



Designated
2025

The Florida First Sites program is designed to add project-ready industrial sites to Northwest Florida's portfolio of competitive advantages.

Site certification...

- Offers a detailed analysis by an international site selection firm
- Completes due diligence items
- Reduces risk factors
- Accelerates speed to market
- Cuts site development costs



Bronze Designation
Since 2024

CSX Select Sites is a national certification program that identifies and promotes rail-accessible industrial properties, helping companies reduce development risk and accelerate timelines. The site's Bronze CSX Select Site designation confirms CSX's formal evaluation process has been completed, including third-party analysis by Global Location Strategies. The program reviews key readiness factors such as site control, zoning, transportation access, rail feasibility, infrastructure availability, and environmental considerations. Bronze status demonstrates that the property meets essential readiness standards and is validated by CSX as a viable rail-served location.



Triumph Gulf Coast is a \$1.5 billion fund for economic development enhancements in Northwest Florida. These funds, from a settlement related to the Deepwater Horizon oil spill, represent an unprecedented opportunity for Northwest Florida.

The funds can be used to:

- Provide the equivalent of up to 100% abatement of property taxes, including school taxes, for up to 10 years
- Support public infrastructure needs, such as buildings, roadways, rail spurs, utilities, and more for competitive projects
- Develop industry-driven workforce training programs to drive business growth



Williams International is the world leader in design, manufacturing, and support of aviation gas turbine engines. The 1,000,000-square-foot facility on a 106-acre parcel represents a total capital investment of \$1,040,819,000 at Shoal River Industrial Park.



LOCATION

Located in Okaloosa County, Florida with a population of 221,170

LABOR SHED

Northwest Florida has a labor force of 1.2 million. A 60-mile radius from Shoal River Industrial Park offers an estimated supply of over 50,000 skilled manufacturing-type workers and 3,700 manufacturing-related education program completers each year.

MILITARY ADVANTAGE

Six military installations are in the region and 4,700 service members exit these bases each year at a median age of 38.

In Okaloosa County, there are approximately 1,900 military separatees each year from Eglin Air Force Base, Hurlburt Field, 7th Special Forces and Duke Field.

PORTS

- Port of Pensacola - 40 miles west
- Port Panama City - 55 miles east
- Port of Mobile - 100 miles west

FOREIGN TRADE ZONE

Park designated as part of the Pensacola FTZ #249 service area in 2021.

RAIL

Florida Gulf & Atlantic rail is located adjacent to the site's northern boundary.

HIGHWAYS

US Highway 90 is located adjacent to the site's northern boundary; Interstate 10 bisects the site, with north and south parcels accessible across an existing overpass.

AIRPORTS

Commercial airport:

Destin-Fort Walton Beach Airport (VPS; service on Delta, American, Allegiant, Southwest Airlines, Avelo, JetBlue, and Sun Country Airlines)

General aviation airports:

Bob Sikes Airport (CEW), 4 miles west with an 8,000 ft. runway, and the Destin Executive Airport (DTS)

POST-SECONDARY EDUCATION INSTITUTIONS

- Northwest Florida State College
- Okaloosa Technical College
- University of Florida Research Engineering & Education Facility (UF REEF)
- University of West Florida - Emerald Coast Campus
- Embry-Riddle Aeronautical University Worldwide

PUBLIC SCHOOLS

Okaloosa County is one of only three school districts in the state of Florida that has maintained an A rating since ratings began. The district has had a long-standing emphasis on Career and Technical Education (CTE) including notable programs in Advanced Manufacturing, Applied Robotics, Engineering and Technology.

SHOAL RIVER INDUSTRIAL PARK



ACREAGE

10,500 acres with 6,165 in permanent conservation.

LAND OWNERSHIP

Owned by the Okaloosa County Board of County Commissioners (758 acres), Long Creek Industrial LLC (3,323 acres) and the Holland Ware Charitable Foundation (6,165 acres).

UTILITIES

Water, sewer, electric, natural gas and fiber optics are all located adjacent to the site with the capacities to meet the demands of major industrial projects.

ZONING

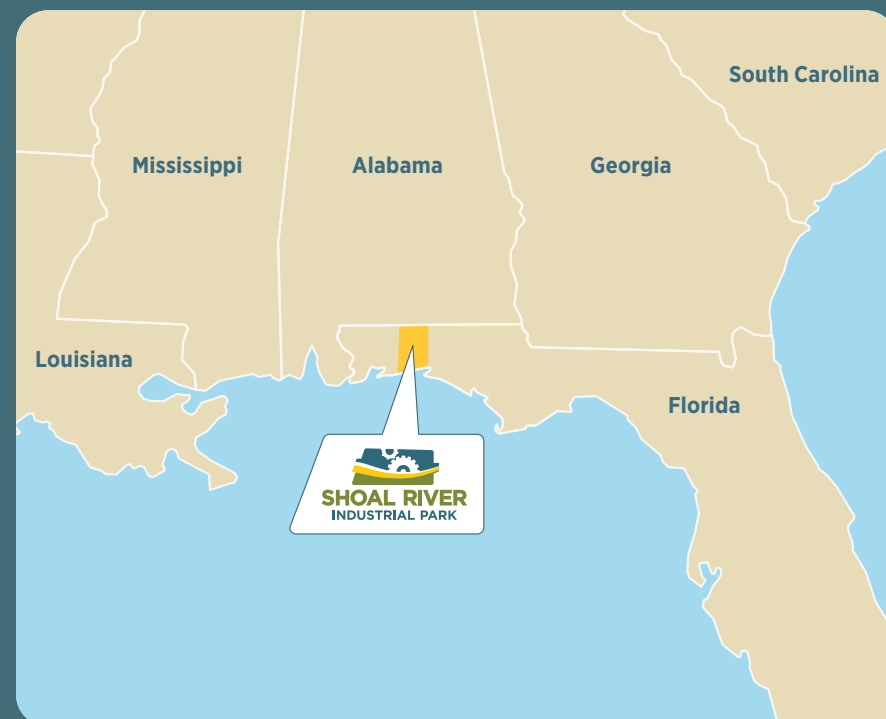
All County-owned parcels are zoned for industrial use, with an additional 300 acre parcel located on US Hwy 90 also zoned industrial.

WETLANDS

No wetlands impacts on prime development parcels, flat to gently rolling topography.

ENVIRONMENTAL

Parcel specific Phase I ESA, Soils Map and Survey Available; Flood Zone X.



2017

County enters purchase option for 1600 acres

2018

\$1.5 Million Triumph Gulf Coast grant award to support water/sewer extensions

2020

County exercises purchase option for 588 acres

2022

County purchases 266 additional acres, receives \$3.2 million Job Growth Grant Fund award to support additional infrastructure

2023

Central Moloney purchases 48 acres for future 300,000 SF electric transformer manufacturing facility

2024

County breaks ground on \$40.8 million wastewater treatment plant

2025

Williams International breaks ground on \$1B aircraft engine manufacturing facility

