

# FOR SALE - 350 ACRE HEAVY INDUSTRIAL PROPERTY \$7,000,000

**FLEXIBLE DEVELOPMENT CONFIGURATIONS: CONCEPTUAL SITE PLANS FOR 2,000,000 SF DISTRIBUTION CENTER OR DIVISIBLE INTO 40-ACRE PARCELS**

**13550 NW OLD FANNIN RD, CHIEFLAND FL 32626**

**69KV SUBSTATION ON SITE  
UPGRADEABLE TO 20+ MW  
FIBER ADJACENT TO SITE**



**SITE VIDEO COURTESY OF DUKE  
ENERGY  
[BUSCHREALTY.COM/LEVY](https://buschrealty.com/levy)**




## **13550 NW OLD FANNIN RD, CHIEFLAND, FL 32626 - HEAVY INDUSTRIAL**

- ±350 ACRES (HEAVY INDUSTRIAL)
- DUKE ENERGY SITE-READINESS STUDY FOR 2M SF DISTRIBUTION CENTER AVAILABLE
- SIZEABLE GRADED INDUSTRIAL FOOTPRINT
- FAVORABLE LOCAL TARGET WAGE PROFILE
- SUBSTATION REBUILD READY FOR 20MW
- FIBER LOCATED ADJACENT TO SITE
- LOCATED IN A PRO-GROWTH 'REDI' COUNTY
- OUTSIDE 100 & 500-YEAR FLOOD ZONES
- CLEAN ESA PERFORMED ON MAIN PARCEL

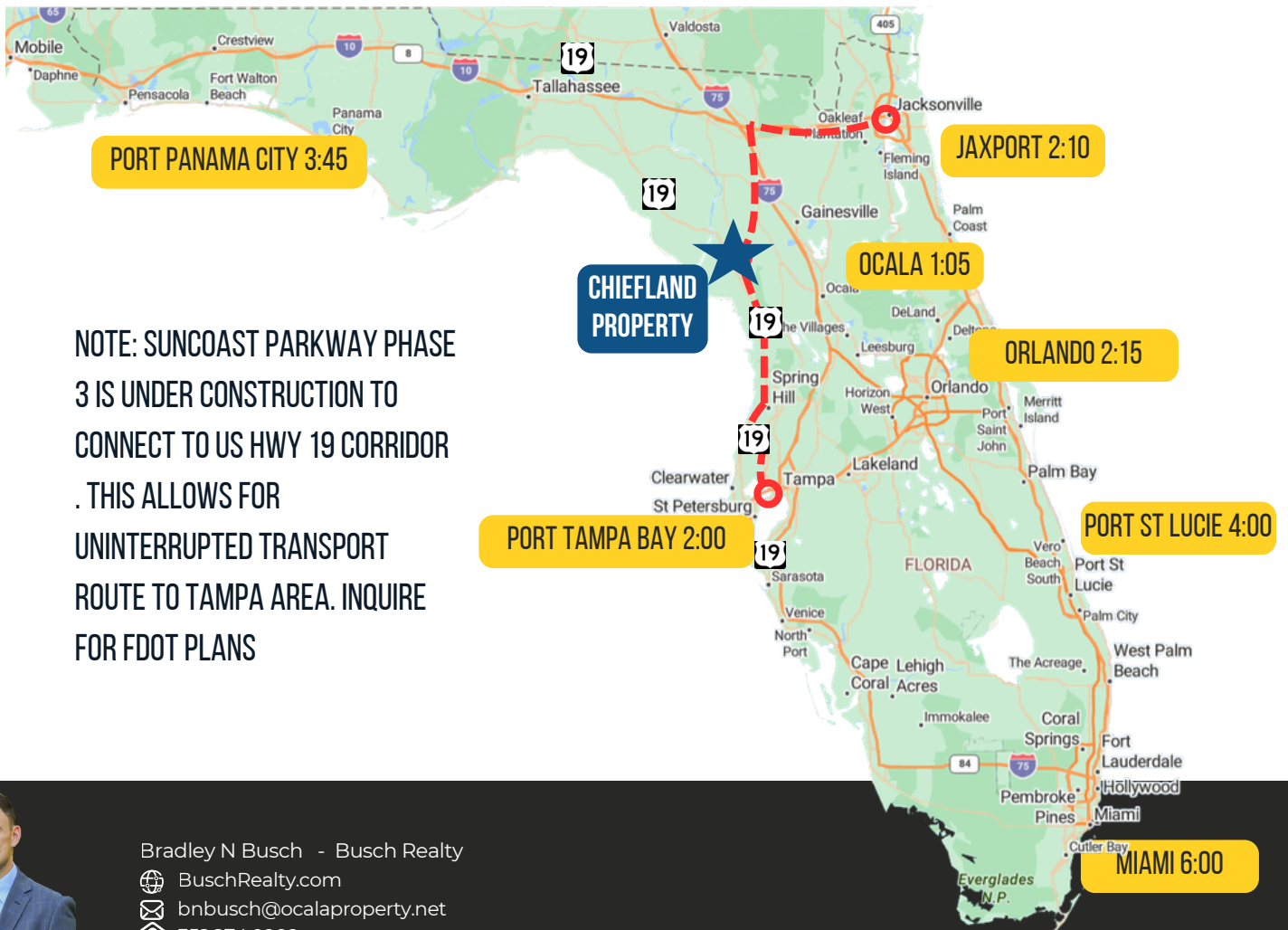
Busch Realty presents this ±350-acre industrial site featuring a 69kV on-site substation and robust utility infrastructure. The property includes ±60-acres pre-graded area. Flexibility allows for the purchase of smaller 40-acre parcels also. The property delivers significant scalability with a potential 20MVA power capacity and proximity to the four-lane US-19 corridor. As a REDI-qualified site in Levy County, it has access to state incentives and expedited infrastructure grants. This location has been thoroughly examined through the Duke Energy Site Readiness Program, ensuring the site's technical merits and utility capacities align with modern industrial requirements.



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# 13550 NW OLD FANNIN RD, CHIEFLAND, FL - SITE PHOTOS



# 2,179,000 SF CONCEPTUAL INDUSTRIAL PARK / DISTRIBUTION CENTER



SOURCED FROM DUKE ENERGY SITE READINESS PACKAGE, CONCEPTUAL PRODUCED BY KOLB DESIGN GROUP



# DUKE ENERGY SITE READINESS PROPERTY

## ENHANCED TIME TO MARKET

### DUKE ENERGY SITE READINESS PLAN

The Duke Energy Site Readiness Program evaluates high-potential industrial sites to prepare them for commercial development. The program helps communities make their land more competitive, and it accelerates the relocation timeline for expanding businesses. Since the program began, the Site Readiness program has evaluated over 431 sites. Over 180 companies have landed on those properties, generating \$74 billion in capital investment and 71,000 jobs.

Diligence and reports performed from all sources include. These reports explore physical site conditions and economic factors to assist prospective developers. Reports available upon request.

- **Buildability Study:** Calculated the developable acreage available.
- **Conceptual Plans:** Illustrated potential industrial facility layouts.
- **Floodplain Determination:** Verified location outside hazard zones.
- **Topographic Assessment:** Mapped the minimal surface elevation changes.
- **Technical Site Analysis:** Benchmarked property against industrial standards.
- **Operating Cost Analysis:** Modeled regional wages and utility rates.
- **Workforce Analysis:** Measured supply and local labor demographics.
- **Phase 1 ESA:** no recognized environmental conditions noted by Florida Environmental and Land Services Inc.
- **Survey:** Recent survey is available.

### MEDIA LINKS



[DUKE ENERGY SITE READINESS VIDEO](https://vimeo.com/1153021009)

[HTTPS://VIMEO.COM/1153021009](https://vimeo.com/1153021009)

[DUKE ENERGY SITE READINESS PDF REPORT](https://tinyurl.com/levycoreport)

[HTTPS://TINYURL.COM/LEVYCOREPORT](https://tinyurl.com/levycoreport)

[DUKE ENERGY SITE READINESS SUMMARY](https://tinyurl.com/levyexecutive)

[HTTPS://TINYURL.COM/LEVYEXECUTIVE](https://tinyurl.com/levyexecutive)



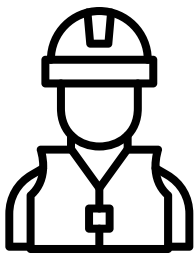
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## INQUIRE TODAY!

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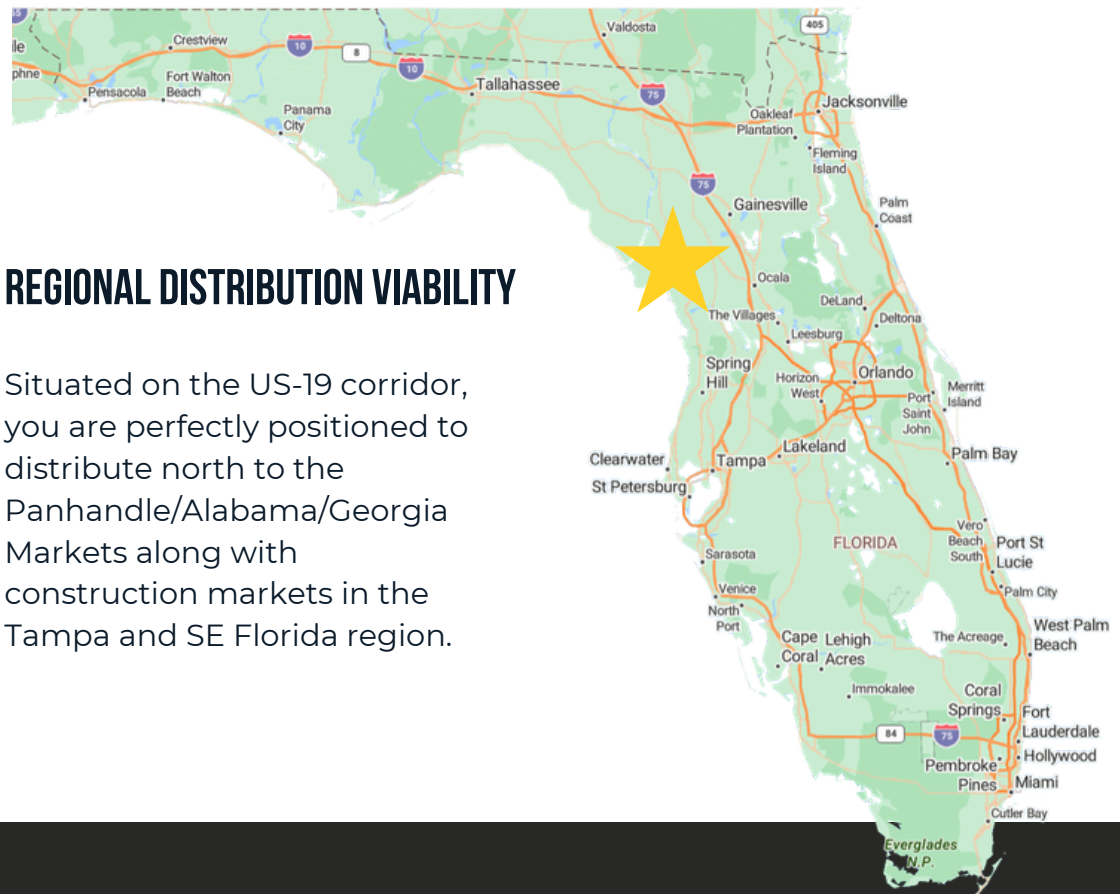
# DEMOGRAPHICS & LOGISTICS

Strategically positioned to capture a robust and underutilized labor pool, the Sherill site offers users a distinct workforce advantage. Within a 45-minute uncongested drive time, the property accesses a labor shed of over 109,000 residents, heavily weighted toward a prime-working-age demographic. Unlike saturated primary markets along the I-75 and I-4 corridors where logistics users face intense wage competition and high turnover, this location provides significant wage arbitrage and workforce stability. With 20.3% of the regional population already engaged in manufacturing, transportation, construction, and material moving, an incoming distribution user will act as a premier employer of choice, easily scaling operations with a reliable, localized workforce.



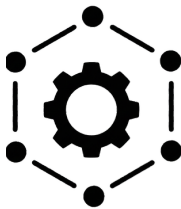
## COMPETITIVE LABOR COSTS & WORKFORCE AVAILABILITY

Situated outside the highly competitive, high-cost labor markets of primary MSAs, the site offers significant wage arbitrage. Employers can secure a dedicated, reliable workforce at highly competitive hourly rates, reducing operational overhead and employee churn.



## REGIONAL DISTRIBUTION VIABILITY

Situated on the US-19 corridor, you are perfectly positioned to distribute north to the Panhandle/Alabama/Georgia Markets along with construction markets in the Tampa and SE Florida region.



# UNLOCKING VALUE THROUGH LEVY COUNTY'S REDI DESIGNATION

## FINANCIAL INCENTIVES AND INFRASTRUCTURE SUPPORT

Locating a 350-acre project within Levy County unlocks the strategic advantages of **Florida's Rural Economic Development Initiative (REDI)**. This state-level designation helps ease initial capital burdens, signaling to developers and industrial users that the state actively supports business expansion here. While all benefits are subject to statutory review and agency approval, this supportive financial framework makes Levy County a prime target for forward-thinking, large-scale ventures.

The REDI program's biggest draw is the potential for vital financial and infrastructure support. While evaluated on a case-by-case basis, these incentives include the following and others;

- **Rural Job Tax Credit Program:** Incentivizes job creation.
- **Rural Infrastructure Fund (RIF) Grants:** Funds essential utilities.
- **Direct Payment Options for State Grants:** Improves project cashflow.
- **Expedited Permitting and Agency Review:** Faster regulatory approvals.
- **Flexible Criteria for Major State Incentives:** Broadens funding eligibility.
- **Workforce Training Waivers:** Offsets onboarding costs.
- **Regional Rural Development Grants:** Boosts local support.
- **Preferred Access to Federal Block Grants:** Leverages federal dollars.
- **Community Contribution Tax Credit Program:** Encourages private investment.

This ±350-acre property offers a strong combination of physical scale, logistical access, and state-level support. In addition to the potential financial incentives available through Levy County's REDI designation, this parcel is a designated Duke Energy Site Readiness property. Because it has already undergone preliminary evaluation by engineers and consultants, incoming developers gain a clear head start on standard due diligence. With an initial engineering study, ESA, site survey, and conceptual plans already completed, this site reduces upfront planning requirements and accelerates the timeline from acquisition to construction. It represents a straightforward, viable option for industrial, manufacturing, or distribution operations.



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