

SHIELDS MARINA

SAINT MARKS, FL



OFFERING MEMORANDUM

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SAINT MARKS, FL

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SHIELDS MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

DRY / COVERED / WET STORAGE

MAIN OFFICES / WELL EQUIPPED SHIPS STORE

SUPPLIES AND OFFICES

INDOOR AND OUTDOOR COVERED STORAGE

PARTS & SERVICE DEPT

AMENITIES AND A LOYAL CUSTOMER BASE

OPEN / COVERED WET SLIPS

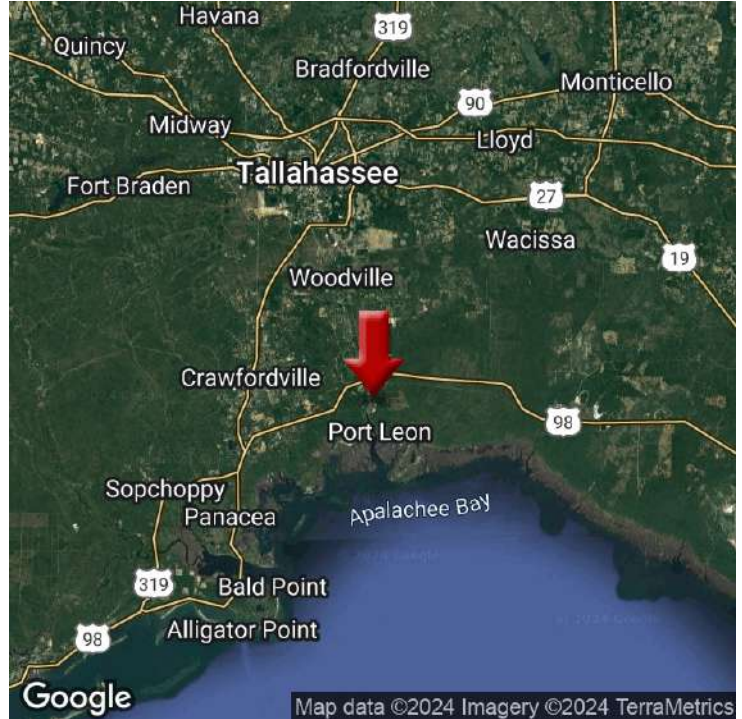
FUEL STATION AND ABOVE-GROUND TANKS

HAUL AND LAUNCH OPERATIONS

NEW COVERED DOCKAGE AND PRIVATE BASIN

BEST OF WAKULLA AWARD!

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Undisclosed
PROPERTY SIZE:	Approx. 2 acres
BUILDING SIZE:	Approx. 60,000 +/- sf
# RACK SPACES:	Approx. 320
# WET SLIPS:	Approx. 80 total, 20 covered now with a total of 34 covered at completion of current project

SALIENT FACTS

Family-Owned Property and Marina Operations Since 1928
 Full Service Marina with Direct and Open Access to Gulf of Mexico
 Two spring-fed rivers - the St Marks & the Wakulla (fishing and boating all year)
 Located on the St. Marks River only 16 miles from Tallahassee, Florida's Capital City
 Largest marina within 100 mile radius
 Direct drive from South Georgian fishermen and boaters of all types
 Indoor and Covered Open Rack Storage
 Additional Covered Storage on Trailers on Separate Parcel
 Wet Slips with New Undercover Dockage Basin Nearly Completed
 Accommodating Vessels up to 65' in Wet Slips
 Predominantly fresh water (which is easy on bottoms, motors and running gear)
 Robust Service and Parts Department
 Ships Store - Tackle, Bait, Clothing, Sundries
 Rec 90 and Diesel Fuel Dock with Pump-out Station
 Additional Undercover Dockage Nearly Completed
 Expansive Solar Power System Ready for Install
 Located on Wakulla River, 7 miles to the Gulf of Mexico
 Earned Wakulla City Chamber 2021 Business Excellence Award

Property Description

PROPERTY OVERVIEW

The marina offers a variety of storage options; wet slips both covered and uncovered that can accommodate vessels up to 65' and covered rack storage. This property is a Full-Service marina with direct and open access to the Gulf of Mexico.

Besides a well-stocked ship store handling tackle, bait, fishing supplies, clothing, sundries, marine electronics, picnic items and more, there is a factory trained service department and well stocked marine parts department located directly across the street from the ship store. The ship store also has offices for management and bookkeeping and a nice galley for the employees to use. The marina sells boats, motors and trailers as well as used boats on consignment which generates additional income. There is a separate building which houses restrooms, showers, and a washer & dryer.

A dual all-tide boat launch is available for those customers who do not keep their boat in storage which also generates income by charging a launch fee and driving additional retail sales in the adjacent ship store. In addition, the marina offers both gasoline and diesel fuel and has a pump-out station as well as a pump-out vessel for off-premises service. There are three choices for fueling a vehicle; the fuel dock in front of the marina on the St. Marks River, fuel station near the forklift operation and the availability to offer fuel to vehicles on land.

Shields Marina also generates revenue from its pontoon, kayak, and boat rentals.

For the last several years, Shields Marina has won numerous "readers choice" awards, the latest being awarded the Best Marina in Wakulla County and Runner Up for both sales and service. In addition, the Wakulla Chamber of Commerce awarded Shields Marina their 2021 Business Excellence Award

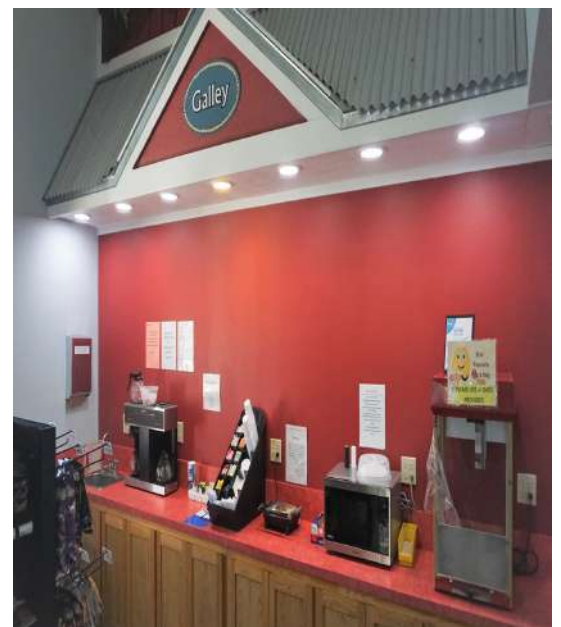
An expansive solar power system was just installed on the roof of the main storage building that has reduced the electric utility expenses by approximately 95% (not including the docks). The entire solar system is included in the price.



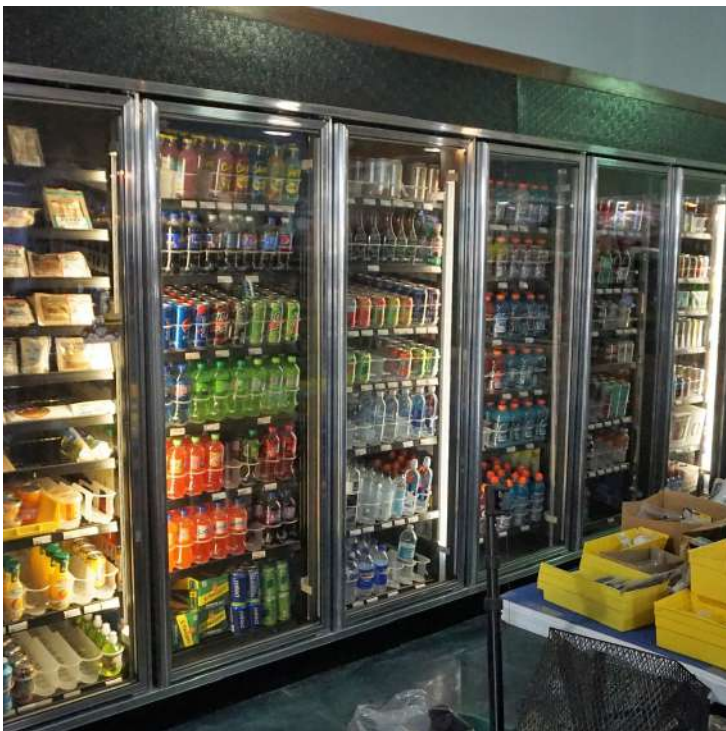
DRY / COVERED / WET STORAGE



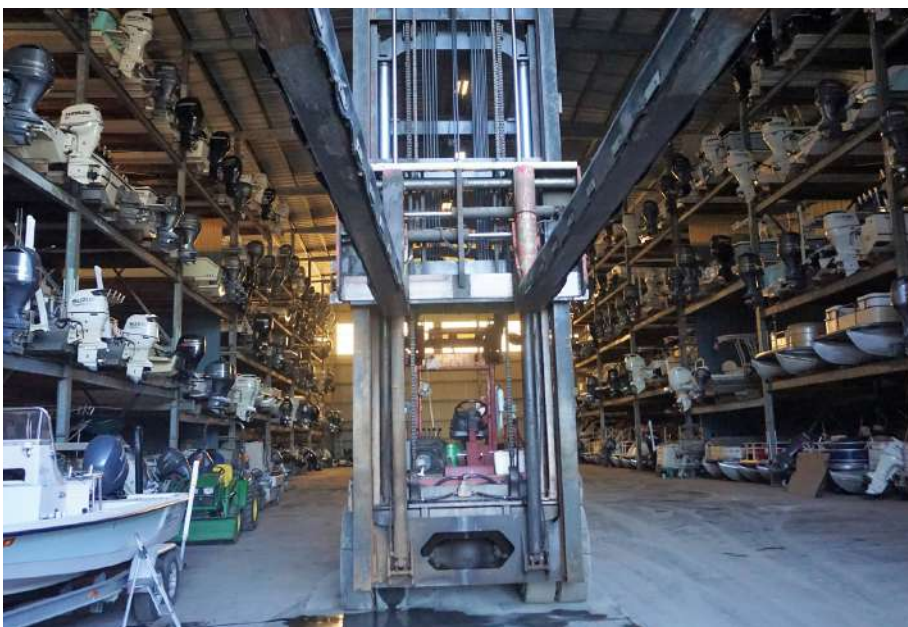
MAIN OFFICES / WELL EQUIPPED SHIPS STORE



TACKLE / BOATING SUPPLIES / DRINKS / BAIT



INDOOR AND OUTDOOR COVERED STORAGE



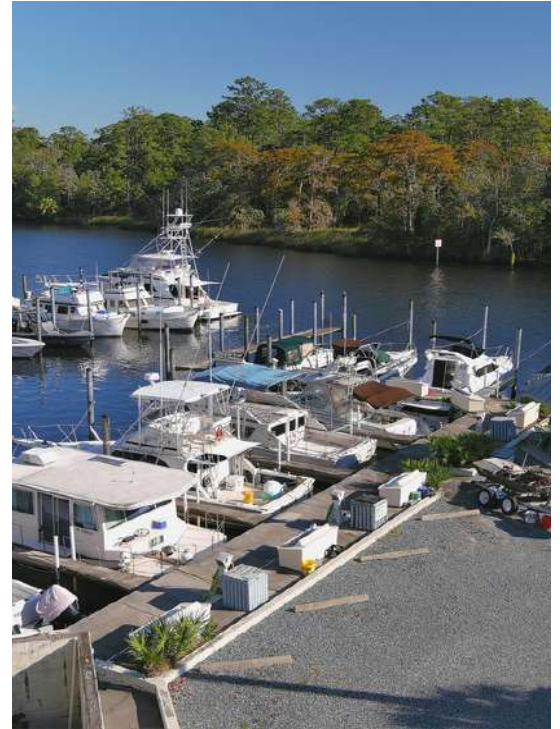
FULL SERVICE AND WELL-STOCKED PARTS DEPT



AMENITIES AND A LOYAL CUSTOMER BASE



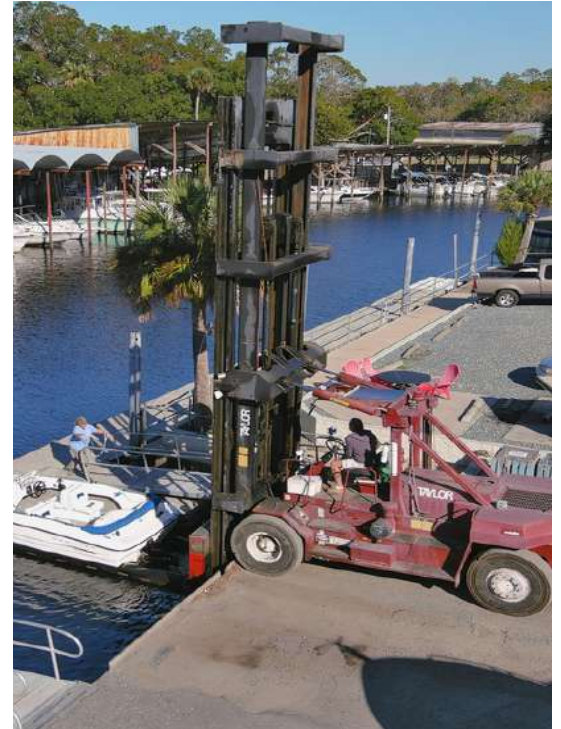
OPEN / COVERED WET SLIPS



FUEL STATION AND ABOVE-GROUND TANKS



HAUL AND LAUNCH OPERATIONS



NEW COVERED DOCKAGE, PARKING AND BASIN



Best Of Wakulla Award!



Dear Readers,

It is truly an honor to have received the Best of Wakulla awards for **Best Marina** and runner-up in both **Boat & Motor Repairs/Service** and runner-up **Boat Dealer**. Our employees are the ones who made these awards possible, and we appreciate their hard work and dedication, as well as the votes from you, the readers. Thank you and we look forward to serving you in the future.

The Shields (Chuck, Brett & Pam)



WINNER: Marina
RUNNER UP: Boat and Motor Repair/Service
RUNNER UP: Boat Dealer

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SHIELDS MARINA

LOCATION INFORMATION

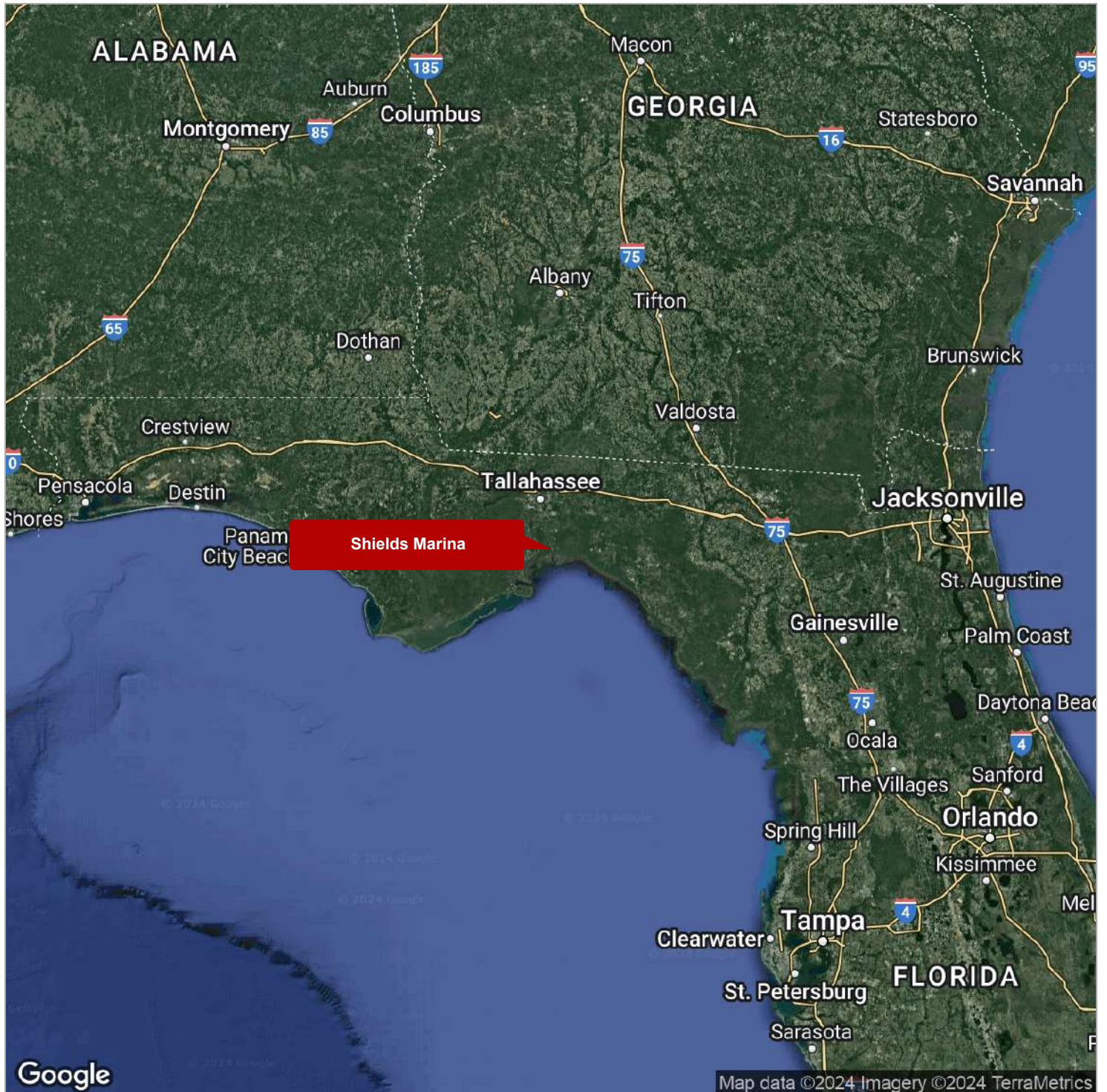
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REGIONAL MAP

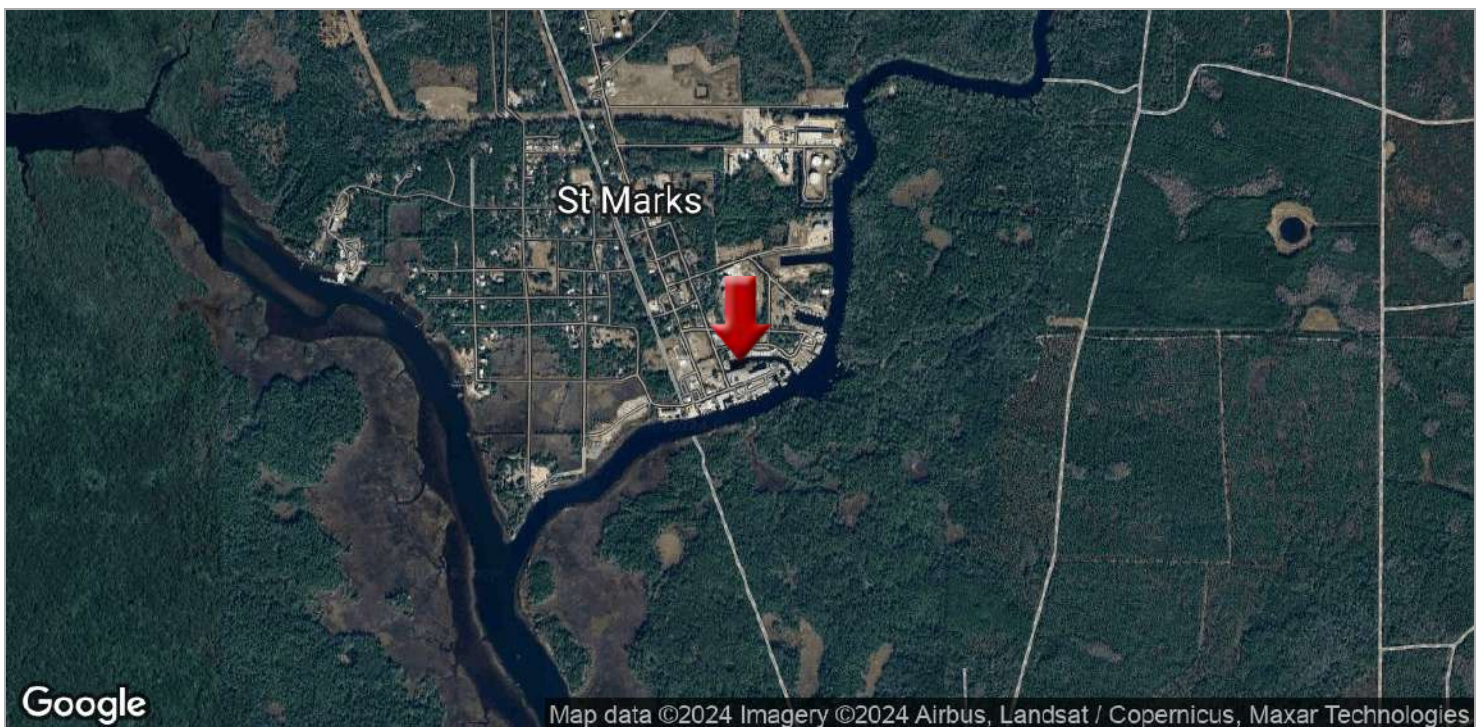
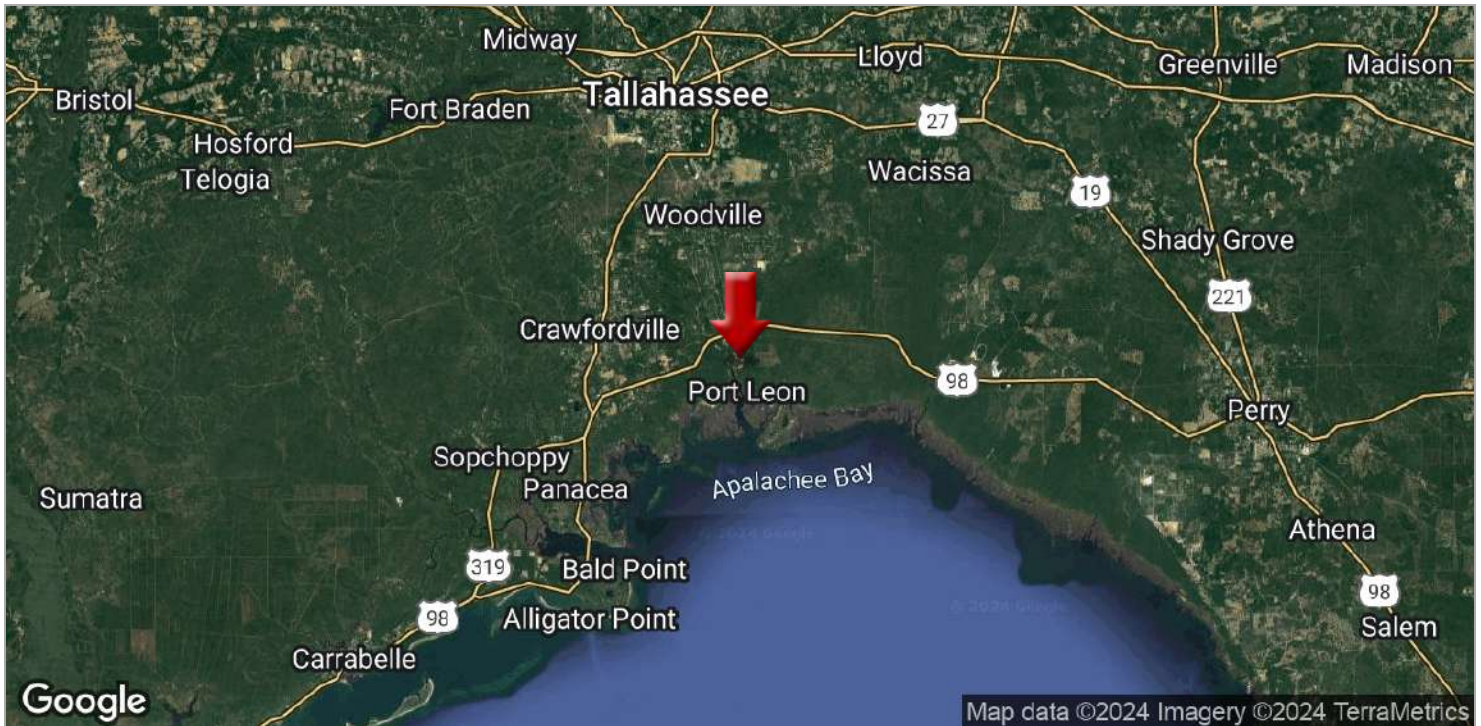
LOCATION MAPS

AERIAL MAP

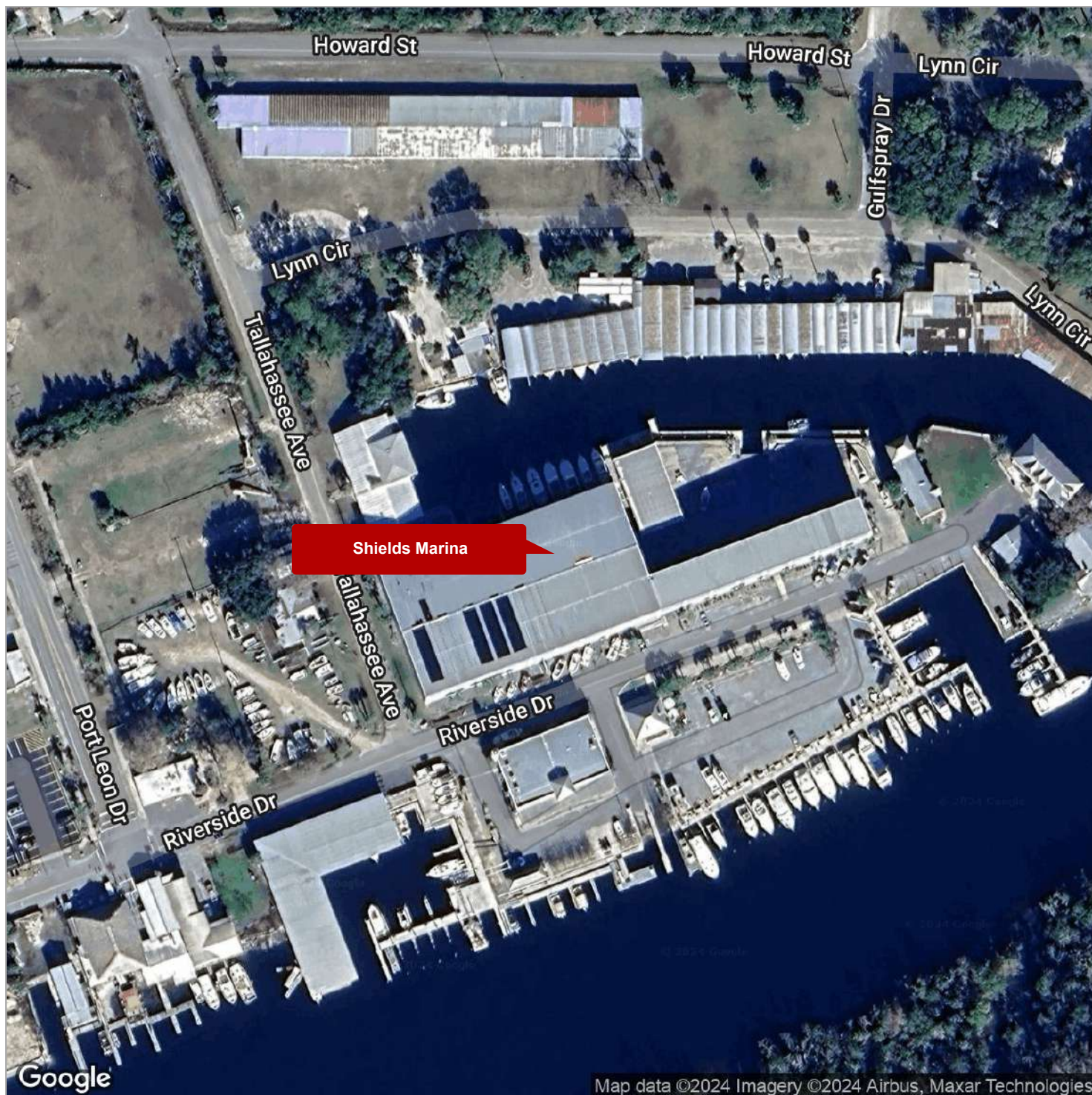
REGIONAL MAP



LOCATION MAPS



AERIAL MAP



SHIELDS MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	10 MILES	25 MILES	50 MILES
Total population	18,818	262,283	455,940
Median age	42.1	35.1	37.8
Median age (male)	43.0	33.9	36.6
Median age (Female)	41.5	36.3	39.1
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total households	7,349	120,214	205,406
# of persons per HH	2.6	2.2	2.2
Average HH income	\$70,421	\$60,455	\$62,363
Average house value	\$181,706	\$166,587	\$174,377

* Demographic data derived from 2020 ACS - US Census