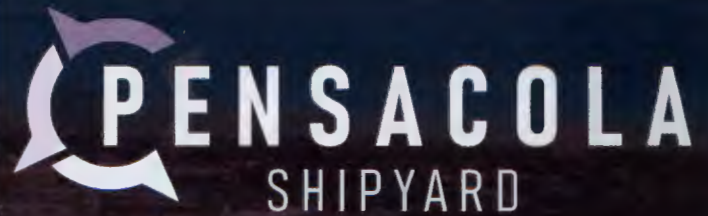


GULF OF MEXICO

PENSACOLA BAY



700 MYRICK ST | PENSACOLA, FLORIDA

BAYOU CHICO

A 76+ acre contiguous waterfront property,  
with more than \$2 million of potential annual net income

## **Rare Opportunity to Own Pensacola's Premier Marine Complex**





# PROPERTY DESCRIPTION

The Shipyard | Pensacola, FL 32505



The property is located at 700 Myrick Street, Pensacola, FL 32505

**Specifications:** Lot: 76.23 acres | **Zoning:** M-2 | **Barrancas Bridge Clearance:** 65' Clearance, 18' Depth, 125' Width

## HIGHLIGHTS

- 76+ acre parcel size is unique for waterfront property with over 4,600 feet of frontage on Bayou Chico
- Existing heavy industrial zoning is congruous with industrial development/use
- Elevations 8–17' above sea level
- Rail access
- Entitlement in place for the operation of waterfront property for docking/loading operations
- Within Foreign Trade Zone 249
- Corp of Engineers maintained shipping channel
- For more information, follow this link <https://pensacolashipyard.com/> to review the shipyard/marina website



# OWNER/USER OPPORTUNITY

## Excellent site for Intermodal Industrial Users

### USER PARCEL OVERVIEW

Ownership has purposely maintained roughly 45 acres on short-term leases with the current tenants, opening up vacant sites following the expiration of the Leases noted below:

- **Parcel 1:** 6.5 acres leased through 2026
- **Parcel 2:** 25 acres leased through January 2021
- **Parcel 3:** 15 acres leased through 2025
- **Parcel 4:** 5 acres leased through 2021 combined with parcel 5 portion totals 11 contiguous acres
- **Parcel 5:** 9 acres can be available immediately

### SITE ATTRIBUTES BENEFICIAL TO USERS

#### WATER

- Access to shipping channel with 16' – 18' depths maintained by the Corp. of Engineers
- 12' depths at the sea wall
- 7 miles to intracoastal
- 14 miles to sea buoy
- 65' bridge clearance 125' width

#### RAIL

- Access to Alabama Gulf Coast Railway, part of Genesee & Wyoming, Inc. system
- Connections to CSX, BNSF, NS, MNBR, KCS and LXUR

#### ROAD

- Access to Navy Road and Barrancas Road give excellent connections to I-10, then I-65, I-75 and I-95.

### ZONING

M2 Pensacola Heavy Industrial

### ENVIRONMENTAL

Adjacent property undergoing active remediation – north of site

### UTILITIES

#### POWER

Gulf Power  
3 Phase

#### GAS

Energy Services of Pensacola  
10" line nearby

#### WATER & SEWER

Emerald Coast Utilities Authority  
6" water, 8" sewer

#### TELECOM

AT&T/Cox  
Fiber





# EXEMPTIONS AND INCENTIVES

The Shipyard Location Offers City, County and State Advantages

## LOCAL INCENTIVES

### City Economic Development Ad Valorem Tax Exemption (EDATE)

The Economic Development Ad Valorem Tax Exemption (EDATE) allows new or expanded businesses located in the City of Pensacola to apply for up to 10 years' exemption from Ad Valorem taxes for the value of the improvements to real property and tangible personal property. (Form DR-418)

### County Economic Development Ad Valorem Tax Exemption (EDATE)

- Escambia County also offers an EDATE incentive ➤
- State Incentives ➤

## TARGETED INDUSTRY INCENTIVES ➤

- Qualified Target Industry Tax Refund (QTI)
- Qualified Defense and Space Contractor Tax Refund (QDSC)
- Capital Investment Tax Credit (CITC)
- High Impact Performance Incentive Grant (HIPI)

## WORKFORCE TRAINING INCENTIVES ➤

- Quick Response Training Program (QRT)
- Incumbent Worker Training Program (IWT)
- Highly trained Labor Force from local military bases employing and training over 30,000 personnel

## FLORIDA Tax Advantages

- NO** corporate income tax on limited partnerships or subchapter S-corporations
- NO** state personal income tax
- NO** corporate franchise tax on capital stock
- NO** state-level property tax assessed
- NO** property tax on business inventories
- NO** property tax on goods-in-transit for up to 180 days
- NO** sales and use tax on goods manufactured or produced in Florida for export outside the state
- NO** sales tax on purchases of raw materials incorporated in a final product for resale, including non-reusable containers or packaging

## Tax Advantages

- Department of Revenue Corporate Income Tax Incentives ➤
- Department of Revenue Fuel Tax Incentives ➤
- Department of Revenue Sales & Use Tax Incentives ➤



# AVAILABILITY

PARCEL

9 ACRES  
AVAILABLE  
IMMEDIATELY



5 ACRES  
LEASED THROUGH  
2021

15 ACRES  
LEASED THROUGH  
2025

25 ACRES  
LEASED THROUGH  
JAN 2021

BAYOU CHICO

BARRANCAS AVE

6.5 ACRES  
LEASED THROUGH  
2026



# WHY FLORIDA?

## The Big Picture

### TARGETED USERS / TENANTS

- Transportation Logistics – Port Related
- Intermodal – Barge to Rail/Barge to Road
- Relocation of Industrial Uses
- Bulk Materials in All Product Categories
- Recreational Boating With Potential For
- Residential/Retail/Mixed-Use Restaurant Development
- Petroleum Terminal/Logistics Related
- Marine Access to Latin American Markets

### REGIONAL COMPANIES



## Existing Public Benefits

- Public boat ramp (Lease agreement with Escambia County)
- 6 Vessel Services businesses; Wet-Slip Marina high-capacity hoist
- Pre-hurricane haul-out service for 100+ large vessels
- Existing leases provide cash flow to manage property without tax burden

## Additional Opportunities

- Site provides waterfront property CRITICAL to any Bayou Chico restoration
- Riparian rights provide opportunity to establish a public mooring field
- Educational opportunities for Escambia County School District, UWF, PSC, etc

**Potential Funding Sources: NRDA, Triumph, RESTORE, FDEP “Working Waterfronts”, Florida Boating Improvement Program, Florida Dept, of Economic Opportunity, etc.**





# INCOME PRODUCING ASSET

Income Summary 2019-20 Available Upon Request

## OFFERING SUMMARY

The Pensacola Shipyard presents a unique opportunity to acquire an income-producing asset with the potential to produce an annual net income of over \$2 million. The property is family owned for over 75 years and never on the market for sale. The 76+ acre property for sale is subject to the current leases. The leases have the potential to be extended for an investor or allowed to expire for a purchaser interested in using the site or developing for the market.

The annual net income includes five tenants plus the revenue from the family's operation of the Pensacola Shipyard and Marina. Current tenants represent high-quality international companies in need of the port access to marinas providing quick access to the Gulf of Mexico and inland waterway. Also, there are further upside development opportunities with the mixed-use development on the site. This waterfront site could have a range of uses, from restaurants fronting Chico Bayou to heavy industrial industries in need of barge access.

## PARCEL SUMMARY

The Pensacola Shipyard package is owned and operated by the Seller (FDC Holdings, LLC.) with excellent management in place.

PARCEL	TENANT	DETAILS
1	DAYBREAK MARINA	Land sale only subject to land lease, including marina and seawall structures.
2	SKANSKA	Land sale only subject to land lease, including marina and seawall structures.
3	EMR/SOUTHERN RECYCLING	Land sale only subject to land lease, including marina and seawall structures.
4	CRONIMET	Land sale only subject to land lease, including marina and seawall structures.
5	MARINA & BOATYARD	Land, buildings, operating business, personal property & equipment are included in sale. Assignment of Submerged Land Lease for wet dock structures and seawall.
6	3011 NAVY	Land and building are included in sale - currently leased by a car dealership.



**GRAND TOTAL:**

**ACREAGE: 76.23**

**ANNUAL NET: \$1,832,200**



# RAIL TRANSPORTATION

## Infrastructure in Florida



### KEY

-  RAIL
-  AIRPORT
-  PORTS



# TRANSPORTATION

SITE



GENESEE & WYOMING



A.C. WILLIAMS & COMPANY

— EXISTING TRACK  
 — PROPOSED TRACK  
 - - FUTURE TRACK  
 92' x 12" = 1" = 100'

Pensacola Shipyard  
 Pensacola, FL

DRAWN: JWS  
 CHECKED: JWS

DRAWING NO.



# WHY FLORIDA

## Fast Facts



The only thing as impressive as our current workforce of 10+ million is our future one. Home to three of the ten largest universities in the country, our colleges and universities are among the nation's top performers of R&D and commercialization of technologies.



# WHY PENSACOLA?

## NW Florida Industry

- The industries with the highest growth over the year in the Pensacola area were education and health services and leisure and hospitality, each with 1,100 new jobs.
- In October, the Pensacola area had 6,229 job openings, and of those, 1,685 were for high-skill, high-wage STEM jobs.
- Statewide, Florida's annual private-sector job growth rate of 2.8 percent continues to exceed the nation's rate of 1.5 percent.

## Under Redevelopment



 The Institute for Human & Machine Cognition (IHMC) is a non-profit research institute of the Florida University System and is affiliated with several Florida universities. IHMC pioneers technologies aimed at leveraging and extending human capabilities.

New development and historic renovation has occurred and continues within the Downtown Pensacola Community Redevelopment area marked in red.





# DEMOGRAPHICS

## Escambia County, FL

### 2019 Population

Escambia County, Florida's estimated population is 313,258 with a growth rate of 0.55% in the past year according to the most recent United States census data.



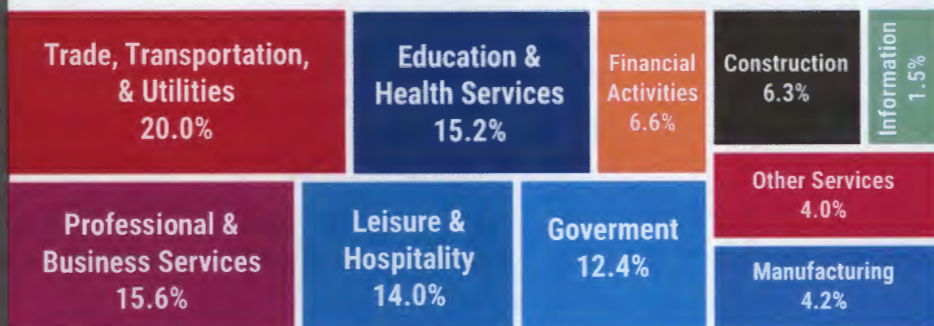
### Employment By Industry

**186k**

2019 VALUE

**15.4%**

YEARS GROWTH



\*Source: Bureau of Labor Statics

### Naval Air Station Pensacola

NAS Pensacola, situated in Escambia County, employs more than 16,000 military and 7,400 civilian personnel. This includes major tenant commands: Naval Aviation Schools Command, Naval Air Technical Training Center, Marine Aviation Training Support Group 21 and 23, the Blue Angels, and the headquarters for Naval Education Training Command, a command which combines direction and control of all Navy education and training.



Best known as the initial primary training base for all U.S. Navy, Marine Corps, and Coast Guard officers pursuing designation as naval aviators and naval flight officers, the advanced training base for most naval flight officers, and as the home base for the United States Navy Flight Demonstration Squadron, the precision-flying team known as the Blue Angels.

NATTC Pensacola provides technical training schools for nearly all enlisted aircraft maintenance and enlisted aircrew specialties in the U.S. Navy, U.S. Marine Corps, and U.S. Coast Guard.

# WHY FLORIDA

## Fast Facts

Consistently ranked one of the best states for business, Florida is committed to keeping regulatory requirements and business taxes low. That, along with a strong economy and zero personal state income tax, makes it a great place to do business.

PERSONAL  
INCOME  
TAX

0%

**WITH 15 DEEPWATER PORTS, FLORIDA WILL OPEN UP A WHOLE NEW WORLD FOR YOUR BUSINESS.**

Success today requires global access. And no other state can expand your reach like Florida. We offer one of the most extensive multi-modal transportation systems in the world, and we are home to one in five U.S. exporters.



Last Year,

**FLORIDA**

businesses exported

**\$57+ BILLION**

to more than

**190 COUNTRIES**



\*Source: Enterprise Florida





## NKF CONTACTS

### JIM RAINER

Sr Managing Director  
901.761.4303  
jrainer@ngkf.com

### JAMES RAINER

Director  
901.761.4304  
jarainer@ngkf.com

### WILL KLINKE

Associate Director  
901.761.4311  
wklinke@ngkf.com



555 Perkins Extended, Suite 300 | Memphis, TN 38117 | 901.761.1717

[ngkf.com](http://ngkf.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.