



COMMERCIAL REAL ESTATE SERVICES

DESOTO PARK OF COMMERCE



DeSoto Park of Commerce is an upscale 100+ acres mixed-use commercial, professional office and light industrial park with heavy industrial uses. This is a master planned enterprise park with rail access at the entrance of DeSoto County between US 17 and Seminole Gulf Railway affording excellent access and visibility.

DeSoto Park of Commerce includes amenities such as attractively landscaped entryways, medians and lakefront lots. The developer, and ultimately the Property Owners Association (POA), will provide maintenance of common areas and master water management systems.

DeSoto Park of Commerce offers a wide range of fully developed parcels to accommodate commercial and industrial users of all sizes. In addition to parcels for sale, the developers of DeSoto Park of Commerce will offer warehouse flex space as well as professional office space for sale or lease.

The DeSoto Park of Commerce has established uniform building codes and architectural standards so that the customer may design the facilities needed while protecting property values and ensuring consistent aesthetic quality throughout the development.

COST, LOCATION, WORKFORCE FUEL NORTH PORT GROWTH

Once thought of mostly for its orange groves and cattle ranches, DeSoto County is fast becoming the next hot spot for commerce and industry. With its wonderful climate, central location and low cost, the DeSoto County area is becoming a popular expansion destination for many regional and national businesses such as the Wal-Mart Distribution Center with over one million square feet of space. These companies have discovered a splendid business environment and very helpful government officials with great cooperation from the County.

More than 85% of Florida's population lives within 150 miles of DeSoto County and/or the Heartland making this a potential distribution point to a market of twelve million people.

A major cost saving advantage of locating in the DeSoto Park of Commerce is the Master Storm Water Retention System. It is unnecessary to purchase additional property for water management as the storm water drainage and retention is part of the developer provided infrastructure. This results in reduced land costs, engineering costs and construction costs to the end user.

DeSoto Park of Commerce is located in an Enterprise Zone making available many state credits and incentives to businesses locating themselves there. There are also programs and assistance available from Florida's Heartland Rural Economic Development Initiative, "FHREDI"



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LOCATION

- On US 17 just ten minutes from I-75 on a new four-lane highway.
- Located next to the intersection of US 17 and CR 761, just three miles to Kings Highway, or ten minutes to I-75 Exits # 164 and # 170.
- Centrally located for operations in DeSoto, Charlotte and Sarasota Counties, and statewide by road or rail.
- Convenient access to the east coast via SR 70 or SR 74.

PROPERTY

- A well conceived 100+ acre mixed-use commercial, professional, light industrial and heavy industrial master planned community with rail access.
- Over 3,300 feet of frontage on US 17 and CR 761 providing excellent exposure and access.
- Individual or multiple lots can be combined to accommodate industrial and commercial users of all sizes.
- Properties are offered For Sale, Lease, or Build to Suit.

Arnold & Arnold Real Estate, Inc.
a licensed real estate broker

ZONING AND LAND USE

- Light industrial zoning with special exception for nearly all heavy industrial uses.
- Commercial, Retail, Professional, Light Industrial, Warehousing and Flex Space available with frontage on US 17.
- Uniform building codes and architectural controls have been established to promote increased property and aesthetic values while fulfilling all the needs of location and facilities for the owner.

INFRASTRUCTURE

- Water and Sewer - DeSoto County
- Electricity - Florida Power and Light
- Cable and Internet - Comcast Broadband

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FHREDI AND FLORIDA ENTERPRISE ZONE PROGRAM

Florida's Heartland encompasses six South Central Florida Counties, has a land area of 5,000 square miles with a population of 250,000 living in 24 communities. Florida's Heartland Rural Economic Development Initiative (FHREDI) provides regional economic development coordination to businesses interested in expanding or relocating to the area.

- **Job Tax Credit (Sales Tax): Rural Enterprise Zones**

Allows a business located within a Rural Enterprise Zone to take a sales and use tax credit for 30 percent or 45 percent of wages paid to new employees who reside within that enterprise zone. To be eligible, a business must create at least one new job. The Sales Tax Credit cannot be used in conjunction with the Corporate Tax Jobs Credit.

- **Jobs Tax Credit (Sales Tax): Urban Enterprise Zones**

Allows a business located within an Urban Enterprise Zone to take a sales and use tax credit for 20 percent or 30 percent of wages paid to new employees who reside within that enterprise zone. To be eligible, a business must create at least one new job. The sales tax credit cannot be used in conjunction with the Corporate Tax Jobs Credit.

- **Jobs Tax Credit (Corporate Income Tax): Rural Enterprise Zones**

Allows a business located within a Rural Enterprise Zone to take a corporate income tax credit for 30 percent or 45 percent of wages paid to new employees who reside within a Rural County. To be eligible, a business must create at least one new job. The Corporate Tax Credit cannot be used in conjunction with the Sales Tax Credit.

- **Property Tax Credit (Corporate Income Tax): Rural and Urban Enterprise Zones**

New or expanded businesses located within an Enterprise Zone are allowed a credit against Florida corporate income tax equal to 96% of ad valorem taxes paid on the new or improved property.

- **Jobs Tax Credit (Corporate Income Tax): Urban Enterprise Zones**

Allows a business located within an Urban Enterprise Zone to take a corporate income tax credit for 15 percent or 20 percent of wages paid to new employees who reside within an enterprise zone. The Corporate Tax Credit cannot be used in conjunction with the Sales Tax Credit.

- **Building Materials sales tax refund: Rural and Urban Enterprise Zones**

A refund is available for sales taxes paid on the purchase of building materials used to rehabilitate real property located in an Enterprise Zone.

- **Sales Tax Exemption for Electrical Energy: Rural and Urban Enterprise Zones**

A 50% sales tax exemption is available to qualified businesses located within an Enterprise Zone on the purchase of electrical energy, if the municipality has reduced the municipal utility tax by at least 50%.

- **Community Contribution Tax Credit Program: Rural and Urban Enterprise Zones**

Allows businesses a 50% credit on Florida corporate income tax, insurance premium tax, or sales tax refund for donations made to local community development projects. Businesses are not required to be located in an Enterprise Zone to be eligible for this credit.

- **Business Equipment Sales Tax Refund: Rural and Urban Enterprise Zones**

A refund is available for sales taxes paid on the purchase of certain business property, which is used exclusively in an Enterprise Zone for at least three years.