

Calhoun County Investment Guide

Blountstown · Altha · Clarksville, Florida

Gateway to the Gulf · investcalhoun.org

The county in ten numbers

Every figure in this guide is sourced. The full list is on the back page.

13,289 County population, July 2025 estimate	5,059 Civilian labor force
51.1% Employed residents who work outside the county. Florida: 17.0%	\$41,723 Average annual wage. Florida: \$69,492
\$50,517 Median household income	\$145,300 Median home value
7.5% Combined sales tax: 6.0% state plus a 1.5% county surtax	5.5% Florida corporate income tax
None Personal income tax in Florida	\$11,437 Average land price per acre, county-wide

The case for Calhoun County

Calhoun County is rural, and it's smaller than it was: the population went from 14,625 in 2010 to 13,289 today. The average annual wage is \$41,723, against \$69,492 statewide. Those figures are on page 7 with the rest of the demographics.

Half the workforce already leaves the county every morning. 51.1% of employed residents work outside Calhoun County, against a Florida average of 17.0%, and the average commute is 29.9 minutes. Put jobs inside the county line and you're offering people their commute back.

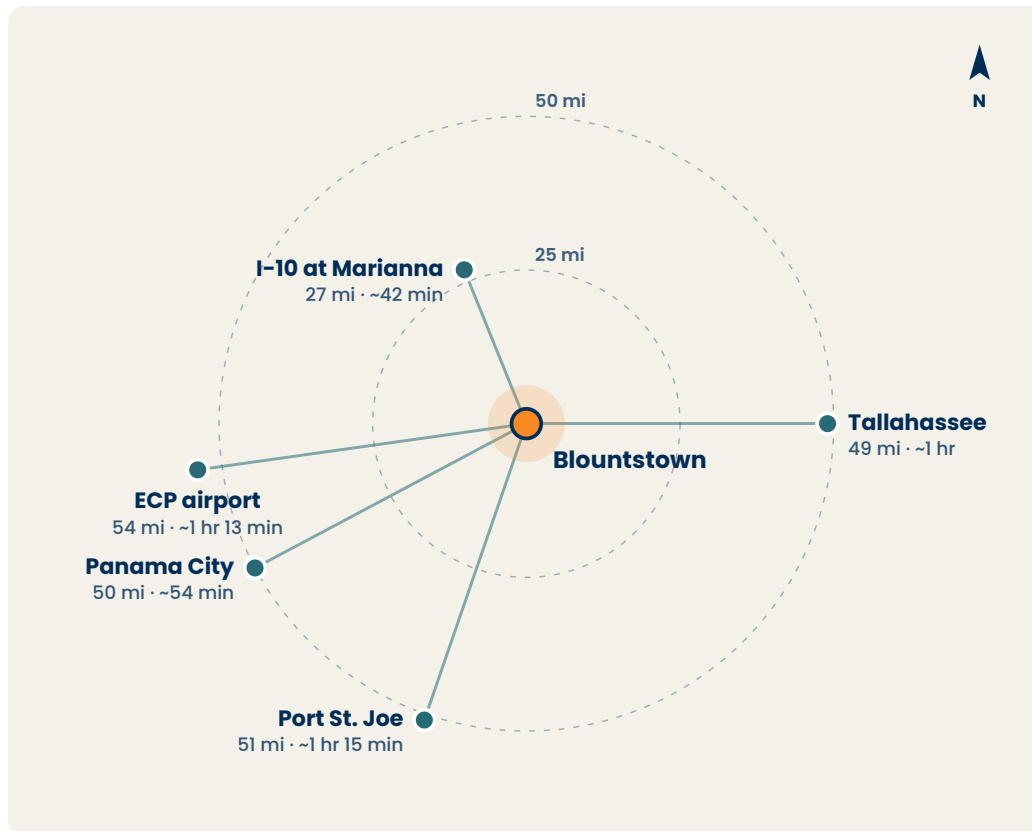
Costs sit far below coastal Florida. The median home is \$145,300 and median rent is \$779. Land averages \$11,437 an acre county-wide, combined sales tax is 7.5%, and there's no personal income tax. Manufacturers pay no sales tax on machinery and equipment, on the electricity that runs it, or on the labor to repair it.

The state treats this county differently from most of Florida. Calhoun is part of the Northwest Florida Rural Area of Opportunity under Executive Order 25-141, in effect through July 8, 2030. Here, Rural Infrastructure Fund awards go up from \$75,000 to \$300,000, with no local match required.

And the county gets things built. A \$47 million, 50,000-square-foot hospital opened on State Road 71 in 2025, replacing a hurricane-damaged building that had been running at 40% capacity.

**Half the county's workforce already leaves every morning.
That's your labor pool.**

Where Calhoun sits



Each place is shown in its true direction from Blountstown, at its driving distance. A distance diagram, not a road map. Drive times from routing data.

Drive times from Blountstown

Marianna and I-10	27 mi · ~42 min
Tallahassee	49 mi · ~1 hr 3 min
Panama City	50 mi · ~54 min
Port St. Joe	~51 mi · ~1 hr 15 min
Northwest Florida Beaches International (ECP)	~54 mi · ~1 hr 13 min
Tallahassee International (TLH)	~46-55 mi · ~1 hr 15 min

Rail

There's no rail service inside Calhoun County. CSX and the Bay Line are both reachable by truck in Jackson and Bay counties.

Distances

From routing data, measured from Blountstown. Times are typical, not guaranteed.

Highways and the airport

SR 20

358 miles east and west, Niceville to Tallahassee, through Clarksville, Blountstown, Bristol and Hosford.

SR 71

95.4 miles, Port St. Joe to the Alabama line. 35.21 of those miles are inside Calhoun County.

SR 69

35.2 miles. Starts in Blountstown and runs northeast to I-10 and US 90 at Grand Ridge.

I-10

SR 71 meets Interstate 10 at an interchange southeast of Marianna, 27 miles north of Blountstown.

Calhoun County Airport (F95)

Sponsored by the county
5 miles northwest of Blountstown

3,729 ft

Asphalt runway, 75 ft wide

2,105

Operations in 2023, with 26 based aircraft

\$10.8M

Annual economic output. \$4.2M value added, 45 jobs

Avgas and jet fuel, hangars, a new terminal with a pilot lounge, AWOS weather reporting and fiber.

“F95 owns shovel-ready developable land adjacent to the airfield that is ideal for industrial use.”

Florida Department of Transportation

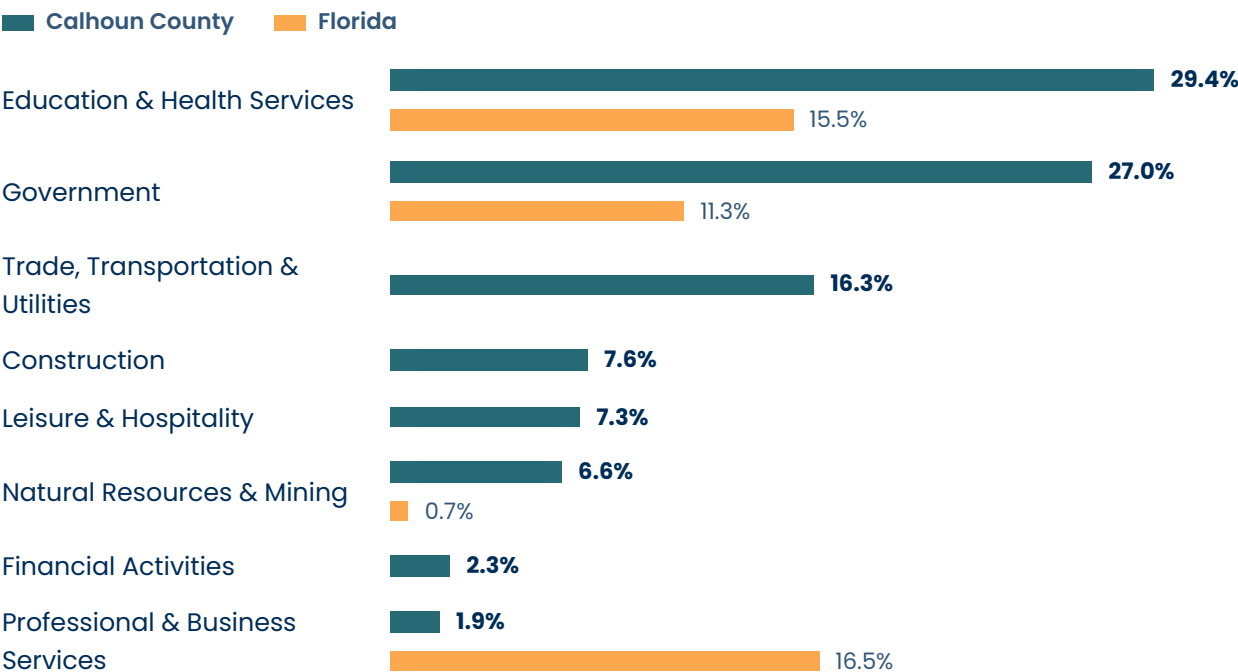
A labor pool that commutes

Civilian labor force	5,059
Employed	4,803
Unemployment rate	5.1%
Annual average, 2024 · 2025	3.7% · 4.4%
Average commute	29.9 min
Total jobs · establishments	3,198 · 261

51.1%

of employed residents work outside Calhoun County. The Florida average is 17.0%.

Share of employment by sector



Timber and farm country

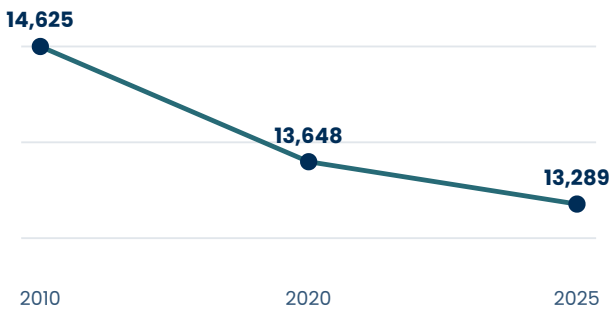
Natural resources and mining are 6.6% of jobs here, against 0.7% statewide.

Room for professional services

Professional and business services are 1.9% of jobs here, against 16.5% statewide.

Sectors without a Florida bar don't have a statewide share in the same source. QCEW 2024 annual averages: 3,198 jobs across 261 establishments. Florida shares are shown where the same source reports them.

The county by the numbers



The population fell 6.7% between 2010 and 2020 and another 2.6% since. Alongside that: low costs, an available labor pool, and a median home at \$145,300.

\$41,723
Calhoun average wage

vs

\$69,492
Florida average wage

Population, 2025 estimate	13,289
Change since 2020	-2.6%
Blountstown, 2020 Census	2,266
Altha, 2020 Census	496
Land area	567.34 sq mi
Density	24.1 per sq mi
Median age	42.2
Age 65 and over	21.5%
High school or higher, 25+	82.6%
Bachelor's or higher, 25+	13.6%
Median household income	\$50,517
Per capita income	\$23,413
Poverty rate	19.2%
Average annual wage	\$41,723
Median gross rent	\$779
Homeownership rate	78.8%

Four schools, and a college 27 miles away

2,425 Students, Calhoun County School District	251 Faculty across four schools	A District rating, as published by the district
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The district reports a 96% graduation rate and 82% college enrollment. Both are the district's own figures; Florida's statewide graduation rate is 92.2%.

Blountstown Elementary School PreK through 5th grade, in a new building since 2024. Blountstown.	Blountstown High School Grades 6 through 12, with 658 students. Blountstown.
Altha Public School Kindergarten through 12th grade. Altha.	Carr Elementary and Middle School PreK through 8th grade. Altha.

Chipola College

Calhoun County is inside Chipola's five-county service district. Open admission, workforce programs since 1967, and Open Door Grant tuition help for eligible students.

Marianna · 27 mi · ~42 min

One provider, one phone call

Inside Blountstown, the city runs its own utility: electric, natural gas, water, sewer and sanitation.

Member of FMPA since

July 20, 2006

Electric customers

About 1,300

Natural gas

The city supplies natural gas inside Blountstown. For manufacturers, having natural gas available can decide a site, and it often isn't available in rural counties.

Outside the city limits

West Florida Electric Cooperative, based in Graceville and operating since 1937, and Gulf Coast Electric Cooperative serve the rest of the county, including Altha, Clarksville and Chason.

Fiber across the rural county

716

Clarksville and northwest Calhoun

Homes and businesses on 99.8 miles of new fiber-to-the-home. Florida Broadband Opportunity Program award of \$2,648,194.

1,210

Altha and northeast Calhoun

Homes and businesses on 142.1 miles of new fiber-to-the-premises. Florida Broadband Opportunity Program award of \$3,375,471.

Both fiber builds are designed for at least 300/10 Mbps. In town, Frontier, Mediacom and Spectrum are reported to serve Blountstown.

What you pay

Florida personal income tax	None
Florida corporate income tax	5.5%
Florida state sales tax	6.0%
Calhoun discretionary sales surtax	1.5%
Combined sales tax	7.5%

Florida Department of Revenue, Form DR-15DSS, calendar year 2026. The surtax is 1.0% small county plus 0.5% school capital outlay; the school levy expires 12/31/2028.

Property tax, 2025 millage

Calhoun County	9.9000
Calhoun County School District	5.2230
Northwest Florida Water Management District	0.0207
City of Blountstown	1.5000
Total, unincorporated	≈ 15.14 mills
Total, inside Blountstown	≈ 16.64 mills

Calhoun County Tax Collector, 2025 rates. Millage is reset every September. Totals are sums of the rates above.

\$25, 000

Florida exempts the first \$25,000 of assessed tangible personal property value (§196.183, F.S.). File a DR-405 return by April 1 to claim it.

Manufacturer sales tax exemptions

Manufacturing machinery and equipment	§212.08(7)(jjj)
Research and development equipment	§212.08(18)
Electricity for manufacturing	§212.08(7)(ff)
Boiler fuels	§212.08(7)(b)
Repair parts and labor	§212.08(7)(xx)

A Rural Area of Opportunity

Calhoun County is part of the Northwest Florida Rural Area of Opportunity, designated by Executive Order 25-141 and in effect through July 8, 2030. Florida gives this designation to 30 rural counties.

\$300,000**Rural Infrastructure Fund**

The usual cap is \$75,000 a grant. For Rural Area of Opportunity projects it's \$300,000, and no local match is required, where other projects must match 50%. The City or County applies (§288.0655, F.S.).

97.5%**Building materials sales tax refund**

Refunds 97.5% of the Florida sales tax paid on building materials for new construction, from \$500 up to \$10,000 per parcel (§212.08(5)(q), F.S.).

\$1,500**Rural Job Tax Credit**

\$1,000 to \$1,500 for each qualified employee, up to \$500,000 a year, with a five-year carryforward. Taken against corporate income tax (§220.1895, F.S.) or sales tax (§212.098, F.S.) using Form RU-J.

Rural Area of Opportunity projects need no local match for the Rural Infrastructure Fund. Everywhere else in Florida, the match is 50%.

State and federal programs

Florida Job Growth Grant Fund: public infrastructure and workforce training	Statewide
Capital Investment Tax Credit: investment of \$25M or more (§220.191)	Up to 5% a year, 20 years
High-impact business performance grant (§288.108)	\$500K to \$12M by tier
Small Cities CDBG: the City or County applies	Local government
USDA Business & Industry Guaranteed Loans: terms to 40 years	85% guarantee under \$5M
New Markets Tax Credit (§288.9916)	39%
Rural Community Investment Program (§288.062)	Tax credit
Brownfield rehabilitation credit (§220.1845)	50% of costs, to \$500K

**\$200
,000**

Rural Infrastructure Fund award to the City of Blountstown for wastewater inflow and infiltration work. The program is already working here.

Discretionary programs are awarded case by case. Talk to us before you plan around one.

County Industrial Park & Airport Site

16701 NW Agri Park Drive, Altha

62 Acres zoned commercial	12 • 10 • 40 Available parcels, in acres	7,000 Sq ft building on the 40-acre parcel
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The site is on SR 71 between Blountstown and Altha, next to Calhoun County Airport (F95) and the county fire station. The 40-acre parcel has an existing 7,000 sq ft building with 3,500 sq ft of office and 3,500 sq ft of warehouse. Parcels are available for lease or purchase through the Industrial Development Authority.

Site contact

Bill Gaskin

Calhoun County Industrial
Development Authority

(850) 674-2499

“F95 owns shovel-ready developable land adjacent to the airfield that is ideal for industrial use.”

Florida Department of Transportation, on the airport next to the park

What the market costs

\$11,437 / acre

County-wide land average

\$14,017 / acre

Commercial land average

\$46 – \$225 / sq ft

Commercial building range

\$15.00 / sq ft / yr

Commercial lease

Most of what sells in Calhoun County is farm and timber acreage, which is why the county-wide average per acre is lower than the commercial one. Highway frontage costs far more than timber ground.

Current listings

Listings change week to week, so this guide prints market context instead of a list that goes out of date. Current buildings and land are at investcalhoun.org/real-estate, and the ten-county Opportunity Florida database covers the region.

properties.zoomprospector.com/opportunityflorida

For county-owned parcels and the industrial park, call the Industrial Development Authority: Bill Gaskin, (850) 674-2499.

A place people stay

\$47M

50,000 sq ft · opened
2025

Calhoun Liberty Hospital

The hospital has 24-hour emergency care, inpatient rooms, physical and occupational therapy, cardiac and pulmonary rehab, CT, X-ray, mammography, a lab, a rural health clinic and ambulance service. That's a full critical access hospital for a county of 13,000 people.

The rivers

Blountstown sits on the bluffs of the Apalachicola. The Chipola is a 51-mile designated state paddling trail with more than sixty freshwater springs, the most of any river in Northwest Florida.

History

The Panhandle Pioneer Settlement at Sam Atkins Park is a living-history museum of eighteen buildings from the 1820s to the 1940s, moved from around the county and restored on five acres.

Goat Day & Pioneer Day

The third Saturday in October. Running since 1986, and it draws five to six thousand people.

The Greenway

A 3.4-mile rails-to-trails path follows the bed of the old Marianna & Blountstown Railroad, which ran from 1909 to 1972 and was once the shortest railroad in Florida. It shares 1.8 miles with the Florida National Scenic Trail and connects to Sam Atkins Park, where the restored M&B depot is now a railroad museum.

North Florida Wildflower Festival

The last Saturday in April, in Magnolia Square downtown. Free, and run by the Chamber.

Downtown

\$560,000

County grant toward restoring the Commerce Building at Pear Street and Central Avenue, led by Saving Downtown Blountstown. The ground floor has tenants; the upstairs is a future phase.

New branch

Ameris Bank opened a new downtown branch at 17214 Main Street North, designed to honor historic downtown elements.

Since 1998

Historic Blountstown Main Street has been a Florida Main Street program since 1998, and was named Program of the Month in November 2019.

Talk to us

Benjamin Walden

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Partners

Calhoun County Board of County
Commissioners

Calhoun County Chamber of Commerce

CareerSource Chipola

Florida SBDC at UWF

Chipola College

City of Blountstown

Calhoun County Industrial Development
Authority

Opportunity Florida

FloridaCommerce

West Florida Electric Cooperative

Data sources

Population, age, education, income, housing and commuting: U.S. Census Bureau QuickFacts (v2025), 2010 and 2020 Decennial Census, and American Community Survey 2020–2024 five-year estimates. Labor force, employment and unemployment: Bureau of Labor Statistics LAUS, June 2026. Jobs, establishments and sector shares: BLS QCEW, 2024 annual average. Wages, out-commuting and area profile: Florida Office of Economic and Demographic Research, May 2026. Sales tax and discretionary surtax: Florida Department of Revenue, DR-15DSS CY2026. Millage: Calhoun County Tax Collector, 2025 rates. Exemptions and incentive programs: Florida Statutes as cited, and Executive Order 25-141 (July 8, 2025). Highways and airport: Florida Department of Transportation. Drive distances and times: third-party routing. Schools: Calhoun County School District and NCES, SY2024–25. Utilities: City of Blountstown, Florida Municipal Power Agency, and the Florida Broadband Opportunity Program. Industrial park: Calhoun County Industrial Development Authority. Land and building prices: aggregated commercial listings.



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