



St. Lucie EDC Realtor Roundtable Mid-Year Review

Port St. Lucie | St. Lucie County | Fort Pierce

Wednesday, August 25 | 8:30 am – 9:15 am



DEMOGRAPHICS

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

DEMOGRAPHICS



POPULATION

344,041

St. Lucie County Population

670,952

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



LABOR FORCE

156,060

St. Lucie County

302,512

Tri-County Region



AGE DISTRIBUTION

54%

Ages 20-65



UNEMPLOYMENT RATE

5.4%



MEDIAN AGE

44

TOTAL HOUSEHOLDS



129,772



= 68.9%

HOUSEHOLD INCOME DISTRIBUTION



64.3% <\$75,000



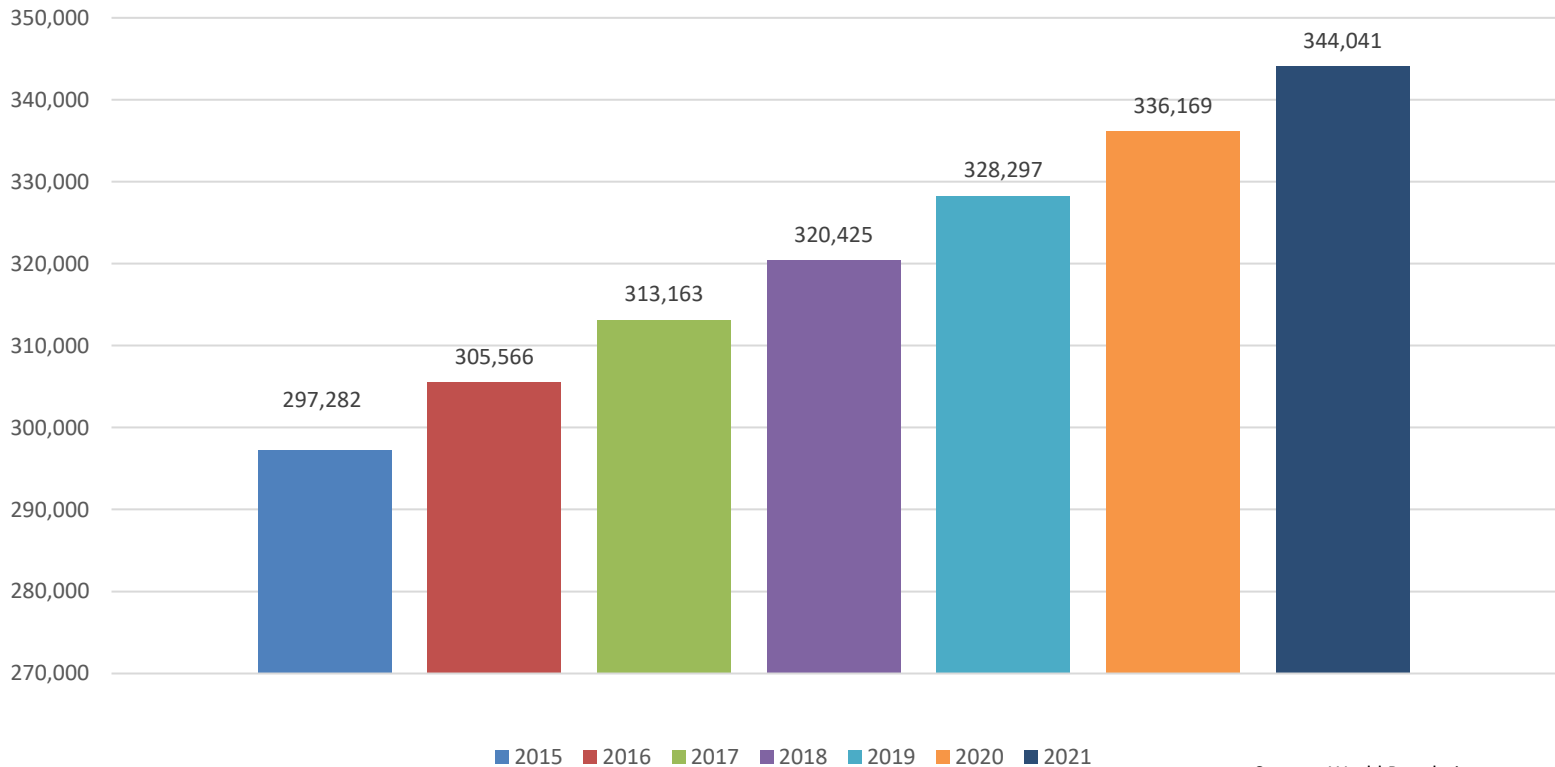
GROWTH

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

GROWTH

18.5% Population Growth over the last decade (2010-2020), exceeding the state's population growth of 14.2% - U.S. Census Quick Facts

ST. LUCIE COUNTY POPULATION GROWTH RATE
2015-2021



Source: World Population

2.5% Year Over Year Population Growth for the past six years
- *World Population*

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

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

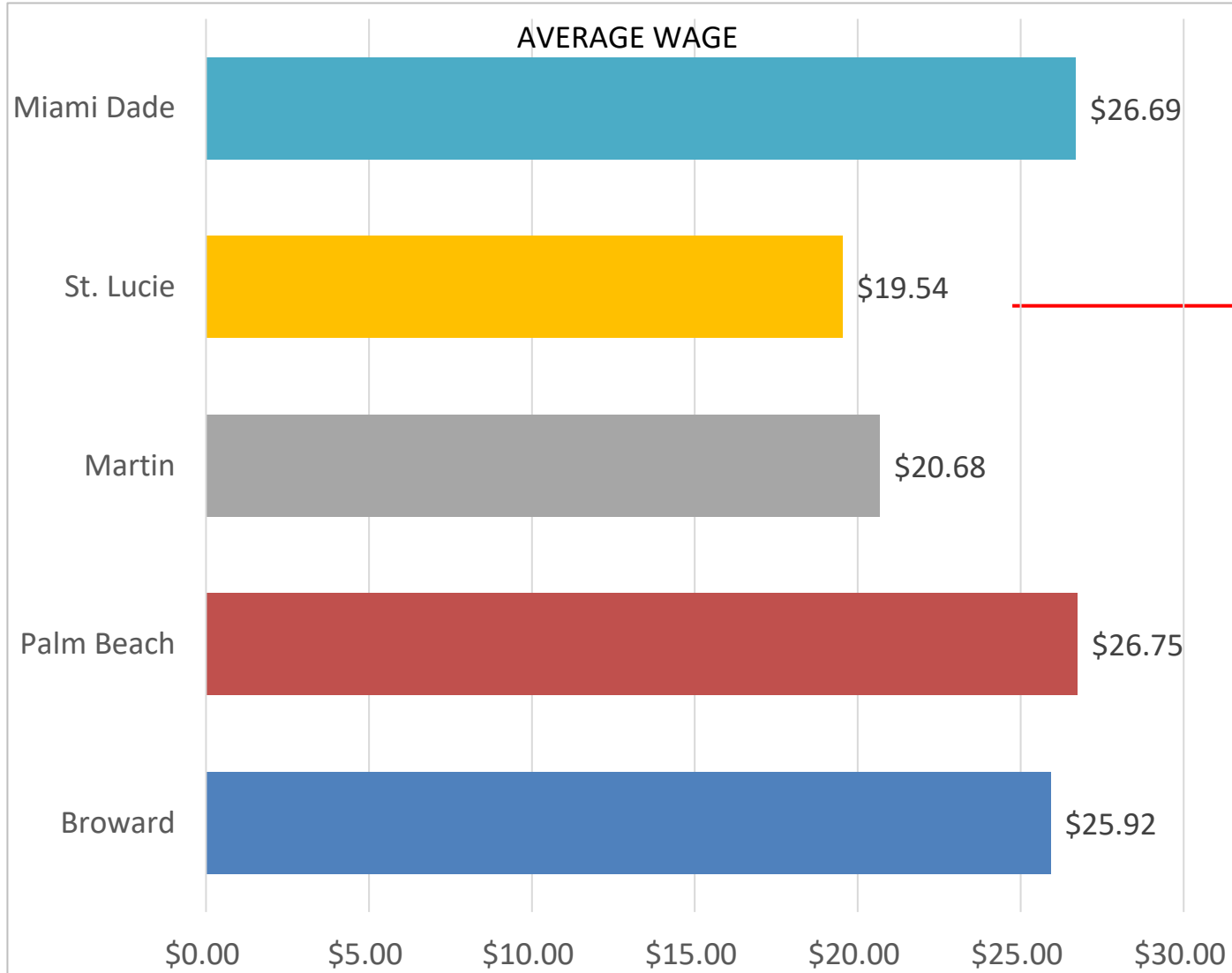
Estimated \$771 billion in additional income migrated to the county in 2020
- *Unacast*



WORKFORCE

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

LABOR COSTS

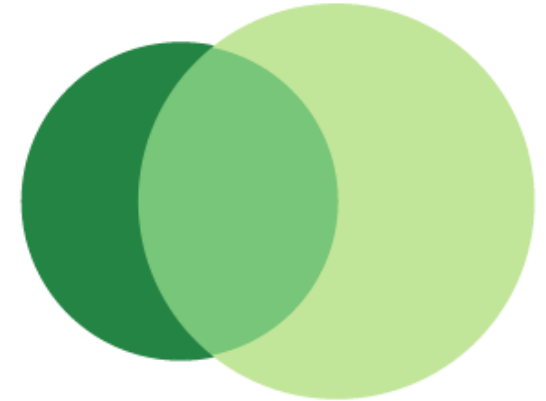
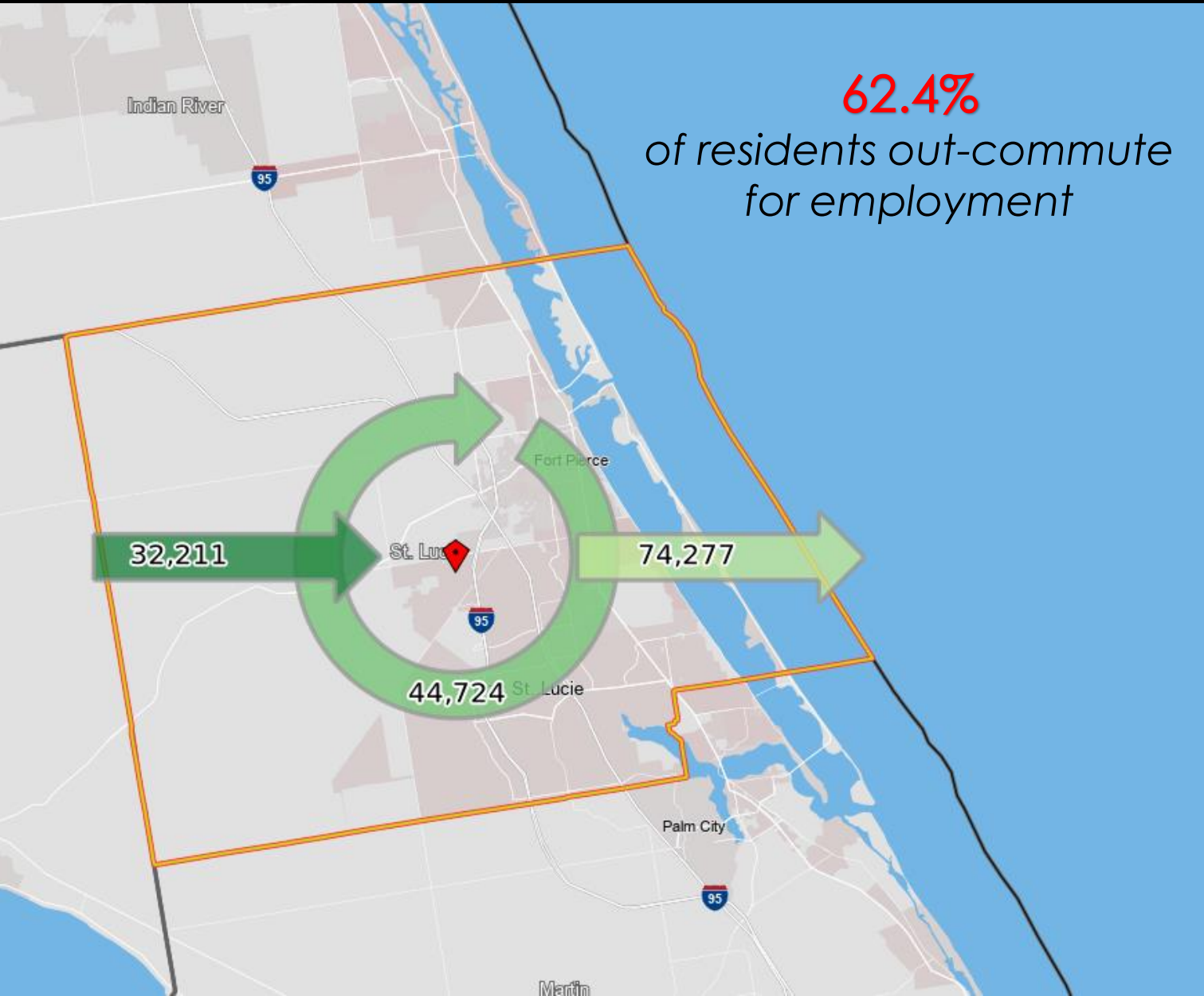


Lowest labor costs
in Southeast Florida

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

Southeast Florida Comparison
Average Wage Differential
\$5.47 per hour

WORKFORCE/OUTCOMMUTE PATTERNS

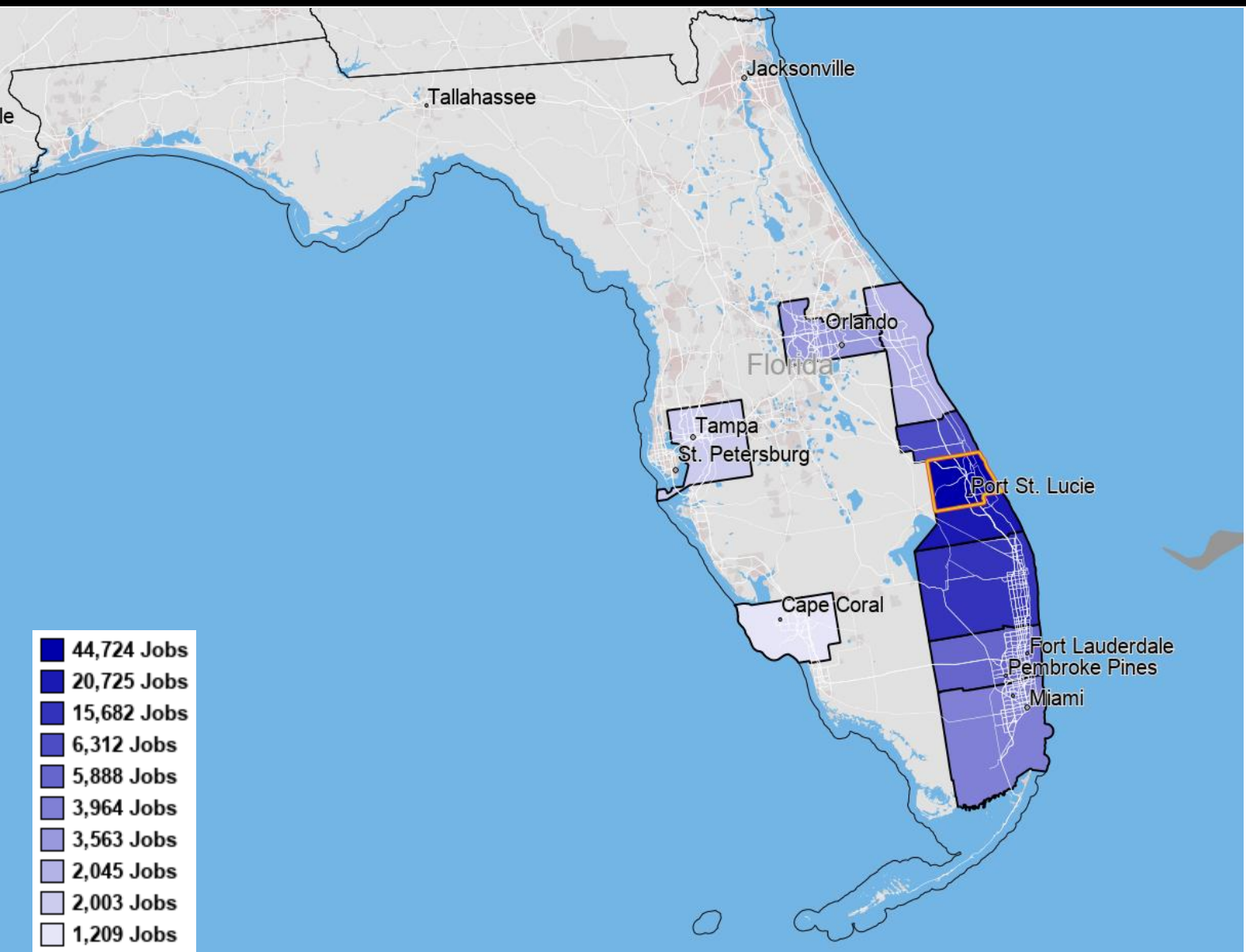


- 32,211 - Employed in Selection Area, Live Outside
- 74,277 - Live in Selection Area, Employed Outside
- 44,724 - Employed and Live in Selection Area

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)

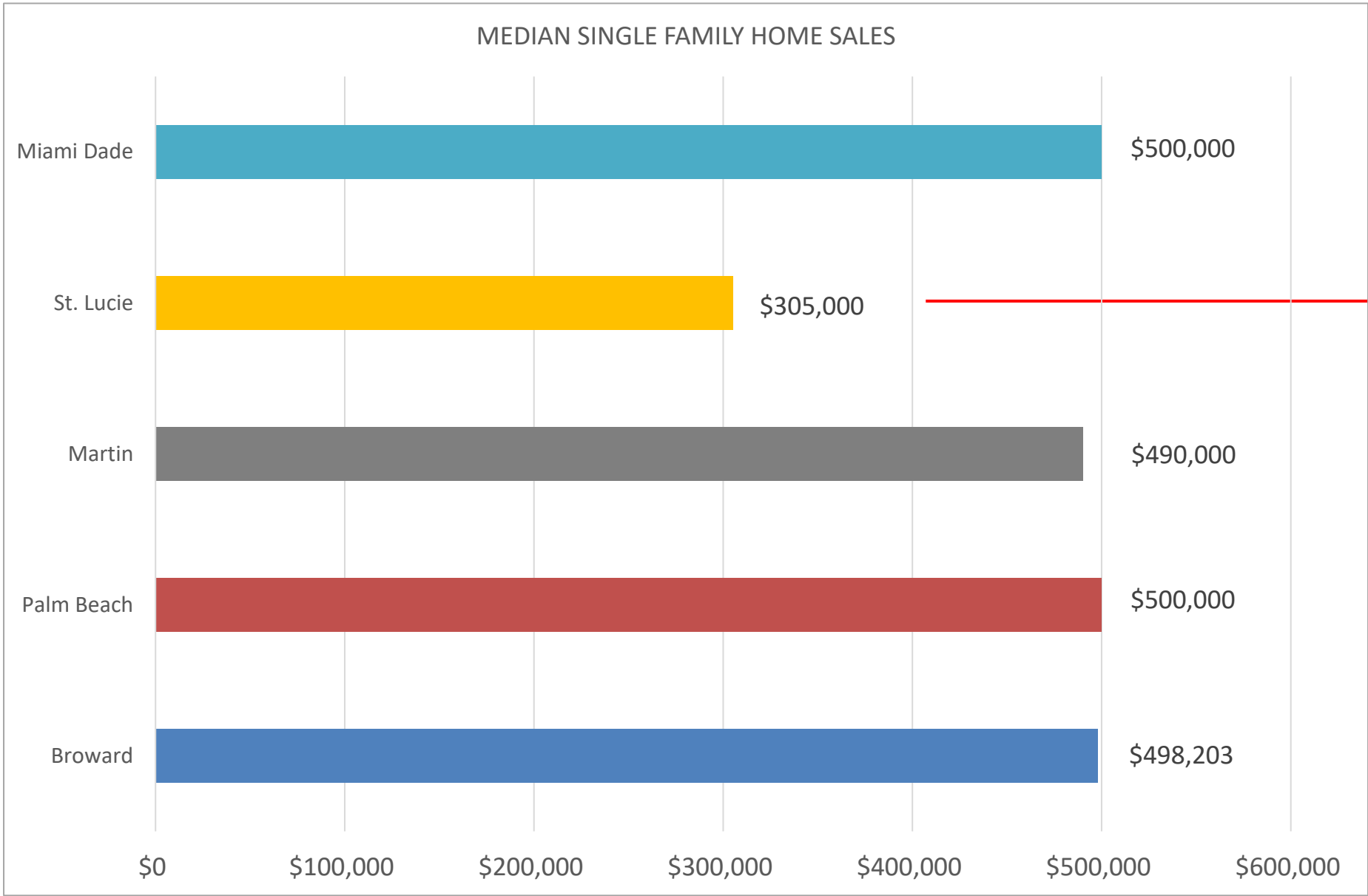
	2018	
	Count	Share
External Jobs Filled by Residents	74,277	100.0%
Workers Aged 29 or younger	16,667	22.4%
Workers Aged 30 to 54	38,807	52.2%
Workers Aged 55 or older	18,803	25.3%



HOUSING DATA

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

MEDIAN HOME SALES

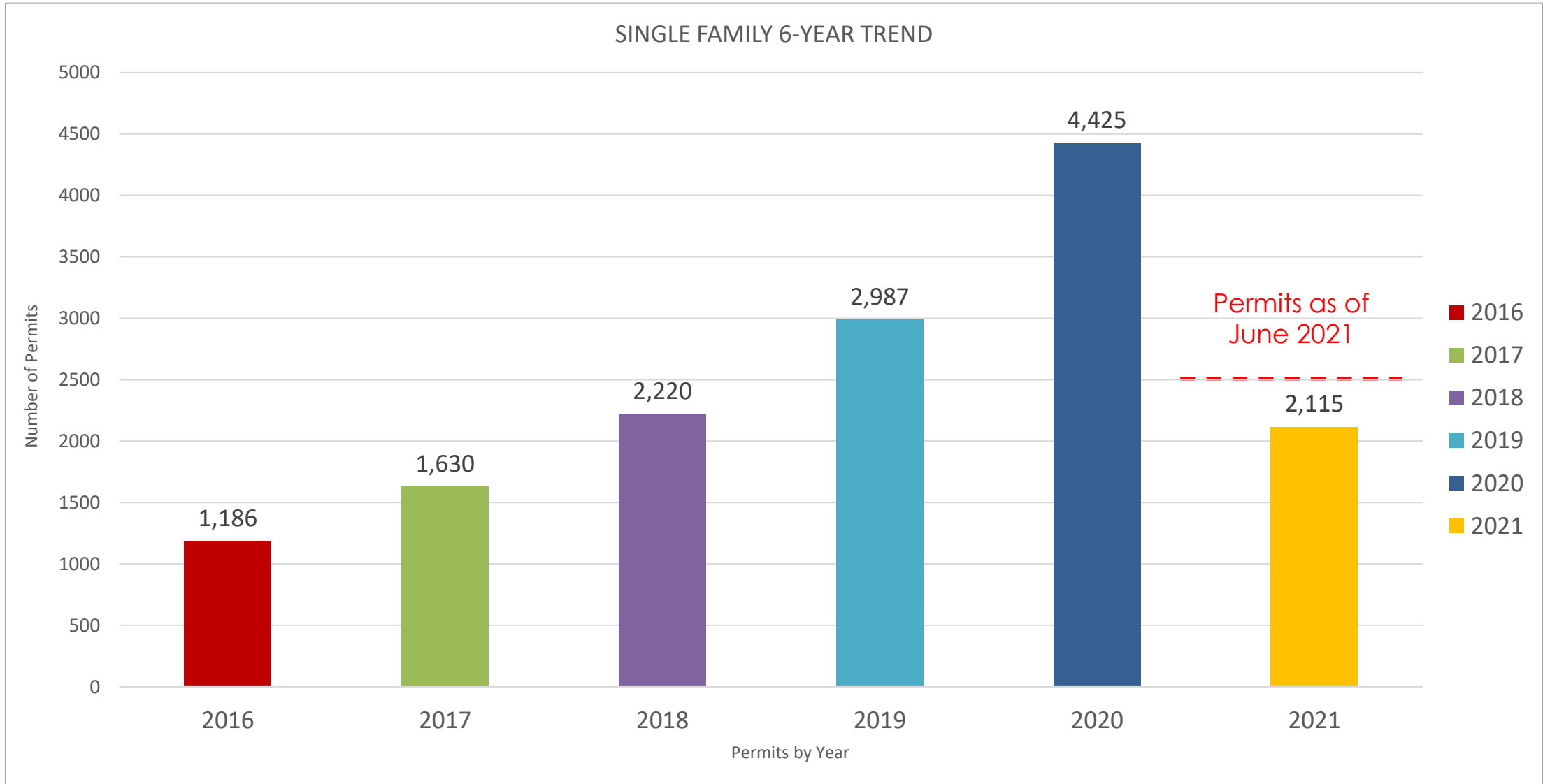


Lowest housing costs
in Southeast Florida

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

Southeast Florida Comparison
Average Differential
\$192,000

RESIDENTIAL PERMIT ACTIVITY





BUSINESS RETENTION, EXPANSION AND ATTRACTION

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

5-Year Project Activity Update (2017-2021*)



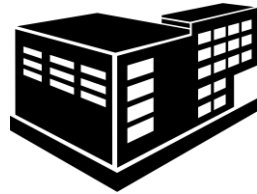
49

Projects



3,217

Retained Jobs



10.2M

Square Feet



\$1.015B

Capital Investment



1,742

*Total New Jobs
thru 2020*

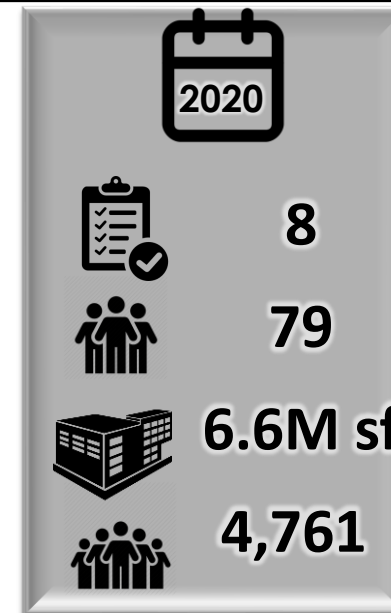
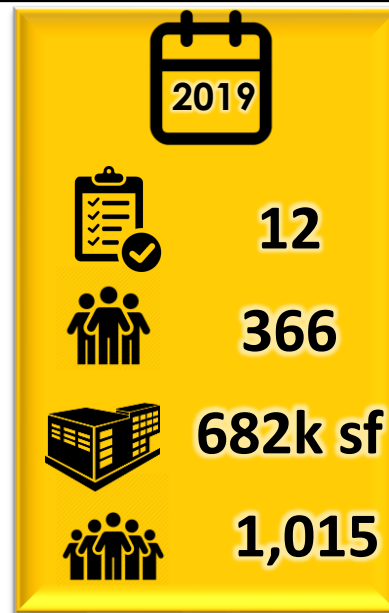
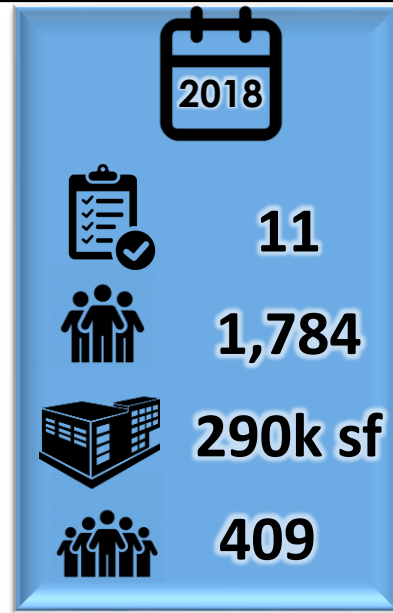
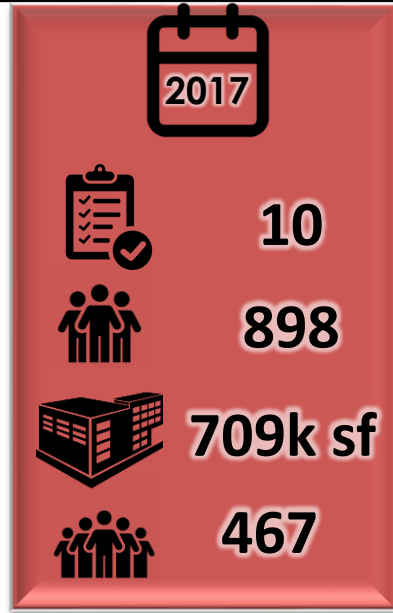


7,968

*Total Projected
New Jobs*

*Partial Year 2021 results, data through June 30, 2021

PROJECT ACTIVITY UPDATE (2017- 2020)



EXPANSIONS

22

ATTRACTION

19

Project Activity Industry Sectors



Manufacturing

20



Life Sciences

2



Professional Services

4



Aviation

2



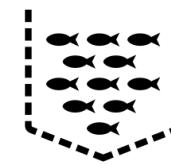
Marine

3



Headquarters

2



Aquaculture

1



Distribution

5



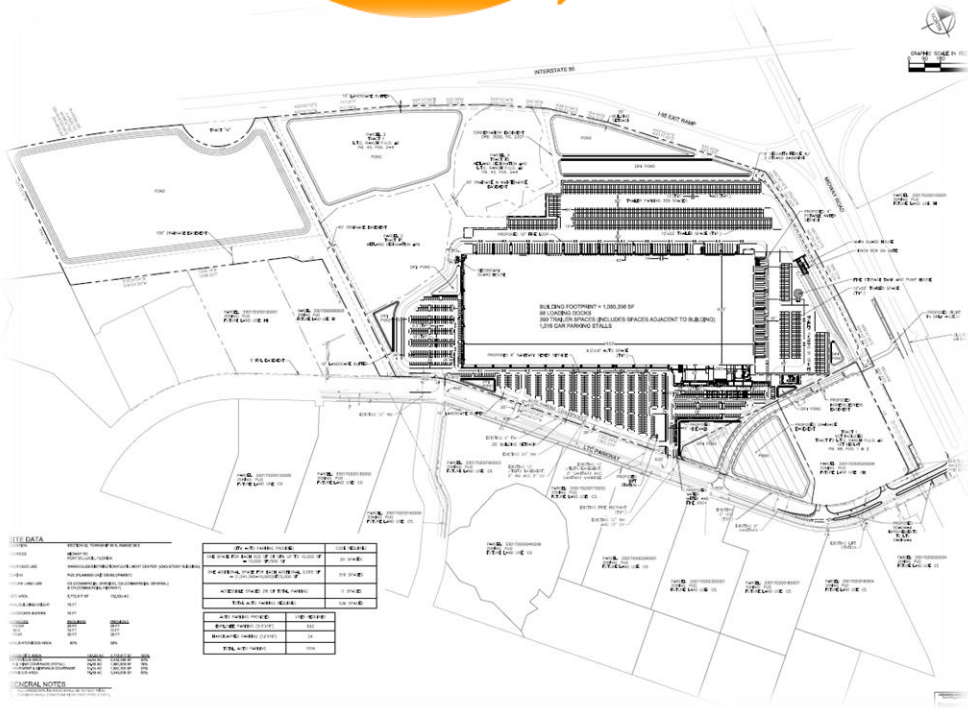
Development

2

JAN-JUNE 2021 NEW PROJECT ACTIVITY



- 8 active projects
 - ✓ 3 Expansions
 - ✓ 5 New
- **\$184.9 million** capital investment
- **1.86 million** square feet
- **1,316** projected new jobs/**90** retained



Project: NEW
 Industry: WAREHOUSE/DISTRIBUTION

- Project: “First mile” fulfillment center
- Developer: Seefried Industrial Properties
- Location: Midway Business Park, City of Port St. Lucie (I-95/Exit 126 and Midway Road)
- Development: 1.1 million square feet/110 acres
- New Jobs: 500
- Capital Investment: \$100 million
- Speed to Market: 91 days – site plan approval
- Delivery: Site clearing underway/3Q 2022



Project: NEW
Industry: MANUFACTURING

- Project: Premier wood bat manufacturer used in major league and international baseball
- Location: City of Port St. Lucie
- Development: Relocation of HQ and manufacturing operations from Pennsylvania
- Lease: 17,000 square feet
- New Jobs: 11
- Delivery: Interior buildout underway/3Q 2021



Project: NEW

Industry: WAREHOUSE/DISTRIBUTION

- Project: Food distributor headquartered in South Florida since 1925
- Location: Legacy Park at Tradition, City of Port St. Lucie (I-95/Exit 114 and Becker Road)
- Development: 427,000 square feet/54 acres
- New Jobs: 380
- Capital Investment: \$55 million
- Projected New Jobs: 380
- Delivery: Site planning underway/1Q 2023

CONTENDER



Project: NEW
Industry: MARINE MANUFACTURING

- Project: Florida manufacturer of premier sportfishing boats
- Location: Fort Pierce
- Development: Retrofit 100,000 square foot existing facility
- New Jobs: 200
- Delivery: 4Q 2021



Project: EXISTING
Industry: MANUFACTURING

- Project: Structural steel fabrication company
- Location: Fort Pierce
- Development: 33,000 square feet/3.5 acres
- Delivery: 2022





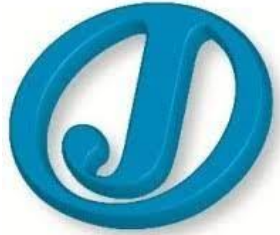
Project: NEW
Industry: WAREHOUSE/DISTRIBUTION

- Project: Regional ground sortation facility
- Location: Legacy Park at Tradition, City of Port St. Lucie (I-95/Exit 114 and Becker Road)
- Development: 245,000 square feet/22 acres
- Capital Investment: \$44 million
- New Jobs: 490
- Speed to Market: 108 days – site plan approval
- Delivery: 3Q 2021



Project: EXISTING
Industry: MANUFACTURING

- Project: Juice processing and packaging
- Location: City of Fort Pierce
- Development: 16,375 square feet
- New Jobs: 20
- Delivery: 2023



Project: NEW
Industry: MANUFACTURING

- Project: Israeli-based chassis manufacturer
- Location: Midway Business Park, City of Port St. Lucie
- Development: 45,000 square feet/7 acres
- New Jobs: 55
- Delivery: Parcel, plat and site planning underway/2023



Project: EXISTING
Industry: MARINE/MANUFACTURING

- Project: Phase 2 of 2018 expansion
- Development: 106,000 square feet/32 acres
- Location: Fort Pierce
- New jobs: 150
- Speed to Market: 8 weeks – three phase site plan approval in 2018
- Delivery: 4Q 2021



INDUSTRIAL DEVELOPMENT

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

INDUSTRIAL DEVELOPMENT/PARKS



“Port St. Lucie's industrial market has picked up steam in recent years... development has ramped up significantly in the past three years.

With nearly 2 million sf under construction and more than 4 million sf proposed, Port St. Lucie, Florida has one of the fullest industrial construction pipelines in Florida.”

-CoStar



Legacy Park
AT TRADITION



SANSONE
group

Cheney **C-B-1**
Brothers

FedEx
Ground

108 Day Site Plan Approval

SPEC 1a
96 Day Site Plan Approval

SPEC 1b
96 Day Site Plan Approval

I-95/EXIT 114
Becker Road
Port St Lucie, Florida

- 425 acres
- Legacy Park at Tradition (I-95 Exit 114/Becker Road) - City of Port St. Lucie
- Ideal for large distribution/warehouse
- Speculative and build-to-suit options
- Development of up to 5.4 million square feet
- New Spec: 168,000 and 520,000 square feet
- Delivery 2022

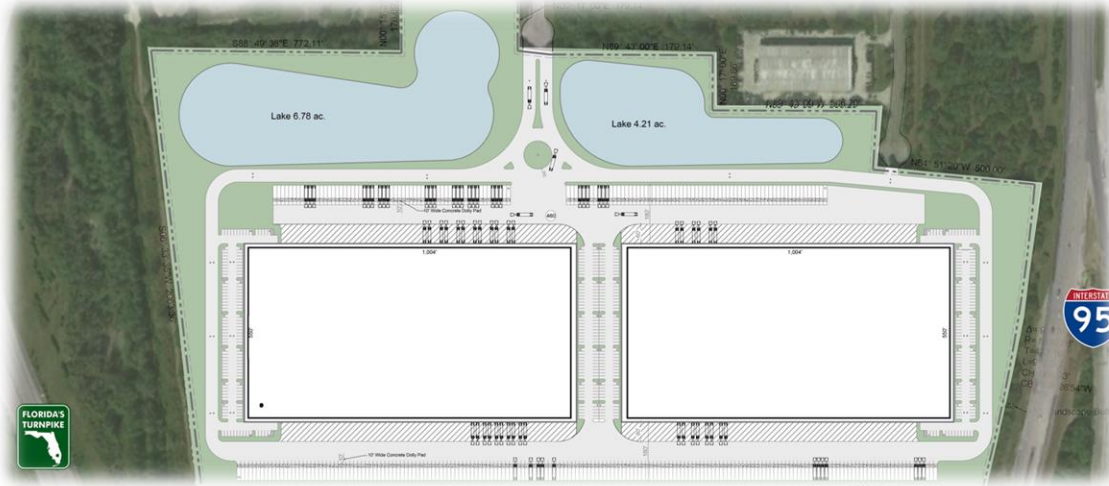


KINGS LOGISTICS CENTER

- 65 acres
- Kings Logistics Center
(I-95 Exit 131/Orange Avenue) - Fort Pierce
- Ideal for large distribution/warehouse
- Speculative and build-to-suit options
- Development up to 658,000 square feet
- New Spec: 300,000 to 658,000 square feet
- Delivery: 2022

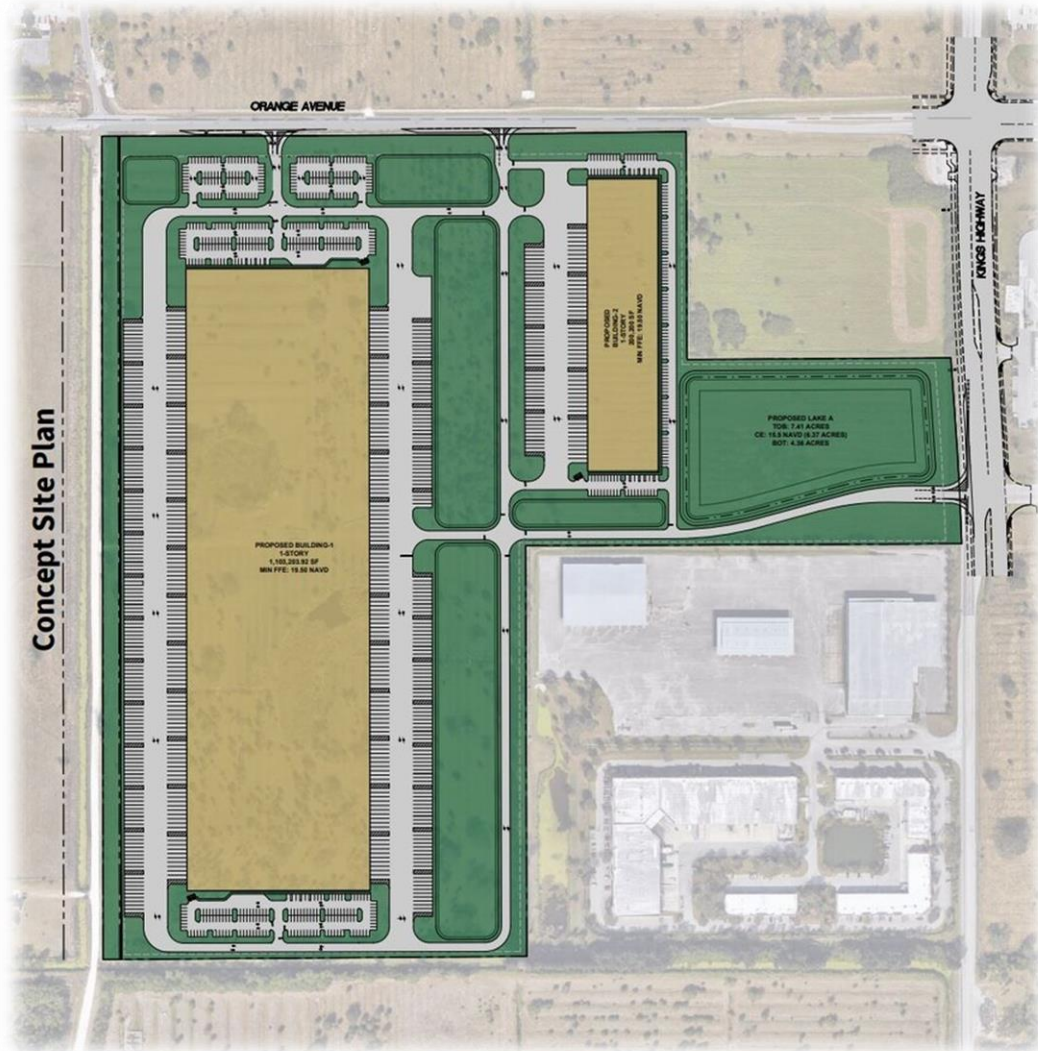


INTERSTATE CROSSROADS
BUSINESS CENTER



SPEED TO MARKET
108 days to site plan approval

- 132 acres
- Interstate Crossroads
(I-95 Exit 129/Okeechobee Road) - City of Fort Pierce
- Ideal for large distribution/warehouse
- Speculative and build-to-suit options
- 550,000 square feet up to 1.1 million square feet
- New Spec: 550,000 square feet under construction
- Delivery: 2022



STONEMONT
FINANCIAL GROUP

South Florida Logistics Center 95

- 103 acres
- South Florida Logistics Center 95
(I-95 Exit 131/Orange Avenue) - Fort Pierce
- Ideal for large distribution/warehouse
- Speculative and build-to-suit options
- 200,000 square feet up to 1.1 million square feet
- Delivery: 2023



- 25 acres
- Tradition Center for Commerce
(I-95 Exit 120/Gatlin Blvd) – City of Port St. Lucie
- Light Industrial Development or Office/HQ
- Ideal for small to medium size end-user
- For sale or build-to-suit opportunity

Q & A



INDUSTRY



INNOVATION



LIFESTYLE

Thank you for joining us!



www.YourEDC.com