



Let us tell you
WHY ST. LUCIE COUNTY
is Moving Forward and Poised for Growth!

Hosted by
ECONOMIC DEVELOPMENT COUNCIL OF ST. LUCIE COUNTY and SOUTH FLORIDA CCIM

FUN FACTS



7th largest city in the state;
3rd largest in southeast Florida by population



Reach 70% of the state within 3-hour drive time



Equidistant to Orlando and Miami (115 miles)



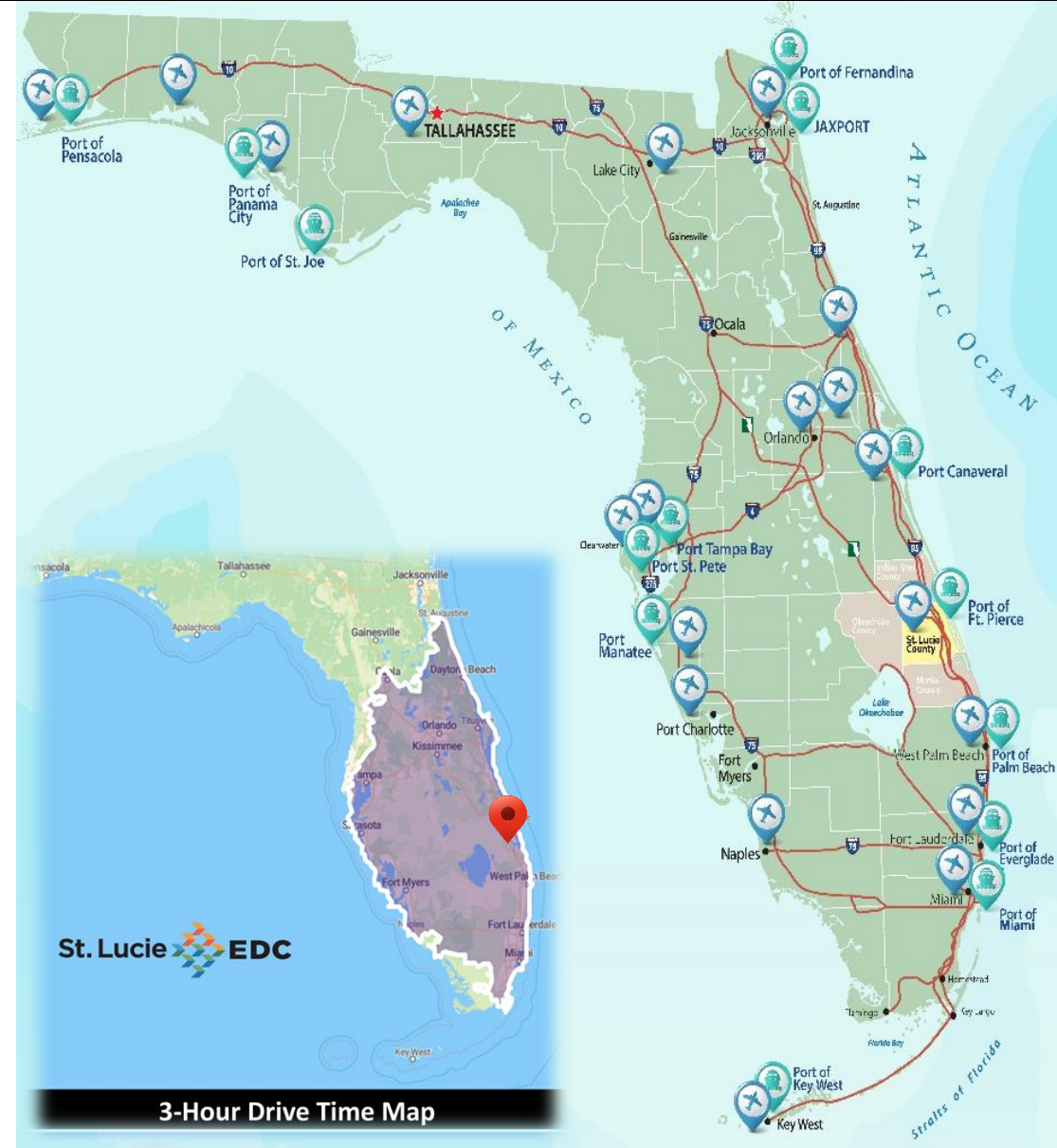
Access to (8) I-95 exits and (4) Florida Turnpike exits



Top high school graduation rate in the three-county region at 98%; 34 career and technical education programs



Recognized as the safest city by population in the state





DEMOGRAPHICS

PORT ST. LUCIE | ST. LUCIE COUNTY | FORT PIERCE

DEMOGRAPHICS



POPULATION

328,856

St. Lucie County Population

639,657

Tri-County Region Population
(Martin and Indian River Counties)



AGE DISTRIBUTION

54%
Ages 20-65



LABOR FORCE

141,780

St. Lucie County

279,226

Tri-County Region
(Martin and Indian River Counties)



UNEMPLOYMENT RATE

5.2%

MEDIAN AGE



44

TOTAL HOUSEHOLDS



123,770



= 69.46%

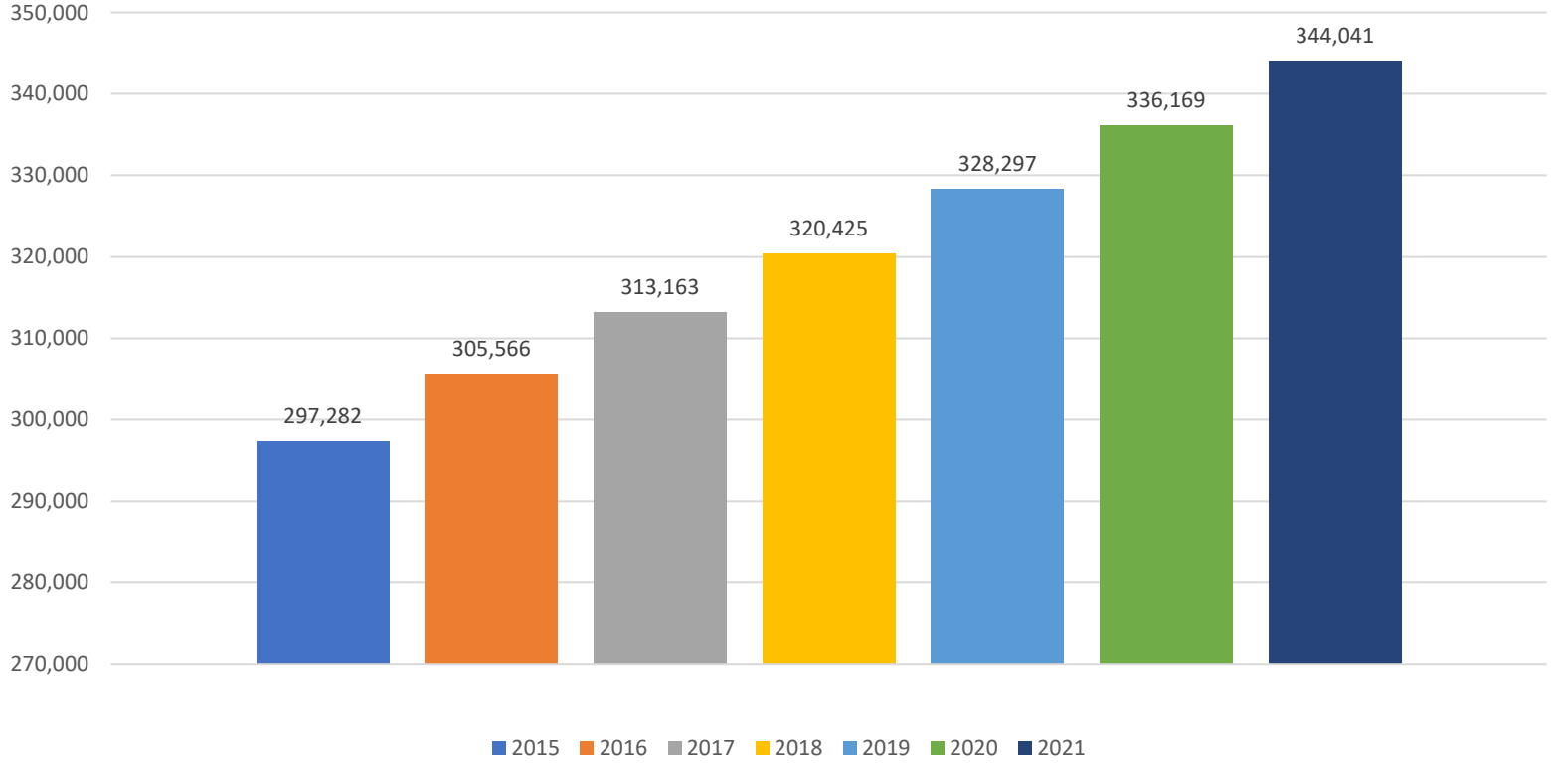
HOUSEHOLD INCOME DISTRIBUTION



68.1% <\$75,000

GROWTH

ST. LUCIE COUNTY POPULATION GROWTH RATE
2016-2021

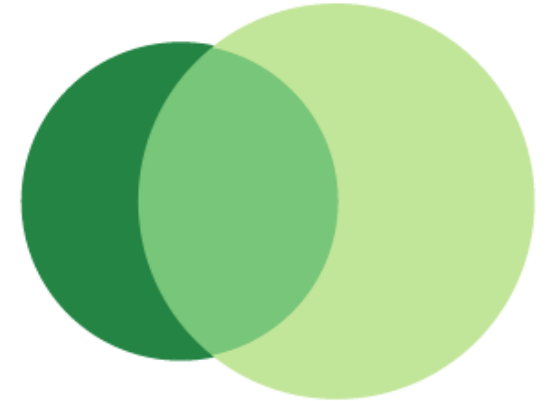
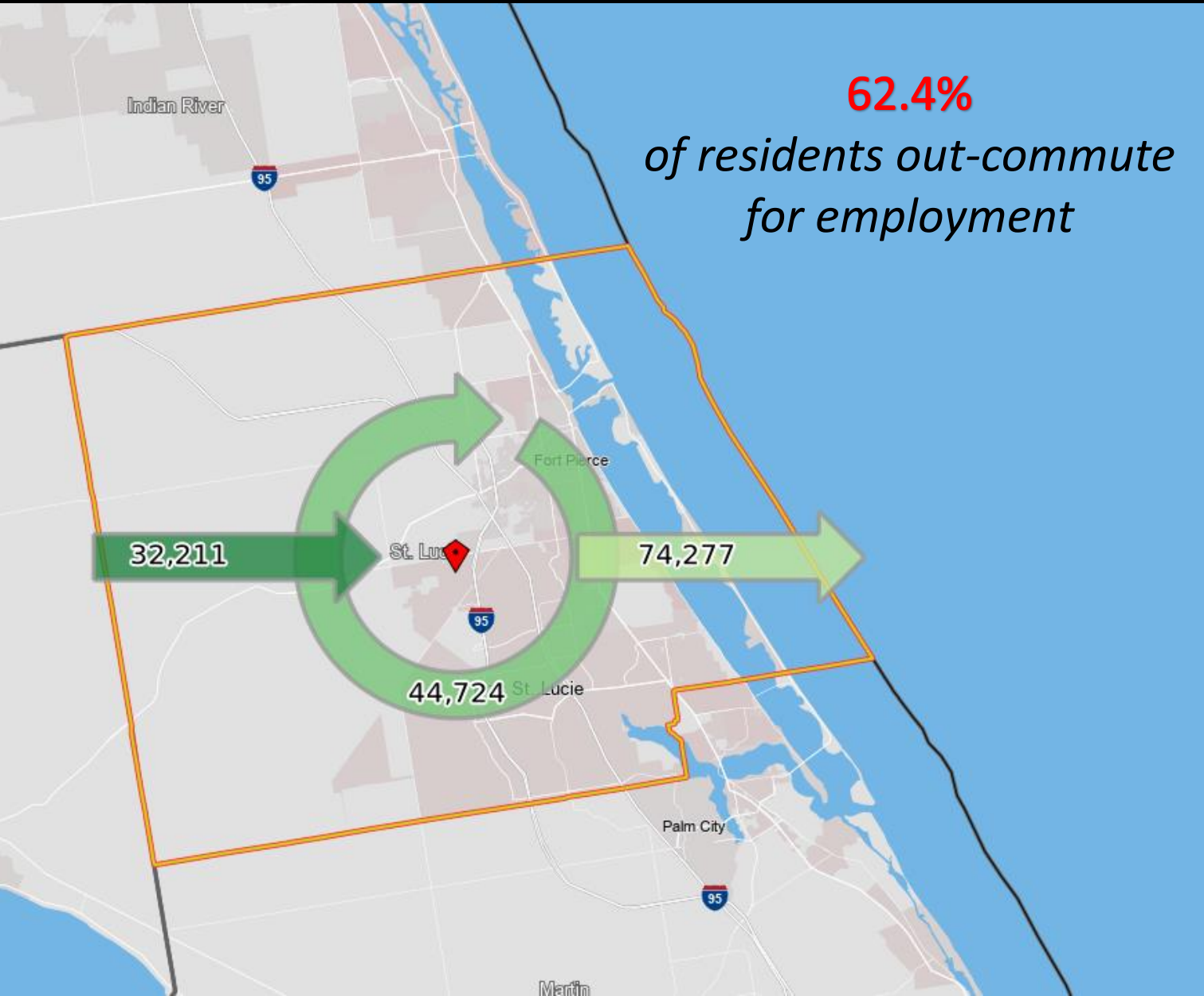


2.5% Year Over Year Population Growth
- World Population

Ranked #10 Fastest Growing U.S. City
- Neighbor.com

Ranked #3 Top U.S. Growth City
- U-Haul

WORKFORCE/OUTCOMMUTE PATTERNS

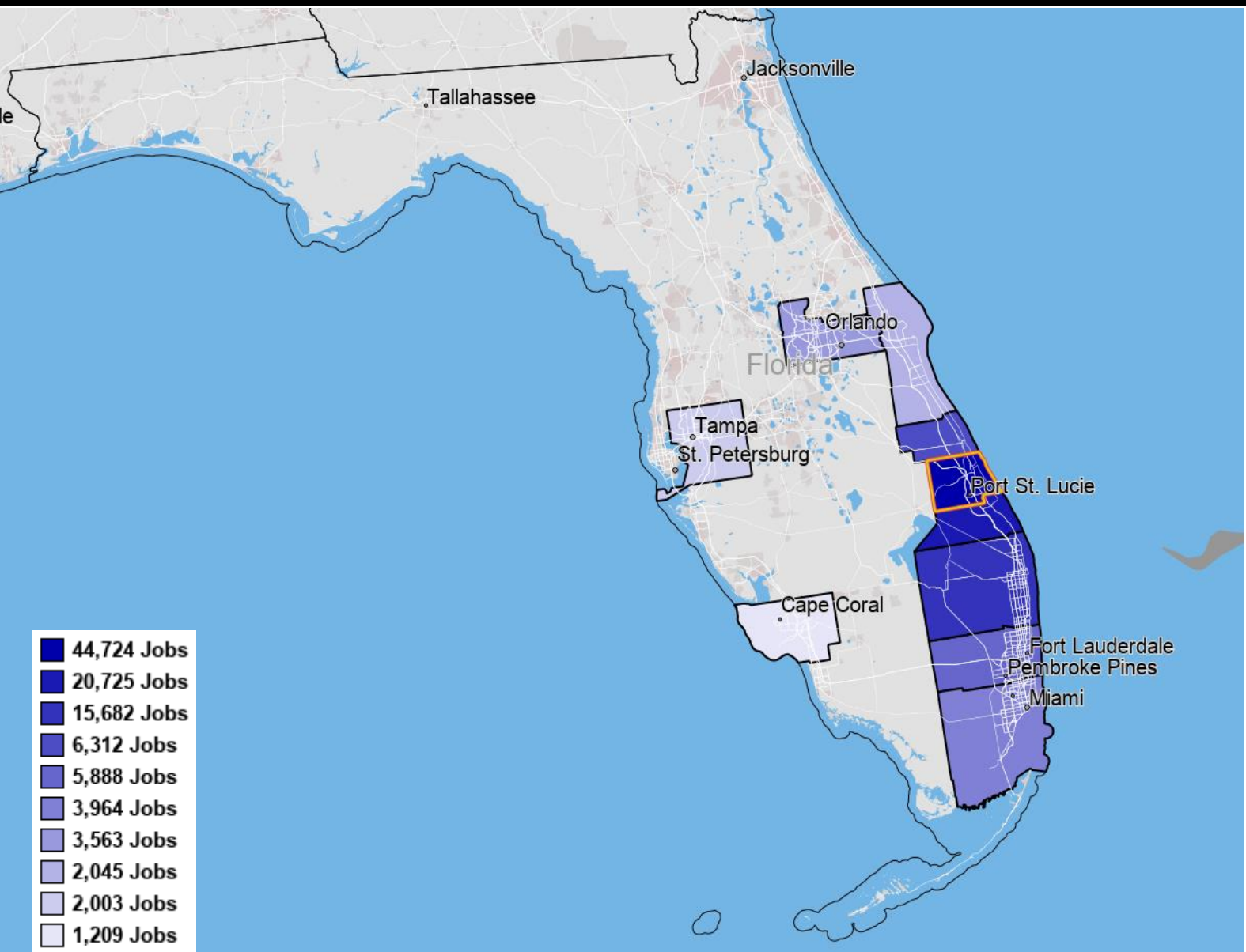


- 32,211 - Employed in Selection Area, Live Outside
- 74,277 - Live in Selection Area, Employed Outside
- 44,724 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs)

	2018	
	Count	Share
Employed in the Selection Area	76,935	100.0%
Employed in the Selection Area but Living Outside	32,211	41.9%
Employed and Living in the Selection Area	44,724	58.1%
Living in the Selection Area	119,001	100.0%
Living in the Selection Area but Employed Outside	74,277	62.4%
Living and Employed in the Selection Area	44,724	37.6%

WORKFORCE/OUTCOMMUTE PATTERNS



Jobs Counts by Counties Where Workers are Employed - All Jobs

	2018	
	Count	Share
All Counties	119,001	100.0%
St. Lucie County, FL	44,724	37.6%
Martin County, FL	20,725	17.4%
Palm Beach County, FL	15,682	13.2%
Indian River County, FL	6,312	5.3%
Broward County, FL	5,888	4.9%
Miami-Dade County, FL	3,964	3.3%
Orange County, FL	3,563	3.0%
Brevard County, FL	2,045	1.7%
Hillsborough County, FL	2,003	1.7%
Lee County, FL	1,209	1.0%
All Other Locations	12,886	10.8%

Outflow Job Characteristics (All Jobs)

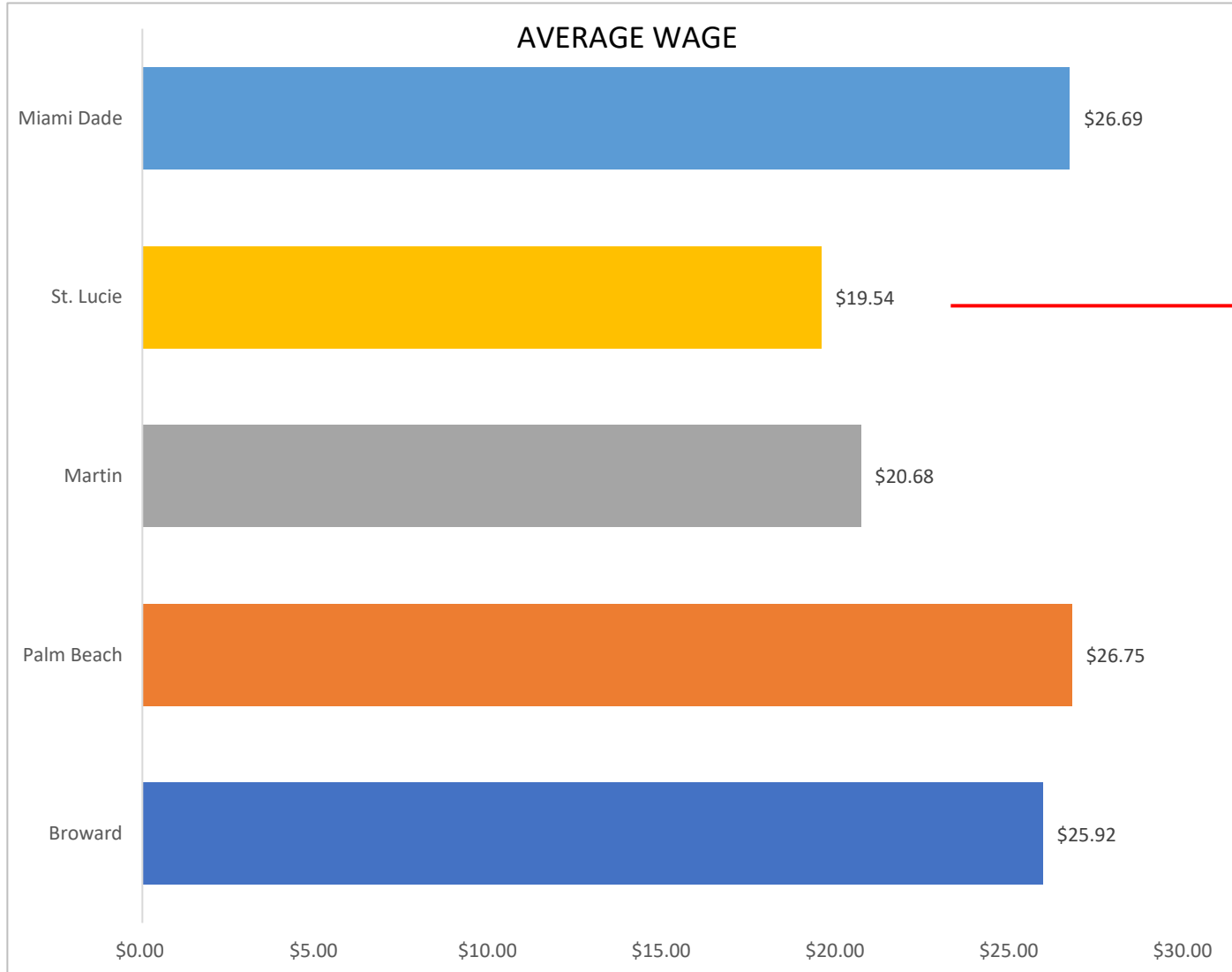
	2018	
	Count	Share
External Jobs Filled by Residents	74,277	100.0%
Workers Aged 29 or younger	16,667	22.4%
Workers Aged 30 to 54	38,807	52.2%
Workers Aged 55 or older	18,803	25.3%



AVERAGE WAGE DATA

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LABOR COSTS



Lowest labor costs in Southeast Florida

-  Miami Dade
-  St. Lucie
-  Martin
-  Palm Beach
-  Broward

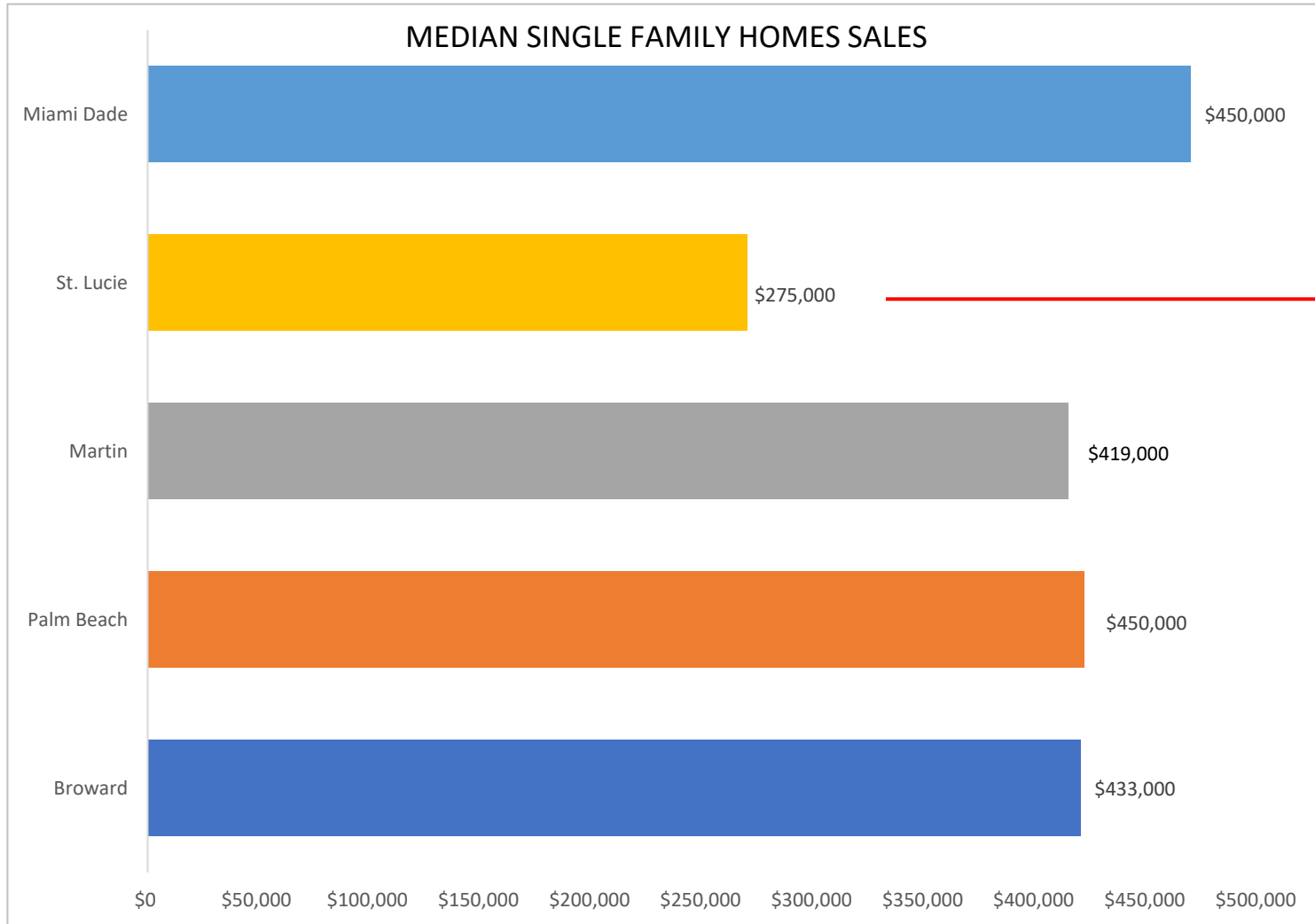
Southeast Florida Comparison
Average Wage Differential
\$5.47 per hour



HOUSING DATA

PORT ST. LUCIE | ST. LUCIE COUNTY | FORT PIERCE

HOUSING COSTS



Lowest housing costs in Southeast Florida

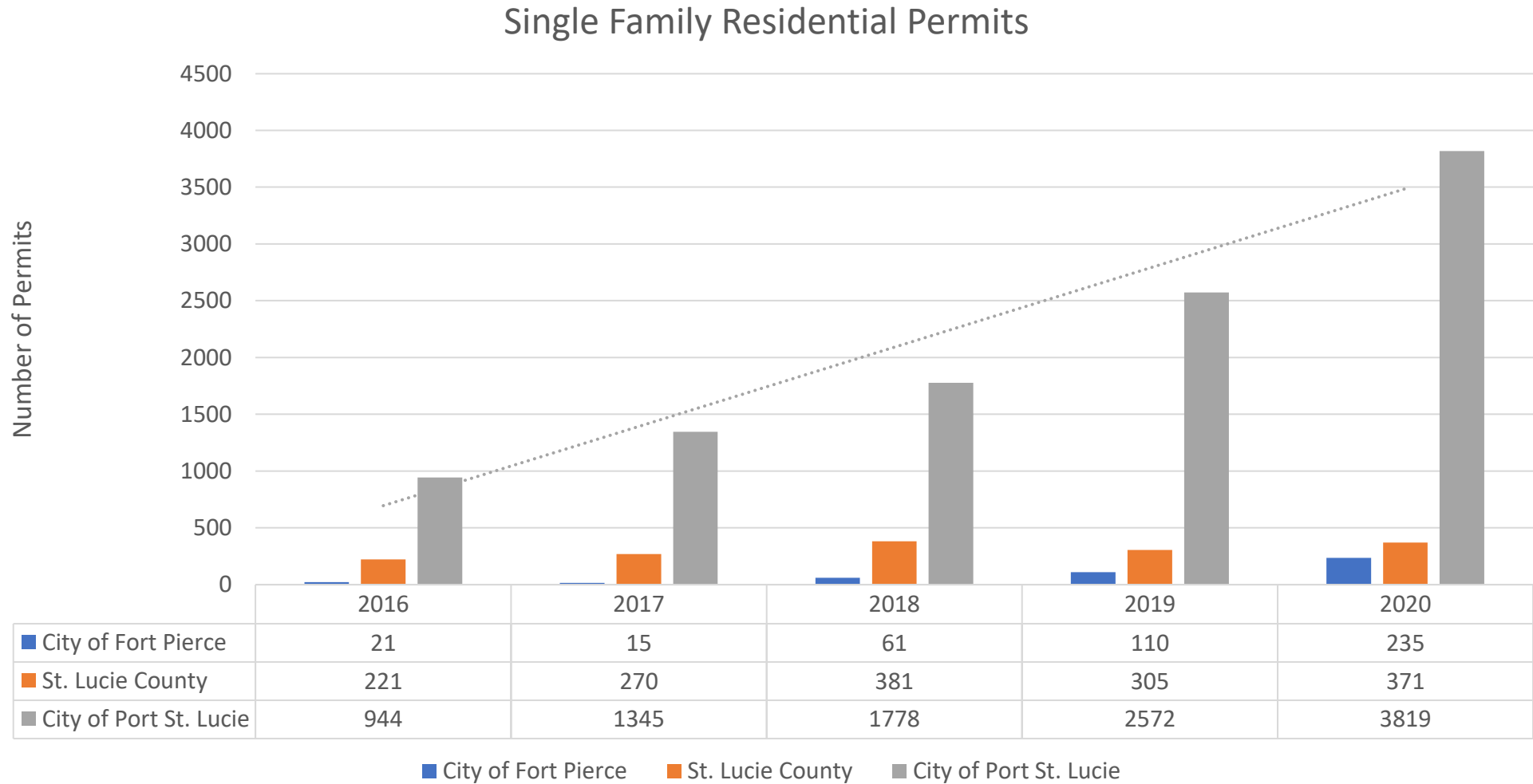
-  Miami Dade
-  St. Lucie
-  Martin
-  Palm Beach
-  Broward

Southeast Florida Comparison

Average Differential

\$163,225

SINGLE FAMILY RESIDENTIAL PERMITS





INDUSTRIAL LAND COSTS

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INDUSTRIAL LAND COSTS



Lowest industrial land costs in Southeast Florida

- Miami Dade
- St. Lucie
- Martin*
- Palm Beach
- Broward*

**2020: no industrial land sales in excess of 75 acres
Source: CoStar*



BUSINESS RETENTION, EXPANSION & ATTRACTION

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PROJECT ACTIVITY 2016-2021



EXPANSIONS

23



ATTRACTION

19



INDUSTRIAL DEVELOPMENT

3

PROJECT ACTIVITY INDUSTRY SECTOR



Manufacturing

23



Life Sciences

3



Professional
Services

3



Aviation

2



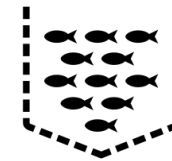
Marine

3



Headquarters

2



Aquaculture

1

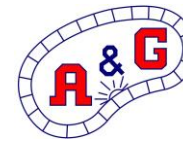


Distribution

5

INDUSTRY SECTOR ACTIVITY

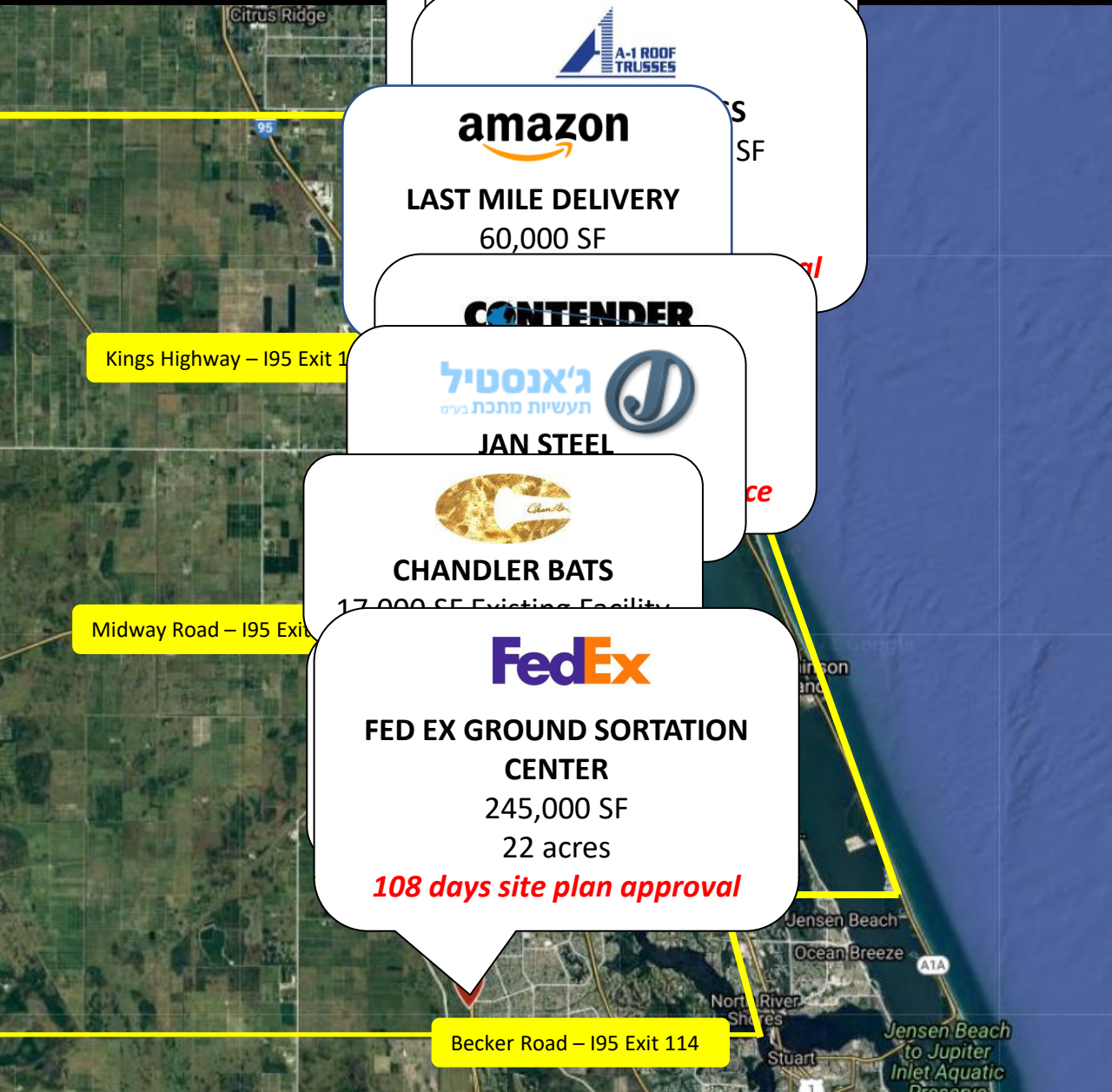
MANUFACTURING - PROFESSIONAL SERVICES - HEADQUARTERS - MARINE - AVIATION - LIFE SCIENCES - AQUACULTURE - DISTRIBUTION



Indian River Spirits



BUSINESS GROWTH, EXPANSION & ATTRACTION



HOT INDUSTRIAL PROJECTS



PRO-BUSINESS INITIATIVES & INCENTIVES

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SPEED TO MARKET



41 Days for Site Plan Approval
Adjacent Greenfield Site

- Pursuit Boats
- 3-Phase Project
- 536,000 square feet
- 72 acres

108 Days for Site Plan Approval
Greenfield Site

- Sansone Group for FedEx
- 245,000 square feet
- 22 acres

108 Days for Site Plan Approval
Greenfield Site

- The Silverman Group (Spec)
- 1.1 million square feet
- 132 acres

PRO-BUSINESS INITIATIVES



- ✓ Steamlined site plan review eliminating planning board oversight for major site plan approvals 10,000+ SF
- ✓ Reduced building fees; industrial development fees reduced up to 27% based on square footage
- ✓ Business Navigator to assist in site planning and building permit coordination

- ✓ Waivers, Deferrals and Alternatives program to aide in solutions for development challenges
- ✓ Expedited site plan review for targeted industries with two-week response time
- ✓ Reduced technical and administrative fees by 15% through September 30, 2021
- ✓ Business Navigator to assist in site planning and building permit coordination

- ✓ Impact fee moratorium for one year (expired March 16, 2021)
- ✓ Lincoln Park revitalization grant for retail/commercial infill
- ✓ Commercial façade grants in downtown retail corridor

INCENTIVES



AD VALOREM TAX EXEMPTION



JOB GROWTH INVESTMENT GRANT



IMPACT FEE MITIGATION



EXPEDITED SITE PLANNING AND PERMITTING



ELECTRIC UTILITY RATE DISCOUNTS



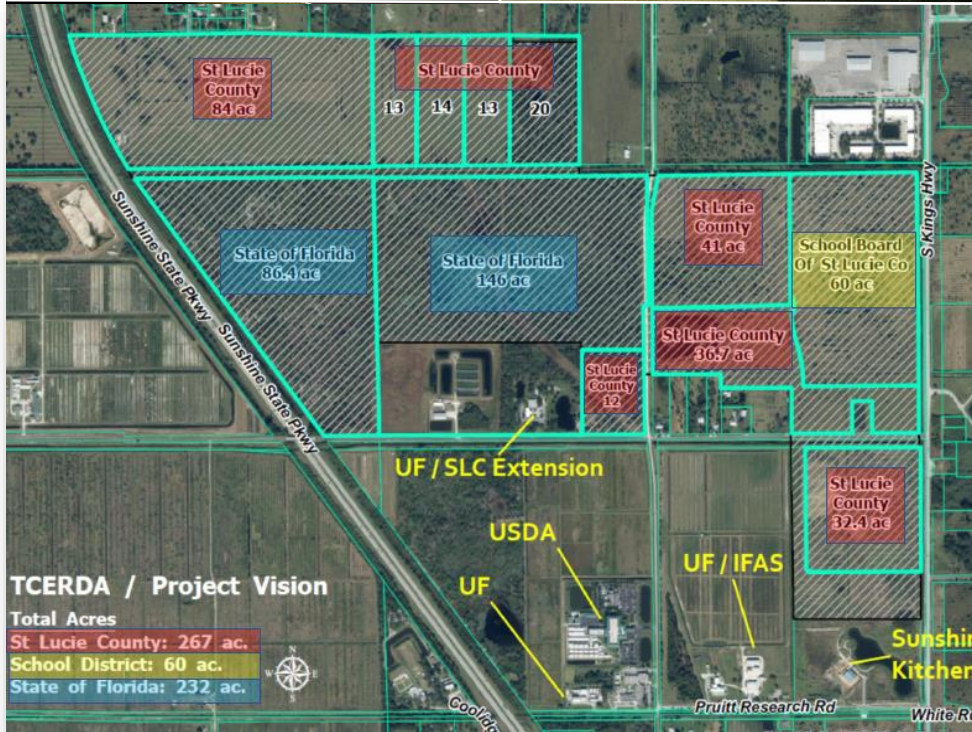
EMPLOYEE TRAINING GRANTS



INDUSTRIAL DEVELOPMENT

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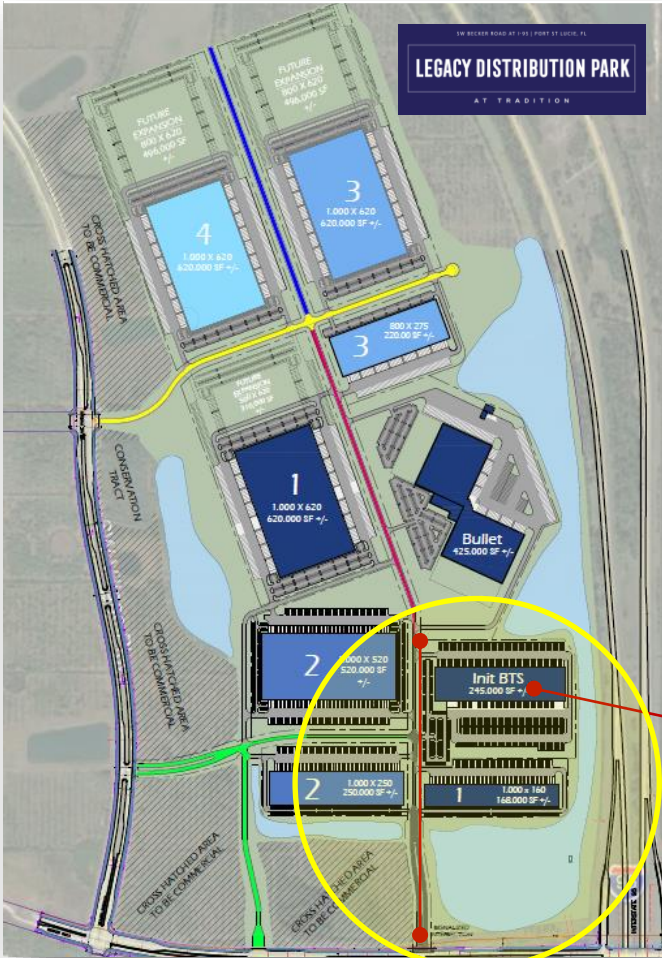




AshleyCapital

opportunity into value

- One of the largest privately held real estate investment companies in the U.S.
- Seeking acquisition of 550+ acres at Treasure Coast Research Park - Fort Pierce
- Long-term vision for Class A+ commerce park to serve distribution, warehouse, e-commerce and manufacturing marketplace



- 64 Year-Old Nationally Recognized Commercial/Industrial Real Estate Firm
- 300+ Acres
- Legacy Park at Tradition
(I-95 Exit 114/Becker Road) - City of Port St. Lucie
- Ideal for large distribution/warehouse
- Spec/Build-To-Suit options from 150,000 to 1+ million square feet
- New road and utility infrastructure





- 37 Year-Old Nationally Recognized Industrial Real Estate Firm
- 130 Acres
- 1.1 million square feet
- Midway Business Park
(I-95 Exit 126/Midway Road) - City of Port St. Lucie
- Ideal for large distribution/warehouse
- Prospective Tenant



- Privately owned and operated private equity real estate development firm
- 132+ Acres
- 1.1 million square feet/(2) 550,000 square feet
- Interstate Crossroads Business Center (I-95 Exit 129/Okeechobee Road) - City of Fort Pierce
- Ideal for large distribution/warehouse
- Speculative or Build-To-Suit option



- 40 Year-Old Commercial, Industrial and Multi-family real estate developer
- 40 Acres
- Tradition Center for Commerce (I-95 Exit 120/Gatlin Blvd) - City of Port St. Lucie
- Light Industrial Development
- I-95 Visibility and Frontage
- Ideal for small to medium size businesses

Under Contract for development

Thank you!



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