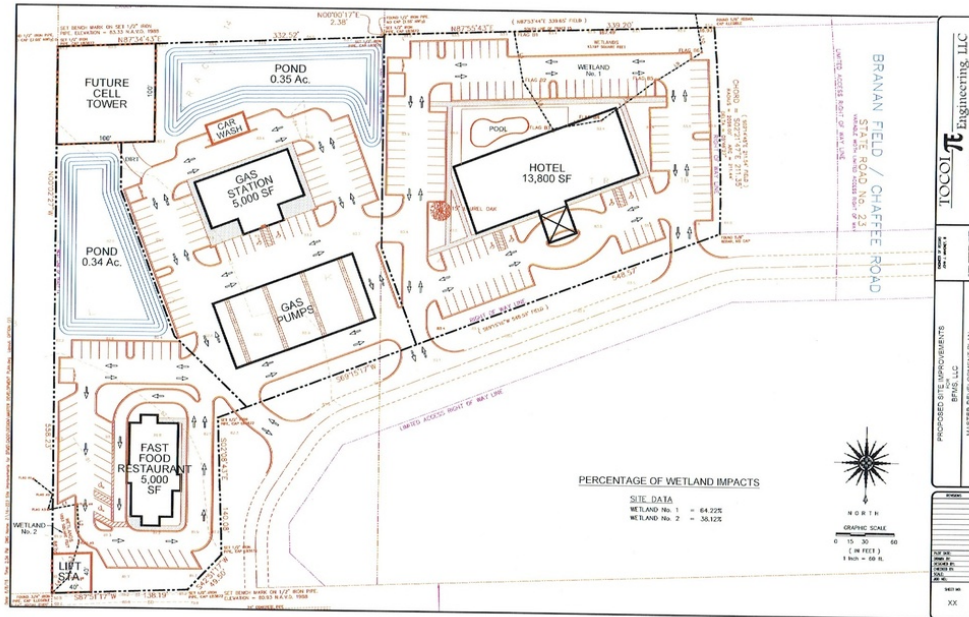


LAND FOR SALE

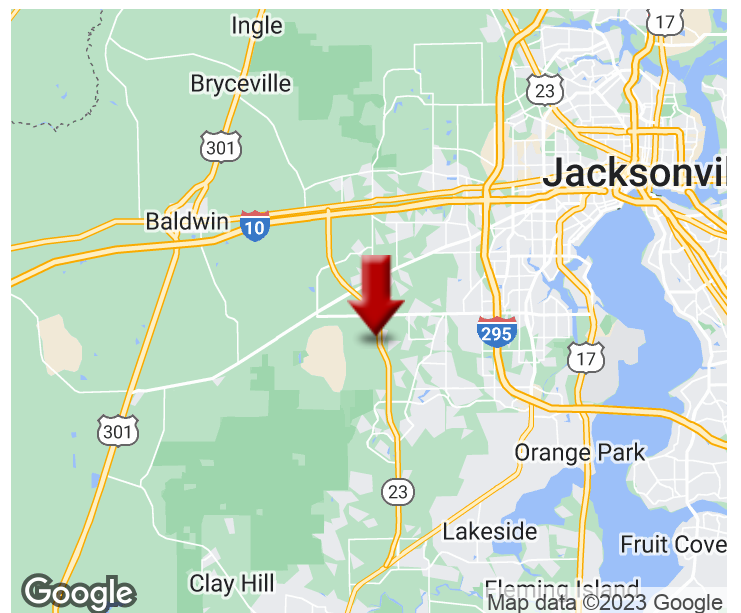
RETAIL LAND NEAR CECIL COMMERCE CENTER AT CECIL COMMERCE CENTER PKWY (SR 23)

103rd St. At Cecil Commerce Center Pkwy, Jacksonville, FL 32221



PROPERTY FEATURES

- Near Cecil Commerce Center, Equestrian Center, Boeing \$156m expansion, Cecil Spaceport
- Phase 1, Environmental, Topo. Survey, Clearing Permit Complete
- Rough Cleared
- Water/Sewer on 103rd St
- 5.675 Acres
- Zoned CCG-2
- \$3,900,000



KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

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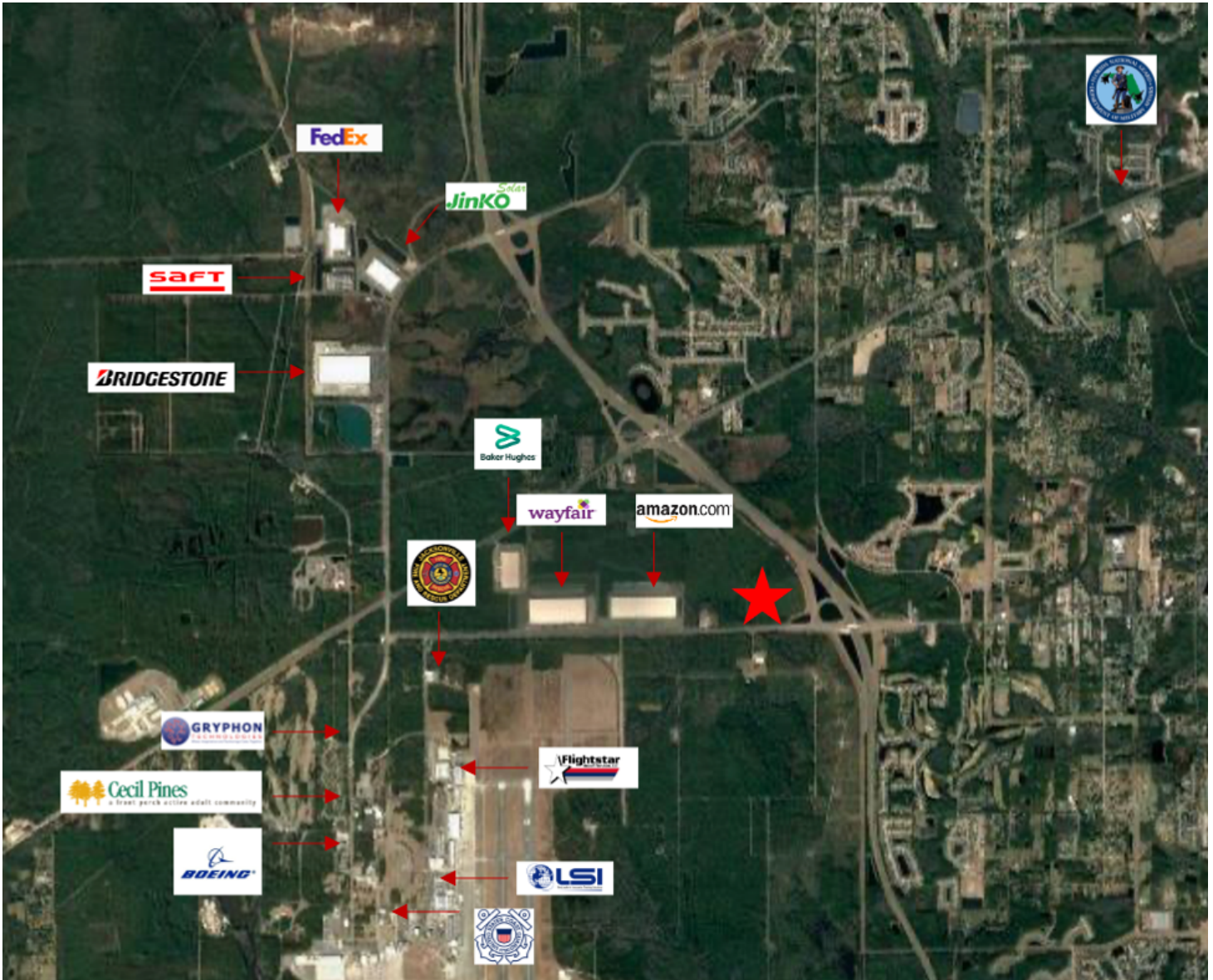
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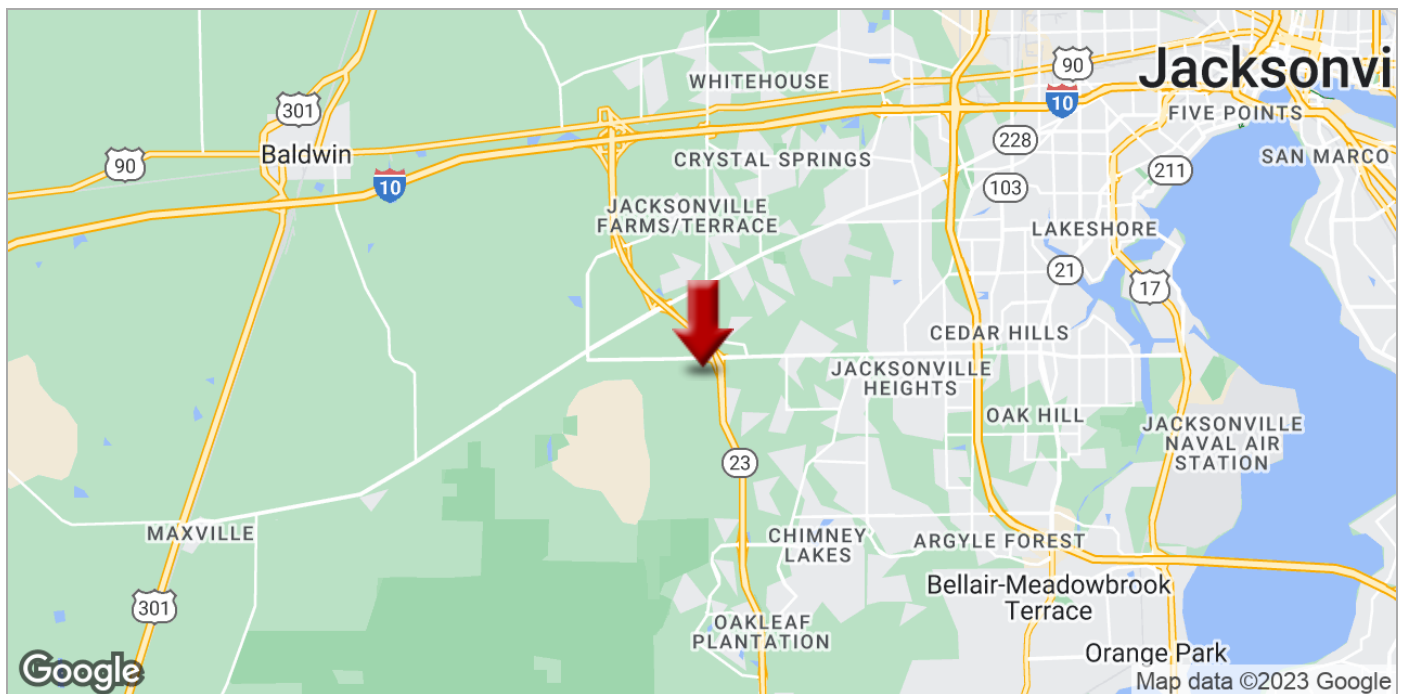
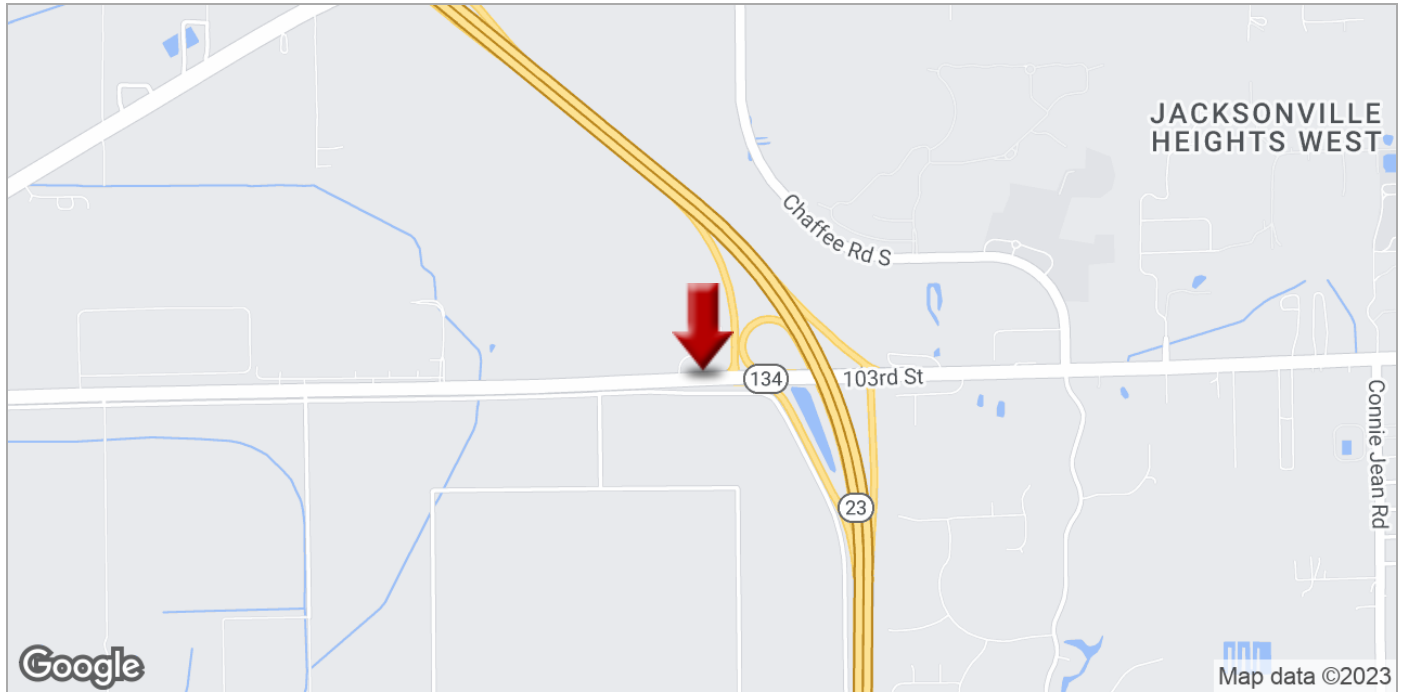
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MISSION CONTROL CENTER OPENS AT CECIL AIR AND SPACEPORT



[Jacksonville, FL – 27 July 2021] A new 126-foot air traffic control tower and mission control center officially opened for operations in a ceremony at Cecil Air and Spaceport today. The mission control center was dedicated to

astronaut Dr. Norman Thagard, a graduate of Paxon High School in Jacksonville.

The tower was built to accommodate immense growth at Cecil Airport. All existing buildings at the airport are leased, and in December, Boeing announced construction of a 362,000 square foot hangar on the east side of the Airport's runway. The mission control center is intended to support horizontal launch operations at the Spaceport.

"For more than 20 years the Jacksonville Aviation Authority (JAA) and our partners worked to build Cecil into one of the preeminent general aviation and aerospace facilities in the country," Jacksonville Aviation Authority (JAA) CEO Mark VanLoh said. "Today is a historic day as we look towards Cecil's future."

The air traffic control tower is approximately 7,500 square feet while the mission control center is 1,831 square feet. Design and construction were made possible with grants from the Florida Department of Transportation (FDOT) and Space Florida. RS&H and Pond designed both facilities.

"Today's dedication of a new air traffic control tower and spaceport mission control is the next step in attracting aerospace and aviation companies to Florida," said Space Florida President and CEO Frank DiBello. "As the state's aerospace ecosystem continues to grow, so too does Florida's Spaceport System. Cecil Spaceport offers a

We are listening, tell us what you think!
We appreciate good feedback and we will respond to you promptly. Go ahead fill out the form and send us your comments!

(904) 573-1611

information@flyjacksonville.com

Recent News



New Air Traffic Control Tower and Mission Control Center Opens at Cecil Air and Spaceport

"Today's dedication of a new air traffic control tower and mission control center at Cecil Air and Spaceport is the next step in attracting aerospace and aviation companies to Florida..."



Cecil Airport and Spaceport Unveils Mission Control for Commercial Spaceflight

With the two launches that just opened recently, it's a historic moment in the space industry.



Jacksonville Aviation Authority Launches Cecil Spaceport Website

"Cecil Spaceport is an incredible facility in the middle of one of the nation's fastest growing regions," JAA CEO Mark VanLoh said. "It's time to showcase its assets to the world."

unique capability to meet market demands of increasing commercial and government aerospace missions, and we look forward to the future activity in Jacksonville.”

Cecil Spaceport’s mission control center will be named after Dr. Thagard, the first American astronaut to ride to space on a Russian spacecraft. The Dr. Norman Thagard Mission Control Center will be utilized by operators conducting space operations at Cecil.

“I have always been proud to tell people Jacksonville is my hometown. The things that enabled me to have a wonderful professional and family life were imbued in me by this community,” Dr. Thagard said. “Given my background as a Marine Corps fighter pilot and astronaut, it is with pride that I see Jacksonville place itself in a position to be a full-fledged and contributing member of the aerospace community. Cecil Spaceport will allow Jacksonville to play an important part in the space-age.”

For photos of the new air traffic control tower, please [click here](#).

Cecil Airport & Spaceport Ribbon Cutting





Cecil
Cecil Airport



JAA
Jacksonville
Aviation
Authority

Strategic Location

About Northeast Florida
Logistics (JAX/Air/Rail/Sea)

Infrastructure

Spaceport Infrastructure
Airfield Infrastructure
Mission Control Center
ARFF Equipment
Spaceport Master Plan

Operations

Airspace/Operating Range
Rocket Motor Testing
Badging Information
Facility Uses

News & Media

Recent News Articles
Media Library

Others

Contact Us
FAQs

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Alliance★Florida[®]

at Cecil Commerce Center

- Immediate access via the newly completed high-speed I-10 interchange to I-10, I-75, I-295, and I-95
- In-place entitlements, including wetlands and concurrency
- Pro-growth local government
- No state or local personal income tax
- No inventory tax
- FTZ available (proposed FTZ magnet site under FTZ #64)
- Federal Empowerment Zone incentives available
- State Enterprise Zone incentives available
- On-site workforce training and education



AMAZON FULFILLMENT CENTER

AllianceFlorida at Cecil Commerce Center is a public-private partnership between Hillwood and the City of Jacksonville. The first class, master-planned, multimodal business park, is in Jacksonville at I-10 and SR-23.

In 2009, Hillwood won a competitive bid to become the Master Developer of the total 4,474-acre Cecil Commerce Center. The project is on a portion of the former BRAC closed Naval Air Station Cecil Field that is owned by the city. Hillwood made The Cecil Commerce Center project the third extension of its premier Alliance brand, reserved for large-scale, multimodal, public-private projects.

The Alliance projects are recognized for ideal locations and first-class development where innovative businesses thrive. The flagship of these projects was established in 1988; AllianceTexas has become an engine of growth for the North Texas economy and a diverse community. Propelled by the success of AllianceTexas, Hillwood was selected Master Developer and rebranded the former BRAC closed Norton Air Force Base in San Bernardino, CA, in 2002. The two projects together have had a significant economic impact on their respective communities and have created over 60,000 jobs. The latest addition to the brand, AllianceFlorida, is anticipated to be almost 34 million square feet with distribution, warehousing, manufacturing, assembly uses complemented by supporting mixed uses.

AllianceFlorida is a 4,474-acre development located at the former BRAC Naval Air Station Cecil Field. Owned by the City of Jacksonville, Hillwood won a competitive bid to become the Master Developer of this visionary project. In 2009 development began on the first 204 acres. There one speculative building and three build-to-suit projects on behalf of FedEx (290,000 SF on 42 acres), GE (510,000 SF on 41 acres), and Amazon (1M SF on 86 acres) were built. Most recently, Hillwood added Wayfair (1,012,567 SF on 79 acres). Hillwood is committed to the project, which has a capacity of 34 million square feet.



GE OIL & GAS

INDUSTRIAL

Hillwood is one of the leading owners and developers of industrial product in the United States. To date, more than 159.4 million square feet of industrial product has been developed and 48.1 million square feet acquired.

LOGISTICS HUB

Hillwood is a prominent developer of import-related distribution centers across the country. These hubs capitalize on multiple forms of transportation to provide customers with the optimal means to distribute imported goods.

AIRPORTS & AIR FACILITIES

In addition to constructing the first Class-A airport within AllianceTexas, Hillwood has developed a wide range of airport-related product, including air cargo facilities, Fixed Base Operation (FBO) terminals and combination hangar-office facilities.

INTERMODAL FACILITIES

In the early 1990s, Hillwood worked with Burlington Northern Santa Fe Railway to develop one of the largest intermodal facilities ever built from a greenfield site. Today, the facility handles approximately 600,000 containers per year and has become the model for inland port logistics hubs built around an intermodal yard.

OFFICE

Hillwood develops and manages offices for some of the world's most recognized companies, including Mercedes-Benz, Aviall, Galderma, Textron, DynCorp International, Bell Helicopter, TD Auto Finance, Deloitte University Training Center, and the Federal Aviation Administration.

REMEDIATION & BROWNFIELD DEVELOPMENT

Hillwood's remediation began in 1998, with the development of Victory Park, which previously held a rail yard, power plant, landfill, several dilapidated warehouses and a grain silo. The former Norton Air Force Base, now AllianceCalifornia, also required significant remediation, including the transformation of a WWII-era bomb plant into what is now Interchange Business Center.



Wayfair is one of the latest build-to-suit addition to AllianceFlorida. The e-commerce company added over 1 million square feet of warehouse space to facilitate logistics.

4,474
ACRES

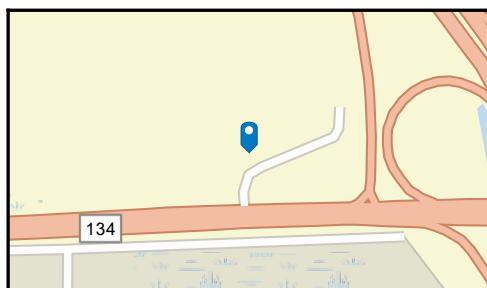
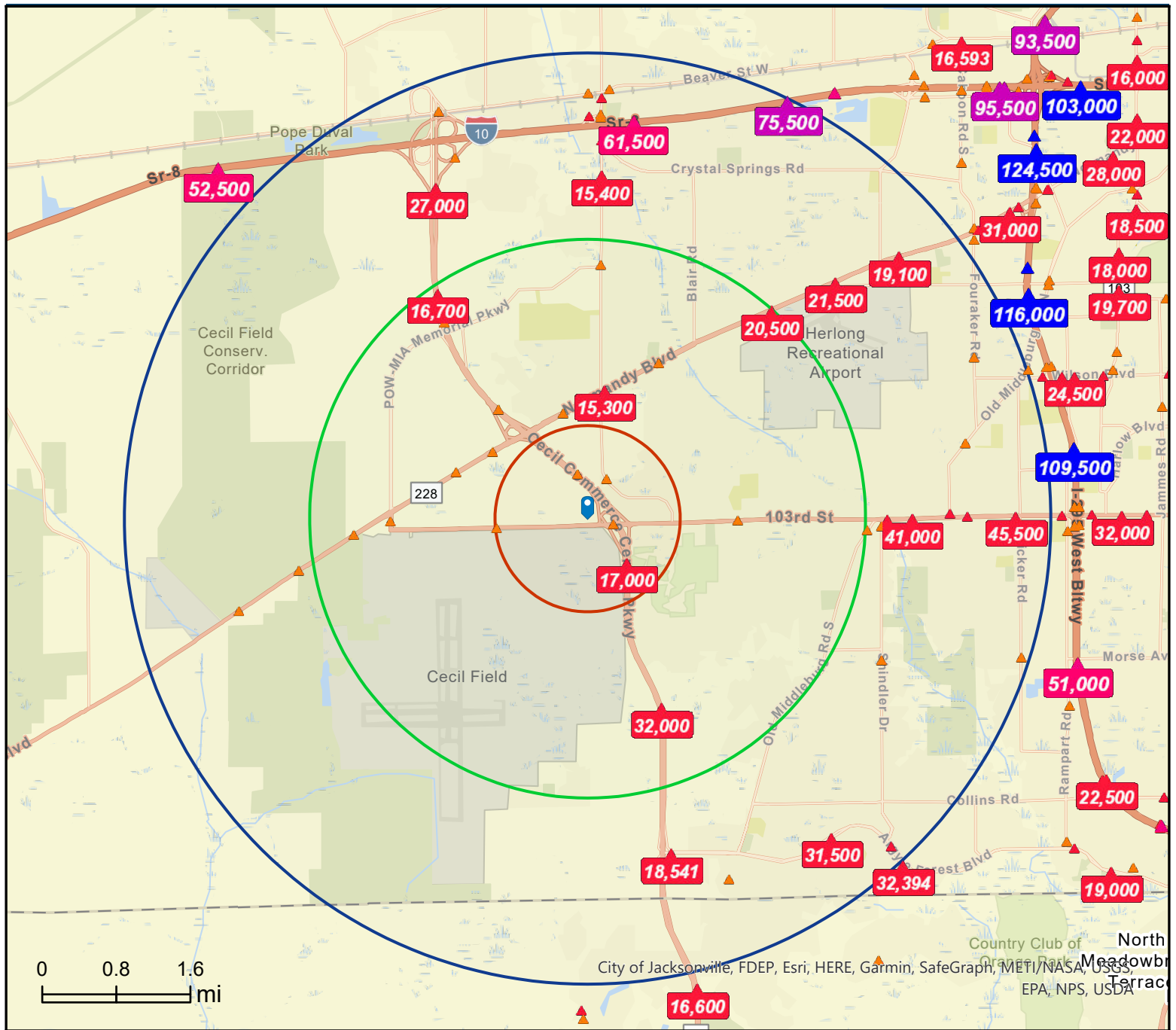
6
FORTUNE 500
TENANTS

14,250+
JOBS

16M SF
PLANNED

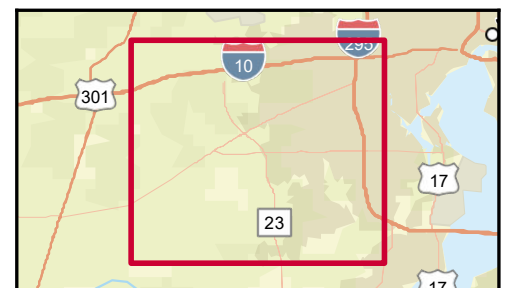
Jacksonville Farms/Terrace
 Jacksonville Farms/Terrace, Jacksonville, Florida
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.24782
 Longitude: -81.85103



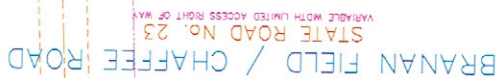
Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).

January 19, 2022



SITE DATA	
WETLAND No. 1	= 64.22%
WETLAND No. 2	= 38.12%



REWORKS	
TEST DATE:	-
DRAWN BY:	-
DESIGNED BY:	-
CHECKED BY:	-
SCALE:	-
JOB NO.:	-
SHEET NO.	XX

PROPOSED SITE IMPROVEMENTS
FOR
BFMS, LLC
MASTER DEVELOPMENT PLAN

ENGINEER OF RECORD
JOHN J. WAGNET, II

FLORIDA REGISTRATION NUMBER:
45177

TOCOI π Engineering, LLC

1734 KINGSLEY AVENUE, SUITE 3 * ORANGE PARK, FL 32073
 PH: 904.215.1388 F.B. NUMBER: 26.181