

TRANSPORTATION CLAIMS TO FAME



**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?

**1700
ACRE**

Industrial Park with
St. Johns River frontage

**UP TO
30%**

Utility and real estate cost
savings vs. Jacksonville

70%

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 programs offer 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



Crawford Powell
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 County 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.

ANNOUNCEMENTS

Niagara Bottling is a family owned and operated beverage manufacturer that began in Irvine, CA in 1963. Heavy automation is used in their manufacturing processes and is an integral part of their success. The 820,000 SF manufacturing facility is located on 147 acres in Middleburg, directly off the First Coast Expressway and the new Atlantis Drive. The project included \$13M of utility infrastructure upgrades to the site which benefits subsequent projects. The initial project proposes 100+ high wage jobs and \$100M in capital investment. Expansions will increase these numbers further.

HCA Florida OP Hospital (formerly Orange Park Medical Center) announced another \$34M multi-phase expansion. In 2021, the project created 80 new high wage jobs. The expansion included the construction of two new inpatient units that will add 48 private patient rooms. Upon completion, the hospital has 408 beds and is the 5th largest hospital in the Jacksonville region. In partnership with Healthpeak Properties Inc., HCA Florida OP Hospital built a 60,000 SF class-A medical office building to the east of the hospital campus. This new building created 40+ high wage jobs.

Chemours Company broke ground on a new \$93M mining facility on land leased from Camp Blanding Joint Training Center. The project consists of two mobile screening units, a pre-concentrator plant, a concentrate upgrade plant, and ancillary services and equipment. The plant will cover approximately 20 acres and includes facilities of 120,000 SF. The expansion project allows Chemours to have additional access to high-quality concentrated deposits of titanium and zircon mineral sands. The project will create 50 to 75 new high wage positions at the Clay County facility.

Florida Power & Light announced two new solar projects in 2021 following the successful creation of the Magnolia Springs Solar Energy Center. The Anhinga Solar Energy Center will exceed \$100M. The 500 acre project site will generate 74.5 MW of power, enough to service 15,000 homes. The Terrill Creek Solar Energy Center is located to the west of the Magnolia Springs site. The 717 acre site will also produce 74.5 MW of power with an anticipated cost of \$100M.

TOP 10 PRIVATE EMPLOYERS

Company	Employees
HCA Florida OP Hospital	1532
St. Vincents Clay	780
Wal-Mart	753
bestbet Orange Park	649
Vallencourt Construction	482
General RV	468
Applied Business Solutions	433
Publix Super Market	417
Winn-Dixie	288
Home Depot	285

COUNTY INCENTIVES

Economic Development (Tax Increment Grant)

Targets commercial projects that add to the tax base, project new employment in excess of 10 direct, full-time equivalent employees and makes at least a \$1M capital investment.

Tangible Personal Property

An incentive designed for relocating companies that invest at least \$1M in manufacturing equipment at the Clay County business location.

Regulatory Relief

The Clay County government focuses on remaining very pro-business and supportive through fast-track permitting and approvals for job creating economic development projects.

Large Employer Retention Grant

An incentive designed to retain large employers (over 100 employees) in Clay County.

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