



**First Coast Expressway
Connecting I-10 to I-95**



2 CSX Rail-lines



**Clay County Port
St. Johns River Frontage**



**2 Airports in Clay
12 Regional**

WHY CLAY COUNTY?

First Coast Expressway

**1700
ACRE**

**Industrial Park with
St. Johns River frontage**

**UP TO
30%**

**Utility and real estate cost
savings vs. Jacksonville**

80%

Resident commuter rate

2ND

**Highest educated residents
in the region's workforce.**

OUR POINTS OF PRIDE:



A-Rated School District

JH & HS Career and Technical Education program offers 35 specialties with students earning approx. 2,000 nationally recognized industry certifications each year.



**Highest population
growth projections**

in the region over next 15 years. Population growth projections are 4x that of Jacksonville/Duval county.



**Labor costs are 15 to
30% lower**

in Clay County
vs. Jacksonville MSA



JJ Harris, President of Economic Development

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Immediately south of Jacksonville along the western banks of the St. Johns River, Clay County has all the amenities of a major metro area. Clay is home to a variety of industries, technical businesses, and numerous business parks. North Florida's newest interstate, the First Coast Expressway (FCX), is currently under construction and will connect I-10 in Duval to I-95 in St. Johns. New business development is already under construction along the path of the FCX.



CLAY FLORIDA
Economic Development Corporation
POSSIBILITY FLOWS | JUST SOUTH OF JACKSONVILLE



First Coast Expressway

SR 23: Connecting I-10 to I-95

The First Coast Expressway is driving economic development in Northeast Florida. The bulk of the project runs through the heart of Clay County to connect I-10 in Duval County to I-95 in St. Johns County. Florida Department of Transportation is investing \$1.9B to create this limited access toll-road determined to rapidly increase the development of the area. The 46 mile four-lane divided toll road will include 7 new interchanges in Clay County (13 project total) with traffic flowing through electronic toll gantries without stops.



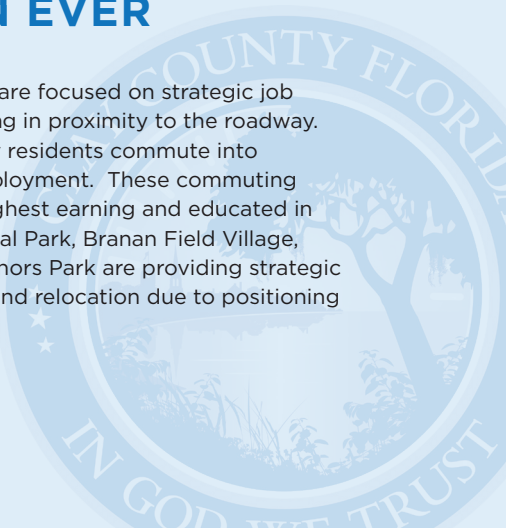
CONSTRUCTION

Construction of the first segment, I-10 to Blanding Blvd. (SR-21) is complete. The remaining project phases are fully funded. The second segment, Blanding Blvd. (SR-21) to the Shands Bridge, began construction in early 2019 and will conclude by 2023. The third and final segment will begin construction in 2023. The third segment includes a new bridge over the St. Johns River just south of where the Shands Bridge stands currently. The vertical height clearance of the new bridge will be 65 feet. The additional 20 feet of clearance will match the Buckman Bridge's clearance to the north. This will greatly improve marine capability south of the new bridge.



MAKING THE COMMUTE EASIER THAN EVER

Area developers and leaders are focused on strategic job centers and workforce housing in proximity to the roadway. Currently 77% of Clay County residents commute into surrounding counties for employment. These commuting residents are amongst the highest earning and educated in the region. Reynolds Industrial Park, Branan Field Village, Challenger Center and Governors Park are providing strategic opportunities for expansion and relocation due to positioning and workforce attraction.



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