



# Opportunity Zones 2.0

## Census Tract Nomination Strategy

---

### State of Florida

April 2026

# The Nomination Challenge

**1,360**

Eligible Census Tracts

**65**

Florida Counties

**5.5M**

Residents in Eligible Tracts

---

Florida will not nominate all eligible tracts. The question is not **which tracts qualify**, rather, **which tracts will perform**.

**Eligibility ≠ Investability.**

This model provides a data-driven framework to identify census tracts with the strongest potential for commercial investment and economic development, **maximizing the return on each nomination**.

# The Nomination Challenge

## Eligibility ≠ Investability.

- ⊕ **Investment Attraction** (development capacity + execution feasibility)
- ⊕ **Market Capacity** (economic vitality + absorptive demand)
- ⊕ **Community Readiness** (stability + competitiveness)

**IA** ∞ Is the tract attractive to investors?

**MC** ∞ Is there enough market/economic activity to support projects?

**CR** ∞ Can the community realistically deliver the project?

*Market feasibility + capacity + readiness must all be present for **high conversion probability.***

# The Nomination Challenge

1,360

Eligible Census Tracts

65

Florida Counties

5.5M

Residents in Eligible Tracts

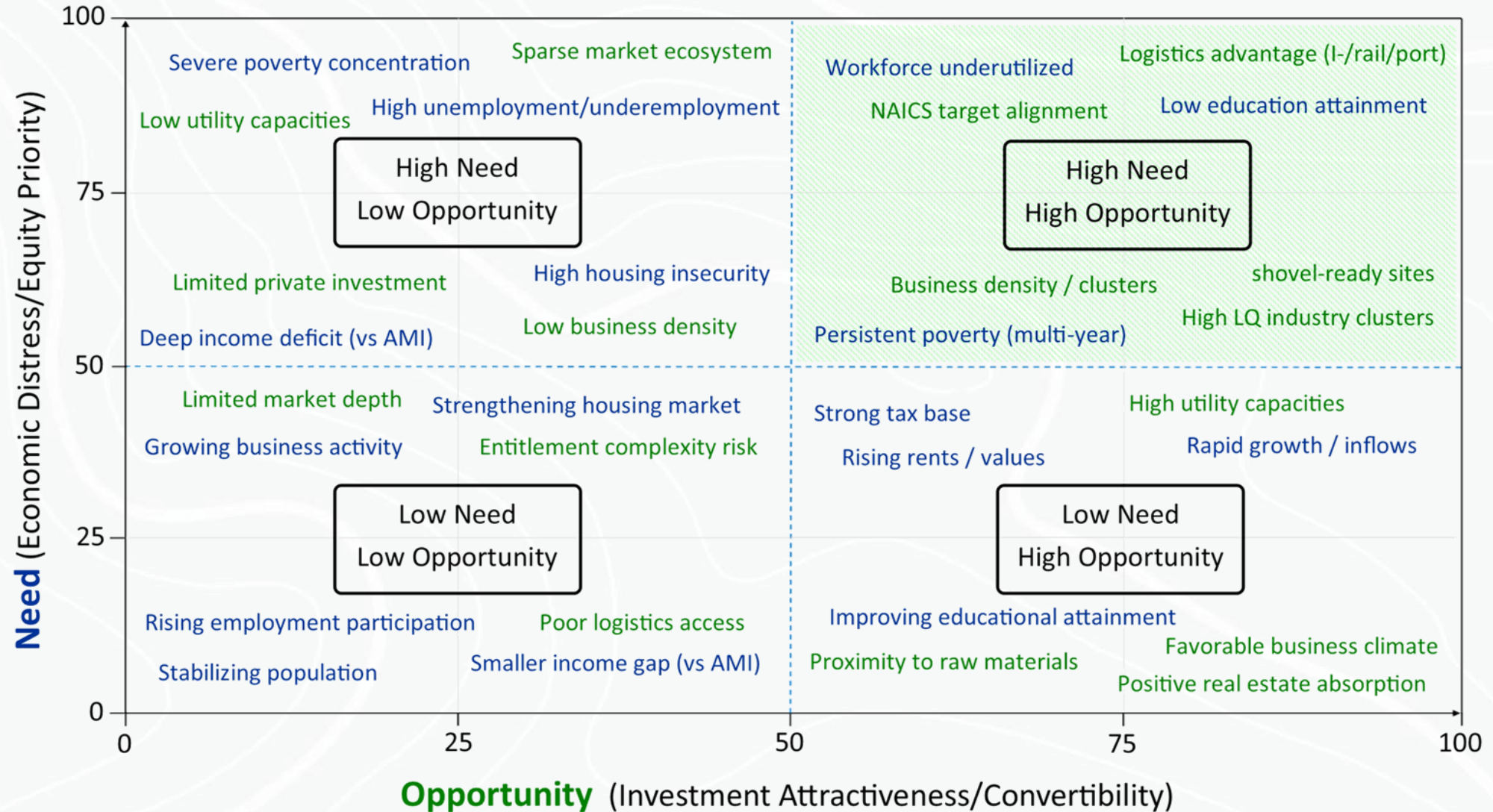
**Approach:** Four-category weighted scoring model evaluating

- ⊕ **Commercial Viability**
- ⊕ **Infrastructure & Access**
- ⊕ **Economic Need**
- ⊕ **Environmental Risk**

across all 1,360 eligible tracts. All inputs are publicly available federal data (ACS, LODES, FEMA, EPA, FCC).

# Need vs. Opportunity Framework

Where OZF 2.0 tracts fall on the investment matrix



# Scoring Methodology

How the model works



# Scoring Formula

Composite Score (0-100)

$$\mathbf{CV (35\%) + I\&A (30\%) + EN (20\%) - Risk (15\%)}$$

**35%**

**Commercial Viability**

---

Industrial & logistics (I&L) jobs, I&L employment share, I&L business count

**30%**

**Infrastructure & Access**

---

Interstate, rail, substation, transmission line, broadband (rural/urban split weighting)

**20%**

**Economic Need**

---

Poverty rate, MFI ratio, unemployment rate, vacancy rate

**-15%**

**Risk Penalty**

---

FEMA flood zone, EPA Toxic Release Inventory (TRI) sites, EPA Superfund sites

All sub-scores normalized 0-100, then composite indexed so top-scoring tract = 100

# Commercial Viability

Weighted 35% of Composite Score

**35%**

**Industrial & Logistics Jobs (LODES) 60%**

NAICS 31-33 (Manufacturing), 42 (Wholesale), 48-49 (Transport & Warehousing)

**I&L Employment Share (% of Total) 20%**

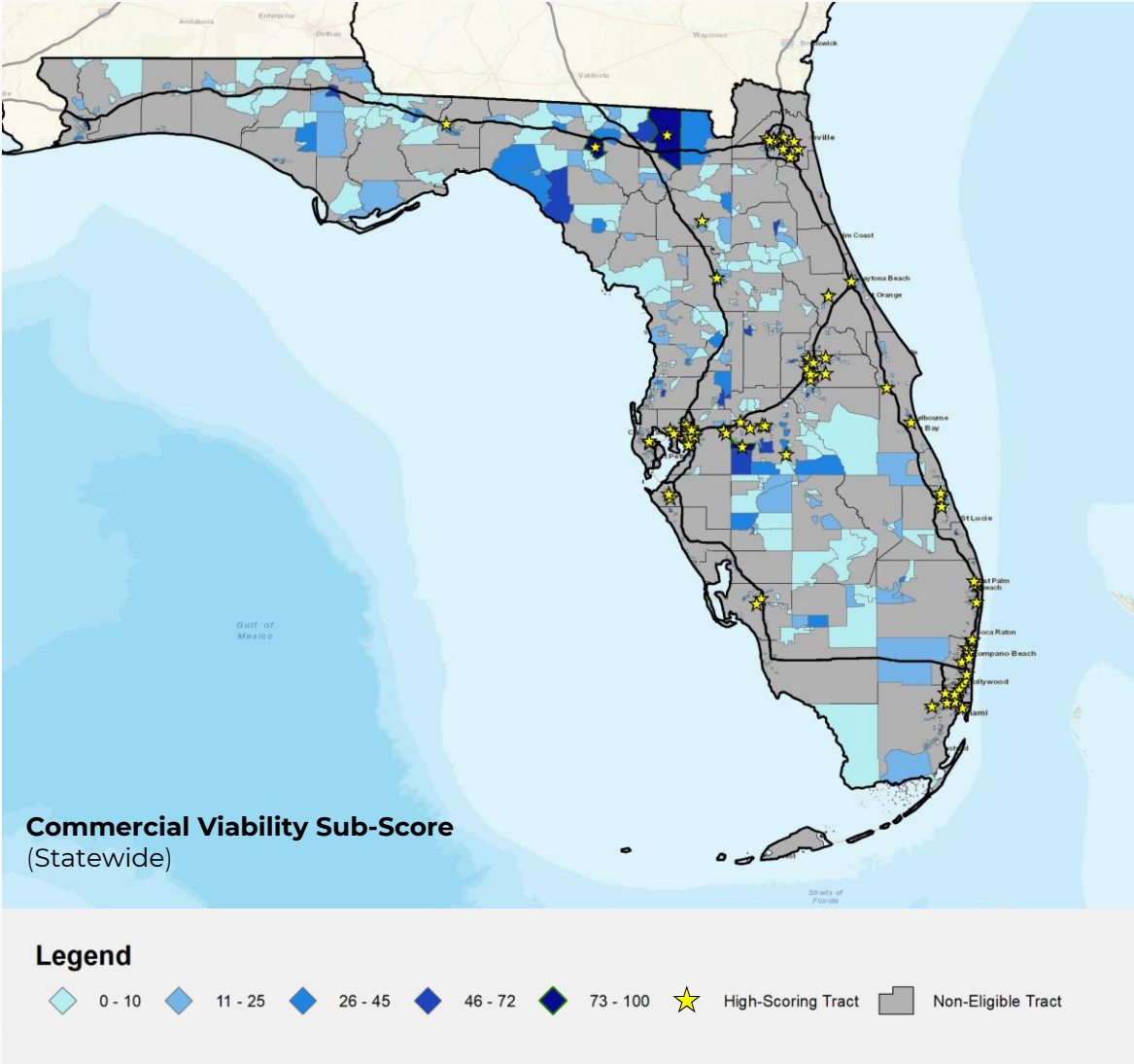
Concentration of industrial activity relative to total tract employment

**I&L Business Establishments 20%**

Count of establishments in industrial/logistics NAICS categories

**Key Insight**

- Top 25 tracts average 3,034 I&L jobs — 12x the statewide average of 263
- I&L employment share: 45% in top tracts vs. 12% statewide
- 64 tracts have >50% I&L employment — they average a composite of 69.1



# Infrastructure & Access

Weighted 30% of Composite Score

**30%**

**Interstate / NHS Proximity** Rural 33% / Urban 28%

Distance to nearest interstate or NHS exit (miles)

**Rail Mainline Proximity** Rural 22% / Urban 17%

Distance to nearest Class I rail mainline (miles)

**Electrical Substation Proximity** 22%

Distance to nearest electrical substation (miles)

**Transmission Line Proximity** Rural 16% / Urban 17%

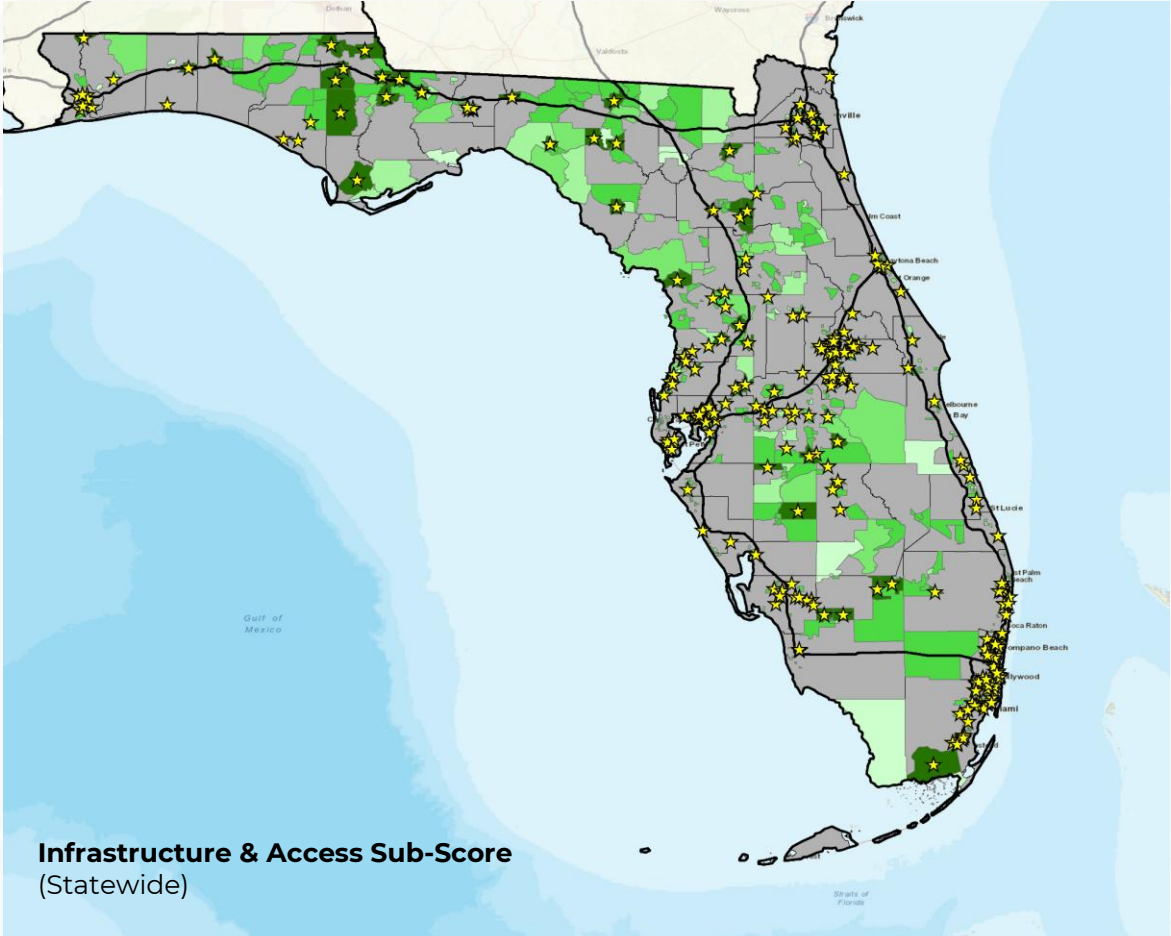
Distance to nearest ≥138kV transmission line (miles)

**Broadband Availability** Rural 7% / Urban 16%

Percentage of households with broadband access (FCC data)

**Key Insight**

- 80% of eligible tracts are within 5 mi of an interstate; 92% within 5 mi of rail
- The differentiator is the combination — top tracts avg 0.2 mi to interstate AND 0.1 mi to rail
- Rural/urban sub-weights adjusted: rural tracts weight interstate and rail higher, urban tracts weight broadband higher



**Infrastructure & Access Sub-Score**  
(Statewide)

**Legend**

- ◊ 0 - 34
- ◊ 34 - 54
- ◊ 54 - 70
- ◊ 70 - 88
- ◊ 88 - 100
- ★ High-Scoring Tract
- Non-Eligible Tract

# Economic Need

Weighted 20% of Composite Score

**20%**

**Poverty Rate** 30%

ACS 5-year estimate — mean across eligible tracts: 24.6%

**MFI Ratio (Tract MFI / Area Median)** 30%

Lower ratio = higher need — statewide mean: 0.63 (63¢ per area dollar)

**Unemployment Rate** 25%

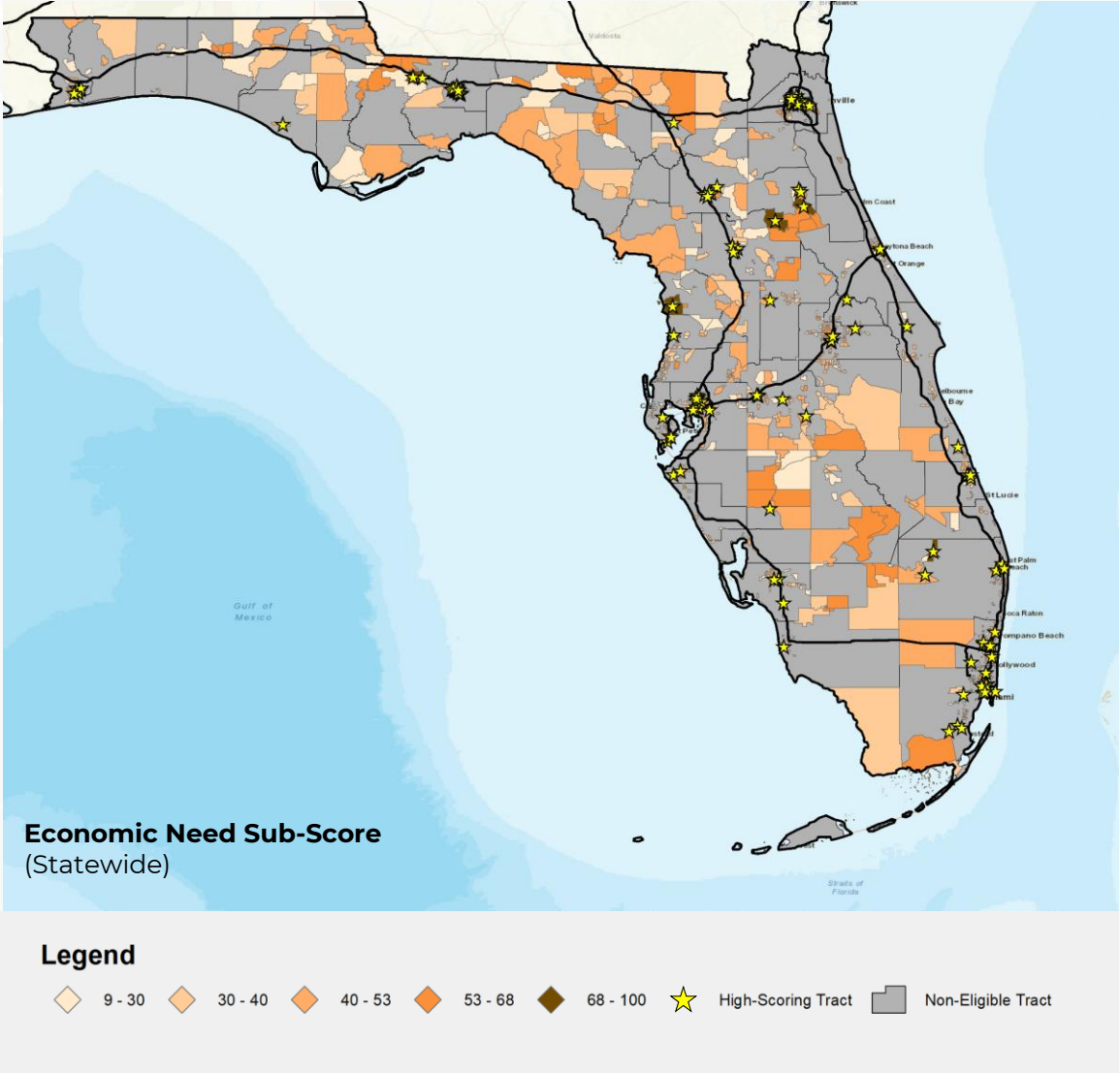
ACS 5-year estimate — 276 tracts exceed 10% unemployment

**Vacancy Rate (USPS)** 15%

Residential vacancy from USPS data — 37% of vacancies are seasonal

**Key Insight**

- Average MFI ratio of 0.63 — residents earn 63 cents per metro-area dollar
- 299 tracts exceed 30% poverty; 275 exceed 10% unemployment
- 37% of all vacant units are seasonal — vacancy patterns vary significantly by region



# Risk Penalty

Weighted -15% of Composite Score (Penalty)

**-15%**

**FEMA Flood Zone Coverage** 75% of risk weight

Percentage of tract area within FEMA-designated flood zones

**EPA TRI Composite** 12.5%

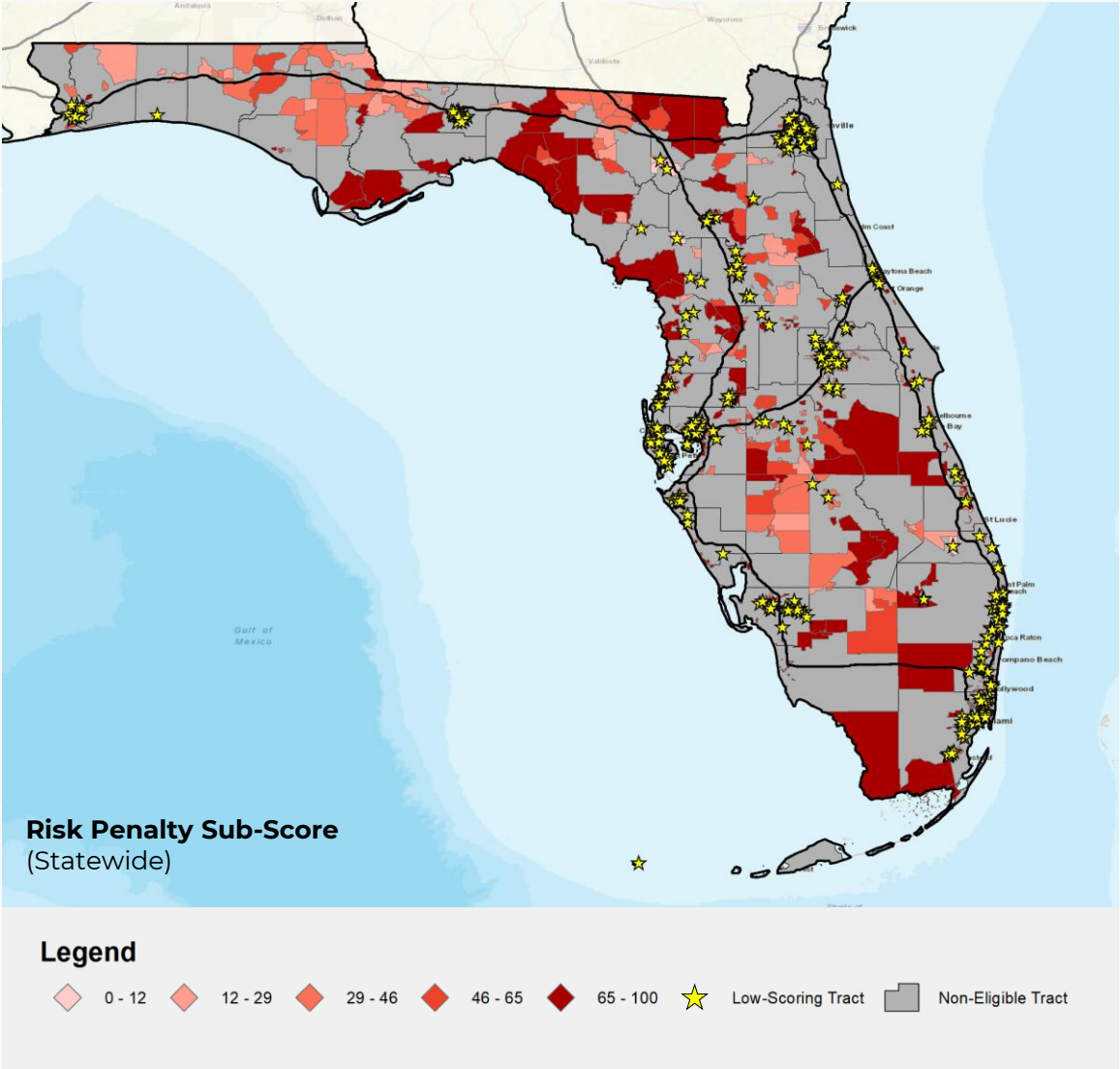
Toxic Release Inventory sites within 0.5 mi and 1 mi of tract

**EPA Superfund / NPL Composite** 12.5%

Superfund sites within 0.5 mi and 1 mi of tract — 19 tracts contain active sites

**Key Insight**

- 177 tracts have ≥75% flood zone coverage — they average a composite score of just 29.7
- 142 tracts contain EPA TRI sites; 351 have TRI sites within half a mile
- Penalty, not exclusion — the model lets decision-makers weigh risk, not ignore it



# Adjusted Composite Score

Post-scoring elevators for SSI alignment and rural eligibility

$$\text{Base Composite} + \text{SSI Elevator} + \text{Rural Elevator} = \text{Adjusted Score}$$

Adjusted score capped at 100. Maximum combined elevation: +15 points. Applied after base composite is computed.

## +10 max SSI Elevator

**Formula:** SSI Score (0–100) × 0.10

Continuous and proportional to SSI site alignment strength. Accounts for site rank, count, and proximity. Tracts with higher-quality, in-tract SSI sites receive larger boosts.

- Tier I:** +6.0 to +10.0 pts (102 tracts)
- Tier II:** +2.5 to +5.9 pts (413 tracts)
- Tier III:** +0.1 to +2.4 pts (385 tracts)

## +5 flat Rural Elevator

**Formula:** +5.0 points (flat additive)

Applied to all QROF-eligible rural tracts. Reflects the legislative intent of QROF provisions to prioritize rural communities in OZ 2.0 nominations.

**244 rural tracts** statewide receive this elevator, including all 51 NFEDP tracts.

**Why it matters:** Rural tracts average 35.6 on the base composite vs. 44.8 for non-rural. The rural elevator partially closes this structural gap without distorting the underlying model.

Elevators are additive post-scoring adjustments. They do not alter the four-category base composite or its sub-scores.

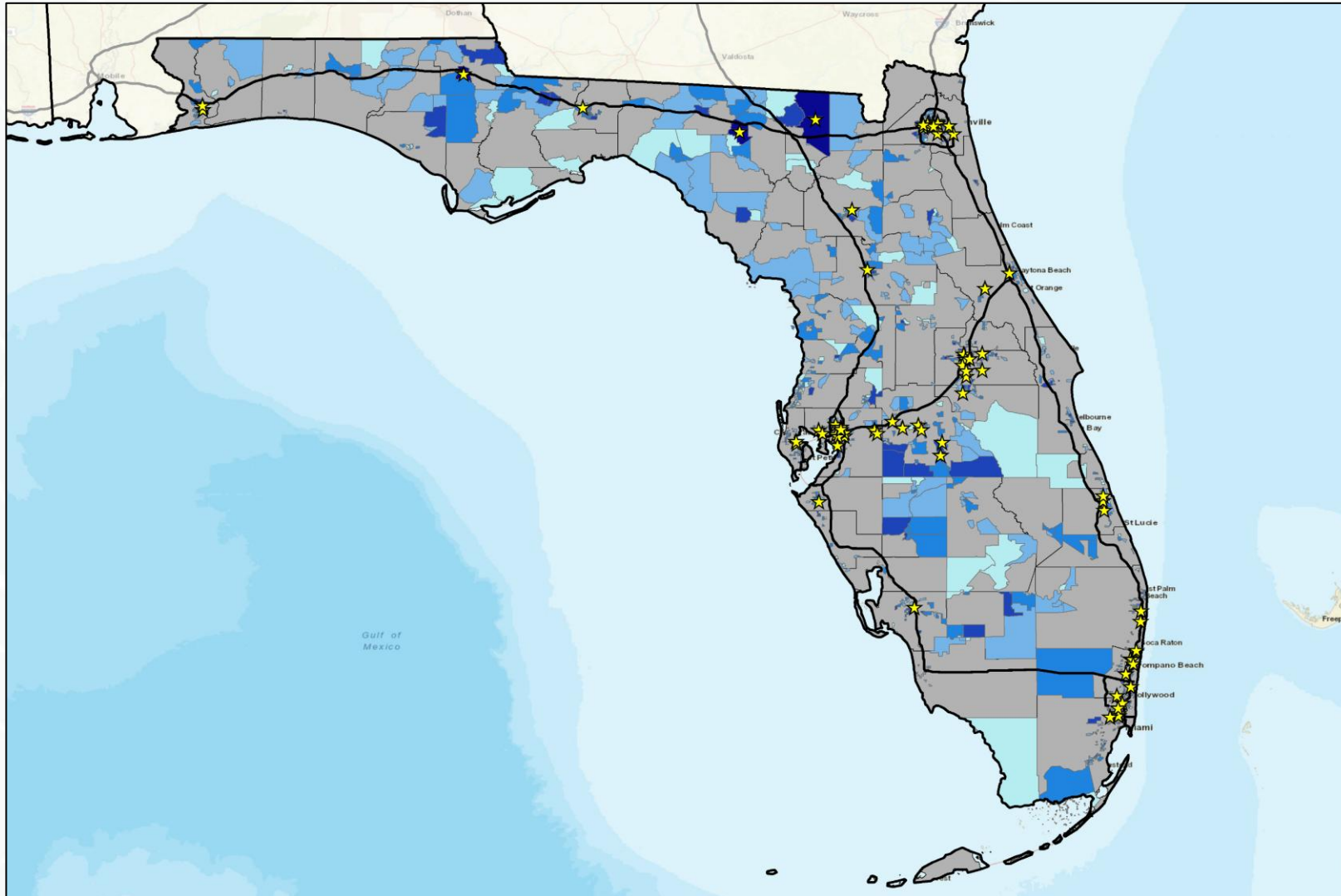
# Model Results

What the data shows



# Composite Results — Statewide

1,360 census tracts scored and ranked



**Legend**  
★ High-Scoring Tract

73-100: 81 tracts

56-73: 141 tracts

43-55: 388 tracts

30-42: 508 tracts

0-29: 242 tracts

# What Makes a Top Tract?

Profile of a Top 25 tract vs. statewide average across all 1,360 eligible tracts

Metric	Top 25 Average	Statewide Average	Difference
<b>Total Jobs in Tract</b>	8,100	1,879	4.3x more
<b>Industrial &amp; Logistics Jobs</b>	3,034	262	11.6x more
<b>I&amp;L Employment Share</b>	45.4%	11.5%	3.9x higher
<b>Distance to Interstate</b>	0.2 mi	3.7 mi	18.5x closer
<b>Distance to Rail</b>	0.1 mi	1.7 mi	17x closer
<b>Broadband Availability</b>	82.6%	86.4%	Comparable
<b>Poverty Rate</b>	35.6%	24.6%	1.4x higher
<b>MFI Ratio</b>	0.50	0.63	21% lower
<b>Flood Zone Exposure</b>	14.8%	31.3%	53% less

**Key Takeaway:** Top tracts have dramatically higher commercial activity and genuine economic need. They represent places where OZ investment can build on an existing industrial foundation while addressing real need.

# What Drives the Score?

Average sub-score gap between the Top 50 and Bottom 50 tracts

## Commercial Viability



## Infrastructure & Access



## Economic Need



## Risk Penalty



The biggest differentiator is Commercial Viability (+83 point gap). Economic Need alone doesn't make a good Opportunity Zone. The tract needs a foundation of commercial activity for investment to build on. Risk separates at the margins: high-risk tracts that would otherwise score well get pulled down.

# Top Candidate Tracts

Highest-scoring tracts statewide — ranked by composite score

Rank	County	Composite	Comm. Viability	Infra & Access	Econ. Need	Risk Penalty	SSI Tier*
1	Marion	100.0	94.4	91.0	71.3	8.9	Tier II
2	Miami-Dade	95.3	100.0	90.5	69.1	40.4	—
3	Hillsborough	94.7	93.8	84.0	85.0	37.0	Tier II
4	Polk	93.4	81.9	89.0	76.7	14.2	Tier II
5	Lee	93.4	93.3	84.9	70.0	24.1	Tier II
6	Duval	93.1	92.1	85.9	71.5	26.6	—
7	Orange	93.1	100.0	83.6	61.4	27.1	—
8	Duval	93.0	96.1	84.4	62.9	22.1	Tier III
9	Orange	91.7	97.2	94.5	49.3	32.9	Tier II
10	Polk	91.5	86.6	88.2	71.2	25.6	Tier II
11	Palm Beach	91.4	84.4	93.1	71.6	31.2	—
12	Orange	90.8	84.4	98.6	50.2	16.6	Tier II
13	Polk	90.3	100.0	89.1	52.3	39.2	Tier II
14	Duval	90.3	86.6	98.4	45.4	17.7	—
15	Broward	89.7	94.0	99.7	55.7	53.9	Tier III

\*SSI Tiers: High-composite tracts are divided into tiers, where Tier I = Strong alignment with high-ranking SSI sites, Tier II = Moderate alignment with fewer sites or buffer-only presence, and Tier III = Minimal alignment with limited or buffer-only presence.

# Geographic Concentration

Where the top tracts cluster

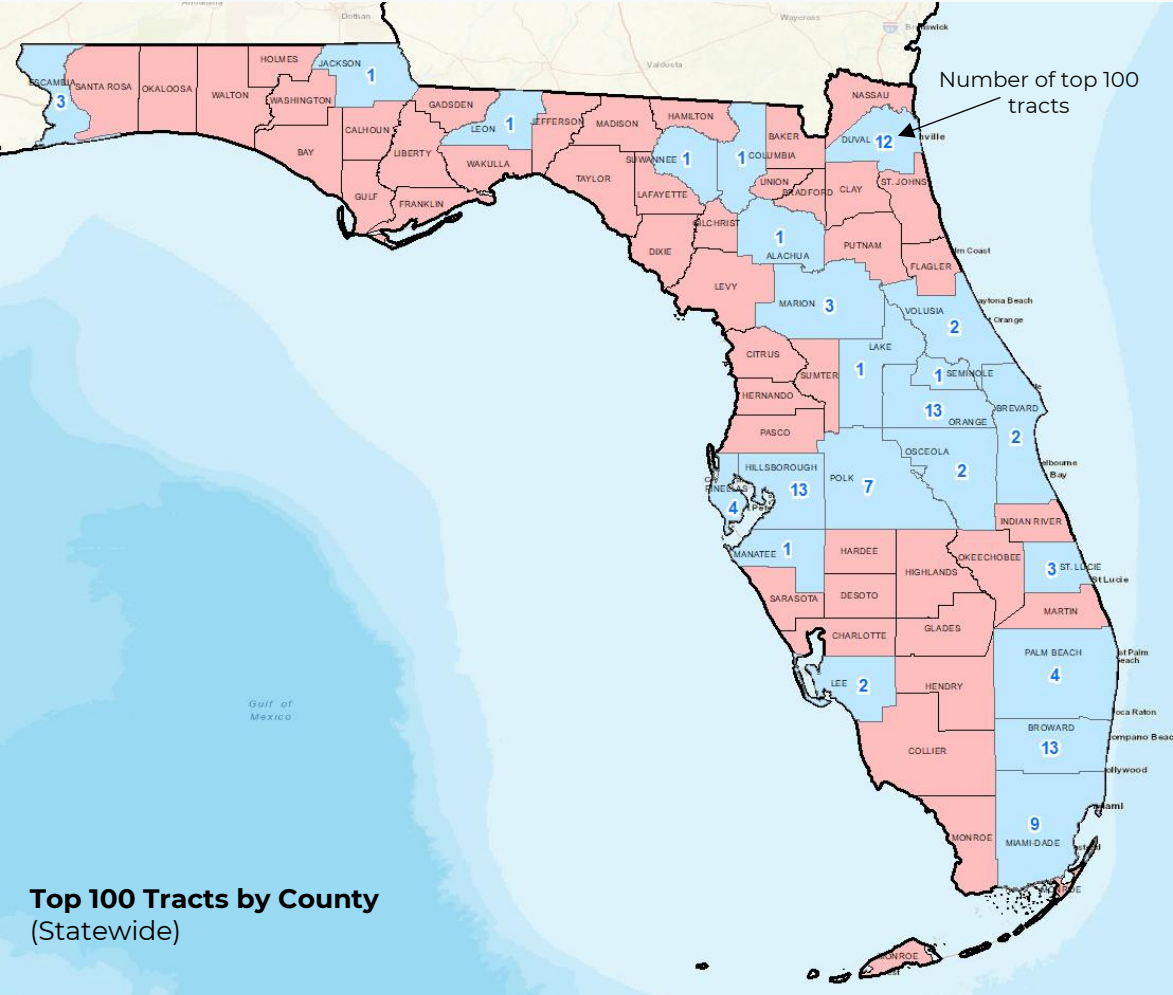
## Top 100 Tracts by County:



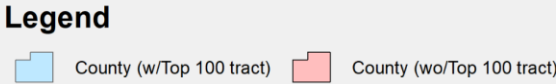
**23** counties in top 100

**42** counties with zero tracts in top 100

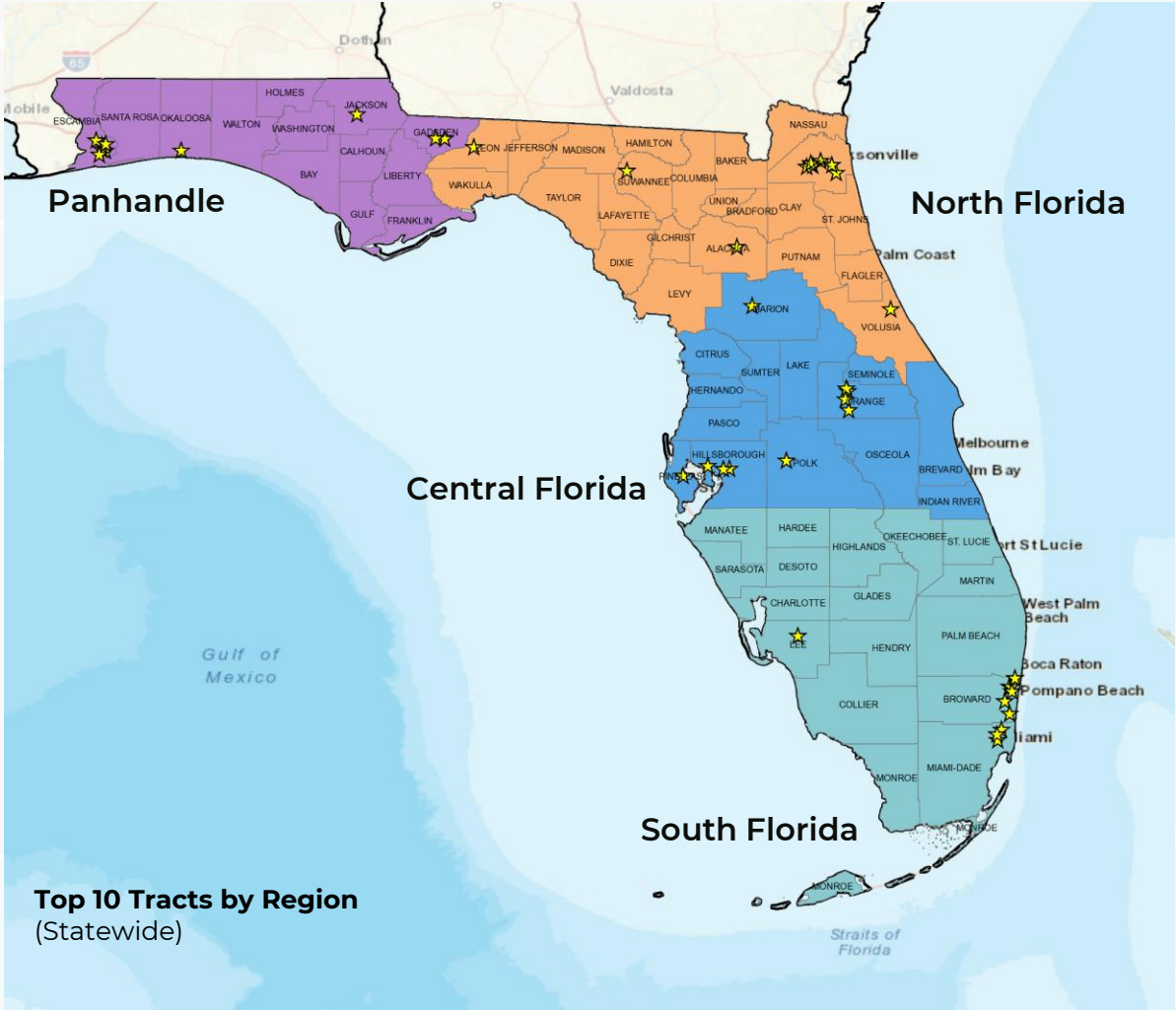
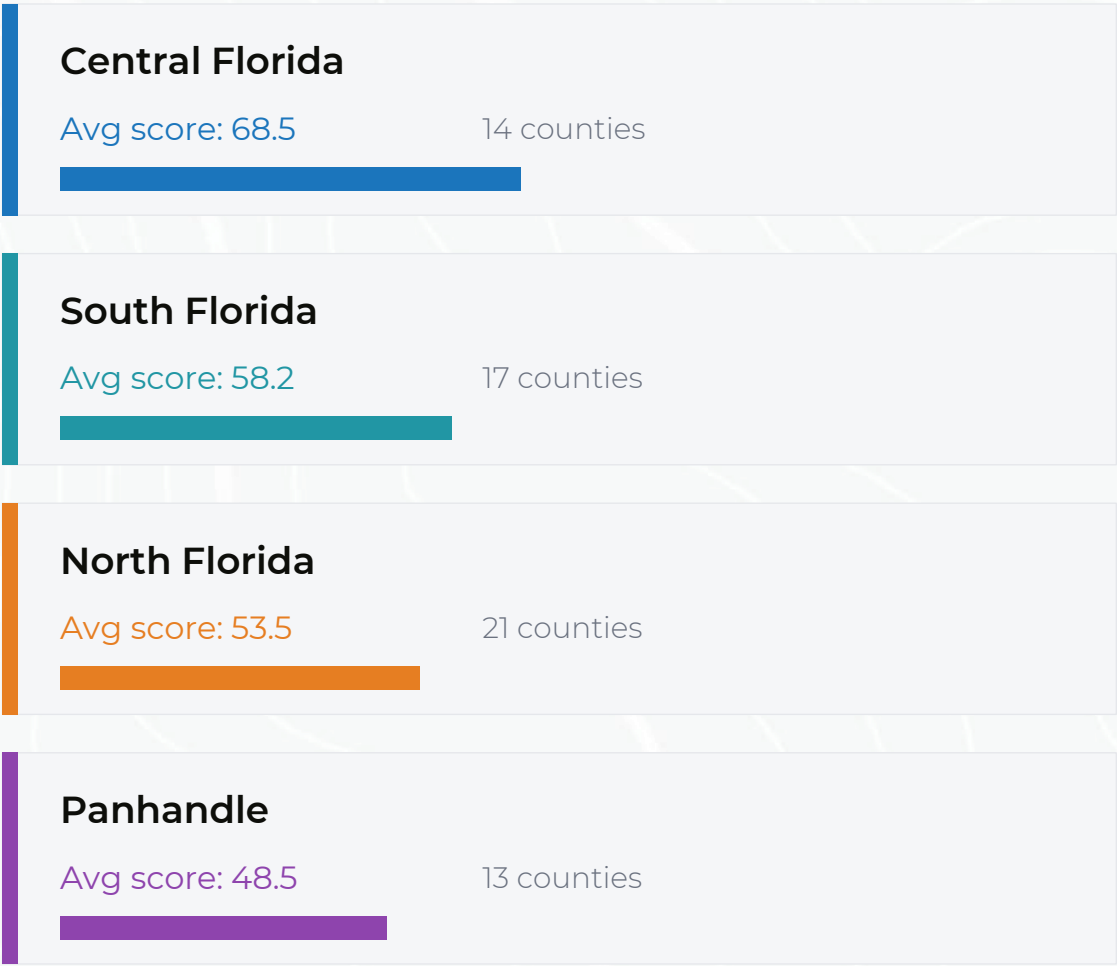
The I-4 corridor and major metros dominate. Geographic coverage must be addressed through the per-county view.



**Top 100 Tracts by County (Statewide)**



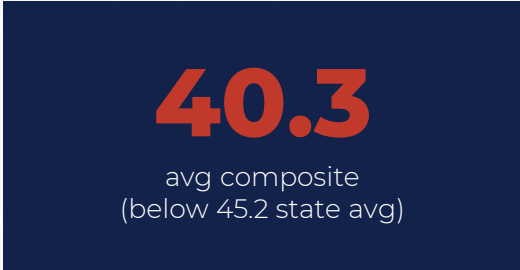
# Regional Performance



Central Florida dominates: the commercial/industrial base paired with infrastructure makes the I-4 corridor the strongest region in the state.

# The Miami-Dade Paradox

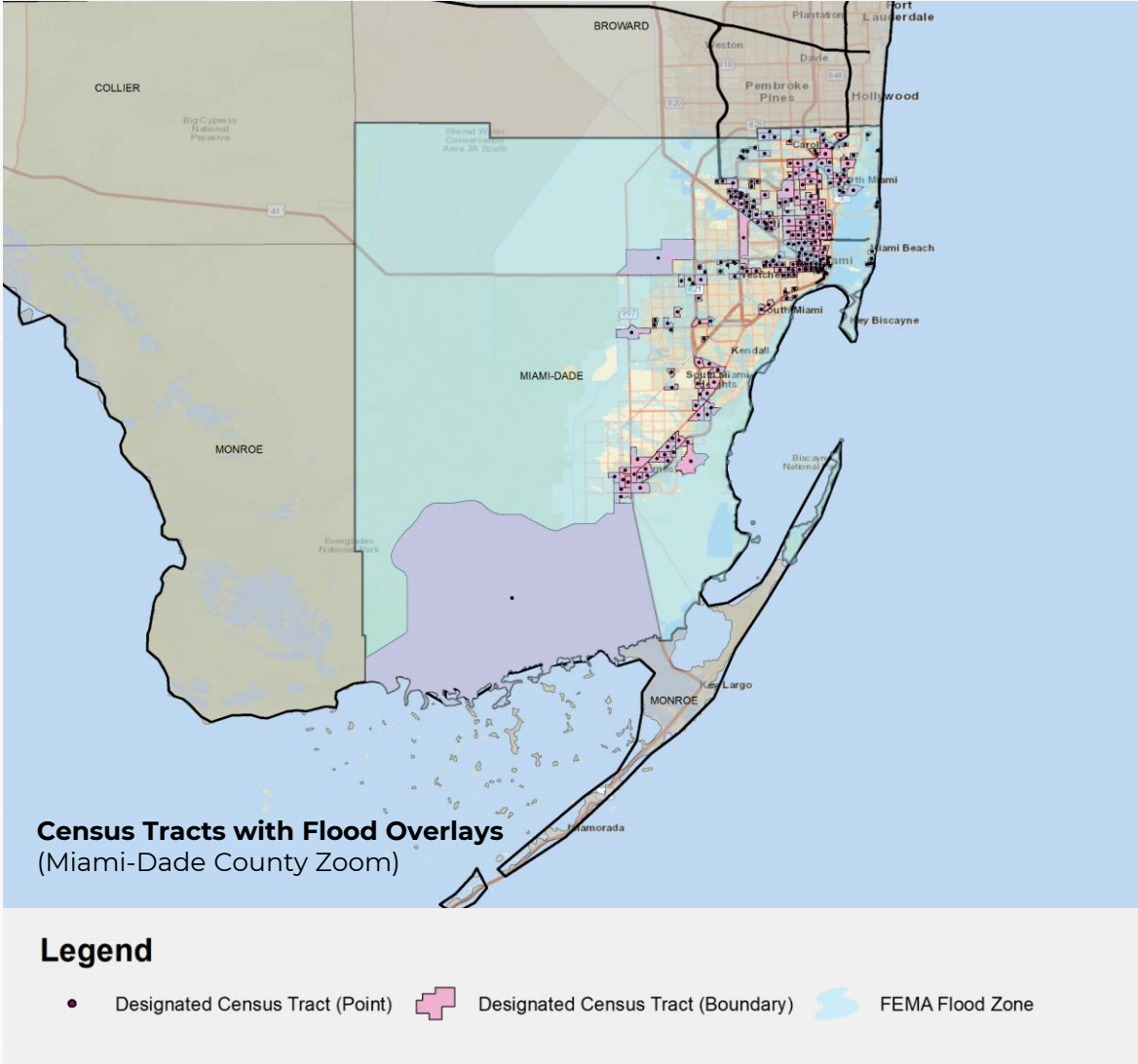
Most tracts, but not the highest scores



## Why?

**Flood exposure.** Miami-Dade averages 45.1% flood zone coverage (vs. 31.3% statewide), pushing the avg risk penalty to 46.2. Despite having tracts with perfect CV scores (100), the flood drag pulls composites down.

**Still viable at the top:** The 5 best Miami-Dade tracts score 78–89, proving the model still identifies opportunity there — the depth is just shallower than other metros.



# Rural Tract Analysis

244 rural tracts | Avg score: 40.0 (vs. 46.7 urban)

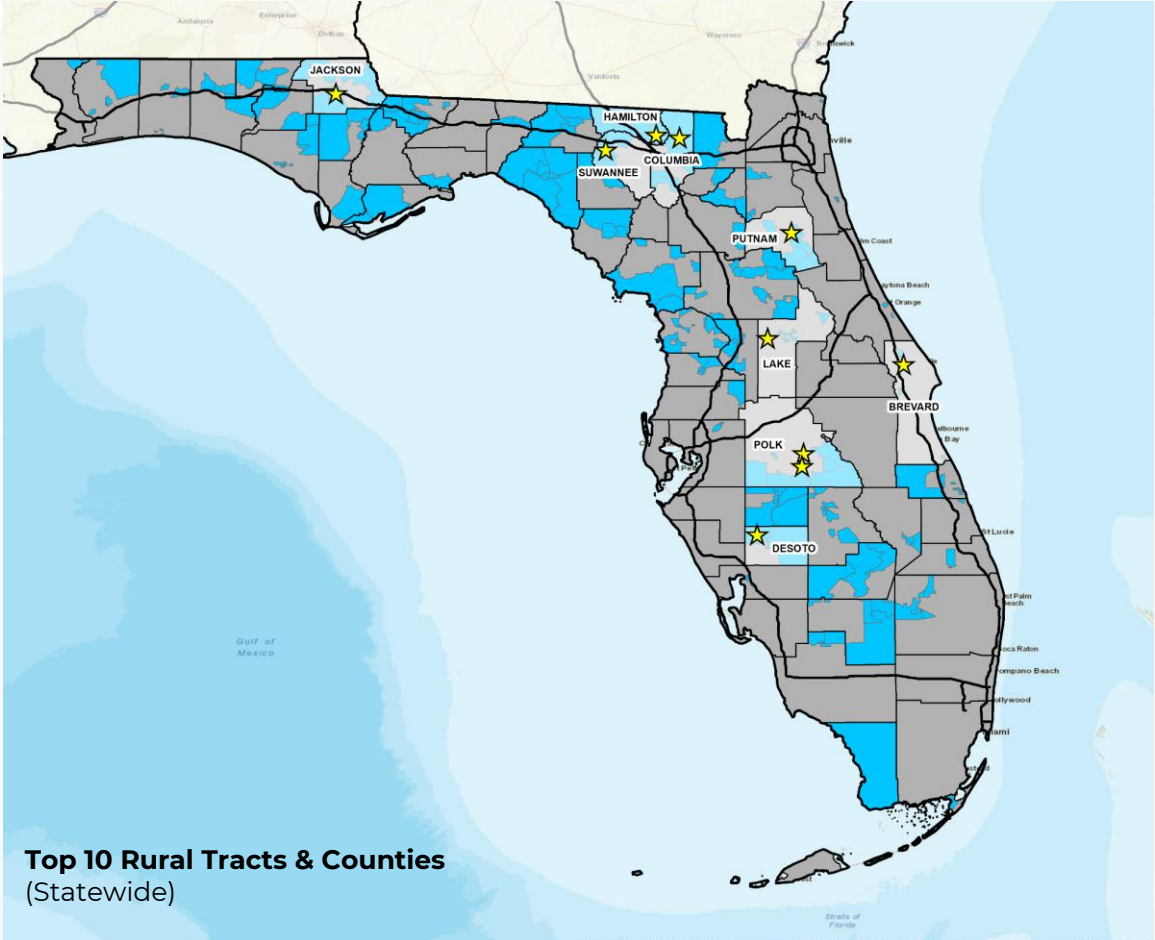
### Top Rural Performers:

<b>Suwannee County</b>	#23 statewide	<b>87.0</b>	I-10 (in tract), Rail (in tract)
<b>Columbia County</b>	#57	<b>79.2</b>	I-75 (in tract), Rail (in tract)
<b>Jackson County</b>	#58	<b>78.7</b>	I-10 (in tract), Rail (in tract)
<b>Gadsden County</b>	#71	<b>75.6</b>	I-10 (in tract), Rail (in tract)
<b>Polk County</b>	#112	<b>66.9</b>	I-4 (16.4 mi), Rail (in tract)

### Rural/Urban Weighting Split

Rural tracts weight interstate and rail proximity higher; urban tracts weight broadband higher. This ensures rural tracts with genuine infrastructure compete fairly instead of being penalized for not being urban.

**Pattern: Top-performing rural tracts sit directly on interstate corridors with rail access.**



**Top 10 Rural Tracts & Counties**  
(Statewide)

### Legend

- ★ High-Scoring Tract
- Top 10 Rural County
- Rural Census Tract
- Non-Eligible Tract

# SSI Alignment

Strategic Sites Inventory as post-scoring overlay

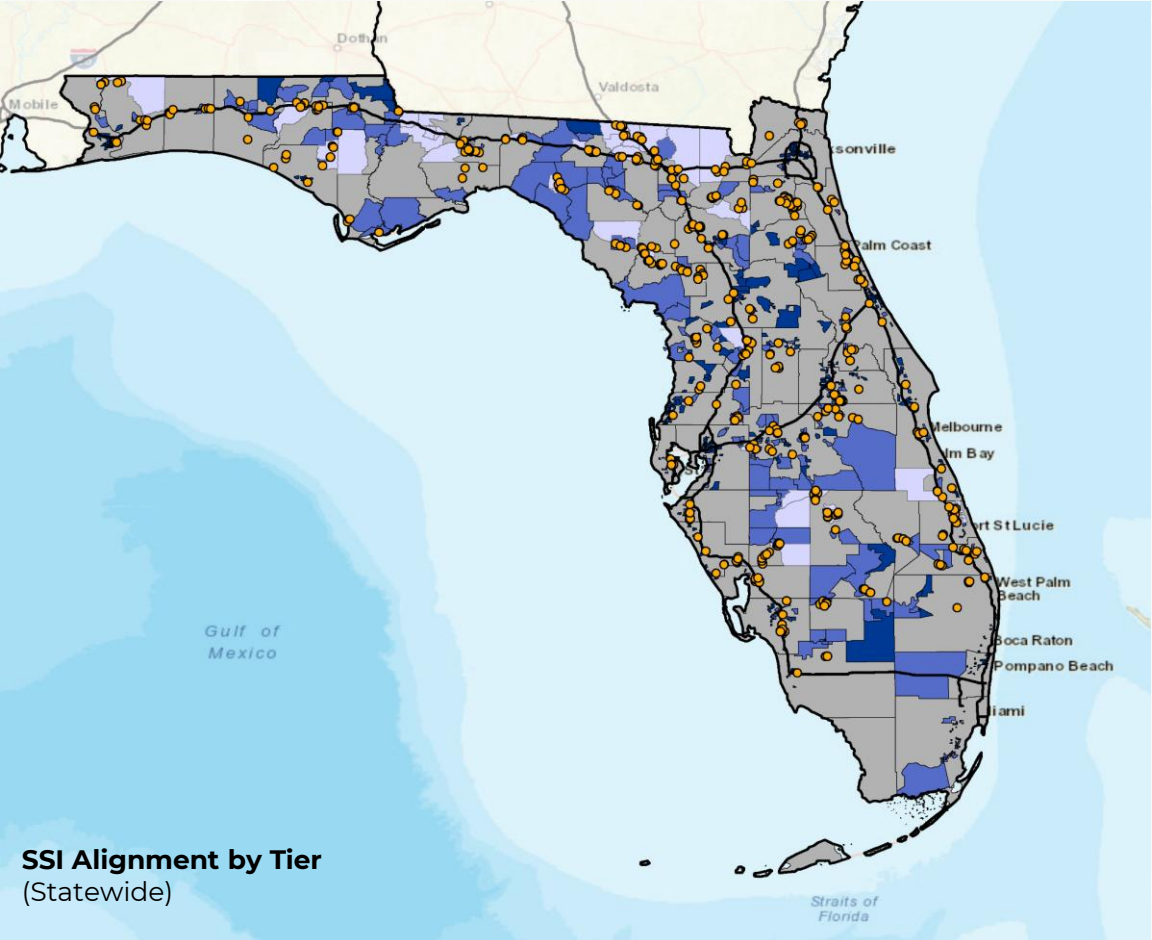
900

tracts (66%) align with SSI

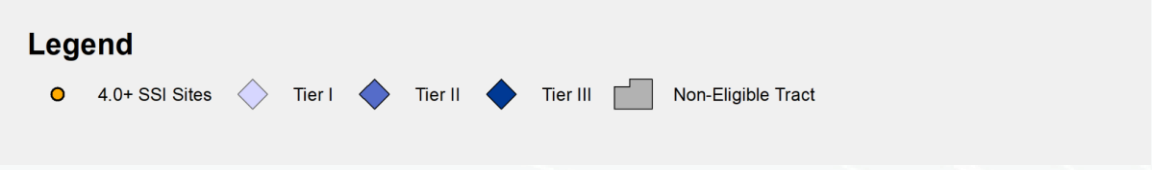
**Tier Definitions:**

- Tier I**      Strong alignment with high-ranking SSI sites  
 102 tracts
- Tier II**      Moderate alignment, fewer sites or buffer-only presence  
 413 tracts
- Tier III**      Minimal alignment, limited or buffer-only presence.  
 385 tracts

**Design Choice:** SSI operates independently of the base composite. The adjusted composite applies a proportional SSI elevator (up to +10 points) and a flat rural bonus (+5 points), rewarding site-ready tracts without distorting the underlying model. A high base score plus SSI alignment is the strongest nomination signal.



SSI Alignment by Tier (Statewide)



# How to Use This Model

A practical framework for nomination decisions

1

## Start with Top Scorers

Use the statewide ranking as the primary candidate pool. Tracts scoring 70+ represent the strongest combination of commercial viability, infrastructure, need, and low risk.

2

## Apply SSI Overlay

Cross-reference with SSI alignment for prioritization. A high composite + Tier I/II SSI alignment is a strong nomination signal.

3

## Ensure Geographic Coverage

Use the Top 3 Per County view to ensure rural and smaller counties are represented. Balance statewide concentration with political and geographic equity.

4

## Explain with Sub-Scores

Use the four sub-scores to communicate why a tract was or was not nominated. Each score is transparent and tied to specific, verifiable data inputs.

The model provides ranked recommendations. Final nomination decisions will incorporate local input, political considerations, and factors beyond the data.

# Scalable to Other States

This methodology is fully replicable

Every input in this model uses publicly available federal data:

**American Community Survey (ACS)**

Poverty, income, unemployment, vacancy

**LEHD / LODES**

Employment counts by industry at census tract level

**FEMA National Flood Hazard Layer**

Flood zone delineation

**EPA TRI / Superfund / NPL**

Environmental risk sites and locations

**FCC Broadband Data**

Broadband availability by household

**USDA RUCA Codes**

Rural/urban classification

## State-Specific Calibration:

Category weights can be adjusted per state based on economic priorities. Florida's model weights commercial viability highest because the state's OZ strategy emphasizes job-creating investment over housing. A state with different priorities could reweight accordingly while using the same data infrastructure and scoring framework.

# NFEDP Region Focus

Strategic Sites as the Nomination Differentiator



# NFEDP Region at a Glance

15 member counties across North Florida

**51**

Eligible Census Tracts

**100%**

Rural-Designated

## The Differentiator

**98%**

of NFEDP tracts have  
SSI site presence

**23** Tier I tracts

**23** Tier II tracts

**4** Tier III tracts

*SSI provides the market validation  
the model can't capture alone.*

**The challenge:** Average composite score of **38.7** (vs 43.1 statewide).

The model structurally favors dense commercial activity and urban infrastructure. Only **8 of 51 tracts** reach the top 340 statewide on model score alone.

### Top NFEDP Performers

County	Rank	Score	SSI Tier
Suwannee	#23	87.0	Tier II
Columbia	#57	79.2	Tier I
Hamilton	#142	63.0	Tier I
Columbia	#167	60.0	Tier I
Madison	#191	58.0	Tier I

# Leon County at Glance

34

Eligible Census Tracts

3%

Rural-Designated (1 tract)

## SSI Impact

9%

of Leon County tracts have  
SSI site presence

3 Tier I tracts

2 Tier II tracts

0 Tier III tracts

*SSI provides the market validation  
the model can't capture alone.*

**The advantage:** Average unadjusted composite score of **61.4** (vs 43.1 statewide).

The model structurally favors dense commercial activity and urban infrastructure. **8 of 34 tracts** reach the top 340 statewide on model score alone.

- ⊕ Average unadjusted score = **61.4**
- ⊕ Average unadjusted state rank = **206**
- ⊕ Average adjusted score = **69.4**
- ⊕ Average adjusted state rank = **34**
- ⊕ Adjusted state rank value range = **10 - 657**


# Why SSI Sites Elevate Tract Scores

SSI and SPARC sites directly reinforce the two highest-weighted scoring categories




**Commercial Viability (35%)**

SSI sites are selected for active industrial & commercial use. Tracts with SSI sites carry higher I&L job counts, business density, and employment share — the three inputs driving the largest scoring category.



**Infrastructure & Access (30%)**

SSI site selection criteria require proximity to interstate, rail, utilities, and broadband — the same inputs the model scores. Sites that passed SSI screening inherently satisfy infrastructure thresholds.



**SPARC: The Rural Equalizer**

SPARC sites specifically target rural NFEDP communities where structural model disadvantages exist. Only 25 of 244 rural tracts rank in the top 340 statewide — but tracts with SPARC sites carry pre-validated industrial readiness that overcomes the rural scoring gap.

65%

of model weight covered by categories SSI sites reinforce

9/15

SPARC sites in OZF-eligible census tracts (60%)

**The Signal:** When a high-composite tract also contains SSI/SPARC sites, it means the model's data-driven score is independently confirmed by private-sector site selection. That's the strongest case for nomination.

# NFEDP SSI Sites & OZF 2.0 Tract Alignment

Strategic Sites Inventory — Phase I sites relative to eligible census tracts

295

SSI Phase I Sites  
in NFEDP Region

116

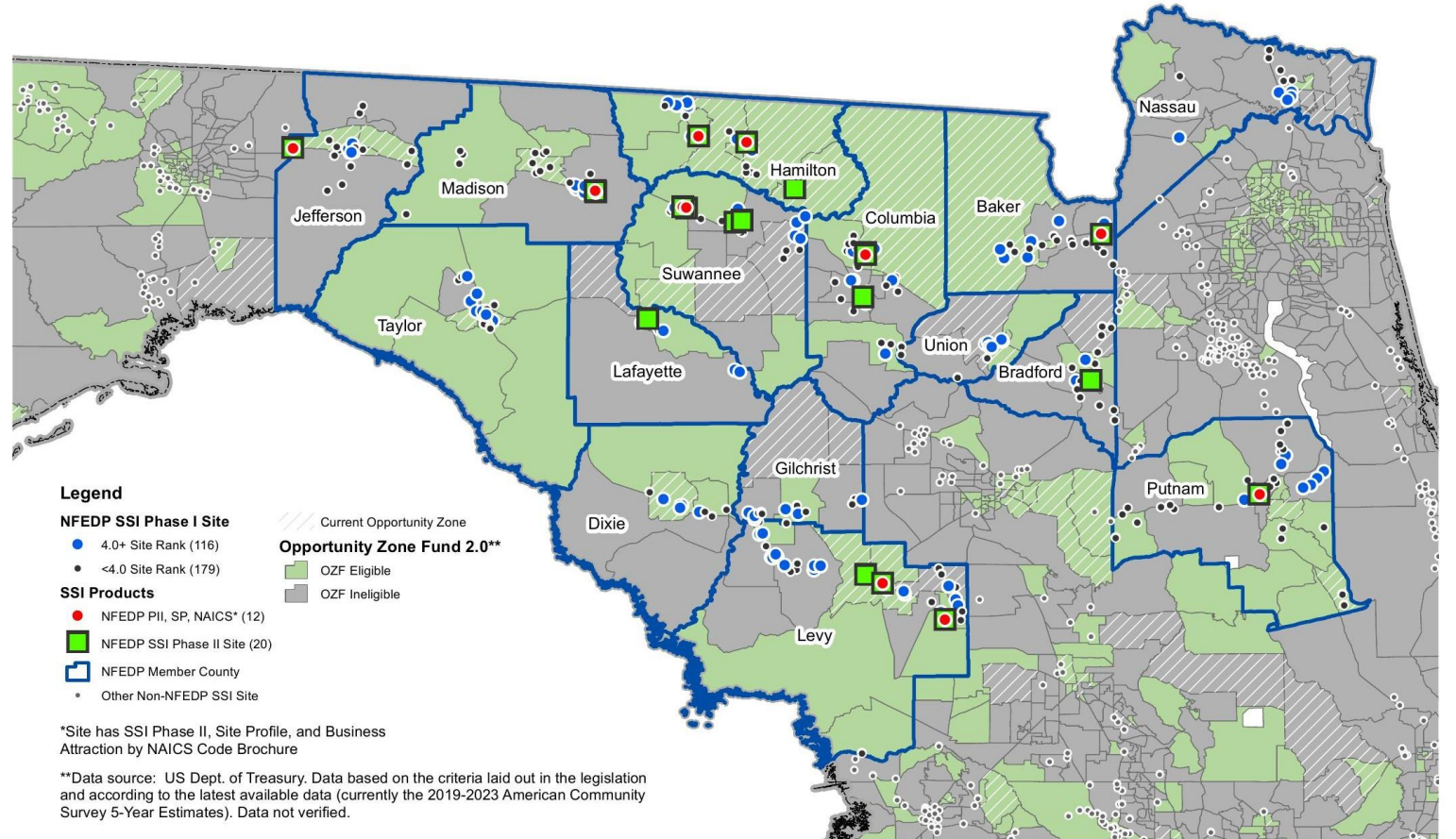
Sites Ranked  
4.0+ (High Quality)

12

Sites with Full  
SSI Products

20

Phase II  
Completed Sites



# SPARC: The Rural Advantage

SPARC sites target rural NFEDP communities where structural model gaps exist

# 9/15

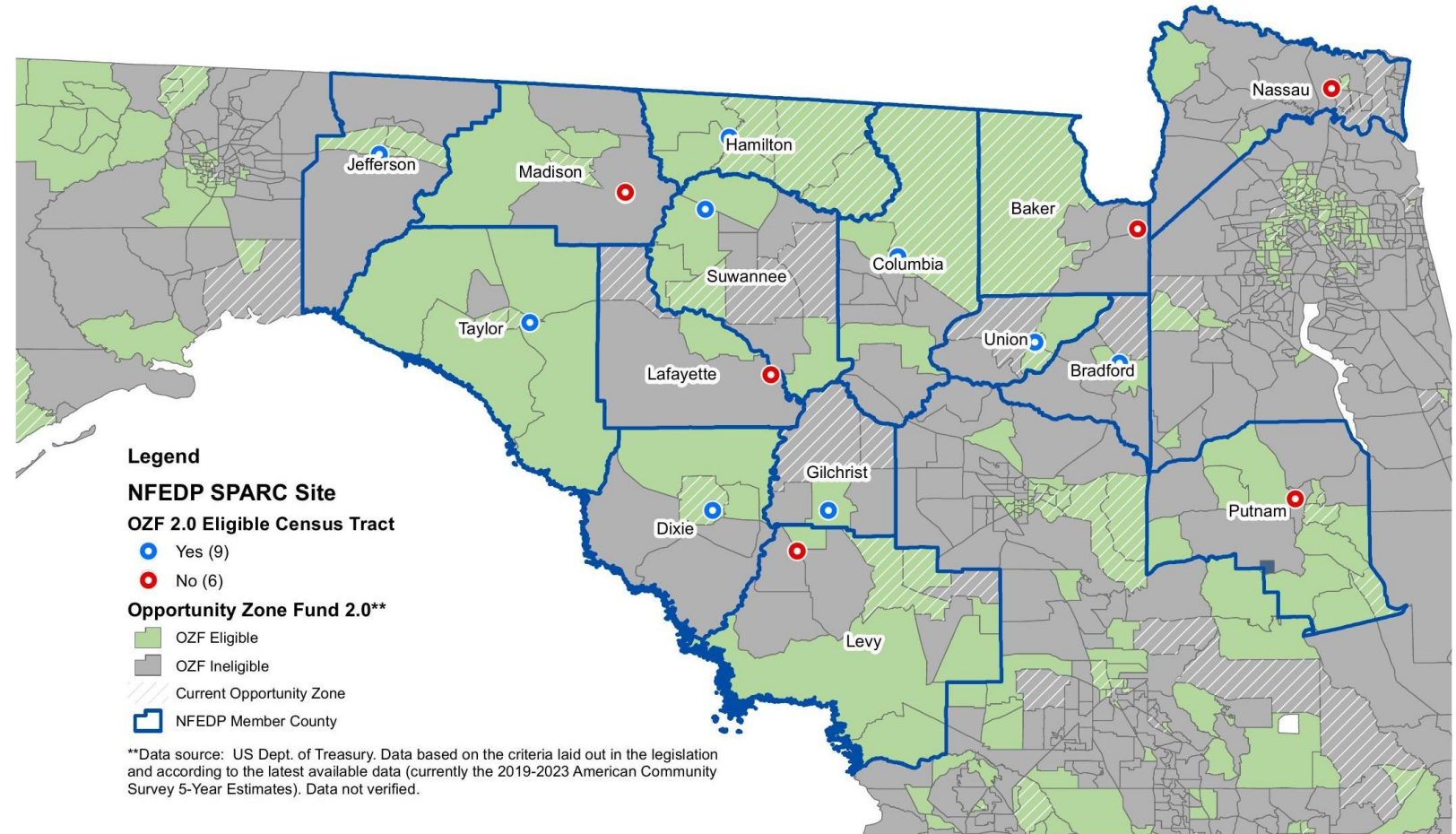
SPARC sites in OZF-eligible census tracts (60%)

## The Rural Scoring Gap

Only 25 of 244 rural tracts rank in the top 340 statewide. Rural tracts lack the commercial density and infrastructure proximity that drive model scores.

## SPARC as the Mechanism

SPARC sites carry pre-validated industrial readiness like site due diligence, infrastructure confirmation, and industry targeting that the model's census-level data cannot measure.



# NFEDP Region — SSI Alignment Summary

15 member counties across North Florida

295

SSI Phase I Sites  
in NFEDP Region

116

Sites Ranked  
4.0+ (High Quality)

12

Sites with Full  
SSI Products

20

Phase II  
Completed Sites

## What This Means for Nominations

- SSI sites represent private-sector validation of a tract's development readiness — independent of the model.
- 12 fully-productized sites (Phase II + Site Profile + NAICS brochure) are the most investment-ready assets in the NFEDP portfolio.
- SPARC initiative specifically addresses rural tract competitiveness — the model's known structural gap.
- Nominating tracts with SSI alignment gives Florida Commerce a defensible, data-plus-market rationale for each selection.

# NAICS Targeting: Directing Capital to Industrial Use

How SSI site-level industry codes bias OZ investment toward job-creating projects

**The OZ 1.0 lesson:** Without project-level guidance, OZ capital flowed disproportionately into luxury residential and mixed-use development. Distressed communities got investment, but not always the industrial and commercial jobs they needed.

**The SSI solution:** Each fully-productized SSI site includes a NAICS-coded Business Attraction brochure that identifies the specific industrial sectors suited to the site. This isn't a generic zone designation — it's a site-level industry match that tells investors and QOFs exactly what types of projects the site can support.

**For NFEDP:** 12 fully-productized sites already have NAICS brochures. These are investment-ready tools — when a QOF evaluates an NFEDP tract, the NAICS profile pre-filters the conversation toward manufacturing, logistics, and industrial use. The community doesn't just get capital. It gets the *right kind* of capital.

**Key point:** NAICS targeting converts a nominated tract from a tax incentive geography into a directed industrial investment opportunity.

## Target Industry Sectors

NAICS categories assigned to SSI sites:

- 31-33 Manufacturing
- 42 Wholesale Trade
- 48-49 Transportation & Warehousing
- 23 Construction
- 54 Professional & Technical Services

12  
NFEDP sites with NAICS brochures  
ready for investor engagement

# Sample Scoring Summary

Suwannee County, Florida



# OPPORTUNITY ZONE 2.0

Candidate Census Tract Scoring Analysis and Nomination

SUWANNEE COUNTY, FLORIDA

PRELIMINARY



## PROJECT SCOPE

LDG conducted an Opportunity Zone 2.0 candidate census tract analysis and scoring assignment for the NFEDP. OZ 2.0 presents a materially different nomination environment than the original program. Eligibility is a legal threshold, not a performance guarantee. Florida will not nominate all eligible tracts, which means the value of the analysis is in separating tracts that merely qualify from tracts that present a compelling case for nomination. This analysis scores all 1,360 eligible Florida census tracts through a structured, apolitical scoring protocol organized across four weighted categories: commercial viability, infrastructure and access, economic need, and risk penalty.

Not all eligible tracts have equal performance potential. The central question is which tracts are most likely to convert designation into quality job creation, private capital investment, and expansion of the local tax base. A data-driven framework was developed to answer that question by evaluating each tract against a common analytical baseline using publicly available federal datasets, producing a defensible composite score and statewide ranking that can support tract nomination recommendations to the Governor's Office.

## ABOUT THE STRATEGIC SITES INVENTORY PROGRAM

The SSI Program is an advanced site selection initiative designed to develop an inventory of strategic real estate assets to attract quality job-creating business investments.



The goal of the SSI Program is to increase economic development competitiveness by identifying, prioritizing, and investing in nationally competitive greenfield sites ideally suited for industrial and commercial projects.

SSI project land use intensities include megasite, tech megapark, utility-scale solar, hyperscale data center, heavy industrial, light industrial, heavy agribusiness, general agribusiness, distribution freight/logistics, R&D/technology park, and business park.

## OZF 2.0 TRACT ANALYSIS

### PURPOSE

Assign an a-political score for county-wide census tracts to provide an indication of strength relative to all statewide tracts.



Apply score elevators—QROF eligibility and SSI-designated site alignment—to ensure economic need and performance viability.



Nominate top tracts in the county that best present a compelling case for practical investment convertibility.



## TOP 3 CENSUS TRACTS SUWANNEE COUNTY, FL

Rec #	GEOID	State Rank	Composite Score	SSI Tier
1	12121970304	5	95.9	Tier II
2	12121970200	148	64.9	Tier I
3	12121970301	608	46.1	Tier II

\*Composite Score (0-100) Context: A composite score above 70 indicates strong performance across multiple categories. Scores of 50-70 represent solid candidates. The median score of ~44 reflects that most eligible tracts have limited commercial/industrial presence — the primary differentiator in the scoring model.

# OPPORTUNITY ZONE 2.0 METHODOLOGY

PRELIMINARY

## 3-STEP TRACT NOMINATION PROCESS

### 1. SCORE

An initial composite score is assigned to each eligible census tract in the state. The scoring formula evaluates commercial viability, infrastructure and access, economic need, and risk penalty. All sub-scores are normalized 0 to 100, then combined into a composite score indexed so the top-scoring tract equals 100 and ranked accordingly.

### 2. ADJUST

Two scoring elevators are applied after the base composite is calculated. Rural tracts with QROF eligibility receive a flat +5 point boost reflecting legislative intent for rural prioritization. SSI site alignment adds a proportional elevator based on the tract's SSI Score (SSI Score x 0.10, up to +10 points). The combined maximum elevation is 15 points, and the adjusted score is capped at 100.

### 3. NOMINATE

Census tracts are ranked by adjusted composite score and evaluated for nomination. Tracts are selected to balance statewide ranking performance with per-county geographic representation. The top tracts in each county that present the strongest case for investment convertibility are recommended for OZ 2.0 designation.

### 1. SCORE



### 2. ADJUST

#### QROF ELIGIBLE (+5.0)

The census tract is designated Rural based on USDA RUCA codes. QROF eligibility qualifies the tract for an enhanced 30% basis step-up under OZ 2.0, and receives a flat +5 point scoring elevator.

#### SSI ELEVATOR (+6.6)

added points vary by tract Adjustment proportional to SSI alignment strength.

Calculated as SSI Score x 0.10, with a maximum boost of +10 points. This tract's SSI Score of 65.9 reflects strong alignment (Tier I), yielding a +6.6 point elevator.

### 3. NOMINATE



\*SSI is used as a post-scoring overlay to confirm and prioritize tract nomination. High-composite tracts are divided into tiers, where Tier I = Strong alignment with high-ranking SSI sites, Tier II = Moderate alignment with fewer sites or buffer-only presence, and Tier III = Minimal alignment with limited or buffer-only presence.

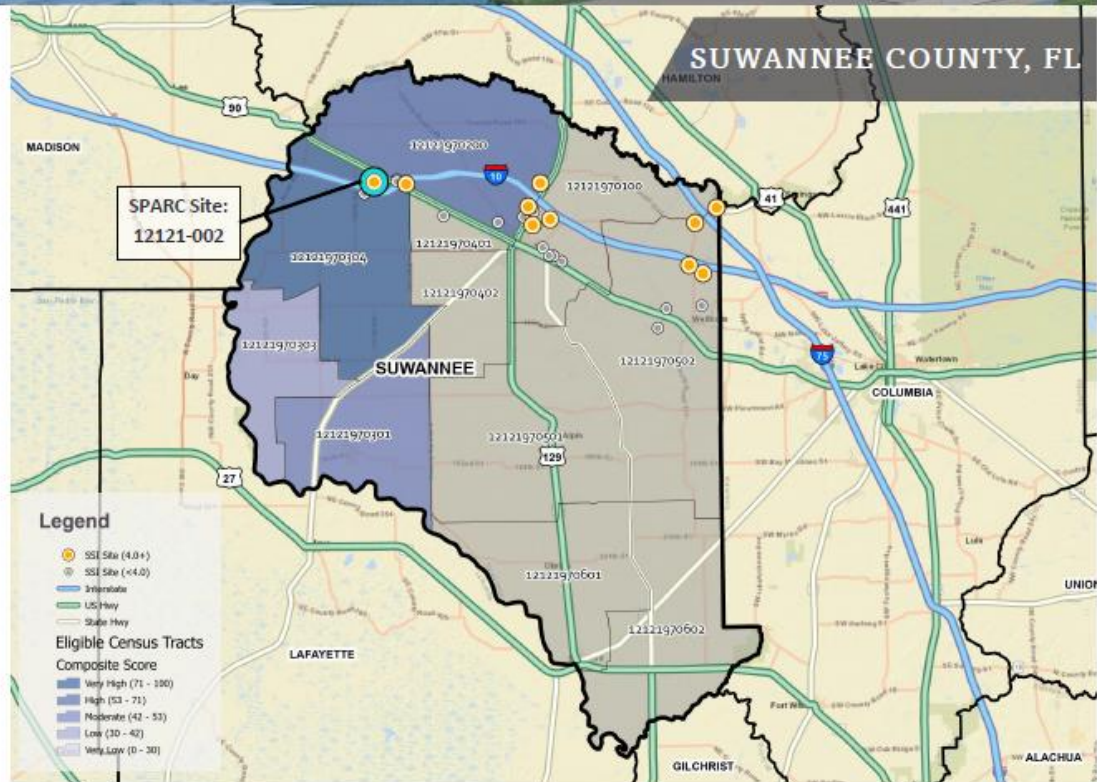
## COMPOSITE SCORE CARD WEIGHTED CRITERIA

Competitiveness Driver	Weight
<b>Commercial Viability</b>	<b>35%</b>
<b>Employment Activity</b>	
Industrial & Logistics Jobs (LOGEX)	21.0%
IGL Employment Share	7.0%
IGL Business Count	7.0%
<b>Infrastructure &amp; Access</b>	<b>30%</b>
<b>Transportation</b>	
Interstate / NHS Proximity	8.4-9.9%
Class I Rail Mainline Proximity	5.1-6.6%
<b>Utilities</b>	
Electrical Substation Proximity	6.6%
Transmission Line Proximity	4.8-5.1%
Broadband Availability	2.1-4.8%
<b>Economic Need</b>	<b>20%</b>
<b>Distress Indicators</b>	
Poverty Rate	6.0%
MFI Ratio (Tract vs. Area Median)	6.0%
Unemployment Rate	5.0%
Vacancy Rate	3.0%
<b>Risk Penalty</b>	<b>-15%</b>
<b>Environmental &amp; Hazard Exposure</b>	
FEMA Flood Zone Exposure	11.25%
EPA TRI Composite	1.875%
EPA Superfund Composite	1.875%
<b>Score Elevators</b>	<b>+15 max</b>
<b>Post-Scoring Adjustments</b>	
SSI Alignment (Continuous)	+10 pts
Rural/ QROF Eligibility (Flat)	+5 pts

A composite score of 0 to 100 is developed for each eligible census tract to identify tracts with the highest development and investment potential. The table above shows category weights and sub-factor distributions that drive the overall composite score. Scores are used to rank, adjust, and nominate tracts for OZ 2.0 designation.

OPPORTUNITY ZONE 2.0  
COUNTY OVERVIEW

**PRELIMINARY**



4

TOTAL ELIGIBLE  
CENSUS TRACTS



164,914

ELIGIBLE TRACT  
TOTAL ACREAGE



4

TRACTS WITH SSI  
ALIGNMENT



1

TRACTS WITH  
SPARC ALIGNMENT



95.9

HIGHEST  
ADJUSTED SCORE



60.5

COUNTY AVERAGE  
SCORE



46.2

STATE AVERAGE  
SCORE

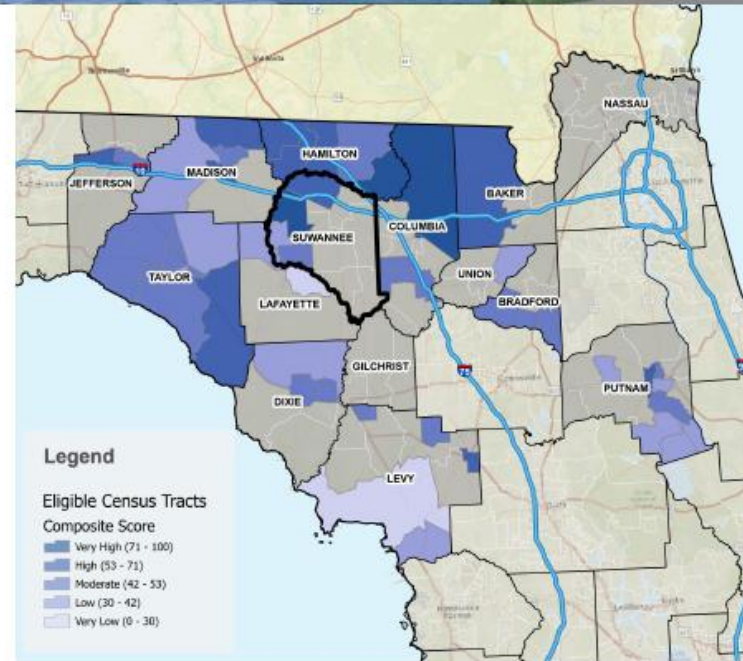


5/1,360

STATEWIDE RANK  
(BEST TRACT)

OPPORTUNITY ZONE 2.0  
RESULTS

**PRELIMINARY**



SUWANNEE COUNTY TOP SCORING ELIGIBLE TRACTS

Statewide Rank	GEOID	Composite Score	SSI Tier	Top Sub-Score Category	Key Advantages
5	12121970304	95.9	Tier II	Infrastructure & Access	85 statewide; 1,304 MFG jobs; 86% I&L concentration; Interstate + Rail; 7% flood
148	12121970200	64.9	Tier I	Infrastructure & Access	2,405 total jobs; 183 establishments; Interstate + Rail; 195 MFG jobs; Tier I SSI
608	12121970301	46.1	Tier II	Economic Need	41% poverty; low risk (20% flood); limited commercial activity
1052	12121970303	35.1	Tier II	Economic Need	17% unemployment; 27% poverty; MFI 65% of area median; limited infrastructure

Note on Eligible Tract Data

This analysis is based on 1,360 census tracts identified as eligible for OZ 2.0 nomination using publicly available 2020-2024 ACS data and statutory criteria applied by leading independent sources. The U.S. Department of the Treasury has not yet published its official list of eligible tracts, which is anticipated in Spring 2026 ahead of the July 1 nomination window. The final eligible tract count and rural classifications may differ from this working universe once Treasury issues its determinations.

COMMERCIAL VIABILITY  
TOP 3 BY CV SUB-SCORE

GEOID	CV SCORE	I&L JOBS
12121970304	82.2	1330
12121970200	27.8	369
12121970301	2.8	5
State averages: CV Score = 16.8, I&L Jobs = 262		

INFRASTRUCTURE & ACCESS  
TOP 3 BY I&A SUB-SCORE

GEOID	I&A SCORE	INST (MI)
12121970304	93.4	Adjacent
12121970200	90.3	Adjacent
12121970301	64.3	7.7
State averages: I&A Score = 77.7, Inst (mi) = 3.7		

ECONOMIC NEED  
TOP 3 BY EN SUB-SCORE

GEOID	EN SCORE	POVERTY %
12121970303	64.5	27.2
12121970301	56.5	41.1
12121970304	48	13.3
State averages: EN Score = 43.0, Poverty % = 24.6		

RISK PROFILE  
TOP 3 BY LOWEST RISK SCORE

GEOID	RISK SCORE	FZ %
12121970304	16.3	7%
12121970301	24.4	20%
12121970303	29.7	24%
State averages: Risk Score = 36.3, FZ % = 31.3		

SSI ALIGNMENT  
TOP 3 BY SSI SCORE

GEOID	SSI SCORE	SSI TIER
12121970200	71.6	Tier I
12121970301	41.3	Tier II
12121970303	41.3	Tier II
State average: SSI Score = 21.8		

# Let's get your OZF 2.0 census tracts **ready.**



**Victor Leotta**

*Director, Strategic Sites*

*(225) 281-4202 text friendly*

[victor@location-design.com](mailto:victor@location-design.com)



**Holden Simoneaux**

*Senior Consultant*

[holden@location-design.com](mailto:holden@location-design.com)

**LOCATION-DESIGN.COM**