



Property Summary

PRO BUSINESS LEGISLATION LOW TAXES QUICK PERMITTING INDUSTRY INCENTIVES





Edgewater Business Profile

Site Plan



INCENTIVES

Florida and especially Central Florida and the Spacecoast is a worldwide hub for new and expanding businesses and the **pro business legislation** in our state ensures that we remain there. there are many state and local incentives for which a **particular business** may qualify.

THESE INCLUDE:

Targeted industry incentives, working and training incentives, and local incentives. Depending on the job creation, the City will provide pre-construction fill dirt and has assistance programs for groundwork.

THIS PROPERTY IS SLATED FOR POSSIBLE BROWN FIELD DESIGNATION

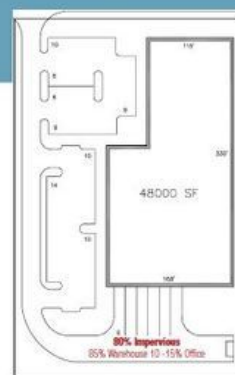
POSSIBLE INCENTIVES ARE...

- Bonus refund for job creation - up to \$2,500 per job
- Sales Tax Credit on Building Materials
- State corporate tax credits and Loan Guarantees

LOT OPTIONS

The parcel is located within the Industrial Center. The park is geared towards the success of businesses of all sizes and is home to several other major manufacturers including Boston Whaler Boats. The development has been designed and engineered with a master storm water system for the entire park and all utilities will be brought to each building site.

The parcel could be utilized for one major building site as a large distribution warehouse or manufacturing facility, but is designed to be divided to accommodate several smaller business sites ranging from 3.04 or any combination up to 60 Acres.



Permitted Uses



ParkTowne Center Permitted Uses

The following uses are general in nature and permissible in the designated Areas. Other uses will required a modification of this Agreement signed by the Owners and the City

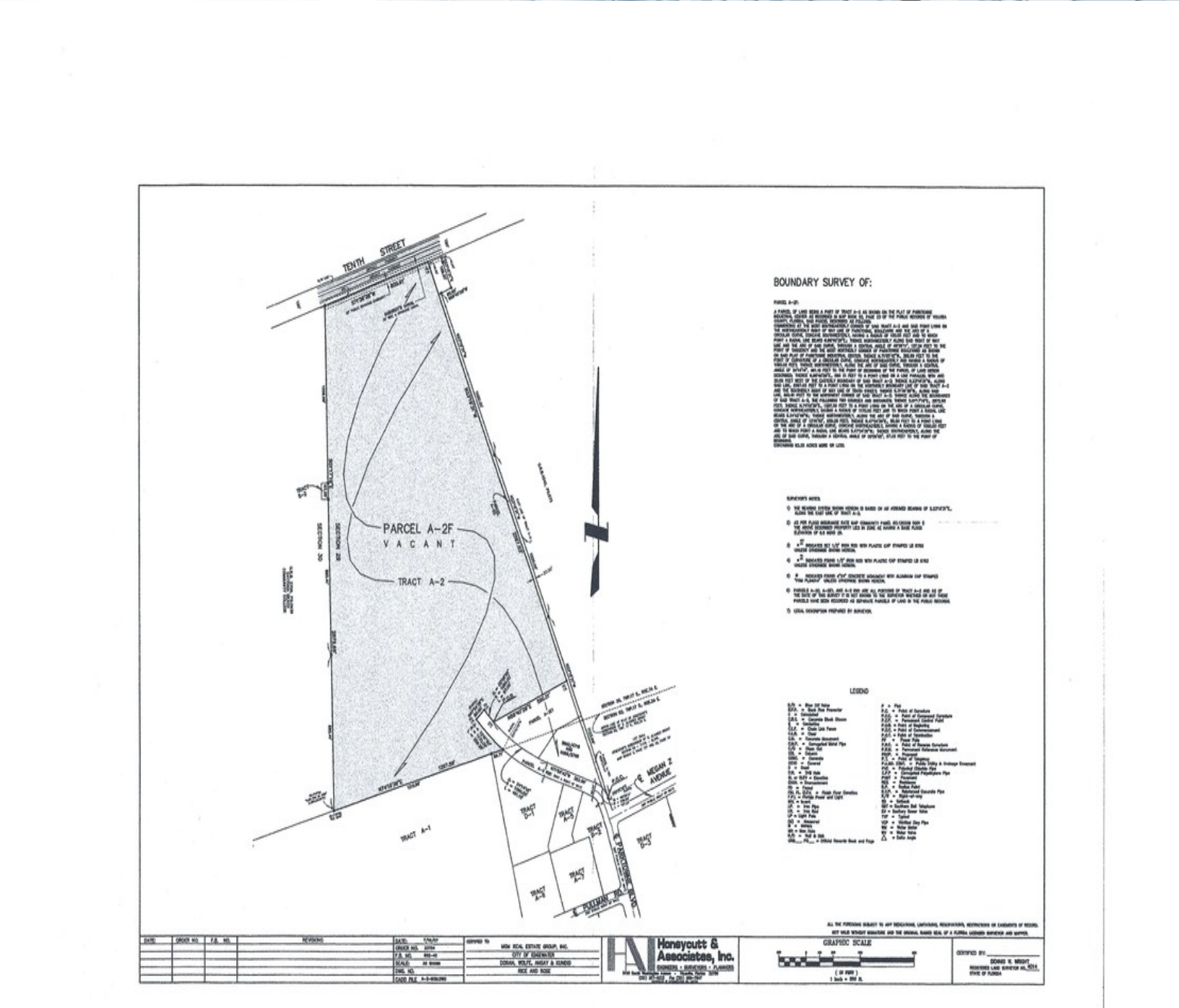
AREA 'A'

Aircraft Manufacturing (outdoor use as an accessory use)
Boat Building, sales and service (outdoor storage as an accessory use)
Commercial/Industrial Equipment and Supplies
Distribution Facilities (without outdoor storage)
Financial Institution
Fleet Based Services
Manufacturing
Marine Related Industries
Outdoor Equipment Sales
Outdoor Storage as an accessory use consistent with Declaration of Covenants, Conditions and Restrictions
Professional Office Facilities
Research Facilities
Retail – as an accessory use to manufacturing
Retail Home Building Materials
Schools – Private (adult vocation)
Truck Freight Terminals
Warehouse Storage (without outdoor storage)
Warehousing and Storage (without outdoor storage)
Wholesale and Distribution (without outdoor storage)
Xerographic and Offset Printing

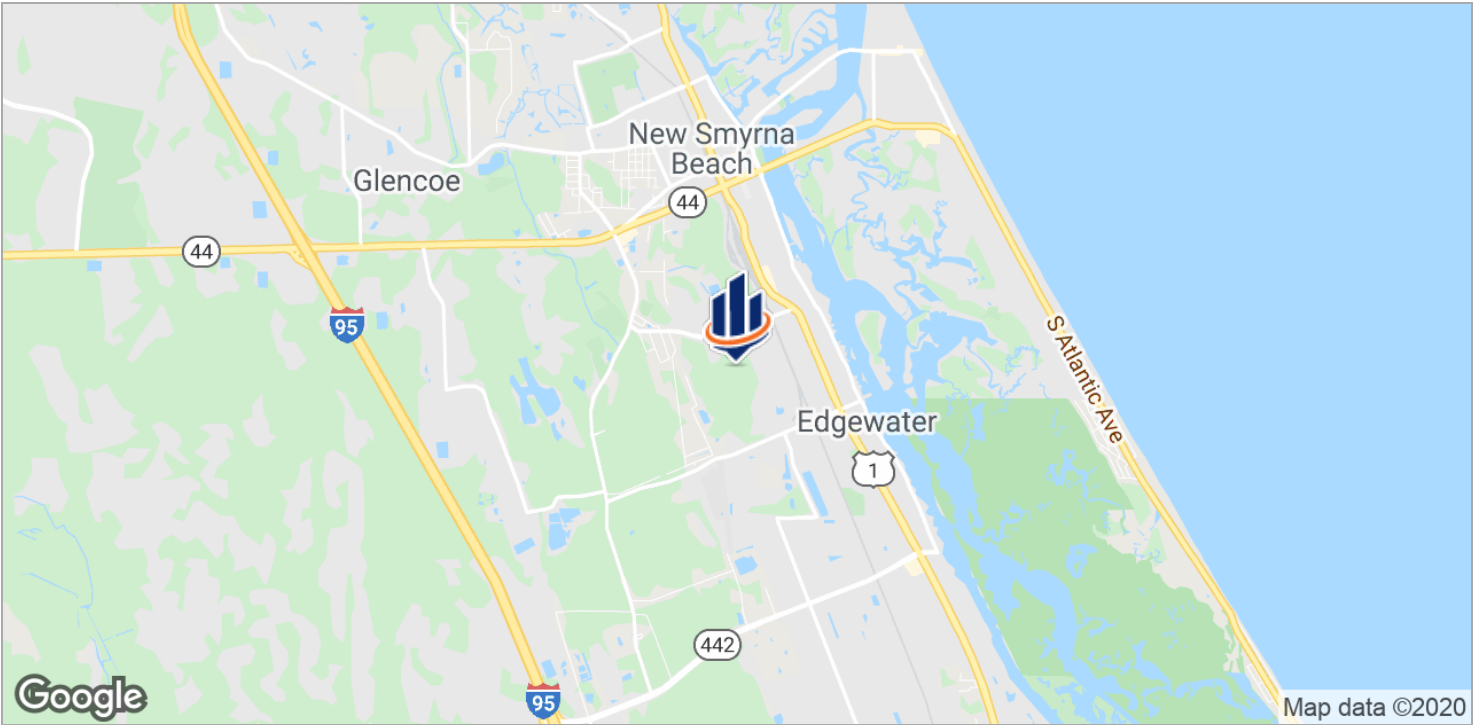
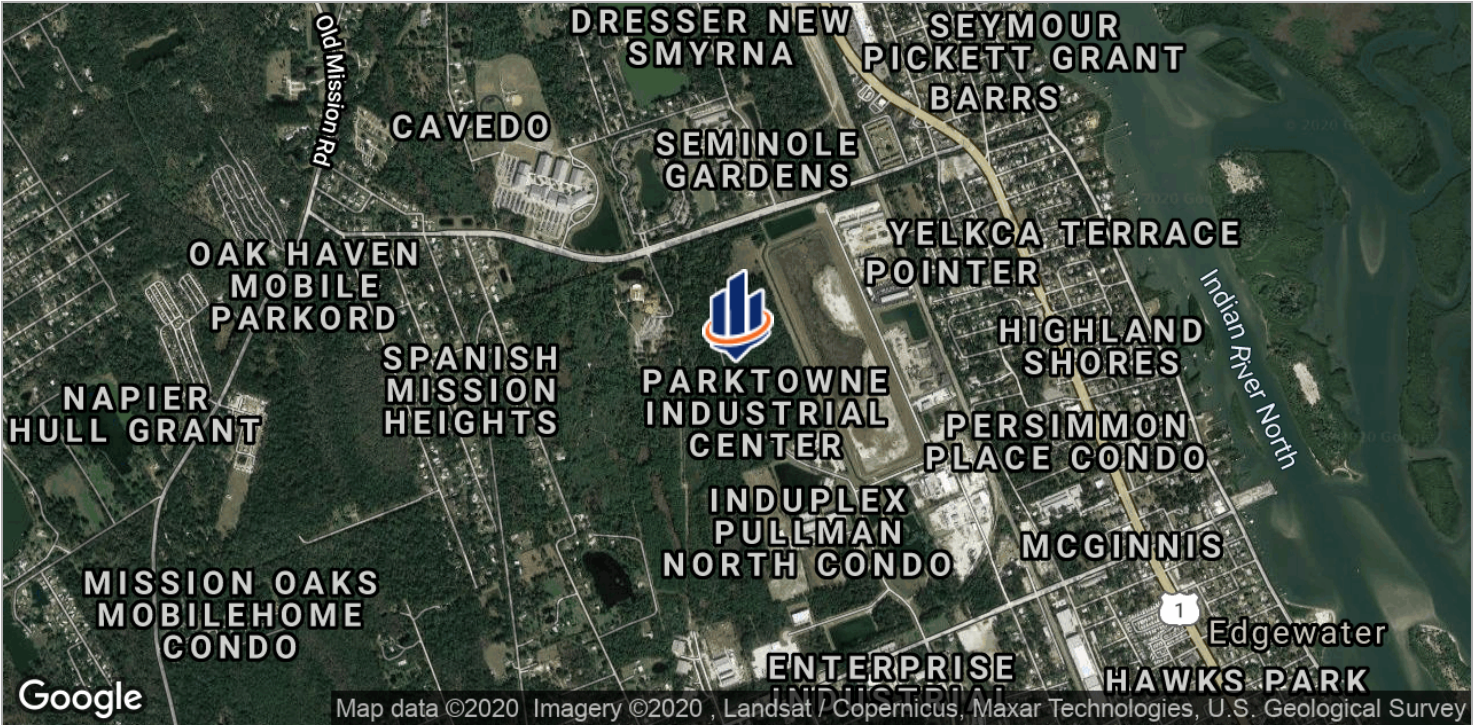
AREA 'B'

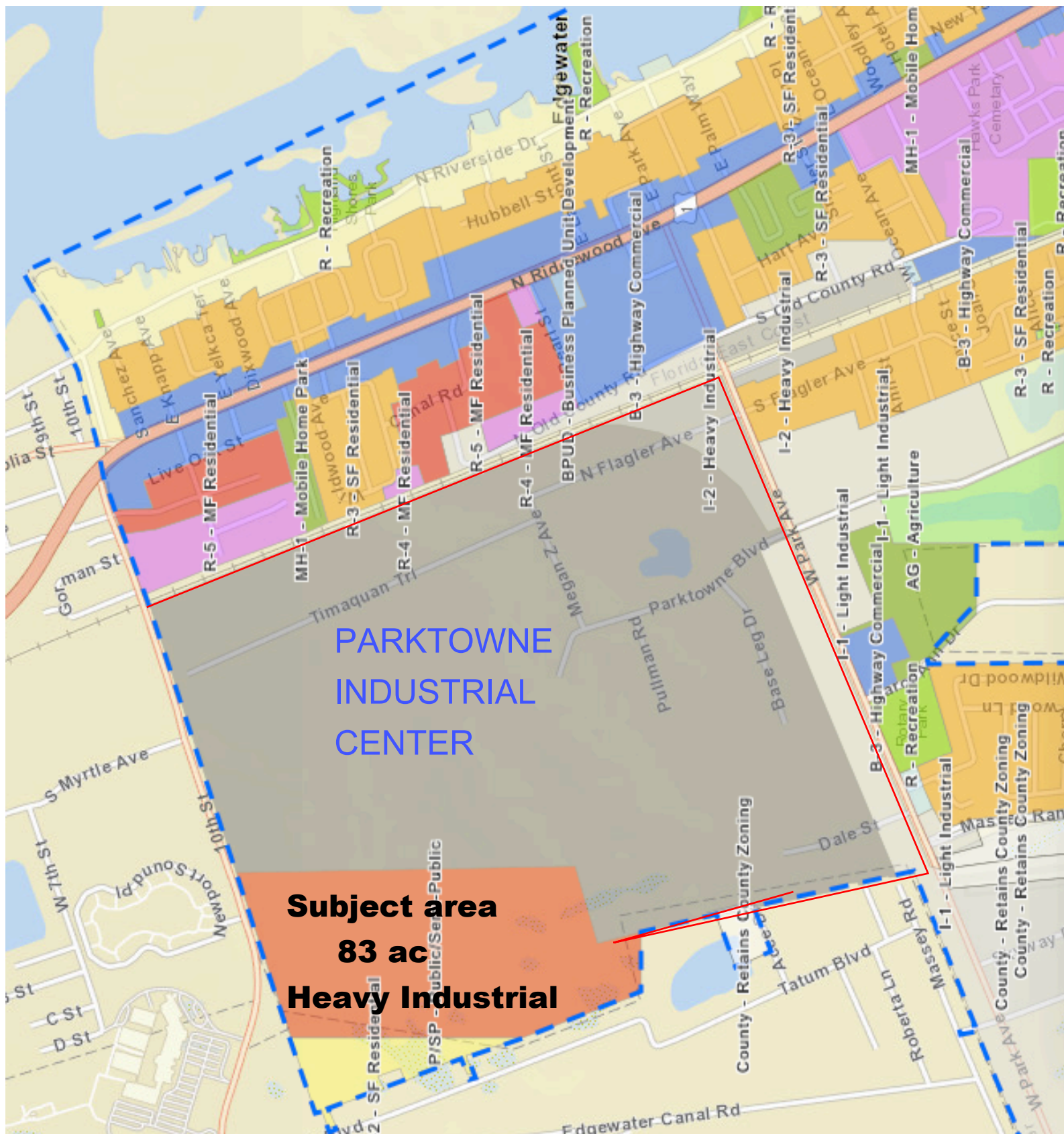
All uses in Area 'A'
Aluminum, Steel, Plastic Container Transfer Station
Boat Building, Repair and Storage
Bulk Processing
Containment Facilities
Distribution Facilities (with outdoor storage)
Machine Shop/Repair
Outdoor Storage
Recycling Facilities
Rock Crushing
Shipping Facilities (railroad usage)
Telecommunication – unmanned
Telecommunication Towers
Wholesale and Distribution (with outdoor storage)
Warehouse Facilities (with outdoor storage)

Boundary Survey

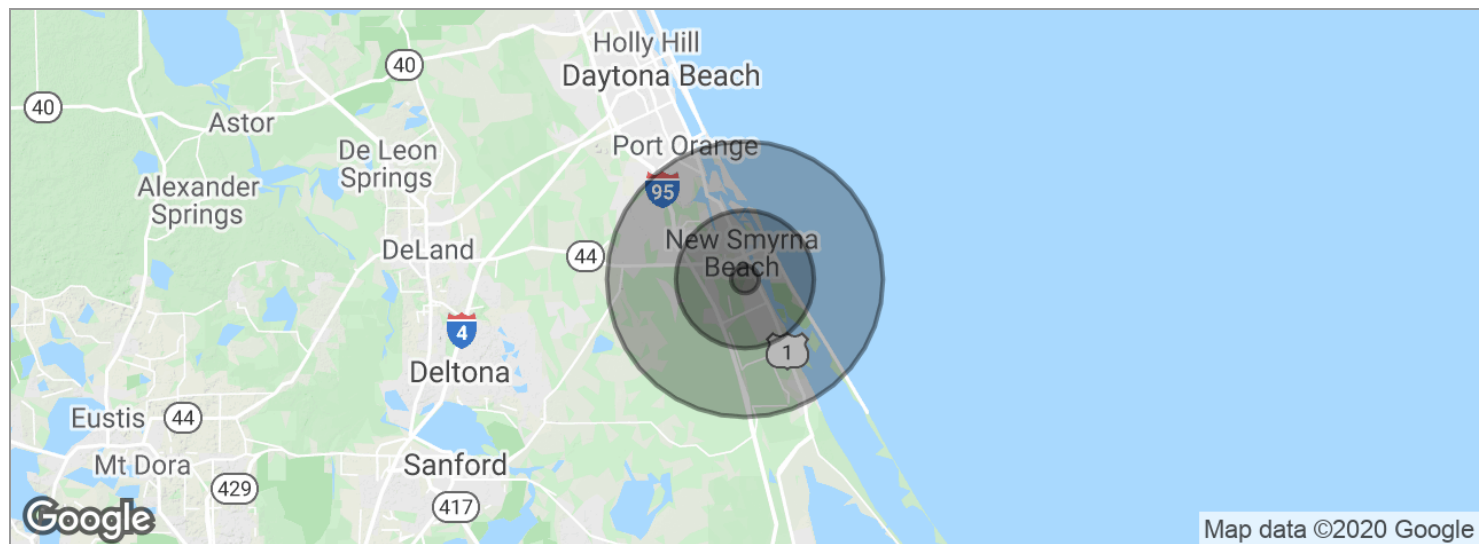


Location Maps





Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,794	47,514	94,211
Median age	45.8	48.7	49.3
Median age [Male]	46.4	47.6	48.4
Median age [Female]	44.9	48.9	49.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,182	20,839	40,687
# of persons per HH	2.4	2.3	2.3
Average HH income	\$51,273	\$55,657	\$62,845
Average house value		\$225,222	\$263,327

* Demographic data derived from 2010 US Census

Advisor Bio

BARBARA COOMBER

Principal / Senior Advisor



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PROFESSIONAL BACKGROUND

Prior to joining SVN, Barbara Coomber, Real Estate Broker, was the President and founder of CCI Properties, Inc. Since Coomber obtained her Florida real estate license in 1978 she continues to hold ethical standards and practices as a priority. Additionally, she held a North Carolina Real Estate License to expand retail opportunities.

Coomber's 40 years of continued real estate experience in both the private and public real estate sectors have allowed her a myriad of encounters ranging from real estate marketing and sales, transaction management, property development and appraising, to environmental government acquisitions and funding. Current and previous memberships and training include Certified Commercial Investment Member [CCIM] classes beginning in 1981, Realtors Land Institute [RLI], Volusia Forever Advisory Committee, [International Council of Shopping Centers [ICSC], Public Land Acquisition and Management Partnership [PLAM], and Florida Earth Foundation.

Land continues to be the primary focus of Coomber's business, however, in addition has experience in Retail Investments, Leasing, Multifamily, Industrial, Mobile Home Parks/RV, Office properties and Gas stations. Previous accomplishments in retail include coordinating buyers and sellers such as Walmart and GC Development, Inc. and managing the sales transactions to closing. Upon acquisition, GC redevelops the Retail Giant's vacated big boxes into multiple users. CCI further represented the developer in the Retail Leasing of the newly divided space, another area of expertise Coomber has helped achieve for landlords and developers. Big Lots, Bealls, T-Mobile and Firehouse Subs are amongst the national successful leases.

In the Public Sector, Coomber acted as a Senior Land Acquisition Agent for the Southwest Florida Water Management District to acquire over \$50,000,000 of conservation lands as well as assisted private land owners in land sales to City, State and County government agencies.

As she has come to understand that the real estate market is not static, Coomber's philosophy is to embrace growth and change, while seeking the knowledge required to offer clients the best services in her field, at the right time.