

Midpoint Commons

LIVE * **WORK** * **PLAY**

SCHULCO
REAL ESTATE



I-10 at SR-228 North Exit,
Macclenny, FL

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DEVELOPMENT OVERVIEW



Midpoint Commons is a master planned Development spanning over 3 miles on the North side of I-10 from the Baker County line to Exit 336 (SR-228), in the city of Macclenny, Florida. The Heart of the project (Midpoint Commerce Center) will fuel Job Growth featuring Industrial Manufacturing, Cold & Dry Storage and Distribution. Adjacent to the core of the project (Midpoint Village), will be First-class Retail, Restaurants, Hotels, Office/Conference, Medical adjacent Single & Multi Family Residential components to not only meet current market demands, but more importantly to support the Jobs Midpoint will create (estimated to be over 7,000).

The Site is situated on I-10, West of I-95, which offers excellent transportation access for goods moving in all directions by truck, rail, auto & air. Most importantly the site is West of the Jacksonville 295 Loop, offering speed and efficiency with significant time savings staying out of city traffic. The Project will also benefit from the creation of Midpoint Parkway, a planned connection of Highway 90 to Interstate 10 through the Midpoint Commons, which will offer easy highway access and alleviate the truck traffic congestion & the safety of downtown Macclenny. Main access to the development will be off I-10 at SR-228, the first interchange in Baker County West bound from Jacksonville.

With rail service available, the Commerce Center will fit the increasing requirements of manufacturing and logistics companies for cost effective shipping of goods. Rail service is available along the Northern boundary of the development along US-90 to be provided by Florida Gulf & Atlantic Railroad, with custom designed site service available to users. The main shipping facilities at the Port of Jacksonville are 20 minutes to the East and nearby Intermodal yards of Florida Gulf & Atlantic Railroad, Norfolk Southern, CSX and FEC will connect Midpoint Commerce Center with inbound and outbound distribution from all major East Coast, Mid-West & International Markets.

Midpoint Commerce Center will be “THE” location at completion for companies that mandate excellent transportation access, Interstate site exposure, high-quality labor force, and available financial assistance from the State of Florida, Baker County & the City of Macclenny, among others. When fully developed, Midpoint Commons will generate a substantial increase in revenue for the local community and Baker County as well as a tremendous increase for economic development to the Region.

Walmart, the nation’s largest retailer operates a 900,000+ SF Cold & Dry distribution center adjacent to the new entrance to Midpoint Parkway off of US-90, in addition to a Super Walmart Retail Center across from the Main Entrance at I-10 off of SR-228.



PROJECT SITE DETAILS



ADDRESS	I-10, SR-228 & SR-90, City of Macclenny, Baker County, Florida
SITE SIZE	2,154 Acres
DEVELOPMENT	CORE is 10.5MM SF of Industrial (Manufacturing, Cold/Dry Storage & Distribution) – 300,000 SF of First-Class Retail and a 2,500 unit Agrihood Community with a mix of Single & Multi Family Residences & Amenities
ZONING	Industrial, Commercial, Residential & Agricultural with land use approvals
ELEVATION	165'-175' above mean sea level
FLOOD PLAIN	Outside 100-year and 500-year flood plain
BUILDABLE ACRES	Approximately 1,750 Acres
TRAFFIC COUNTS	I-10- 87,000 ADT / US-90- 24,700 ADT
AIRPORT	Jacksonville International Airport 28 miles +/- Cecil Field 12 miles+/-
RAIL ACCESS	Florida Gulf & Atlantic Rail Service with 2 miles of track frontage
JAXPORT	Direct access by Truck and Rail to JAXPORT, which is now (following an 11 mile deepening), one of the largest ports on the Eastern Seaboard



PROJECT TIMELINE



Q1 2025-Q1 2026

Meetings & Approvals

Q2 2026-Q1 2027

Construction Start

Q2 2025-Q3 2027

Lease up & Tenant Occupancy

Q1 2026-Q4 2026

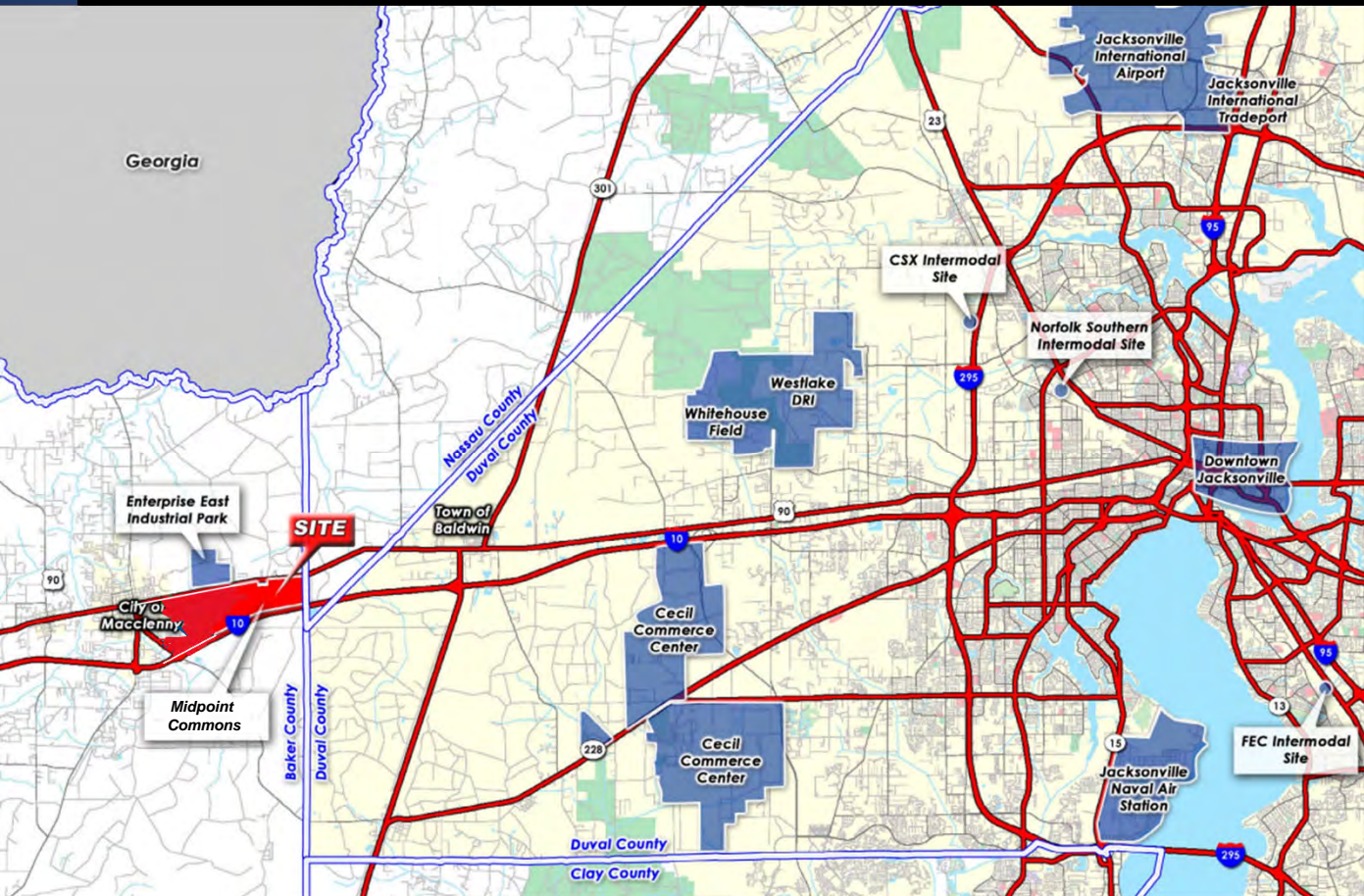
Site Clearing and Midway Parkway Road Work

Q1 2027

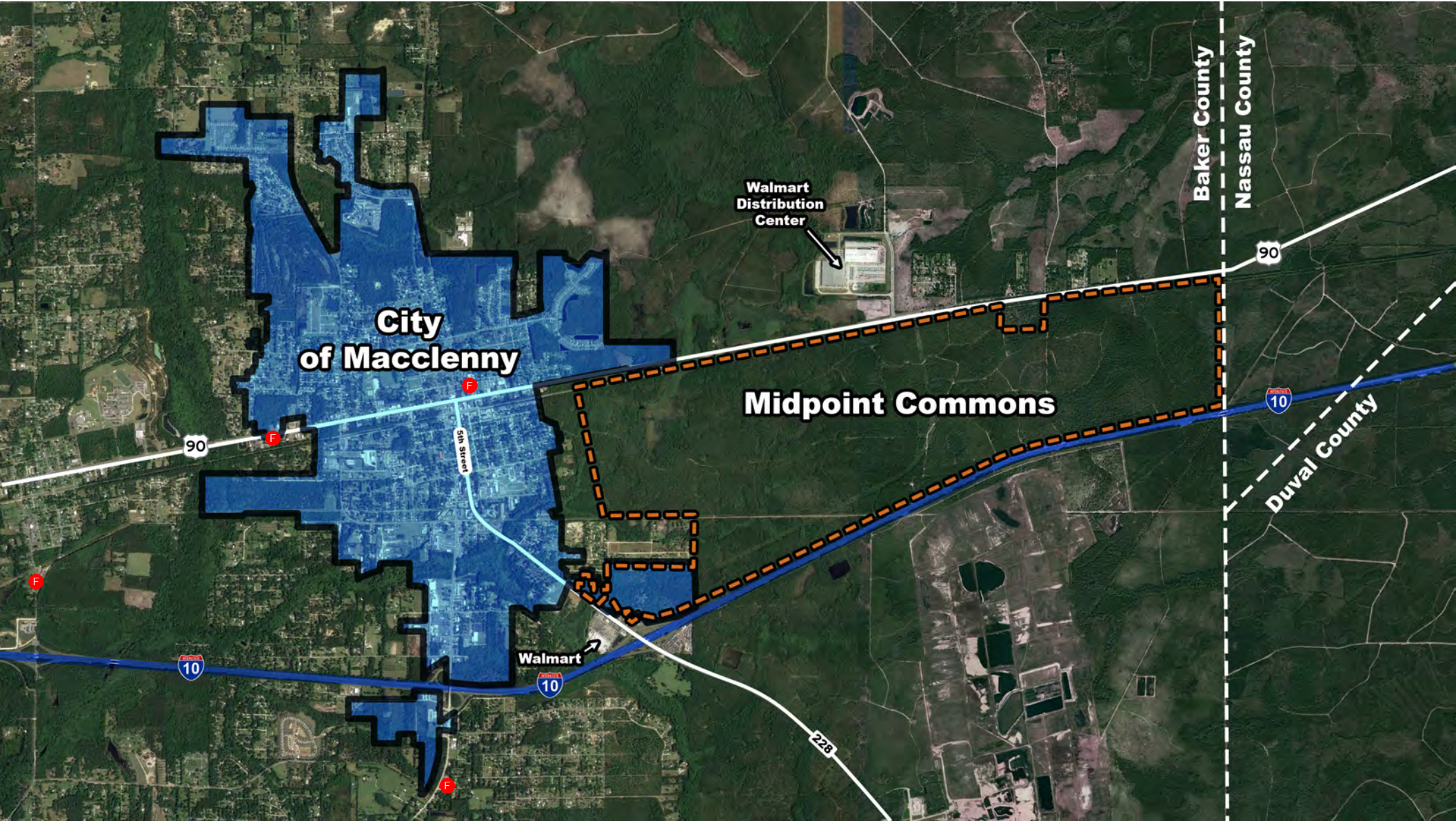
Phase I Construction Completion



LOCATION OVERVIEW



- The site is located 20 minutes to the West of Jacksonville on I-10, located in the Northeastern corner of Florida, just south of the Georgia border on the East coast of Florida. Jacksonville is one of the the most populous cities in the state with a population in excess of 3M people.
- Jacksonville's access to road, rail, sea and air transportation has made it an intermodal hub for the Southeast. JAXPORT is one of the largest Shipping Ports in the region and is equipped to handle cargo as well as cruise ships and the local ferry service.
- Naval Air Station Jacksonville and Mayport Naval Station contribute to a strong military presence in the market. The metro houses approximately 3 million people. With approximately 1,762,970 residents, Jacksonville is by far the largest city in the metro.
- Cargo activity through JAXPORT provides \$44 billion in annual economic impact to the metro and generates 238,500 jobs in Florida. The Port of Jacksonville has completed their 11-mile deepening project, providing a 47-foot channel depth for vessels.
- A lower cost of doing business than other nearby cities and a large, skilled labor pool help draw relocating and expanding companies to the region.



City of Macclenny

Midpoint Commons

Walmart Distribution Center

Walmart

Baker County

Nassau County

Duval County

90

90

10

10

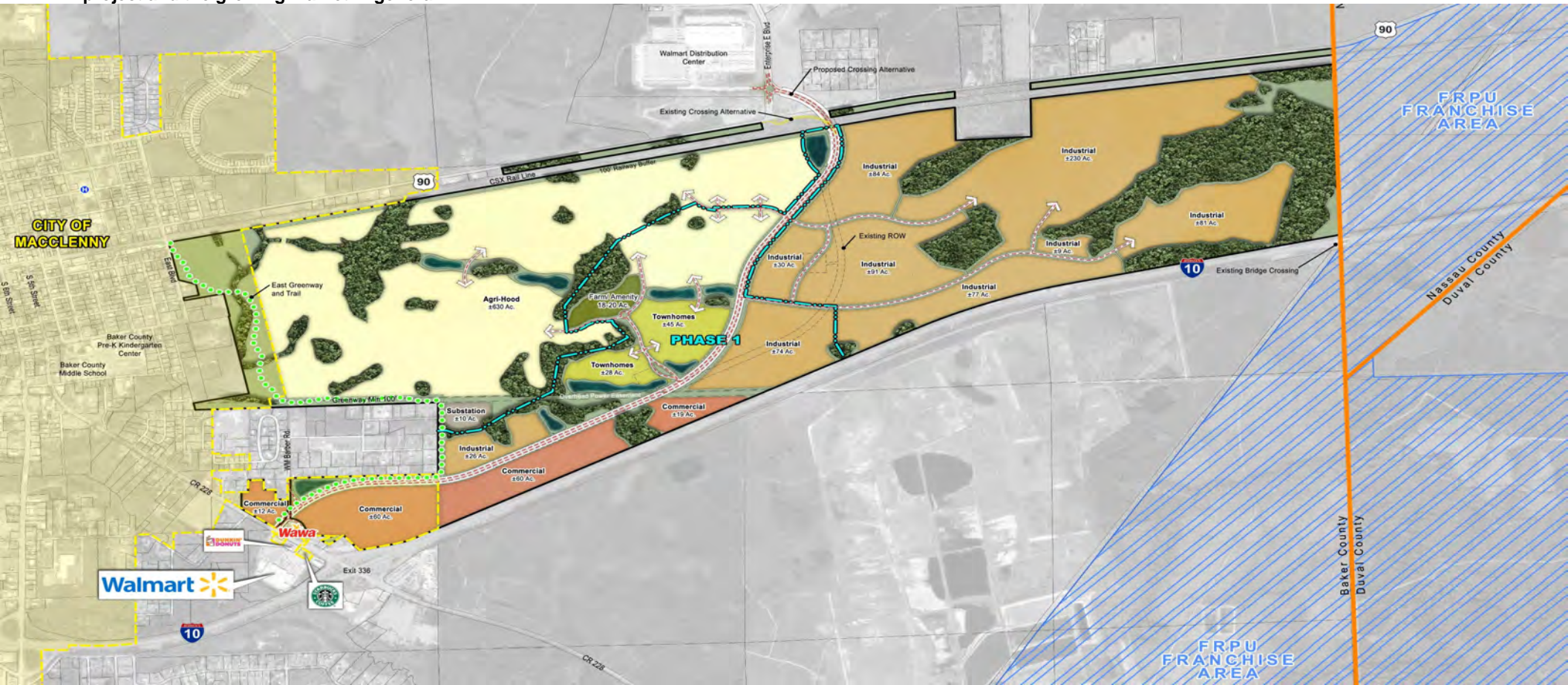
228

5th Street



SECTION 1A

"Midpoint Parkway Project"- Midpoint Parkway is designed to develop in 3 segments. Plans call for a Four-lane roadway: two lanes each 12 feet wide and center lane 14 feet in width to allow for the wider turning movements required by 18-wheelers; ROW will include a corridor 120 feet wide along the eventual entire 3.3-mile length of Midpoint Parkway, as well as additional lands for at least two retention ponds and utility easements. Additionally, in future phases, U.S. 90 is planned to be widened to 4 lanes running East past Midpoint Parkway and I-10 is scheduled to be widened to 6 lanes from the East up to SR-228 to accommodate the increased traffic demand to and from the project and the growing market in general.



**Aerial of
Property
Looking
East**



Jacksonville, FL

**Wal-Mart Dry & Frozen
Distribution
900,000 SF**

Future Midpoint Parkway Cut



Aerial of Property Looking West



Intersection of I-10 & SR-228



City of Maccleddy



Wal-Mart Dry & Frozen
Distribution
900,000 SF

Future Midpoint Parkway Cut



With high transportation demands to support the planned industrial component of the Commerce Center, direct connection to Interstate 10 is needed. The Main Entrance will be directly off of Exit 336 at E.M. Spence Road, which will ensure not to add any new traffic to the City of Macclenny or Eastern Baker County as part of its master planned infrastructure, streamlining transportation to and from the site.

The Commerce Center is located adjacent to the Baker County Enterprise East Industrial Park. This Project currently includes a 900,000 square-foot Walmart Dry & Frozen Distribution center. Midpoint Parkway will support the not only the current void of much needed Industrial Space for Manufacturing, Dry / Cold Storage & Distribution, however, will dramatically improve current conditions.

Currently the existing Industrial Park only has access to and from Interstate 10, via U.S. Highway 90 and County Road 228, both 2-lane facilities. Current travel to and from these facilities includes an at-grade railroad crossing in Macclenny. Due to the transportation network constraints, truck traffic is forced to travel through downtown Macclenny creating first and foremost an incredible Safety Risk to the Community that negatively impacts the quality of life and small town feel of downtown Macclenny, but also cause users very inefficient logistics and time loss.

Midpoint Parkway through the development & the eventual fly-over of the existing FG&A Railroad, will in future phases provide a solution to eliminate many of the current constraints and concerns for the city. It will also provide access to new mixed-use venues, without impacting Downtown Macclenny with any more traffic. The City & Downtown, will instead enjoy a robust addition to infrastructure, job creation, added retail/restaurant venues and population growth. But most importantly less downtown truck and vehicle traffic giving the City the overall safety and stability it deserves.



Job Creation

- *Midpoint Commons will be a **new job center in Baker County**, providing an estimated 7,000 + new jobs.*
- *The Commerce Center will aid in **balancing development pressures in the region**, serving as a catalyst for economic development in Baker County and Macclenny.*

Midpoint Commerce Center is located in an area primed for growth. With exceptional connectivity, and new infrastructure; it is anticipated that the project will generate over 7,000+ new permanent jobs for local & regional residents, many of which will be high-wage positions. With the construction of a new interchange, the project will act as a stimulus for job creation in the eastern part of the county and Jacksonville Metro.

With the majority of job centers located in Duval County, Midpoint Commerce Center will help balance development pressures in the region. With as many as 52% of working residents in Baker County working outside of the county, the Commerce Center will provide new opportunities for residents of Baker County to provide high wage jobs within the county to help reduce the burden on the regional transportation network.



Midpoint Commons

FOREIGN TRADE ZONE BENEFITS



Duty Deferral

No Customs duty is charged on merchandise while it is in a Foreign Trade Zone, and there is no limit on the length of time merchandise may be kept in a Foreign Trade Zone. Customs duty is paid only when the merchandise exits the zone and enters the commerce of the United States. By deferring the duty, capital is freed for more important needs.

Weekly Entry / MPF Savings

Weekly entry is only available to Foreign Trade Zone users. Under weekly entry procedures, the zone user files only one Customs Entry and pays one Merchandise Processing Fee (MPF) per week, rather than filing one Customs Entry and one MPF per shipment as the shipments enter the US.

Reduced Cycle Time

Delays relating to U.S. Customs clearances are eliminated. Special direct delivery procedures expedite the receipt of merchandise in company facilities, reducing inventory cycle time.

Relief from Inverted Tariffs

Generally, if a foreign component is brought into a Foreign Trade Zone or Subzone and manufactured into a product that carries a lower Customs duty rate, then the lower rate applies to the foreign component.

Duty Exemption on Exports

If imported merchandise is exported after being placed in a Foreign Trade Zone or shipped to another Foreign Trade Zone and then exported, no Customs duty is ever paid.

Duty Elimination on Waste and Scrap

No Customs duty is charged on most waste and scrap from production in a Foreign Trade Zone.

No Duty on Rejected or Defective Parts

Merchandise found to be defective or faulty may be returned to the country of origin for repair or simply destroyed. Whichever choice is made, no customs duty is paid.

Exemption from Local Ad Valorem Taxes

Foreign merchandise stored in Foreign Trade Zones, or merchandise held in a Zone for export, is not subject to any state or local ad valorem tangible personal property taxes.

No Duty on Domestic Content or Value Added

The "value added" to a product in a FTZ (including manufacturing using domestic parts, costs of labor, overhead, and profit) is not included in its dutiable value when the final product leaves the Zone. Final duties are assessed on foreign components only.

No Duty on Sales to the U.S. Military or NASA

No duty is charged on foreign merchandise sold from a Foreign Trade Zone to the U.S. Military or NASA.

- The Commerce Center will be governed by covenants and restrictions to ensure a **high quality look and feel** for the development.
- Over 400 Acres, or **twenty percent of the site will be preserved** as open space.

Midpoint Commons will be a Superior LIVE – WORK – PLAY Community designed and developed to the Highest Standards, which will continue to attract and support some of the finest Companies and Residents in the Country. With excellent connectivity to Interstates, Air & Rail Transportation, and Shipping Ports, Midpoint Commerce Center will be an economic asset to Baker County and will serve as a stimulus for future growth in the Northeastern part of the Florida.

The long term sustainability of the development has been taken into account on many levels, including; current and future utility service needs and transportation improvements to serve the development and surrounding Communities. Additionally, almost thirty percent of the entire site is being preserved to ensure environmental sustainability.

Midpoint Commerce Center will be the pinnacle Job Center in Baker County, and will be an asset to the community by providing jobs, improving existing infrastructure, and contributing to the County tax base, thereby benefiting the entire county.



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