



# ROOKERY | INDUSTRIAL

±1.85M SF MASTER-PLANNED INDUSTRIAL PARK • 187 DEVELOPABLE ACRES  
≈ 281 AC GROSS PARCEL

**FOR SALE**

CLEARED, GRADED & ZONED HEAVY INDUSTRIAL ON FIRST COAST EXPRESSWAY

**CBRE**

# AERIAL VIEWS

DRONE PHOTOGRAPHY / APRIL 29, 2026 / PARCEL OUTLINE IN ORANGE

Recent aerals show the parcel outlined in orange, with First Coast Expressway frontage, an active CSX rail line adjacent to the eastern boundary, and completed site preparation. The St. Johns River and adjacent industrial users are visible in the background.



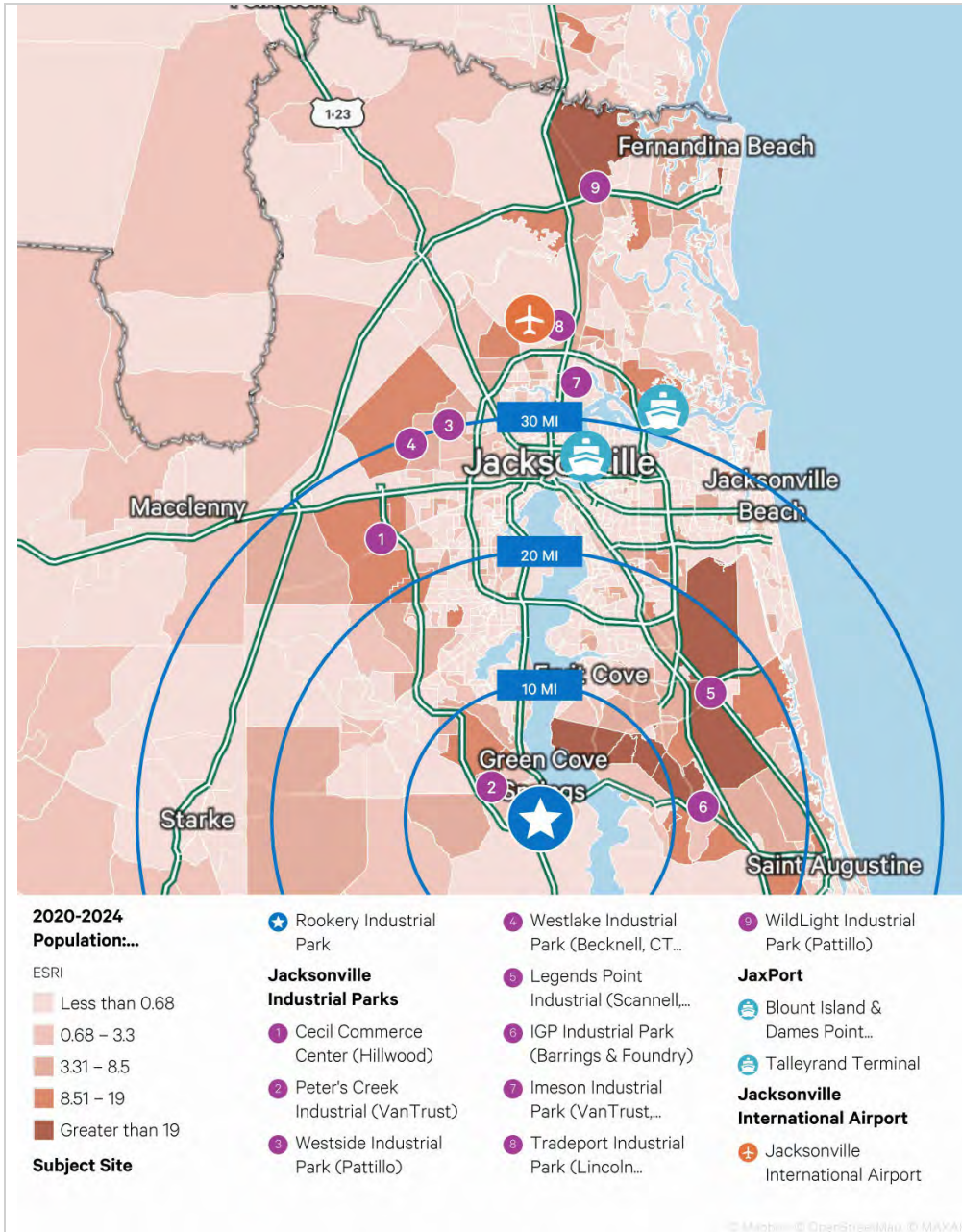
FCE FRONTAGE & ST. JOHNS RIVER IN BACKGROUND



ADJACENT CSX RAIL LINE & FCE BRIDGE VISIBLE

# NORTHEAST FLORIDA INDUSTRIAL CORRIDOR

10 / 20 / 30 MILE RADIUS • JACKSONVILLE MSA INDUSTRIAL PARKS • POPULATION GROWTH 2020–2024



Rookery sits at the southern edge of the Jacksonville MSA's industrial corridor, on the leading edge of the region's fastest-growing population wedge. **The 30-mile ring catches the southern half of the corridor — Cecil Commerce, the Southside Bayard/IGP parks, and JAXPORT's Talleyrand terminal — while the rest of the established corridor (Imeson, Tradeport, Westlake, JAX International Airport) sits to the north, reachable via the FCE / I-295 loop.** The orange shading shows where the rooftops are coming: directly into the Lake Asbury–Green Cove–St. Johns wedge where Rookery sits.

**20 mi**

PETER'S CREEK /  
IGP / LEGENDS  
POINT

**30 mi**

CECIL COMMERCE  
/ TALLEYRAND

**FCE**

CONNECTS TO  
BALANCE OF  
CORRIDOR

## WHAT THE MAP SHOWS

10 / 20 / 30 mi radius rings

Centered on Rookery

9 institutional industrial parks

Numbered 1–9 ship

JAXPORT — Blount Island, Talleyrand

Icons

Jacksonville Int'l Airport (JAX)

Airplane icon

Population growth 2020–2024

Orange shading

Subject Site — Rookery Industrial

Blue star

## THE POSITION

Rookery is the **southernmost large-tract industrial position** in the MSA — sitting directly inside the corridor's highest-growth population census tracts (orange shading) and on the FCE corridor that ties the southern wedge back to Cecil, downtown, and the port.

Map: ESRI / Mapbox / OpenStreetMap / MAXAR. Population growth shaded by census tract, 2020–2024. Industrial parks shown reflect major institutional ownership in the Jacksonville MSA.

# SITE SPECIFICS

SITE CHARACTERISTICS / TRANSPORTATION / ENTITLEMENTS

## LOCATION

- **Jersey Avenue at South Oakridge Avenue (CR-15A) and First Coast Expressway (SR-23)**
- Green Cove Springs, Clay County, Florida 32043
- ±187 developable AC (≈281 AC gross) in the Jacksonville MSA — ±30 minutes from Downtown Jacksonville

## ZONING / ENTITLEMENTS

- **Zoned Heavy Industrial (IB) — Clay County.** Parcel rezoned to Heavy Industrial (IB) by Clay County BOCC Ordinance 2025-6 (ZON 24-0037), adopted February 25, 2025
- **Most permissive industrial classification.** IB designation accommodates manufacturing, distribution, food processing, petroleum/fueling operations, and outdoor storage uses
- Conceptual site plan dated April 9, 2026 prepared by England-Thims & Miller (illustrative layout)
- Multiple proposed access points pending regulatory review

## ON-SITE CONDITIONS

- **Adjacent to CSX rail — spur opportunity.** CSX line active along eastern site boundary — dedicated spur subject to CSX coordination
- **16" TECO gas main in the vicinity;** service likely via a connection in the Jersey Avenue right-of-way — tap rights subject to TECO Peoples Gas coordination

## INTERSTATE & ROAD ACCESS

- **First Coast Expressway (SR 23)** — Phase 2 opened August 2025, connecting Blanding Boulevard to US 17 south of Green Cove Springs
- **Future Shands Bridge replacement** — toll-free crossing of the St. Johns River targeted for completion 2031, providing direct access to I-95 in St. Johns County
- **Interstate 95** — connects Miami to Maine; ±25 minutes east via FCE / US 17
- **Interstate 10** — ±35 minutes north; cross-country east-west route to Santa Monica, CA
- **Interstate 295** — Jacksonville beltway; ±20 minutes north

## RAIL

- Active **CSX line** adjacent to eastern site boundary — spur development opportunity subject to CSX coordination
- Jacksonville rail connectivity includes **CSX, Norfolk Southern, and Florida East Coast (FEC)**
- CSX operates the most extensive rail network in Florida

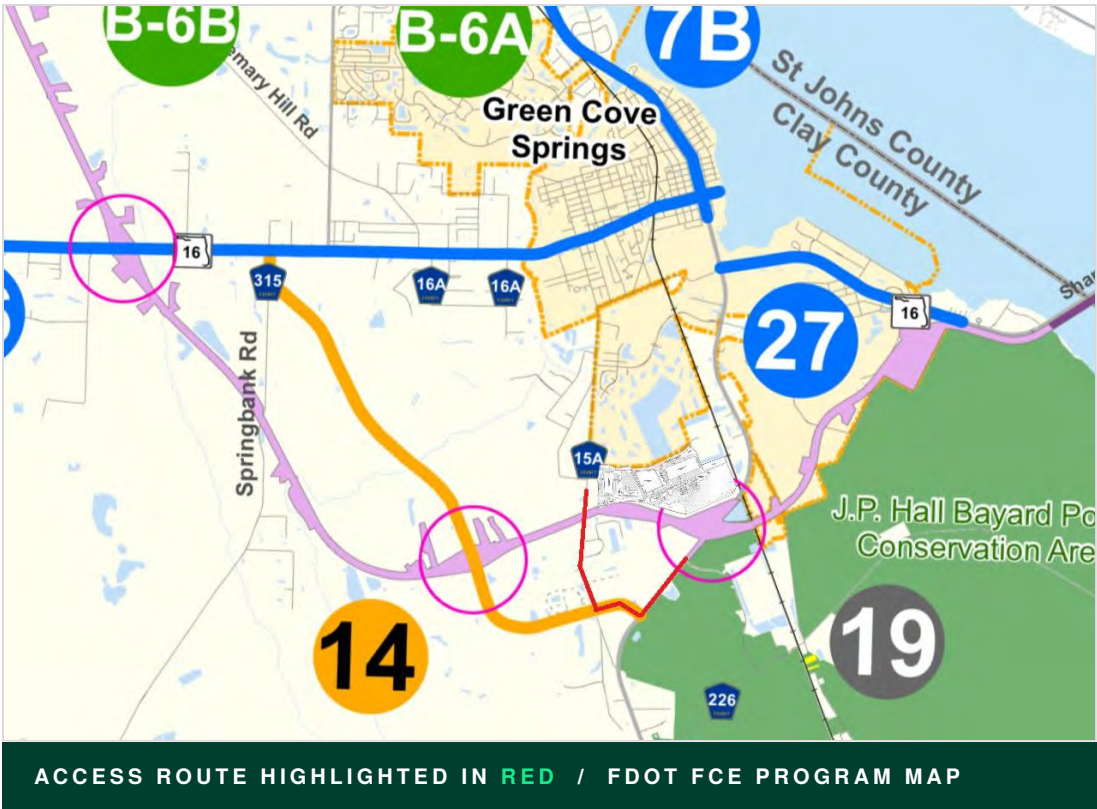
## PORT & AIR

- **JAXPORT** — ±45 minutes; 1.3M annual TEUs, 47' channel depth
- **Jacksonville International Airport (JAX)** — ±50 minutes; 7.3M passengers (2023), 85+ daily nonstops

# SITE ACCESS

CR-15A / CLAY DAIRY PARKWAY / US-17 / FIRST COAST EXPRESSWAY

Trucks departing Rookery Industrial reach the First Coast Expressway via a short, signal-controlled route along County Road 15A and the new Clay Dairy Parkway connector. The highlighted route below shows the access path in red. A signalized intersection at Clay Dairy Parkway and US-17 will provide controlled left-turn movement onto US-17 north toward the FCE interchange at SR-16.



## STEP 01

### Exit Site onto CR-15A

Depart Rookery Industrial via CR-15A frontage. Multiple proposed access points pending regulatory review.

## STEP 02

### CR-15A → Clay Dairy Parkway

Continue south on CR-15A and turn onto the new Clay Dairy Parkway connector heading east toward US-17.

## STEP 03

### Left at Clay Dairy Pkwy & US-17

Signalized intersection — turn left (north) onto US-17 toward Green Cove Springs and the FCE interchange.

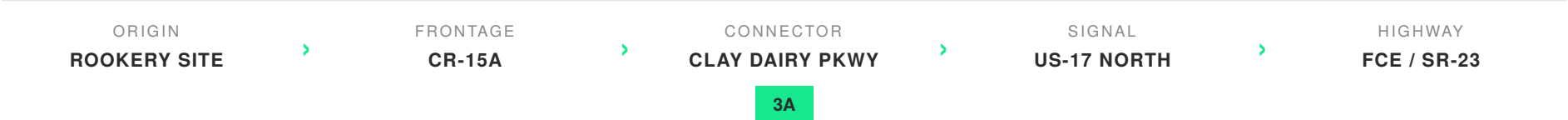
## STEP 04

### US-17 North → First Coast Expressway

Access SR-23 (FCE) directly from US-17. From the FCE, reach I-95 east, I-10 north, and JAXPORT.

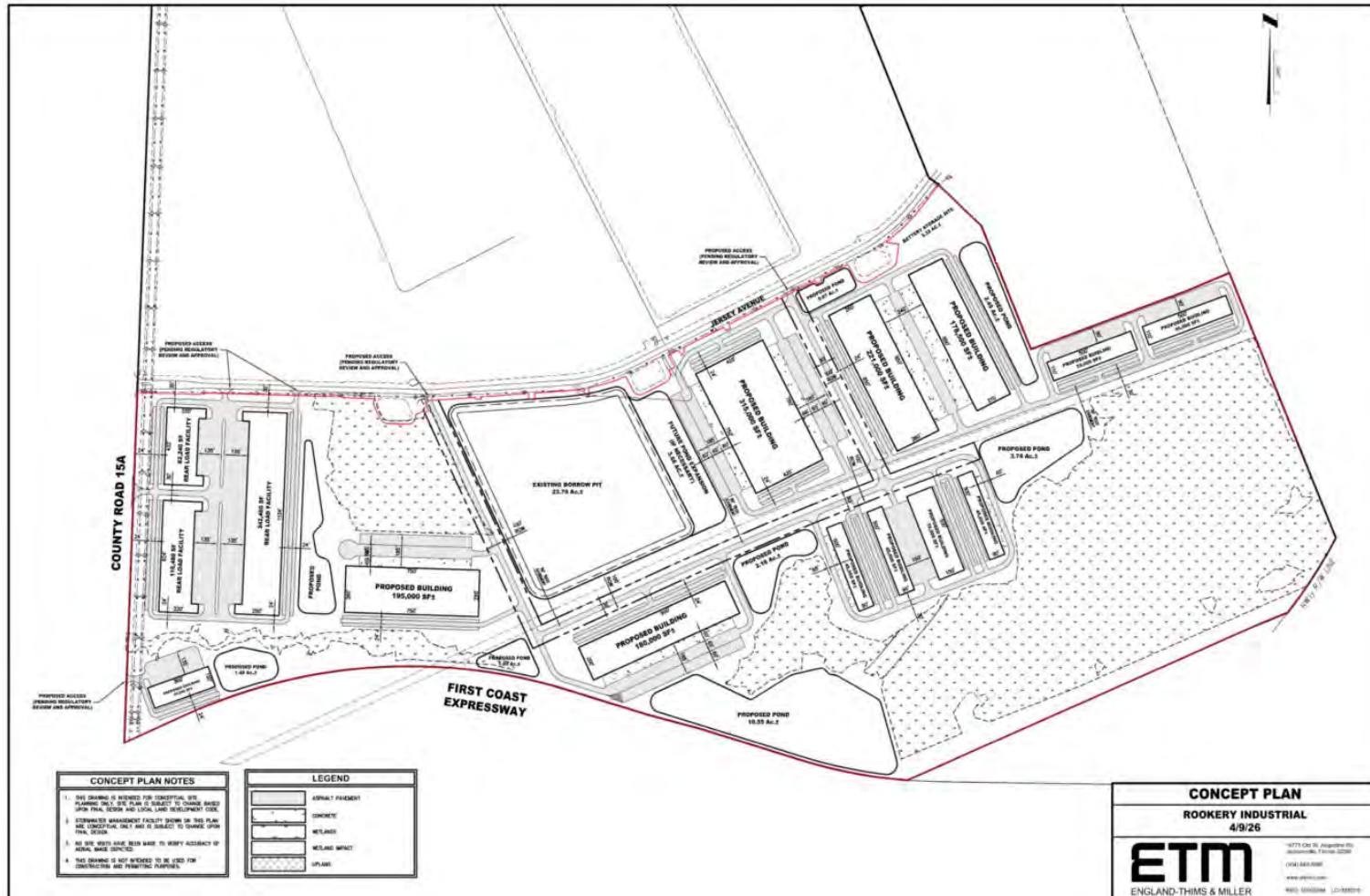
## SIGNALIZED INTERSECTION

Traffic signal at Clay Dairy Pkwy & US-17 — controlled left-turn access for FCE-bound trucks.



# SITE HIGHLIGHTS

ILLUSTRATIVE CONCEPT PLAN / APRIL 2026 / ±1,848,880 SF ACROSS UP TO 14 BUILDINGS



## MASTER-PLANNED PARK

Conceptual plan supports up to 14 buildings totaling ±1.85M SF, ranging from 43,200 SF to 315,000 SF; layout illustrative only

## ZONED HEAVY INDUSTRIAL (IB)

Clay County Ordinance 2025-6; manufacturing, distribution, food processing, petroleum, and outdoor storage permitted by right

## FIRST COAST EXPRESSWAY FRONTAGE

Direct frontage on SR 23 (FCE), Phase 2 opened August 2025 connecting to US 17; multiple proposed access points

## CSX RAIL ADJACENCY

Active CSX line runs along the eastern boundary; opportunity to develop a dedicated rail spur subject to CSX coordination

## UTILITIES

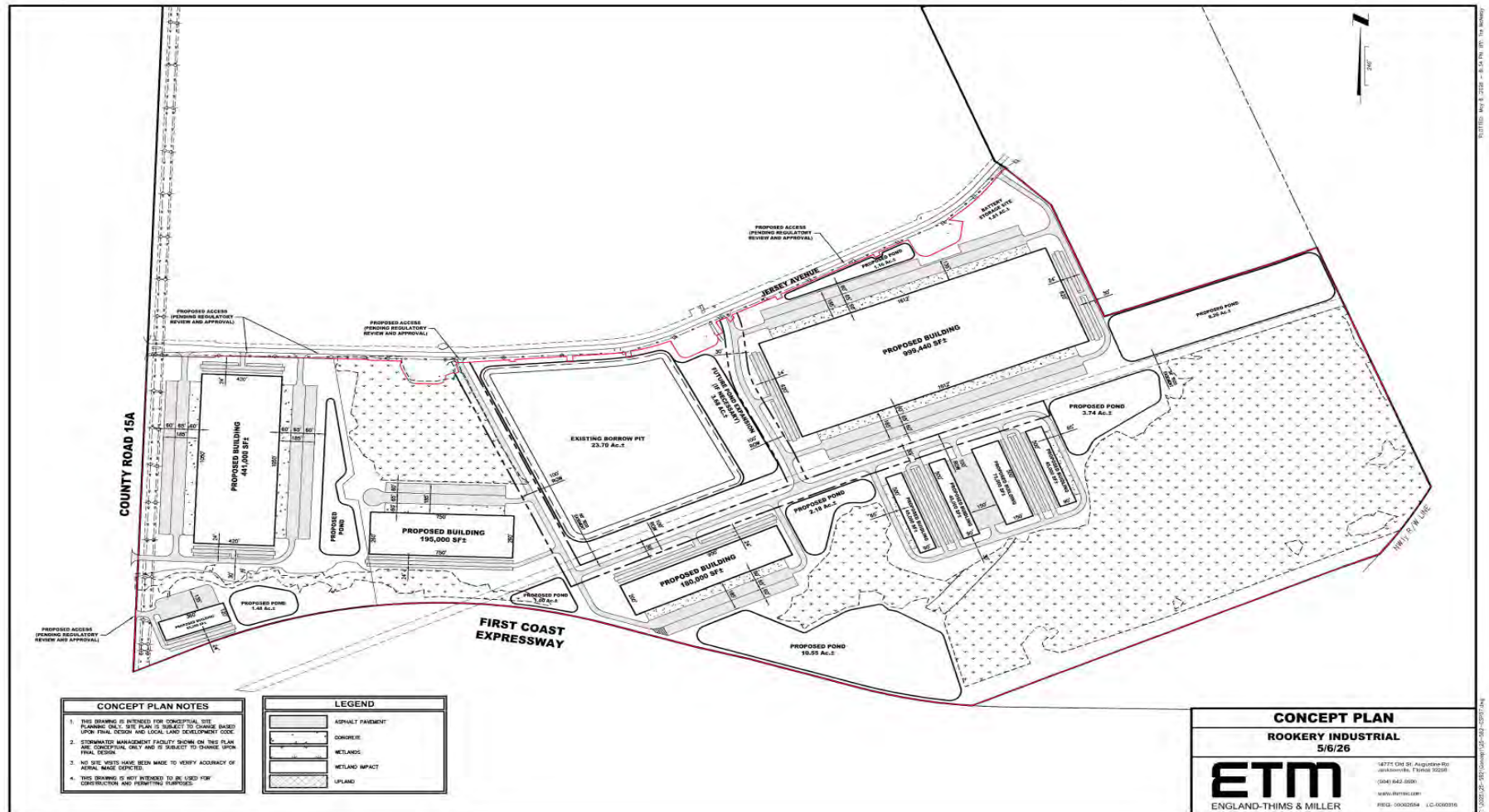
Water, sewer, reuse, and force mains in CR-15A frontage; overhead electrical along Jersey Avenue; 16" TECO gas main in the vicinity (service via Jersey Ave ROW, subject to TECO).

## CLEARED & GRADED

Land clearing, root rake, and rough grading complete (Carter Environmental, Apr 2025); ready for site engineering

# SECONDARY SITE PLAN

BULK DISTRIBUTION ALTERNATIVE / CROSS-DOCK EXPANDABLE TO 1,000,000+ SF / ETM  
5/6/26



## BULK DISTRIBUTION FOCUS

Layout reconfigured to prioritize a single large cross-dock building, with secondary distribution pads framing Jersey Avenue and the FCE.

## JERSEY AVE TRUCK COURT

Cross-dock loaded from both sides with trailer parking and circulation off Jersey Avenue; multiple proposed access points pending review.

## EXPANDABLE TO 1,000,000+ SF

Cross-dock building shown at ±999,440 SF; site geometry supports expansion above one million SF for a single bulk-distribution user.

## SHARED INFRASTRUCTURE

Same utility, stormwater, and access framework as the primary plan — water/sewer/reuse on CR-15A, 16" TECO gas main, FCE frontage retained.

## RETAINED FLEX / SHALLOW-BAY

Smaller buildings on the CR-15A frontage and along the FCE retained to capture small-bay and flex demand alongside the bulk anchor.

## ILLUSTRATIVE ONLY

Concept plan shows one possible layout. Building count, sizes, and configuration to be determined by buyer. Source: ETM (5/6/26).

# UTILITY INFRASTRUCTURE

AVAILABLE SERVICE INFRASTRUCTURE / COST-SHARE FOR EXTENSIONS

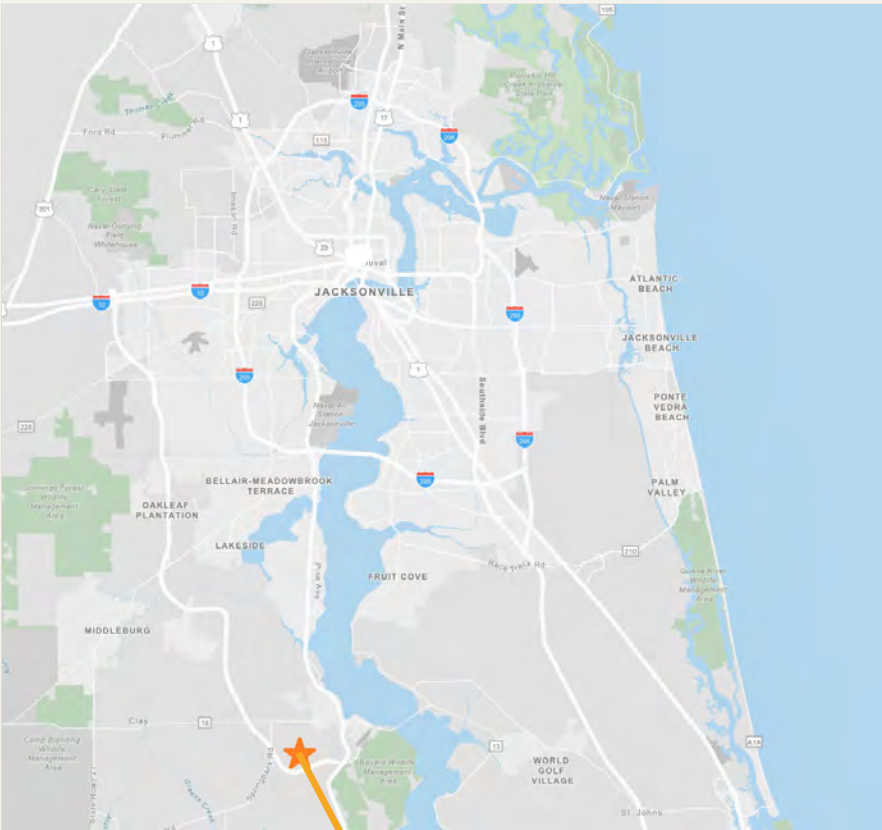
Utility infrastructure is available in the surrounding rights-of-way. A 10" water main and 8" reuse main run along Jersey Avenue, with electrical service overhead. Water, reuse, and force mains are also located along CR-15A and accessible via an existing cost-share agreement. **A 16" TECO gas main serves the area, with service connection anticipated via the Jersey Avenue right-of-way.** Buyer to coordinate service letters and tap-fee arrangements with applicable utility providers.

| ON-SITE                                                                                                                                                                                                                                                                                                      | JERSEY AVENUE FRONTAGE                                                                                                                                                                                                                                                                             | CR-15A FRONTAGE (WEST) |     |              |    |                       |   |                                                                                                                                                                                                                                                                                       |              |     |              |     |              |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|--------------|----|-----------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----|--------------|-----|--------------|-----|
| <b>TECO 16" Gas Main</b><br><br>16" TECO main serves the area; service connection anticipated via the Jersey Avenue right-of-way. Capable of supporting manufacturing, food production, and other heavy-gas users.<br><br><i>Service configuration and tap rights to be confirmed with TECO Peoples Gas.</i> | <b>Available Mains</b><br><br><table><tr><td>• Water Main</td><td>10"</td></tr><tr><td>• Reuse Main</td><td>8"</td></tr><tr><td>• Overhead Electrical</td><td>✓</td></tr></table><br><br>City of Green Cove Springs (municipal electric) serves along Jersey Avenue at the northern site frontage. | • Water Main           | 10" | • Reuse Main | 8" | • Overhead Electrical | ✓ | <b>CCUA Water / Sewer / Reuse</b><br><br><table><tr><td>• Water Main</td><td>16"</td></tr><tr><td>• Reuse Main</td><td>12"</td></tr><tr><td>• Force Main</td><td>12"</td></tr></table><br><br>Service available via existing cost-share agreement with Clay County Utility Authority. | • Water Main | 16" | • Reuse Main | 12" | • Force Main | 12" |
| • Water Main                                                                                                                                                                                                                                                                                                 | 10"                                                                                                                                                                                                                                                                                                |                        |     |              |    |                       |   |                                                                                                                                                                                                                                                                                       |              |     |              |     |              |     |
| • Reuse Main                                                                                                                                                                                                                                                                                                 | 8"                                                                                                                                                                                                                                                                                                 |                        |     |              |    |                       |   |                                                                                                                                                                                                                                                                                       |              |     |              |     |              |     |
| • Overhead Electrical                                                                                                                                                                                                                                                                                        | ✓                                                                                                                                                                                                                                                                                                  |                        |     |              |    |                       |   |                                                                                                                                                                                                                                                                                       |              |     |              |     |              |     |
| • Water Main                                                                                                                                                                                                                                                                                                 | 16"                                                                                                                                                                                                                                                                                                |                        |     |              |    |                       |   |                                                                                                                                                                                                                                                                                       |              |     |              |     |              |     |
| • Reuse Main                                                                                                                                                                                                                                                                                                 | 12"                                                                                                                                                                                                                                                                                                |                        |     |              |    |                       |   |                                                                                                                                                                                                                                                                                       |              |     |              |     |              |     |
| • Force Main                                                                                                                                                                                                                                                                                                 | 12"                                                                                                                                                                                                                                                                                                |                        |     |              |    |                       |   |                                                                                                                                                                                                                                                                                       |              |     |              |     |              |     |

| SERVICE PROVIDERS                           |                         |                                   |
|---------------------------------------------|-------------------------|-----------------------------------|
| Water / Sewer / Reuse                       | Natural Gas             | Electric                          |
| <b>Clay County Utility Authority (CCUA)</b> | <b>TECO Peoples Gas</b> | <b>City of Green Cove Springs</b> |

Source: Dunn & Associates, Inc. (Industrial Utility Availability Map, 1/22/2025); seller. Buyer to obtain service letters and verify all utility sizes, capacities, tap rights, and connection points with applicable providers.

REGIONAL POSITIONING



**ROOKERY INDUSTRIAL**  
Subject Site

# REGIONAL LOCATION

REACH 50+ MILLION CONSUMERS IN THE SOUTHEAST

|                   |         |
|-------------------|---------|
| JACKSONVILLE      | 30 MIN  |
| JAXPORT TERMINALS | 45 MIN  |
| SAVANNAH, GA      | 2 HOURS |
| ORLANDO, FL       | 2 HOURS |
| TAMPA, FL         | 3 HOURS |
| CHARLESTON, SC    | 4 HOURS |
| ATLANTA, GA       | 5 HOURS |
| MIAMI, FL         | 5 HOURS |

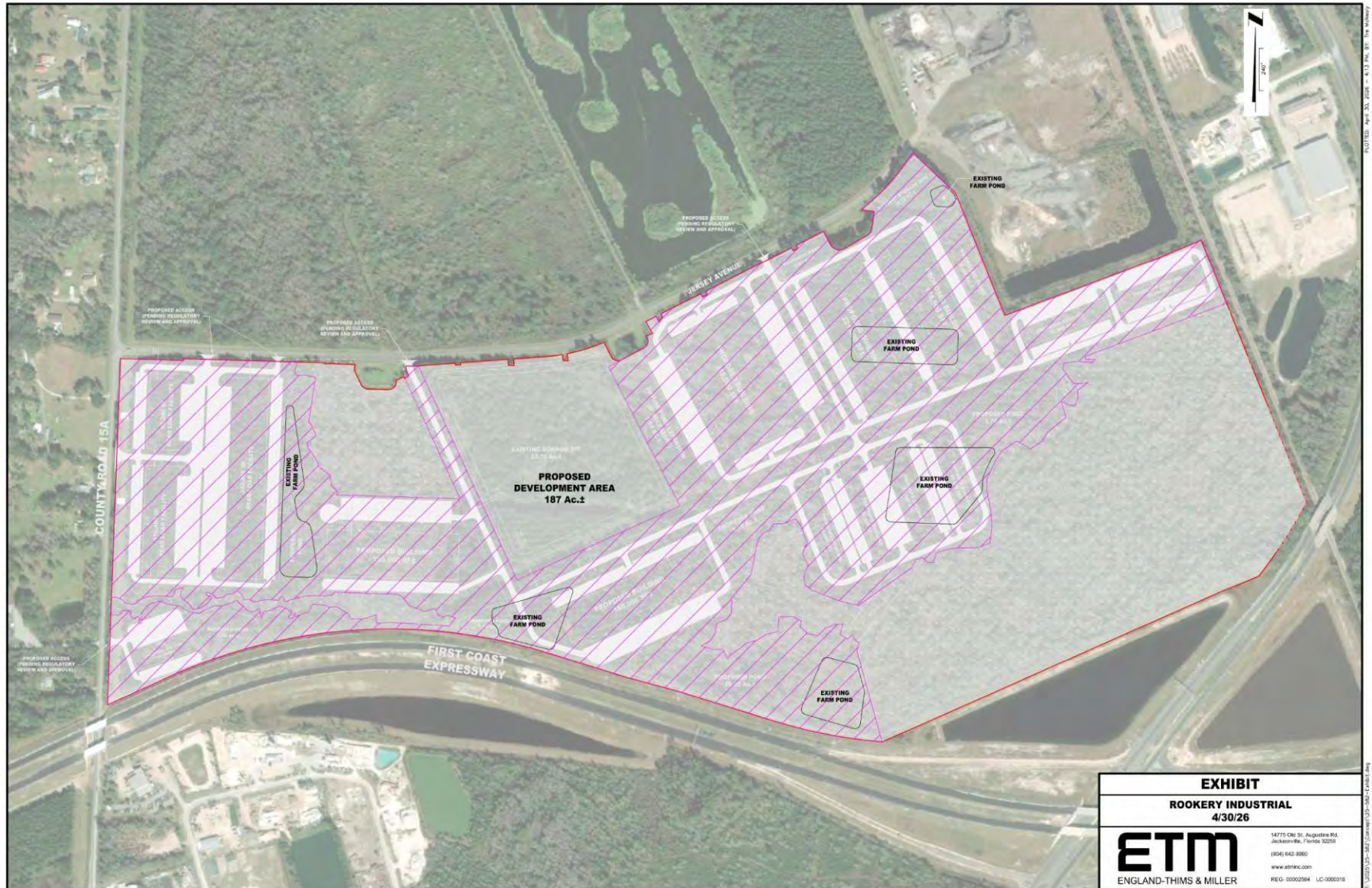
Rookery Industrial sits at the intersection of **County Road 15A, Jersey Avenue**, and the newly-completed **First Coast Expressway (SR 23)**, providing one-hour access to JAXPORT, I-95, and I-10 and same-day reach to virtually every Florida and Southeast Georgia consumer market.



# DEVELOPMENT AREA EXHIBIT

187 ACRES DEVELOPABLE / ≈281 AC GROSS / ETM ENGINEERING / 4/30/26

Development area depicted in purple hatching on the ETM Engineering exhibit dated April 30, 2026. The 187 acres include uplands plus impacted wetlands, anchored on County Road 15A frontage, Jersey Avenue, and First Coast Expressway frontage.



# BUILDING PROGRAM

ILLUSTRATIVE LAYOUT — ±1.85M SF ACROSS UP TO 14 PROPOSED BUILDINGS

| BUILDING                               | FRONTAGE      | SIZE (SF)        |
|----------------------------------------|---------------|------------------|
| REAR-LOAD FACILITIES — COUNTY ROAD 15A |               |                  |
| Building A                             | CR 15A        | 82,240           |
| Building B                             | CR 15A        | 116,480          |
| Building C                             | CR 15A        | 242,460          |
| DISTRIBUTION — JERSEY AVENUE / FCE     |               |                  |
| Building D                             | FCE           | 195,000          |
| Building E                             | Jersey Avenue | 315,000          |
| Building F                             | FCE           | 180,000          |
| Building G                             | Jersey Avenue | 221,000          |
| Building H                             | Jersey Avenue | 178,500          |
| SHALLOW-BAY / FLEX                     |               |                  |
| Building I                             | CR 15A        | 43,200           |
| Building J                             | Internal      | 45,000           |
| Building K                             | Internal      | 75,000           |
| Building L                             | Internal      | 45,000           |
| Building M                             | Internal      | 55,000           |
| Building N                             | Internal      | 55,000           |
| <b>TOTAL</b>                           |               | <b>1,848,880</b> |

## 14

### BUILDING PADS (ILLUSTRATIVE)

Conceptual range from 43,200 SF flex up to 315,000 SF distribution; final layout TBD

## ±1.85M

### TOTAL BUILDABLE SF

Across rear-load, distribution, and shallow-bay product types

## IB

### HEAVY INDUSTRIAL

Clay County Ord. 2025-6; manufacturing, distribution, petroleum, outdoor storage by right

## 187

### DEVELOPABLE ACRES

≈281 AC gross parcel (excludes 23.70 AC borrow pit); stormwater design subject to buyer site plan

# SCARCE AT THIS SCALE

## LARGE-TRACT INDUSTRIAL LAND AVAILABILITY / JACKSONVILLE MSA / Q1 2026

Across the 13 industrial land transactions tracked by CBRE Florida Research from November 2024 through March 2026, **only four sites traded above 100 gross acres — and all four are spoken for.** Rookery is one of a small number of remaining 150+ acre, entitled, cleared, expressway-fronted positions in the Jacksonville MSA, and the only such site with direct First Coast Expressway frontage.

# 4 of 13

### MSA LAND COMPS > 100 AC

Only four of the 13 industrial land trades from Nov 2024 – Mar 2026 cleared 100 gross acres. All four are spoken for — purchased by Suddath/NXTP, InLight RE Partners, and Midwest Industrial.

# 187

### ROOKERY DEVELOPABLE ACRES

≈281 AC gross. Cleared, graded, rezoned Heavy Industrial (IB), and the only large-tract opportunity on direct First Coast Expressway frontage.

# 0

### COMPARABLE SITES REMAINING

No other 150+ AC, entitled, cleared, expressway-fronted industrial sites currently being marketed in the Jacksonville MSA.

### JACKSONVILLE MSA INDUSTRIAL LAND TRADES > 100 GROSS AC / NOV 2024 – MAR 2026

| Project                           | Date      | Submarket   | Purchaser                | Gross AC | Status            |
|-----------------------------------|-----------|-------------|--------------------------|----------|-------------------|
| Eastport Rd "Zion Family Land"    | Dec-24    | Northside   | InLight RE Partners      | 135.0    | <i>Spoken for</i> |
| Pritchard Rd "Westlake"           | Jun-25    | Westside    | Midwest Industrial       | 217.8    | <i>Spoken for</i> |
| Pecan Park "Airport Commerce Ctr" | Aug-25    | Northside   | Suddath / NXTP Logistics | 187.5    | <i>Spoken for</i> |
| Pecan Park Phase III "ACC"        | Mar-26    | Northside   | Suddath / NXTP Logistics | 110.0    | <i>Spoken for</i> |
| ★ ROOKERY INDUSTRIAL              | Available | Clay County | —                        | ≈281     | For sale          |

### WHAT THIS MEANS

The last four 100+ AC trades in the Jacksonville MSA were absorbed by three buyers — two of them (Suddath/NXTP and the Westlake park) end-user driven, the third (InLight) for spec development.

**Rookery is the next opportunity at this scale.** Heavy Industrial zoning, direct FCE frontage, CSX rail adjacency, cleared and graded, ≈281 gross acres / 187 developable — combined, an unreplicable position in this MSA.

Source: CBRE Florida Research, Q1 2026 industrial land comps (Jacksonville MSA, Nov 2024 – Mar 2026). "Spoken for" reflects purchaser status as of the recorded transaction; subsequent disposition not tracked here.

# | CLAY COUNTY / JACKSONVILLE MSA

## FLORIDA'S FASTEST-GROWING INDUSTRIAL CORRIDOR

The **First Coast Expressway** has transformed Clay County into one of the most strategically positioned industrial submarkets in the Southeast. With **Phase 2 completion in August 2025**, the corridor now connects Cecil Commerce Center to US 17, with the toll-free Shands Bridge crossing scheduled for 2031.

Clay County offers the labor base and land availability that has filled along I-295, with the price advantage of an emerging submarket and the connectivity advantage of a brand-new four-lane controlled-access expressway.

### FIRST COAST EXPRESSWAY

**\$1.9 billion FDOT investment** creating a 46-mile, four-lane outer beltway connecting I-10 in Duval County to I-95 in St. Johns County. **13 interchanges total** with 7 in Clay County. Phase 2 opened August 2025; Phase 3 (Shands Bridge replacement) under construction with completion targeted 2031.

JACKSONVILLE MSA POPULATION

1.74M

MSA LABOR FORCE

913K

DUVAL COUNTY EMPLOYERS

66,355

MEDIAN HOUSEHOLD INCOME

\$82,603

JAXPORT ANNUAL TEUs (AVG)

1.3M

JAXPORT CAPITAL IMPROVEMENTS

\$676M (2025-29)

JAX INTL AIRPORT PASSENGERS

7.3M

FCE INVESTMENT (FDOT)

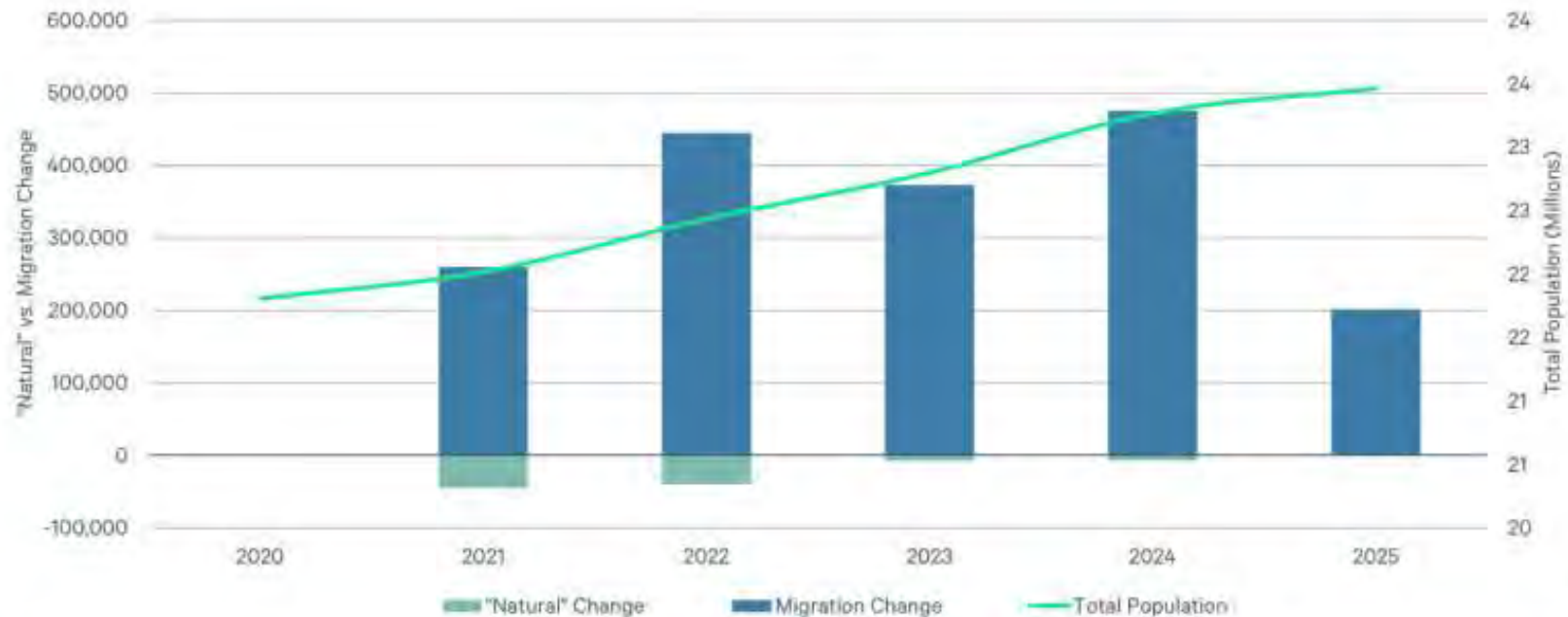
\$1.9B

# POPULATION GROWTH

FLORIDA STATEWIDE — 2020 TO 2025

FLORIDA STATEWIDE

+1,657,182 people total growth (2020–2025) • +1,753,364 from net migration



Total Growth  
2020-2025  
1,657,182 People

"Natural"  
Change  
-101,721 People

Net  
Migration  
+1,753,364 People

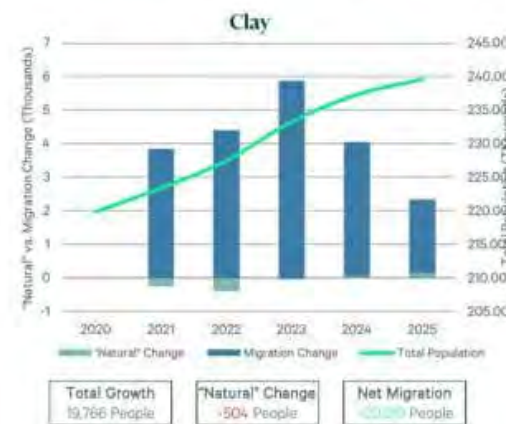
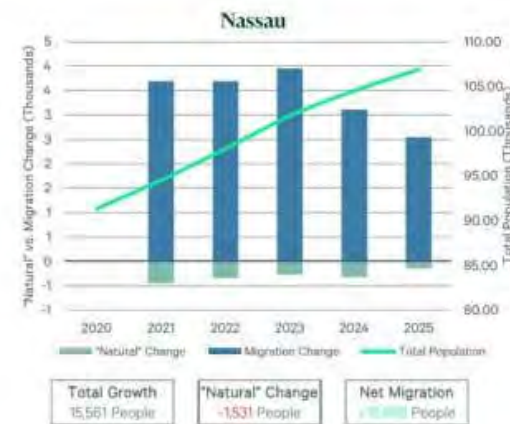
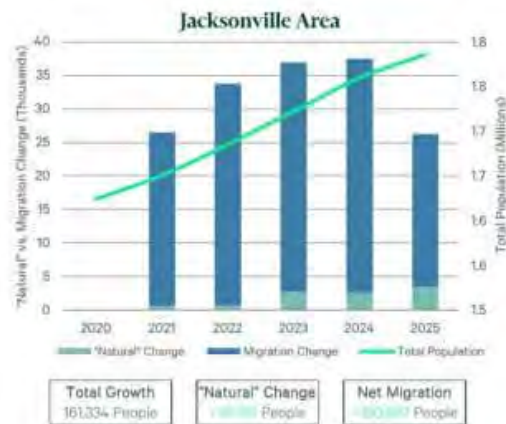
Source: U.S. Census Bureau / Florida Office of Economic and Demographic Research; CBRE Q1 2026 Industrial Market Update. \*Natural change is defined by net positive/negative change in total deaths/births.

# POPULATION GROWTH

JACKSONVILLE MSA BY COUNTY — 2020 TO 2025

JACKSONVILLE MSA — BY COUNTY

Clay County +19,766 • JAX Area +161,334 • St. Johns +68,666

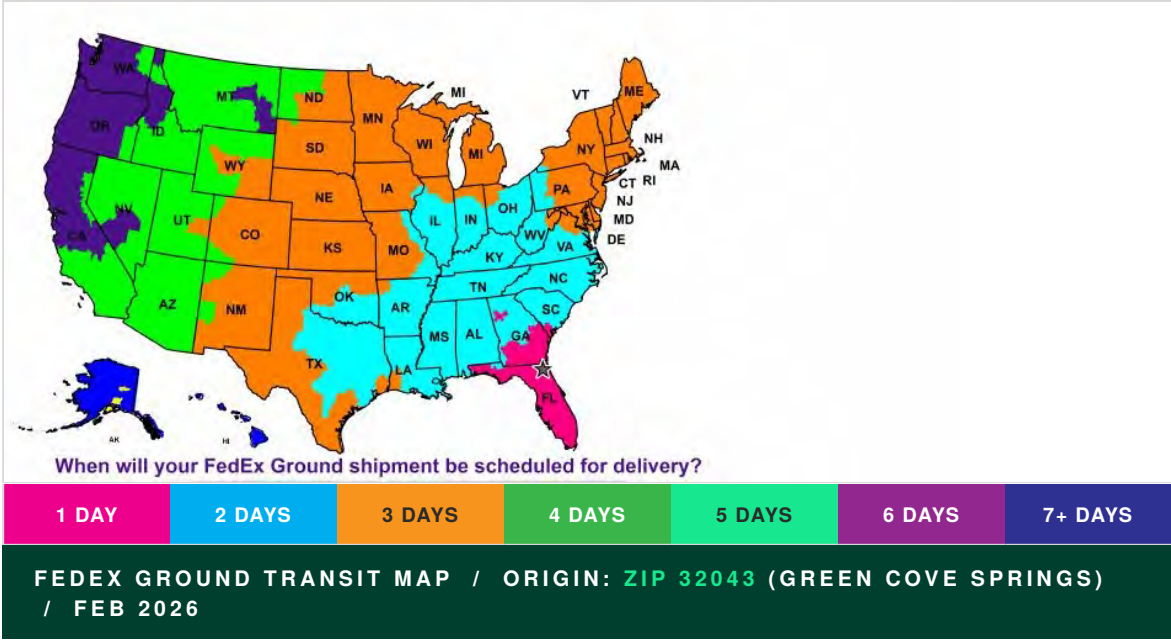


Source: U.S. Census Bureau / Florida Office of Economic and Demographic Research; CBRE Q1 2026 Industrial Market Update. \*Natural change is defined by net positive/negative change in total deaths/births.

# SUN BELT SHIPPING REACH

## FEDEX GROUND TRANSIT FROM ROOKERY (ZIP 32043) / FLORIDA NET MIGRATION THESIS

Florida added **+1,753,364 net migrants from 2020 to 2025** — the largest in-migration flow of any state. The same demographic surge driving Florida's housing absorption is reshaping last-mile and parcel demand across the Sun Belt. From Rookery, FedEx Ground reaches all of Florida in **1 day**, the entire Southeast in **2 days**, and the Sun Belt consumer base — Texas, the Carolinas, Georgia, Tennessee — within **2–3 business days**.



### 01 DEMOGRAPHIC TAILWIND

#### Florida Net Migration Continues

Florida added **+1.75M net migrants 2020–2025** with continued positive trends. Population-driven parcel demand follows the rooftops — and the rooftops keep coming.

### 02 1-DAY FLORIDA

#### Same-State Overnight Reach

Rookery sits inside FedEx Ground's **1-day delivery zone for the entire state of Florida** — Miami, Tampa, Orlando, and Pensacola all next-business-day from the site.

### 03 2-DAY SUN BELT

#### Reach the Growth Markets Fast

Atlanta, the Carolinas, Tennessee, and most of GA / AL are reachable in **2 business days**. Texas and the rest of the Sun Belt fall inside the **3-day envelope**.

### THE THESIS

As Sun Belt migration accelerates, overnight and 2-day parcel coverage will define which industrial sites win — Rookery delivers both at a Clay County basis.

| If picked up on... |     | Will be delivered by... |     |     |                  |                  |                  |  |
|--------------------|-----|-------------------------|-----|-----|------------------|------------------|------------------|--|
| Monday             | Tue | Wed                     | Thu | Fri | Mon <sup>@</sup> | Tue <sup>@</sup> | Wed <sup>±</sup> |  |
| Tuesday            | Wed | Thu                     | Fri | Mon | Tue <sup>@</sup> | Wed <sup>@</sup> | Thu <sup>±</sup> |  |
| Wednesday          | Thu | Fri                     | Mon | Tue | Wed <sup>@</sup> | Thu <sup>@</sup> | Fri <sup>±</sup> |  |
| Thursday           | Fri | Mon                     | Tue | Wed | Thu <sup>@</sup> | Fri <sup>@</sup> | Mon <sup>±</sup> |  |
| Friday             | Mon | Tue                     | Wed | Thu | Fri <sup>@</sup> | Mon <sup>@</sup> | Tue <sup>±</sup> |  |
| Saturday           | Tue | Wed                     | Thu | Fri | Mon <sup>@</sup> | Tue <sup>@</sup> | Wed <sup>±</sup> |  |
| Sunday             | Tue | Wed                     | Thu | Fri | Mon <sup>@</sup> | Tue <sup>@</sup> | Wed <sup>±</sup> |  |

<sup>@</sup> The following week  
<sup>±</sup> Earliest possible delivery the following week  
© 2026 FedEx. All rights reserved.

This map illustrates service schedules in business days as of February 2026 for FedEx Ground Shipments

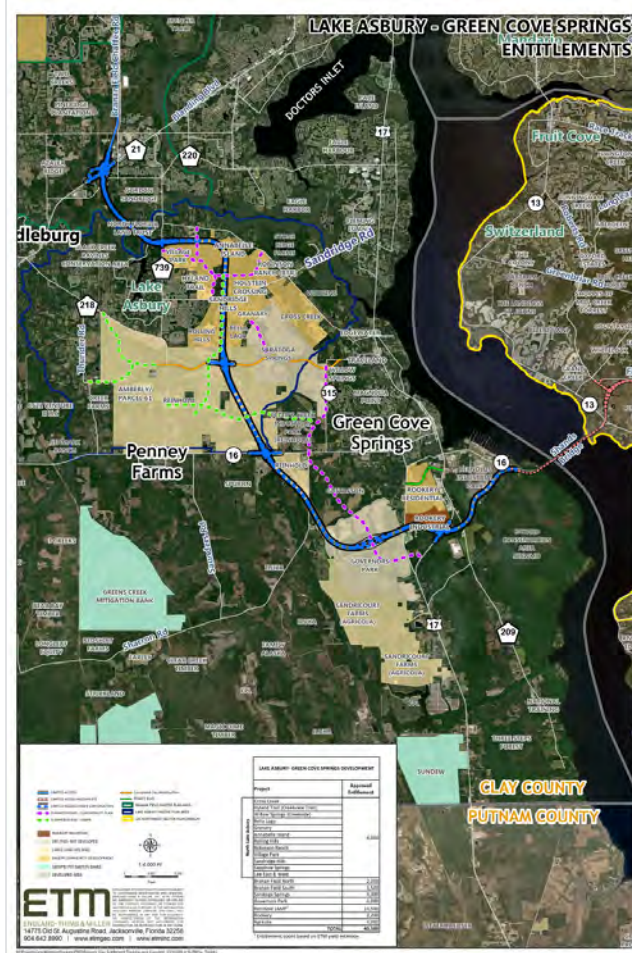
Source: FedEx Ground Service Maps — ZIP 32043, February 2026; U.S. Census Bureau / Florida Office of Economic and Demographic Research. Transit times are FedEx Ground commercial estimates; actual times vary. Map © 2026 FedEx.

# ROOFTOPS ARE COMING

40,500 APPROVED ENTITLEMENTS / LAKE ASBURY – GREEN COVE SPRINGS CORRIDOR

Surrounding the Rookery Industrial site is one of the most aggressively-entitled residential corridors in the Southeast. **Approximately 40,500 dwelling units are approved across 19 master-planned communities** and Reinhold's LAMP DRI between Lake Asbury and Green Cove Springs — directly fed by the new First Coast Expressway. These rooftops drive the same last-mile, regional-distribution, and consumer-products demand profile that has filled industrial absorption along the I-295 corridor over the past decade. Rookery is positioned to capture that demand at the front end of the next ten years of build-out.

## LAKE ASBURY – GREEN COVE SPRINGS DEVELOPMENT MAP



# 40,500

APPROVED RESIDENTIAL ENTITLEMENTS

Lake Asbury–Green Cove Springs corridor

# 19

MASTER-PLANNED COMMUNITIES

DRI/PUD-not-yet-developed status

# 14,500

UNITS — REINHOLD LAMP DRI

Largest single entitlement; ~3 mi from site

## APPROVED ENTITLEMENTS BY PROJECT

|                                                                                                                                        |               |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------|
| North Lake Asbury (combined)                                                                                                           | 6,000         |
| Cross Creek, Granary, Bella Lago, Annabelle Island, Robinson Ranch, Sandridge Hills, Saratoga Springs, Sapphire Springs, Lee East/West |               |
| Branan Field North                                                                                                                     | 2,000         |
| Branan Field South                                                                                                                     | 1,500         |
| Saratoga Springs (PUD)                                                                                                                 | 4,300         |
| Governors Park                                                                                                                         | 6,000         |
| Reinhold LAMP DRI                                                                                                                      | 14,500        |
| Rookery Residential                                                                                                                    | 2,200         |
| Agricola                                                                                                                               | 4,000         |
| <b>TOTAL APPROVED</b>                                                                                                                  | <b>40,500</b> |

Source: England-Thims & Miller, Inc., Lake Asbury – Green Cove Springs Entitlements (2/21/2025). Approved entitlement counts based on ETM yield estimate.

# LAURELTON AND AGRICOLA

6,500 CONTIGUOUS ACRES / \$178M INVESTED / 10,000 ENTITLED UNITS / TWO MILES FROM ROOKERY

Two miles from the Rookery site, BTI Partners has assembled the largest master-planned land position in Northeast Florida. **Laurelton and Agricola together total ~6,500 contiguous acres with approximately 10,000 entitled residential units, 840,000 SF of approved retail, 700,000 SF of office, ~2,000,000 SF of light industrial, and 400 hotel keys.** The two projects below describe what is being built next door to Rookery — the demographic engine that will drive industrial absorption in this corridor for the next decade.

## LAURELTON

### FORMERLY GOVERNORS PARK / BTI PARTNERS

**Acquired December 2022 — \$85 million.** BTI Partners (Fort Lauderdale) acquired the 3,300-acre Governors Park entitlement from the Davis family and The PARC Group — the developer of Nocatee — and rebranded it Laurelton.

**Four village districts** (Town Center, Governors Creek, Oak Ridge, Springbank). Approved program: ~6,000 homes, 840,000 SF retail, 700,000 SF office, ~2,000,000 SF light industrial, 400 hotel keys, 18-hole golf course, 800 AC open space.

**Status:** Phase 1 (401 single-family homes, Laurelton South) in plan review. CDD established by Clay BCC. Farmstead amenity center cleared DRC January 2026. Build-out projected at ~6,300 permanent jobs / \$225M annual payroll.

*Civil engineer: England-Thims & Miller. Source: Jax Daily Record; BTI Partners.*

## AGRICOLA

### BTI'S SOUTHERN EXPANSION / 4,000 ADDITIONAL UNITS

**Acquired August 15, 2025 — \$93 million.** BTI Partners doubled its Clay County position with a 3,145-acre tract immediately south of Laurelton, acquired from Sandricourt Farms LLC (the Agricola family).

**4,000 approved residential units** (2,170 SF / 370 TH / 1,460 MF) with more than 51% of acreage preserved as open space. Program includes schools, parks, trails, and neighborhood retail. North of FPL property; west of U.S. 17.

**Combined footprint:** ~6,500 contiguous acres with Laurelton / **\$178 million invested** 2022–2025. Permits in process Q4 2025.

*Source: Jax Daily Record; BTI Partners; Clay BCC.*

*“Clay County is currently experiencing significant growth, but new development needs to be consistent with the long-term vision of its stakeholders.”*

**JUSTIN ONORATO / CHIEF INVESTMENT OFFICER / BTI PARTNERS**

# WHAT'S BEING BUILT

LAURELTON / AGRICOLA / THE 40,500-UNIT CORRIDOR / ALL ENTITLED

Forty-thousand five-hundred dwelling units are not a forecast. They are **approved entitlements** — already platted, zoned, and processing through Clay County. Below is a project-by-project breakdown of who is building what within five miles of Rookery, with current status as of Q1 2026.

## LAURELTON (formerly Governors Park)

|                     |                                            |
|---------------------|--------------------------------------------|
| Developer           | BTI Partners (Fort Lauderdale)             |
| Civil Engineer      | England-Thims & Miller                     |
| Acquired            | December 2022 — \$85,000,000               |
| Acreage             | 3,300 acres / 4 village districts          |
| Approved Units      | ~6,000 homes (SF + MF)                     |
| Commercial          | 840,000 SF retail / 700,000 SF office      |
| Light Industrial    | ~2,000,000 SF entitled                     |
| Hotel / Hospitality | 400 keys                                   |
| Other               | 18-hole golf course / 800 AC open space    |
| Phase 1             | 401 SF homes (Laurelton South) — in review |
| CDD Status          | Established by Clay BCC                    |
| Build-out Jobs      | ~6,300 permanent / \$225M annual payroll   |

## AGRICOLA (BTI's southern expansion)

|                     |                                              |
|---------------------|----------------------------------------------|
| Developer           | BTI Partners (Fort Lauderdale)               |
| Acquired            | August 15, 2025 — \$93,000,000               |
| Seller              | Sandricourt Farms LLC (Agricola family)      |
| Acreage             | 3,145 acres / immediately south of Laurelton |
| Approved Units      | 4,000 residential units                      |
| Unit Mix            | 2,170 SF / 370 TH / 1,460 MF                 |
| Open Space          | >51% of acreage preserved                    |
| Includes            | Schools, parks, trails, neighborhood retail  |
| Status              | Permits being sought (Q4 2025)               |
| Adjacency           | North of FPL property; west of U.S. 17       |
| Combined Footprint  | ~6,500 contiguous acres with Laurelton       |
| Combined Investment | \$178,000,000 / 2022–2025                    |

## FULL CORRIDOR — APPROVED RESIDENTIAL ENTITLEMENTS WITHIN ~5 MILES OF ROOKERY

| PROJECT                              | DEVELOPER / OWNER    | ACRES | APPROVED UNITS | STATUS                   |
|--------------------------------------|----------------------|-------|----------------|--------------------------|
| Laurelton (formerly Governors Park)  | BTI Partners         | 3,300 | 6,000          | Phase 1 in plan review   |
| Agricola                             | BTI Partners         | 3,145 | 4,000          | Permits in process       |
| Reinhold LAMP DRI                    | Reinhold Corporation | 8,200 | 14,500         | DRI approved             |
| North Lake Asbury (combined)*        | Multiple developers  | —     | 6,000          | DRI/PUD approved         |
| Saratoga Springs (PUD)               | —                    | —     | 4,300          | PUD approved             |
| Branan Field North                   | —                    | —     | 2,000          | PUD approved             |
| Branan Field South                   | —                    | —     | 1,500          | PUD approved             |
| Rookery Residential                  | —                    | —     | 2,200          | Adjacent to subject site |
| TOTAL APPROVED CORRIDOR ENTITLEMENTS |                      |       | 40,500         | ETM yield estimate       |

\* North Lake Asbury combined includes Cross Creek, Granary, Bella Lago, Annabelle Island, Robinson Ranch, Sandridge Hills, Saratoga Springs, Sapphire Springs, and Lee East/West. Source: ETM Lake Asbury – Green Cove Springs Entitlements (2/21/2025); Jax Daily Record; BTI Partners.

# WHY IT MATTERS FOR ROOKERY

## THE INDUSTRIAL THESIS / THREE FORCES CONVERGING AT ONE INTERCHANGE

The next decade of Jacksonville industrial absorption will follow rooftops into Clay County the same way the prior decade followed them into the I-295 corridor. **Rookery sits at the intersection of three independent forces — each one of which would be enough to drive industrial demand on its own.** Together they make this site the most strategically-positioned industrial land in the Jacksonville MSA.

### 01 THE ROAD

FIRST COAST EXPRESSWAY

# \$1.9B

FDOT INVESTMENT

For the first 100 years of its history, Clay was the largest Florida county **without** an expressway. **Phase 2 of the FCE opened August 2025** with direct frontage at Rookery and seven of the corridor's thirteen interchanges in Clay County.

**Phase 3 — the toll-free Shands Bridge replacement to I-95 — is targeted for 2031.** When that opens, Rookery becomes a 25-minute drive to I-95 and a one-hour reach to virtually every Florida and Southeast Georgia consumer market.

FUTURE AADT AT US 17 IC

## 60,400 vpd

Source: FDOT 2050 forecast

### 02 THE ROOFTOPS

40,500 ENTITLED UNITS

# 40,500

APPROVED UNITS WITHIN 5 MI

**Industrial absorption follows population.** The I-295 corridor filled because Jacksonville's population pushed west and south. The next wave is pushing **directly into Clay** — and unlike speculative bets, this isn't a forecast. It's 40,500 platted units.

BTI Partners alone has deployed **\$178M across 6,500 contiguous acres** two miles from Rookery. The Nocatee development team (Davis / PARC) put the original entitlements in place. The CDD is established. Phase 1 permits are in process.

BTI TOTAL CLAY INVESTMENT

## \$178M

Source: Jax Daily Record

### 03 THE INCENTIVES

CLAY COUNTY EDC

# \$0

STATE INCOME TAX / M&E TAX

Florida is already one of the most favorable industrial tax environments in the U.S.: **no state income tax, no tax on manufacturing equipment, no property tax on inventories, no tax on goods-in-transit for 180 days.**

Clay County stacks on top of that with project-specific REV Grants, Capital Investment Grants, Impact Fee Mitigation, and tax-exempt Industrial Development Revenue Bonds via the Clay Development Authority. Clay EDC offers concierge-level site selection coordination.

CLAY EDC CONTACT

## Crawford Powell

(904) 375-9394 / [chooseclay.com](http://chooseclay.com)

### THE PRICING WINDOW

Rookery is one of the last entitled, cleared, FCE-fronting industrial sites still available at a **Clay County land basis**. When the Shands Bridge replacement opens in 2031, the FCE becomes a direct 25-minute connector to I-95 — and this corridor reprices toward Duval and St. Johns levels. **The window is the gap between Clay basis today and Duval/St. Johns basis at 2031 delivery.**

# ECONOMIC INCENTIVES

## FLORIDA & CLAY COUNTY

Florida offers one of the most favorable tax environments in the nation for industrial users and developers. Competitive incentives are also available from state and local governments for businesses that relocate or expand in the Jacksonville and Clay County region.

**Recapture Enhanced Value Grant (REV Grant):** Operates similar to a tax rebate on net new county/city property taxes payable to the local government.

**High Impact Performance Incentive Grants (HIPI):** Cash grants for pre-approved applicants in high-impact sectors with phased payouts at start-up and at full employment.

**Capital Investment Tax Credit (CITC):** Annual credit up to 20 years against corporate income tax for projects with at least \$25M capital cost and 100 jobs.

**Economic Development Transportation Fund:** Awards up to \$3M to alleviate transportation issues impacting expansion decisions.

## CLAY COUNTY EDC

The Clay County Economic Development Corporation provides site selection assistance, permitting coordination, and access to state and local incentive programs for qualifying industrial users.

## FLORIDA HAS...

**NO** state personal income tax

**NO** corporate income tax on limited partnerships

**NO** corporate income tax on subchapter S-corps

**NO** corporate franchise tax on capital stock

**NO** state-level property tax

**NO** property tax on business inventories

**NO** sales tax on manufacturing machinery and equipment

**NO** property tax on goods-in-transit for up to 180 days

**NO** sales/use tax on goods manufactured in FL for export

**NO** sales tax on raw materials incorporated into resale products

**NO** sales/use tax on co-generation of electricity

# CLAY COUNTY INCENTIVES

## PROJECT-SPECIFIC INCENTIVES FROM CLAY FLORIDA EDC

In addition to Florida's statewide tax exemptions, Clay County offers project-specific incentives administered through the Clay Florida Economic Development Corporation. Programs are negotiated case-by-case based on capital investment, jobs, and impact.

### ECONOMIC DEVELOPMENT GRANT (Tax Increment)

Targets commercial projects that add to the tax base, project new employment in excess of 10 direct full-time positions, and make significant economic impact (PCI > \$1,000,000). A percentage of the county's incremental ad-valorem tax increase above a base-year assessed value is rebated to the developer.

### MANUFACTURING EQUIPMENT CAPITAL INVESTMENT GRANT

Available to employers relocating to Clay County who intend to invest a minimum of \$1,000,000 in machinery and equipment at the Clay County location.

### REGULATORY RELIEF

Fast-track permitting and approvals for job-creating economic development projects. Includes Impact Fee Mitigation programs for Target Industry employers, designed to attract primary businesses and high-skilled, high-wage jobs.

### LARGE EMPLOYER RETENTION GRANT

Available to large existing employers contemplating relocation out of the county. Eligibility does not require new capital investment, job creation, or salary thresholds — the employer must pay real-property ad valorem taxes to the County.

### INDUSTRIAL DEVELOPMENT REVENUE BONDS

The Clay County Development Authority (CCDA) is the sole industrial development authority for Clay County and is authorized to issue tax-exempt bonds to finance industrial expansion or relocation.

### CLAY FLORIDA ECONOMIC DEVELOPMENT CORPORATION

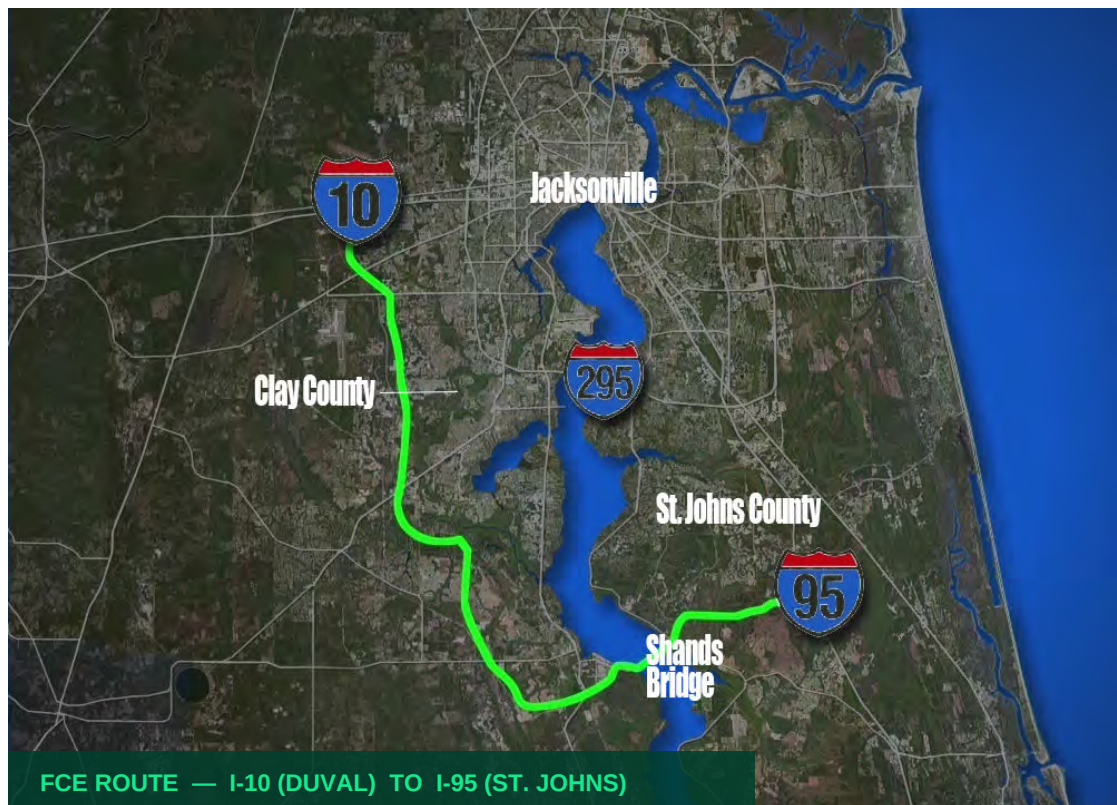
**Crawford Powell**— *President of Economic Development*

(904) 375-9394 | CPowell@ChooseClay.com

# FIRST COAST EXPRESSWAY

SR 23 / \$1.9 BILLION FDOT INVESTMENT / I-10 TO I-95

A 46-mile, four-lane, controlled-access tolled expressway connecting I-10 in Duval County to I-95 in St. Johns County. The Rookery Industrial site has direct frontage on the FCE — a brand-new asset that transforms Clay County into a primary industrial corridor.



## PROJECT FACTS

|                          |                                 |
|--------------------------|---------------------------------|
| Total Length             | 46 miles                        |
| Total Investment         | \$1.9 billion                   |
| Funding Source           | FDOT                            |
| Total Interchanges       | 13                              |
| Interchanges in Clay Co. | 7                               |
| Configuration            | 4-lane, controlled access       |
| Tolling                  | Electronic gantries             |
| Connections              | I-10 / US 17 / US 301 / I-95    |
| Bridge Clearance (new)   | 65 ft (matches Buckman)         |
| Future AADT (US 17 IC)   | 60,400 / day (FDOT 2050)        |
| Hurricane Evacuation     | Designated route                |
| Site Frontage            | Direct — multiple access points |

## PHASING TIMELINE

### PHASE 1 Open 2019

I-10 to Blanding Blvd (Duval)

### PHASE 2 Open Aug 2025

Blanding Blvd to US 17

### PHASE 3 Target 2031

Shands Bridge replacement to I-95

Source: FDOT District 2 / RS&H

# SITE CONDITIONS

## LAND CHARACTERISTICS / SITE PREPARATION / ENVIRONMENTAL

Site characteristics summarized from the Agricultural Management Plan prepared by Carter Environmental Services (December 3, 2024) for the parent tract. Land clearing, root rake, grading, and drainage restoration completed April 2025.

### TOPOGRAPHY & HYDROLOGY

|                  |                                            |
|------------------|--------------------------------------------|
| Elevation Range  | +25 to +55 ft NGVD                         |
| Topography       | Relatively flat; gentle slope to the east  |
| Drainage Pattern | Sheet flow / base flow toward onsite swamp |
| Outfall          | Discharges east to the St. Johns River     |
| Existing Ditches | Pre-1984 drainage network across site      |
| Watershed        | Lower St. Johns River Basin                |

### LAND COVER & WETLANDS DELINEATION

*Per Carter Environmental Services FLUCFCS classification (parent tract; ~281 AC)*

|                                      |           |
|--------------------------------------|-----------|
| Pine Plantation (FLUCFCS 441)        | 184.28 AC |
| Wetland Forested Mixed (FLUCFCS 630) | 71.47 AC  |
| Wetland Forested Mixed — west        | 13.47 AC  |
| Hydric Pine Flatwoods (FLUCFCS 625)  | 6.92 AC   |
| Wetland Forested Mixed — south edge  | 2.12 AC   |
| Wetland Forested Mixed — north edge  | 1.04 AC   |

*Buyer to confirm jurisdictional wetland boundaries via formal delineation.*

### SOIL COMPOSITION (NRCS)

*11 mapped soil units; predominantly sandy fine sands typical of NE Florida flatwoods*

|                            |                                                 |
|----------------------------|-------------------------------------------------|
| Albany fine sand           | Somewhat poorly drained, moderate permeability  |
| Hurricane fine sand        | Somewhat poorly drained, mod-rapid permeability |
| Centenary fine sand        | Moderately well drained, mod-rapid permeability |
| Sapelo fine sand           | Poorly drained, low permeability                |
| Leon fine sand             | Poorly drained, moderate permeability           |
| Ridgewood fine sand        | Somewhat poorly drained, rapid permeability     |
| Goldhead fine sand         | Poorly drained, moderate permeability           |
| Osier / Allanton / Rutlege | Wetland-associated mucky / fine sands           |

*Source: USDA NRCS Soil Survey of Clay County, FL. Geotech to be confirmed by buyer.*

### SITE PREPARATION — COMPLETED

*Land clearing & drainage improvements per Carter Environmental scope*

|                 |                                          |
|-----------------|------------------------------------------|
| <b>Dec 2024</b> | Clear-cut existing pine plantation       |
| <b>Jan 2025</b> | Site preparation herbicide application   |
| <b>Feb 2025</b> | Root rake, stump extraction, debris burn |
| <b>Mar 2025</b> | Trail road improvement & grading         |
| <b>Mar 2025</b> | Existing ditch restoration               |
| <b>Mar 2025</b> | New drainage ditch excavation (NE & SW)  |
| <b>Apr 2025</b> | Roller chop & final grading              |

#### READY FOR VERTICAL CONSTRUCTION

Clearing, rough grading, and stormwater conveyance restoration completed in advance of building pad construction.

# UTILITY CAPACITY

SERVICE PROVIDERS / INFRASTRUCTURE / ENTITLEMENT STATUS

Service providers, capacity context, and entitlement coordination. Specific load and demand commitments require formal service letters from each utility — buyers are encouraged to coordinate directly with Clay EDC and the providers below.

## ELECTRIC SERVICE — CITY OF GREEN COVE SPRINGS

*Municipal public-power utility serving Green Cove Springs & Clay County since 1907.*

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| Provider               | <b>City of Green Cove Springs Electric</b>               |
| Service Type           | <b>Municipal public power</b>                            |
| Power Supply           | <b>Florida Municipal Power Agency (FMPA)</b>             |
| FMPA Members           | <b>31 municipal systems statewide</b>                    |
| Avg. Residential Rate  | <b>11.84¢ / kWh</b>                                      |
| FL Statewide Avg. Rate | <b>14.31¢ / kWh</b>                                      |
| Rate Position          | <b>~17% below FL average</b>                             |
| Site Frontage          | <b>Overhead electrical along Jersey Ave &amp; CR-15A</b> |

*Sources: City of Green Cove Springs; FMPA; findenergy.com; U.S. EIA. Buyer to obtain service letter for site-specific load.*

## GAS / WATER / SEWER / STORMWATER

*Service availability summary; buyer to verify with providers and confirm tap rights*

|                                |                                                           |
|--------------------------------|-----------------------------------------------------------|
| Natural Gas Provider           | <b>TECO Peoples Gas</b>                                   |
| On-Site Gas Main               | <b>16" runs west to east across site (tap rights TBC)</b> |
| Jersey Ave Water Main          | <b>10"</b>                                                |
| Jersey Ave Reuse Main          | <b>8"</b>                                                 |
| Jersey Ave Electrical          | <b>Overhead</b>                                           |
| Water / Sewer / Reuse Provider | <b>Clay County Utility Authority (CCUA)</b>               |
| CR-15A Water Main              | <b>16" available via cost-share</b>                       |
| CR-15A Reuse Main              | <b>12" available via cost-share</b>                       |
| CR-15A Force Main              | <b>12" available via cost-share</b>                       |

*Pipe sizes from Dunn & Associates Utility Availability Map (1/22/2025) and seller. Cost-share extension to site required.*

## ENTITLEMENT & DUE-DILIGENCE STATUS

*What's complete vs. open at offer date; buyer to verify all items in due diligence*

|                             |                                                        |
|-----------------------------|--------------------------------------------------------|
| Conceptual Site Plan        | <b>Complete (England-Thims &amp; Miller, Apr 2026)</b> |
| Agricultural Mgmt Plan      | <b>Complete (Carter Environmental, Dec 2024)</b>       |
| Utility Availability Map    | <b>Complete (Dunn &amp; Associates, Jan 2025)</b>      |
| Wetland FLUCFCS Mapping     | <b>Complete (parent tract; JD pending)</b>             |
| Site Clearing / Grading     | <b>Underway — per Carter scope</b>                     |
| Zoning / Future Land Use    | <b>Heavy Industrial (IB) — Ord. 2025-6</b>             |
| ERP / NPDES Permits         | <b>To be obtained during site plan approval</b>        |
| Wetland Jurisdictional Det. | <b>Buyer to commission with USACE / SJRWMD</b>         |
| Phase I ESA / Geotechnical  | <b>Buyer to commission</b>                             |

*Clay EDC offers concierge-level coordination for site selectors and permitting (chooseclay.com).*

## FLORIDA UTILITY-RELATED TAX EXEMPTIONS

*Direct-savings items most relevant to a power- or gas-intensive user*

|                           |                                                     |
|---------------------------|-----------------------------------------------------|
| <b>Mfg Equipment</b>      | No sales tax on manufacturing machinery & equipment |
| <b>Goods-In-Transit</b>   | No property tax for up to 180 days                  |
| <b>Co-Generation</b>      | No sales / use tax on co-generation of electricity  |
| <b>Raw Materials</b>      | No sales tax on raw materials in resale products    |
| <b>Export Mfg.</b>        | No sales / use tax on goods manufactured for export |
| <b>Business Inventory</b> | No property tax on inventories                      |

*Source: Florida Department of Revenue. See incentive page for full list.*

# WORKFORCE & LABOR MARKET

## NORTHEAST FLORIDA / CLAY COUNTY / JACKSONVILLE MSA

Northeast Florida is one of the South's deepest industrial labor markets. Clay County draws from a regional pool of nearly 900,000 workers, with daily commuter access to the City of Jacksonville and competitive unemployment versus state averages.

| REGIONAL LABOR FORCE — AUG 2025                                                                             |                      |
|-------------------------------------------------------------------------------------------------------------|----------------------|
| <i>CareerSource Northeast Florida (8-county region; rate not seasonally adjusted)</i>                       |                      |
| NE Florida Regional Labor Force                                                                             | 895,066              |
| Year-Over-Year Change                                                                                       | +821 (+0.1%)         |
| Region Unemployment Rate                                                                                    | 4.6%                 |
| Florida Statewide Rate                                                                                      | 4.4%                 |
| Clay County Unemployment                                                                                    | 4.6%                 |
| Duval County Unemployment                                                                                   | 4.6%                 |
| St. Johns County Unemployment                                                                               | 4.5%                 |
| Baker County Unemployment                                                                                   | 4.6%                 |
| Jacksonville MSA Job Growth (Nov '25 YoY)                                                                   | +10,500 jobs (+1.3%) |
| <i>Source: Florida Dept. of Commerce, Bureau of Workforce Statistics; U.S. BLS Local Area Unemployment.</i> |                      |

| REGIONAL ECONOMIC ANCHORS                                                                        |                                              |
|--------------------------------------------------------------------------------------------------|----------------------------------------------|
| <i>Industrial / logistics employer base across the Jacksonville MSA</i>                          |                                              |
| JAXPORT (Cargo Activity)                                                                         | 228,100 jobs supported                       |
| JAXPORT Annual Economic Output                                                                   | \$44 billion (2024)                          |
| Jacksonville MSA Population                                                                      | 1.74 million                                 |
| Duval County Employers                                                                           | 66,355                                       |
| Median Household Income (MSA)                                                                    | \$82,603                                     |
| Class I Railroads in MSA                                                                         | CSX, Norfolk Southern, FEC                   |
| JAX Intl. Airport Passengers                                                                     | 7.3 million / year                           |
| Cecil Commerce Center                                                                            | Major industrial node, ~25 min via FCE       |
| Reynolds Industrial Park                                                                         | 1,700-AC park adjacent in Green Cove Springs |
| <i>Sources: JAXPORT 2024 State of the Port; CBRE Q1 2026; U.S. Census; FL Dept. of Commerce.</i> |                                              |

| COMMUTER REACH — DRIVE-TIME LABOR POOL                                                      |                 |
|---------------------------------------------------------------------------------------------|-----------------|
| <i>Major population centers within standard commuting radii of the site</i>                 |                 |
| Green Cove Springs (City)                                                                   | On-site         |
| Fleming Island                                                                              | ~15 min         |
| Orange Park                                                                                 | ~20 min         |
| Middleburg                                                                                  | ~20 min         |
| Downtown Jacksonville                                                                       | ~30 min         |
| St. Augustine                                                                               | ~30 min via FCE |
| Jacksonville Naval Air Station                                                              | ~30 min         |
| Cecil Commerce Center                                                                       | ~25 min via FCE |
| Ponte Vedra / Beaches                                                                       | ~45 min         |
| <i>Drive times are typical off-peak estimates following FCE Phase 2 opening (Aug 2025).</i> |                 |

| WHY CLAY COUNTY — THE LABOR THESIS                                                                                                                                                    |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Clay County offers the labor depth of the Jacksonville MSA without the congestion and land-cost compression that has filled the I-295 corridor.                                       |  |
| The recently completed FCE Phase 2 (Aug 2025) connects the Rookery site to Cecil Commerce Center — the largest industrial node in the MSA — and to I-95 / I-10 within ~25–35 minutes. |  |
| Clay EDC provides concierge site-selection coordination, permitting assistance, and access to state and local incentives.                                                             |  |
| <b>FCE PHASE 2 OPENED AUG 2025</b>                                                                                                                                                    |  |
| Direct frontage on a brand-new four-lane controlled-access expressway.                                                                                                                |  |

# INDUSTRIAL EMPLOYERS

EXISTING ANCHORS / TENANT TESTIMONIALS / THE LABOR-EXPORT THESIS

Clay County's industrial base today is small but high-quality. **110 advanced manufacturers employ ~1,200 workers**, anchored by a handful of standouts that have reinvested locally over decades. What's notable is the gap: **77% of Clay's working population commutes outside the county every morning** — most of them to industrial and logistics jobs in Duval. Rookery is positioned to bring that labor home.

## EXISTING INDUSTRIAL ANCHORS — CLAY COUNTY

### VAC-CON, INC.

GREEN COVE SPRINGS

# 350+

EMPLOYEES

Custom-built vacuum / sewer-cleaning / hydro-excavation truck manufacturer. Founded 1986; now **160,000 SF on 17 acres**, 100% employee-owned, subsidiary of Holden Industries. **9,000+ units shipped globally**; ~300 trucks/year. Multiple multi-million-dollar expansions in the last decade. JAXPORT is critical to their export business.

### NIAGARA BOTTLING

MIDDLEBURG / CLAY COUNTY

# 215

EMPLOYEES

One of the largest U.S. bottled-water suppliers; family-owned, est. 1963. Clay County plant opened March 2022 — 798,200 SF of advanced manufacturing for purified and lightly flavored carbonated water; \$129M+ invested, including a 2022 expansion. CSX-corridor Clay County anchor.

### IKO INDUSTRIES

CLAY HILL / OPENING 2026

# \$270M

CAPITAL INVESTMENT

Canada-based global roofing manufacturer building its **first-ever Florida facility** on 80 acres in Clay County. Phase 1: 300,000 SF asphalt shingle plant; full build-out to **~700,000 SF** across shingle, insulation board and rolled roofing lines. CSX rail-served. Clay EDC called it a “generational impact” project — top-5 capital investment in the state.

## WHAT TENANTS SAY ABOUT GREEN COVE / CLAY COUNTY

“

*The port is a vital asset. Having the port in our backyard allows us to better manage our logistics cost for overseas orders.”*

— **BLAKE BROWN** Vice President of Operations / Vac-Con, Inc. / Green Cove Springs

“

*The size of the property, and its proximity to both major interstate arteries and rail service, is a combination that isn't always easy to locate.”*

— **DEREK FEE** Corporate Communications Manager / IKO Industries / on selecting Clay County

“

*I chose Clay County to locate my high-tech company because the labor pool, which traditionally would commute an hour, was readily available minutes away from our office.”*

— **BRIAN KNIGHT** Co-Founder / Pragmatic Works

## THE LABOR-EXPORT THESIS

# 77%

OF CLAY'S WORKERS COMMUTE OUT

Most leave every morning for industrial and logistics jobs in Duval — at **Cecil Commerce Center, Westside, Imeson, and the airport submarket**. The labor knows the work.

**15–30%** LOWER LABOR COST VS JAX MSA

**110** ADVANCED MANUFACTURERS IN CLAY

**FTZ 64** FOREIGN TRADE ZONE COVERAGE

Sources: Clay Florida Economic Development Corporation (Q4 2024 Top Private Employers, updated 6/16/2025); chooseclay.com (Manufacturing in NE Florida; Workforce & Wages); Jax Daily Record (IKO Industries coverage 2023–2026)

# LOGISTICS & ADJACENT USERS

JAXPORT / FCE TRAFFIC / MULTI-MODAL CONNECTIVITY

Rookery sits at the intersection of three multi-modal assets: **a deepwater port doubling its container capacity, a brand-new FDOT toll expressway with frontage at the site, and an active CSX rail line at the eastern boundary.** Investments across all three are accelerating Northeast Florida's industrial base.

## JAXPORT — DEEPWATER GATEWAY

~45 minutes to JAXPORT terminals via FCE / I-295 / I-95

|                                     |                                        |
|-------------------------------------|----------------------------------------|
| Channel Depth                       | <b>47 ft (post-Panamax capable)</b>    |
| FY 2024 Container Volume            | <b>1,340,412 TEUs (+2% YoY)</b>        |
| Total Capacity (post-modernization) | <b>~2.5 million TEUs annually</b>      |
| Blount Island SSA Terminal          | <b>650,000 TEUs (modernized 2025)</b>  |
| Auto Volume (FY 2024)               | <b>509,061 vehicles</b>                |
| Talleyrand Expansion                | <b>+250,000 SF breakbulk warehouse</b> |
| Class I Rail at Port                | <b>CSX, Norfolk Southern, FEC</b>      |
| Daily Trains Serving Port           | <b>~40</b>                             |
| Trucking Firms Serving Port         | <b>100+</b>                            |

Source: JAXPORT 2024 State of the Port; Florida Ports Council.

## HIGHWAY ACCESS & PROJECTED TRAFFIC

FDOT-projected traffic on the FCE supports long-term tenant visibility & access

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| Site Frontage (FCE / SR 23)         | <b>Direct, multiple proposed access points</b> |
| FCE Total Length                    | <b>46 miles (I-10 to I-95)</b>                 |
| FCE Total Investment                | <b>\$1.9 billion (FDOT)</b>                    |
| FCE Interchanges in Clay County     | <b>7 of 13 total</b>                           |
| Phase 2 Status                      | <b>Opened August 2025</b>                      |
| FDOT 2050 Projected AADT (US 17 IC) | <b>60,400 vehicles / day</b>                   |
| Shands Bridge Replacement           | <b>Targeted completion 2031</b>                |
| New Bridge Vertical Clearance       | <b>65 ft (matches Buckman Bridge)</b>          |
| US 17 Truck Route                   | <b>Active commercial corridor adjacent</b>     |

Source: FDOT District 2; RS&H (Engineer of Record); chooseclay.com.

## JAXPORT CAPITAL INVESTMENTS — \$676M PROGRAM

Recent and underway port improvements directly benefitting Rookery tenants

|                                |                                  |
|--------------------------------|----------------------------------|
| Harbor Deepening (completed)   | <b>\$420M / 47 ft channel</b>    |
| SSA Container Terminal         | <b>\$72M / 650K TEU capacity</b> |
| New Container Cranes (3)       | <b>\$70M / Liebherr fleet</b>    |
| SE Toyota Auto Processing      | <b>\$120M / 340,000 SF</b>       |
| Talleyrand Breakbulk Expansion | <b>+250,000 SF warehouse</b>     |
| JEA Power Line Raise           | <b>205 ft clearance / 2026</b>   |
| Blount Island Vehicle Berth    | <b>\$54M / delivery 2027</b>     |
| Annual Florida Economic Output | <b>\$44 billion</b>              |
| Florida Jobs Supported by Port | <b>228,100</b>                   |

Source: JAXPORT State of the Port (Feb 2025, Feb 2026); USACE Jacksonville District.

## MULTI-MODAL POSITIONING SUMMARY

Three transportation modes converge within an hour of the site

|                |                                                |
|----------------|------------------------------------------------|
| <b>HIGHWAY</b> | Direct FCE frontage; I-95 / I-10 ~25–35 min    |
| <b>RAIL</b>    | CSX line at eastern boundary; spur opportunity |
| <b>SEA</b>     | JAXPORT terminals ~45 min (47-ft channel)      |
| <b>AIR</b>     | Jacksonville Intl. Airport ~50 min             |

## REACH 50M+ CONSUMERS IN ONE DAY'S DRIVE

### CSX RAIL ADJACENCY / ROOKERY EXCLUSIVE

Active CSX line runs along the eastern boundary — spur development opportunity subject to CSX coordination.

# ROOKERY | INDUSTRIAL

±1.85M SF MASTER-PLANNED INDUSTRIAL PARK • 187 DEVELOPABLE AC FOR SALE

## CONTACT

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