

Hardee County Business Park

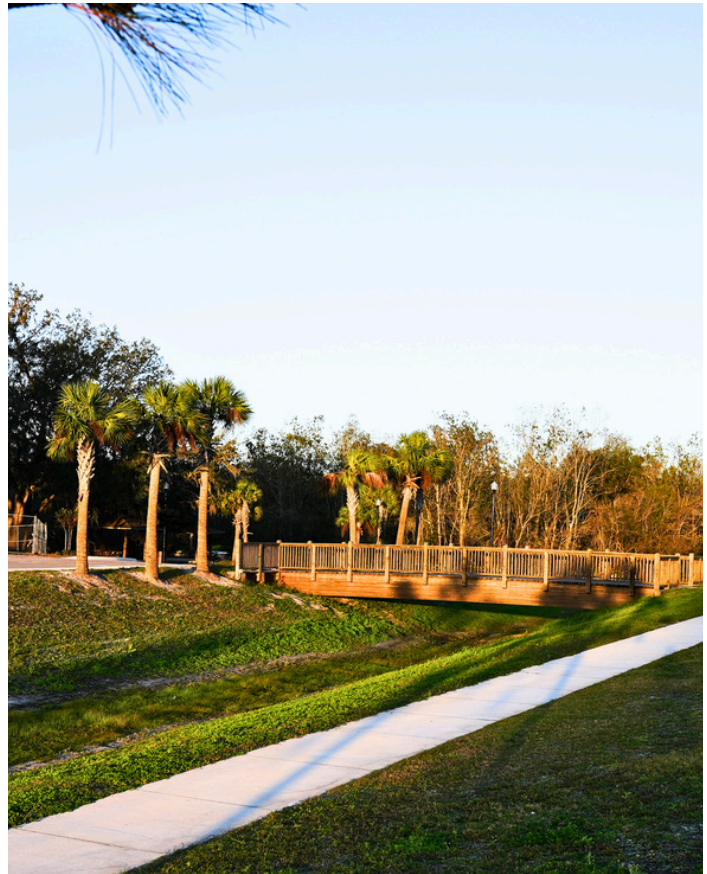
2549 Commerce Ct.



Presented by
The Development Group

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About Hardee County, Florida

Location

Hardee County is located in Central Florida. With access to infrastructure on both coasts, Hardee County boasts connectivity, a business-friendly environment and unique incentives. Hardee County is in a region with 7 deep water ports, 8 international airports, 2 regional airports, 9 municipal airparks, 3 railroads, 3 major interstates, plus the Florida Turnpike.

Workforce

Florida's Heartland region has a workforce of approximately 125,000 within the region and approximately 3 million in contiguous counties. The Development Group has a strong partnership with workforce agencies and South Florida State College.

Community

A rural community with an intricate infrastructure system, including ubiquitous broadband, Hardee County offers businesses the flexibility and ease of working directly with local leaders and having available space and land. Hardee County has a vibrant downtown that is continuing to grow and thrive.



“The competitive advantage of locating our business in Hardee County is the strong work ethic of the labor force. Hardee County employees are very loyal and have an overwhelming desire to do the right thing.

-Shane Stanfill
President of Starflite Technology Group”

About The Development Group

The Development Group inspires economic development to create a community of integrity where people want to be. Unique funding streams allow The Development Group to recruit and incentivize businesses to relocate and expand in Hardee County.

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TDG Leadership



Sarah Evers

CEO/ PRESIDENT



Krystin Chapman

COO

Workforce

Florida's Heartland region has a workforce of approximately 125,000 within the region and approximately 3 million in contiguous counties. Average workforce wages are lower than surrounding counties, allowing businesses a competitive advantage.

The Development Group has a strong partnership with workforce agencies and South Florida State College. The college offers post-secondary education in mechanical, electrical, automation, and instrumentation operations and maintenance.

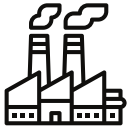


Site Selection for 2549 Commerce Ct., Bowling Green FL

Additional site information is available upon request.



Hardee County Commerce Park
Bowling Green, Florida



CIBC Zoning
Zoning Includes Industrial Use



Permitting Ready
Served Under One Comprehensive Storm Water Management Plan



Building Size
16,000 Square Ft.



Lot Size
4 Acres



Utilities for Commerce Park Properties



Peace River Electric Cooperative

210 Metheny Road
Wauchula, FL 33873
(800) 282-3824

Electric



People's Gas

(877) 832-6747

Natural Gas



Hardee County Utilities

Evelyn Guffey
Utilities Director
(863) 773-3465

Water / Sewer

Internet

Hardee County has ubiquitous broadband connectivity. A strong partnership with the broadband provider allows The Development Group to assist businesses in contacting the company and securing needed internet and telephone capabilities.



Internet

Rapid Systems
1155 Hwy. 17
Wauchula, FL 33873
(863) 448-9297

Environmental

The referenced property was historically used to graze cattle. It has been improved to support industrial use and infrastructure has been added. There are not any known environmental concerns.



Environmental

Logistics for Commerce Park Properties

Hardee County is located in Central Florida. With access to infrastructure on both coasts, Hardee County boasts connectivity, a business-friendly environment and unique incentives. Hardee County is in a region with 7 deep water ports, 8 international airports, 2 regional airports, 9 municipal airparks, 3 railroads, 3 major interstates, plus the Florida Turnpike.

Highway

Highway 17 and Highway 62 are located within five miles of the proposed property.

Airport

Tampa International Airport, Sarasota Airport and Punta Gorda Airport are within a one hour drive.

Deepwater Sea Port

Port Manatee and Port of Tampa are within a 60 mile proximity.





2549 Commerce Ct.

Building Specs:

Total Area:

16,000 Square Feet

Interior Buildout:

- 8,000 Sq. Ft. of Interior Buildout
- Executive Offices
- Open Office Space
- Break Area
- Training Room
- Secure Supply Room
- Flex Spaces
- Additional 8,000 Sq. Ft. of Warehouse



Lease/ Purchase Option

This proposal outlines a potential lease-purchase structure designed to reduce upfront capital requirements while providing a clear path to property ownership. . Any proposed terms are preliminary in nature and are subject to review, negotiation, and final approval by the Hardee County Industrial Development Authority Board of Directors. Approval by the Board is required before any agreement becomes binding or effective.

Lease Purchase Agreement:

- 10 year lease term.
- Annual lease rate equivalent to 9% of the IDA's total project investment (approximately \$3,567,799.06).
- Annual 3.5% Inflator
- Triple net lease structure with Tenant responsible for taxes, insurance, and maintenance
- Tenant shall have the option to purchase the property at any time during the lease term for appraised value or the IDA investment, whichever is greater.
- A portion of lease payments may be credited toward the purchase price upon exercise of the purchase option, contingent upon achievement of agreed-upon job creation and performance metrics.

Purchase Option

An independent, third-party appraisal will be obtained to determine the fair market value of the building and property. The appraisal will take into account all relevant factors affecting value.

All proposed terms, including purchase price, are subject to approval by the Hardee County Industrial Development Authority Board. Any indication of pricing provided prior to such approval is non-binding and intended solely for discussion purposes. The Authority reserves the right to modify or withdraw terms at its discretion, and such considerations do not extend indefinitely.

Business Retention Incentive:

Price reduction incentives are available and may be negotiated in alignment with projected job creation and measurable economic impact.





**For inquiries,
contact us.**

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WHERE **HARDEE** BUILDS ITS
FUTURE



www.thedevelopmentgroup.net