



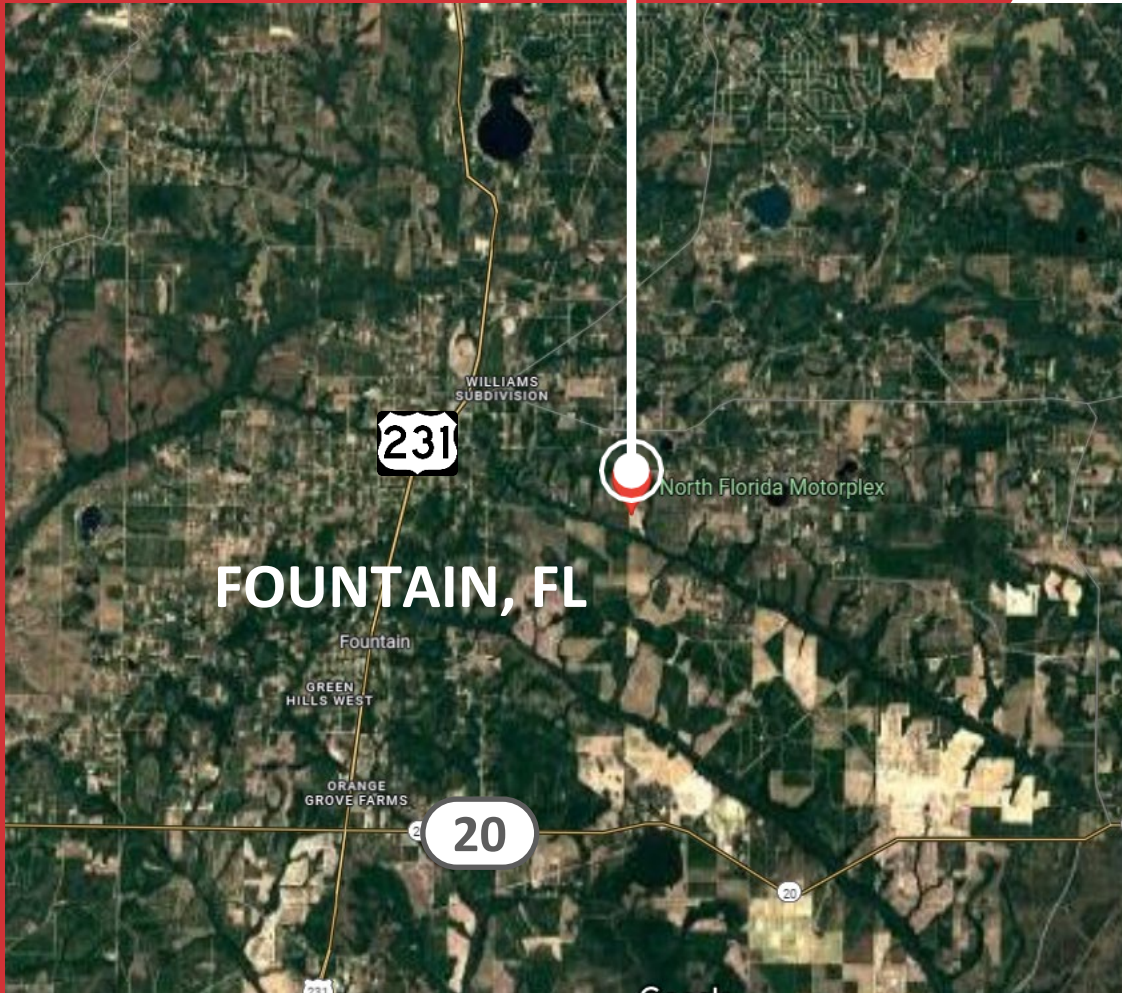
FOR SALE NORTH FLORIDA MOTORPLEX

21281 APACHEE RD
FOUNTAIN, FL

TALCOR

WWW.TALCOR.COM

96+/- ACRES



PROPERTY OVERVIEW

The North Florida Motorplex nestled on an expansive **96± acre** property, this operational dragstrip offers a unique investment opportunity in the motorsports and entertainment industry. Featuring a fully functional **1/8-mile dragstrip**, additional 300-foot dirt dragstrip, **75 pit parking spots** with electrical and water hook ups, modern facilities, and **ample parking**, this property is primed for events, expansion, or diversified use.

SALE PRICE: \$2,000,000

KEY FEATURES

- **Land Size:** 96± acres
- **Dragstrip:** Operational 1/8-mile track and additional 300-foot dirt dragstrip.
- **Parking:**
 - Parking capacity to manage over 5,000 spectators
- **Amenities**
 - Camper/RV Hookups
 - Front Fence Along Track: 24 spots (50/30 amp with water)
 - Middle Row: 52 spots (50/30 amp with water)
 - Back Row: 14 spots with water hookup
 - Two concession stands.
 - Two restroom buildings.
 - Bleachers for optimal spectator viewing.
- **Recent Upgrades:** New metal roofing and paint on all buildings.
- **Equipment Included:** Two timing systems and all necessary maintenance vehicles.
- **Development Potential:** Space for additional tracks or facilities like dirt, oval, or mud tracks.



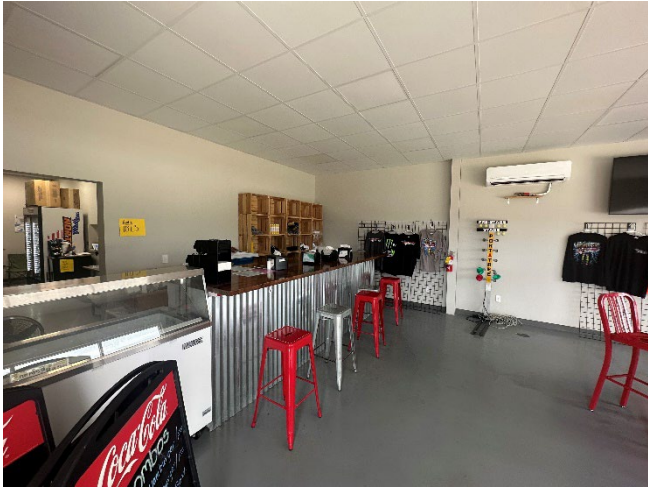
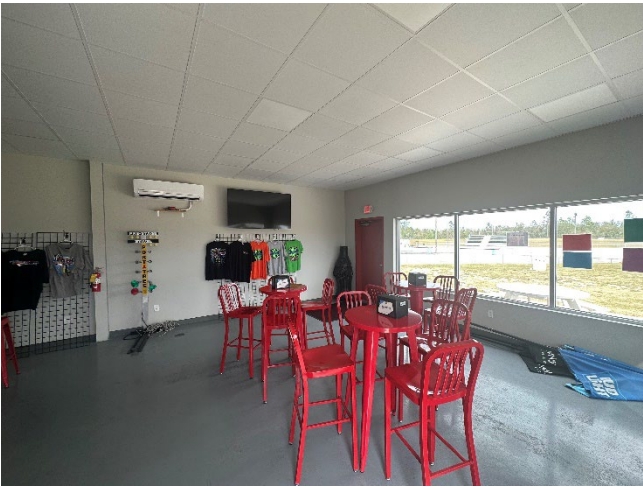
BUILDING DETAILS

CONCESSION / RESTAURANT

Year completed: 2022

Features:

- 5 customer service windows
- Sit-down A/C area
- Restrooms



BUILDING DETAILS



EQUIPMENT:

- Vulcan tortilla warmer (#VCW26)
- 3 x 75 lb American Range gas fryers (AF75#)
- Accurex stainless hood with ansul system
- Cookshack charbroiler (pellet grill)
- American Range 4-eye stove with oven
- 3 x Vulcan food warmers (drawer type with stainless worktop)
- 3-door Dukers under-counter stainless cooler with stainless worktop (DY72R)
- 3-door Dukers under-counter freezer with stainless worktop (DU60F)
- 4 high-capacity rice cookers (for jambalaya & boiled peanuts)
- Ventco French fry warmers (177FFDSI)
- 3-door drink merchandiser
- Nacho/chili warmer with dispenser
- Bunn tea dispenser (double vat)
- Bunn coffee maker
- Motak ice cream merchandiser
- Kysor walk-in freezer
- Kysor walk-in cooler
- Supera door freezer
- Tratsen 2-door cooler

BUILDING DETAILS

BUILDINGS

- **3-Story Tower:**
 - 1st Floor: Garage with storage
 - 2nd Floor: Office or VIP seating
 - 3rd Floor: Timing system control center
- Pump house
- Gas station (gas pumps, bulk storage for gas and tires)
- ET shack
- Concession stands:
 - Large (pit side) with bathrooms
 - Small (spectator side)
- Tower for dirt track
- Enclosed barn for storage
- Trailer (Scott's living quarters)
- Restrooms (spectator side)



BLEACHERS

- **Pit Side VIP Bar:**
 - Bottom Floor: Bleachers with 3 TVs
 - Top Floor: Seating with hookups for 4 additional TVs
- **Spectator Side VIP Bar:**
 - Bottom Floor: Bleachers with 3 TVs
 - Top Floor: Seating with hookups for 5 additional TVs
- **Starting Line Bleachers:**
 - Pit side
 - Spectator side
- **Additional Bleachers:** Next to VIP deck on spectator side

EQUIPMENT LIST

- 1 Kurt Johnson sprayer - pull behind (2022)
- 1 Pull behind sprayer (2016)
- 1 Honda 4-wheeler
- 1 Pioneer side-by-side
- 1 Yamaha scooter
- 1 Gravely propane track scraper with Kawasaki engine (2022)
- 1 Jet dryer - rebuilt controls (2023)
- 1 Kurt Johnson rotator (2024)
- 1 Kubota tractor M566 with front broom
- 1 Static drag
- 1 Rotator built in 1990s
- 1 Scag walk-behind blower
- 1 Billy Goat walk-behind blower
- 2 Stihl hand blowers
- 1 Stihl backpack blower
- 1 EZ Go golf cart
- 1 2011 Ford F350 diesel vacuum truck with brushes (81,000 miles)
- 10 Motorola battery-operated walkie-talkies with 4 headsets
- 1 2006 Ford F450 ambulance
- 1 Kubota ZD326 zero-turn mower
- 1 Land Pride finishing mower
- 1 Country Lane box blades
- 1 Kenco KL9000 (sets concrete barriers)
- 1 Kubota zero-turn mower ZG 227
- 1 Intercom system (2021)
- 1 Track lights upgraded to LED (2021)
- 1 Radio transmitter 107.3
- 1 Internet: Starlink (primary) and CenturyLink (backup)
- 1 2021 Accutime timing system (3 computers with backup)
- 1 NCC POS system (10 units, \$65,000): Front Gate (2), Main Concessions (3), VIP Bar Pit Side (1), VIP Bar Spectator Side (1), East Gate (2), Extra (1)

PROPERTY PHOTOS



PROPERTY PHOTOS



The property is situated at **21281 Apache Rd, Powerhouse St NW, Fountain, FL 32438**, in the heart of Calhoun County. This rural yet accessible location combines the serenity of open space with proximity to major highways and urban conveniences, making it an ideal spot for motorsports and recreational activities.

NEARBY **ATTRACTIONS**

- **Panama City:** A hub for shopping, dining, and entertainment, attracting visitors from across the region.
- **Econfina Creek Water Management Area:** A popular destination for outdoor recreation, located just a short drive away.
- **Tourism and Growth:** Fountain benefits from proximity to Panama City's booming tourism industry, which attracts millions of visitors annually.



35 miles to Northwest
Florida Beaches
International Airport (ECP)



LOCATION DESCRIPTION

The property is just off **Highway 231**, a major north-south corridor in Florida, offering easy access to regional and interstate travelers. It's approximately 30 miles north of **Panama City**, allowing for a short, direct drive from the Gulf Coast. Visitors from **Dothan, AL** can reach the site in about an hour, while **Tallahassee** is only a two-hour drive away.

OFFERING SUMMARY

Sale Price	\$2,000,000
Lot Size	96± acres
Parcel IDs	04-1N-11-0000-0002-0300 09-1N-11-0000-0001-0100 09-1N-11-0000-0001-0200

INVESTMENT HIGHLIGHTS

- **Turnkey Business Operations:** Established dragstrip with goodwill and brand recognition.
- **Revenue Streams:** Opportunities from events, concessions, and parking fees.
- **Expansion:** Room for additional tracks, attractions, or facilities to increase revenue and diversify use.
- **Economic Benefits:** Profitable timber sales and long-term land value appreciation



SITE PICTURES



LOCATION MAP



CRESTVIEW



96+/- ACRES

MARIANNA

FOUNTAIN

DESTIN



PANAMA CITY BEACH

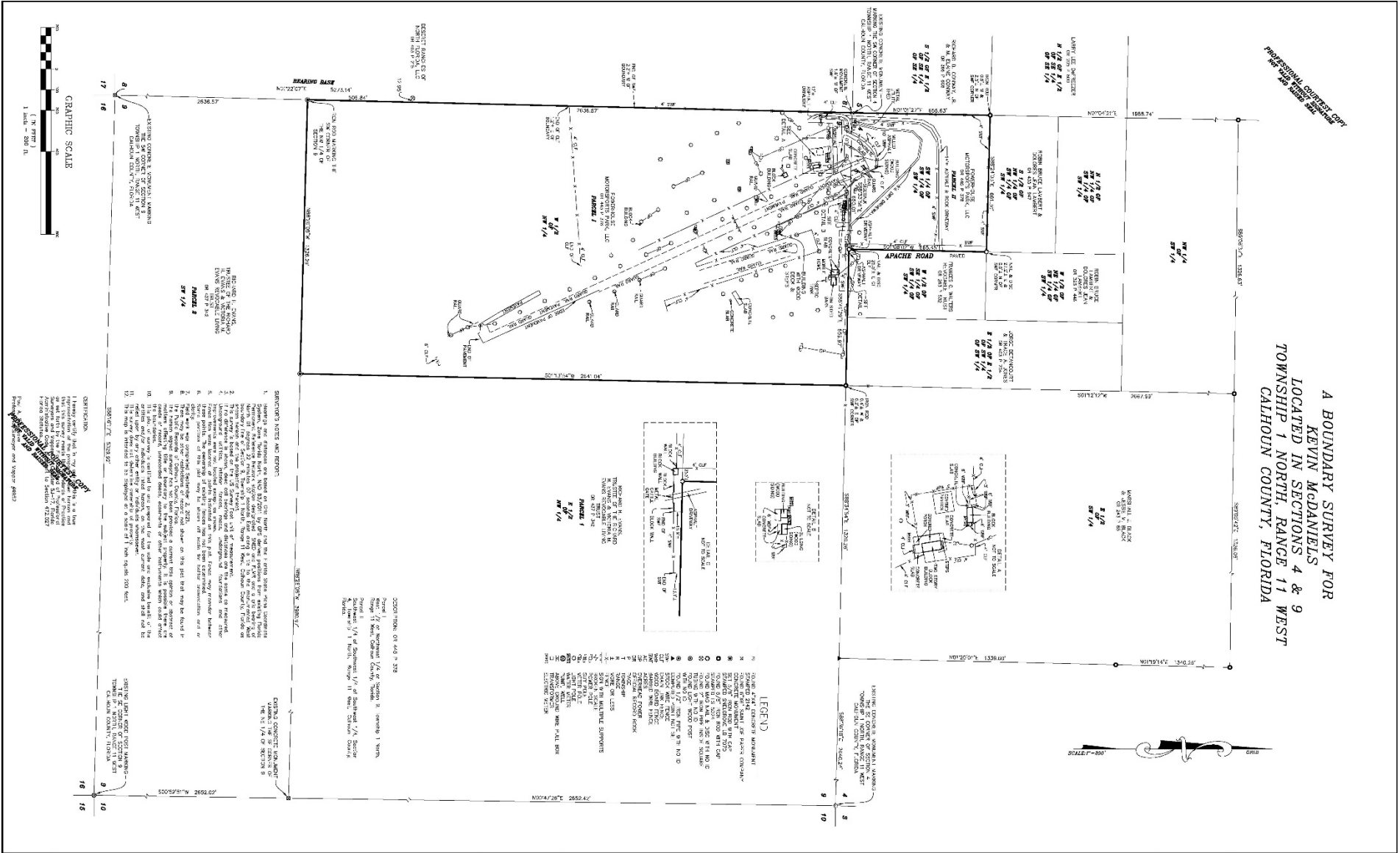


TYNDALL AIR FORCE BASE

GULF OF MEXICO

PROPERTY SURVEY

PROFESSIONAL PROPERTY SURVEYING LICENSE NO. 12473-12480 PROFESSIONAL SURVEYING AND MAPPING BOARD STATE OF FLORIDA



PROFESSIONAL SURVEY COPY
 KEVIN MCDANIELS
 400 1/2 W. 11th Street
 Tallahassee, FL 32302

A BOUNDARY SURVEY FOR
 KEVIN MCDANIELS
 LOCATED IN SECTIONS 4 & 9
 TOWNSHIP 1 NORTH, RANGE 11 WEST
 CALHOUN COUNTY, FLORIDA

SURVEYOR'S NOTE AND REPORT:

1. I hereby certify that I am a duly licensed Professional Surveyor in the State of Florida, and that I am duly qualified to perform the services herein provided.
2. This survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 471, Florida Statutes, and the rules and regulations of the Florida Board of Professional Surveying and Mapping, Chapter 471.001, Florida Administrative Code.
3. The purpose of this survey was to determine the boundaries of the property described in the accompanying plat, and to locate and monument the corners and points of the property.
4. The survey was conducted on the date(s) indicated on the accompanying plat, and the results of the survey are shown thereon.
5. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 471, Florida Statutes, and the rules and regulations of the Florida Board of Professional Surveying and Mapping, Chapter 471.001, Florida Administrative Code.
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CERTIFICATE OF ACCURACY:

Survey 1, 1/4 of Section 4, Township 1 North, Range 11 West, Calhoun County, Florida, was surveyed by Kevin McDaniel, a duly licensed Professional Surveyor in the State of Florida, on the date(s) indicated on the accompanying plat, and the results of the survey are shown thereon.

Survey 1, 1/4 of Section 9, Township 1 North, Range 11 West, Calhoun County, Florida, was surveyed by Kevin McDaniel, a duly licensed Professional Surveyor in the State of Florida, on the date(s) indicated on the accompanying plat, and the results of the survey are shown thereon.

DATE	REVISING	COMPUTED BY	<p>PROFESSIONAL SURVEYING AND LAND DEVELOPMENT SERVICES</p>	PROJECT	DATE	CLIENT
		DRAWN BY		POWERHOUSE MOTORS/SPORTS PARK, LLC PROPERTY	SEPTEMBER 2, 2021	KEVIN MCDANIELS
		CHECKED BY		DRAWING TITLE	FIELD BOOK	JOB NO.
				A BOUNDARY SURVEY	M-81 P M-66	21-72-07
						SHEET NO.
						1 OF 1



NAITALCOR

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