



# Why Choose Clay, Florida

JUST S. OF JACKSONVILLE



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

# Agenda



**Why Clay County?**

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**County Data and Statistics**

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**Key Industries**

.....

**Existing Businesses**

.....

**Life in Clay**

.....

**Q&A**

# Clay County Overview

The Clay Florida Economic Development Corporation provides concierge service for companies who want to re-invest in expansion in the county or relocate their companies to the region.

**THE AREA IS GROWING, AND SO ARE OUR BUSINESSES.**

**25%**

Labor cost savings  
than region

**77%**

Commute out  
of county

**210K**

Population

**2<sup>ND</sup>**

Highest median  
household income  
in region

# Strategic Site Location

## KEYSTONE HEIGHTS AIRPORT/PARK

A public use airport and industrial park located outside of Keystone Heights business district.

- 2400 Acre park with land for lease
- 2 Runways
- Runway 05/23 5044 ft in length
- Runway 11/29 4899 ft in length



# Strategic Site Location

## REYNOLDS INDUSTRIAL PARK

Reynolds Park is an intermodal complex located on the St. Johns River in Green Cove Springs.

- 1700 Acre complex
- 25 Miles south of Jacksonville
- Served by CSX railroad
- 1.1 Miles of bulkhead
- 13 Piers
- 5,000' Airport runway



# Strategic Site Location

## FLEMING ISLAND BUSINESS PARK

Class A flex and office space in a professional campus-style environment on Fleming Island.

- Spaces from 2,000 to 17,000 sq. ft.
- Generous parking ratios
- Executive suites available
- Six buildings on property





# Employment Capabilities

## HEALTHCARE & LIFE SCIENCES

Clay County has the most modern medical facilities in northeast Florida.

- St. Vincent's Medical Center Clay
- Orange Park Medical Center
- Baptist Clay Medical Campus
- Highschool students can earn CAN certification
- Several post-secondary medically specialized training programs



# Employment Capabilities

## ADVANCED MANUFACTURING

One of the best sites on the East Coast for a manufacturer to relocate or expand.-John Boyd

- Affordable real estate options
- Room to expand, ample industrial zoned acreage
- Over 110 manufacturers in county
- Utility cost savings



# Employment Capabilities

## AVIATION AND DEFENSE

Northeast Florida is home to over 50,000 active, reserve and civilian personnel regionally.

- 3,000 Service members retire and stay in the area annually
- Camp Blanding Joint Training Center in Clay County
- NAS Jacksonville
- NS Mayport



# Employment Capabilities

## BUSINESS SUPPORT SERVICES

Our local workforce provides the driven, kind, and caring talent you want to hire.

- Over 4,000 employees in this sector
- Friendly, caring, and kind employees
- Driven and reliable talent
- 9 Related high school certifications offered
- 21 Related college programs.



# Employment Capabilities

## INFORMATION TECHNOLOGY

IT is a critical part of every industry in Clay from manufacturing to healthcare.

- 1,200 Regional IT graduates annually
- 12,000 U of F graduates annually
- 9 IT certifications available in high school programs
- Jacksonville Network Access Point connecting over 40 countries



# Employment Capabilities

## LOGISTICS & DISTRIBUTION

Several major distribution companies take advantage of the intermodal transportation.

- Access to entire southeast in 8 hours
- America's Logistics Center
- #1 Shipping port in Florida less than 1 hour away
- 30 minutes from Jacksonville International Airport

# County Business Drivers

## FASTEST GROWING COUNTY IN FLORIDA

The fastest growing county in Florida has a 77% workforce outflow. New or expanding businesses have great opportunity to recapture local talent.

- 77% Commuter rate
- Highly educated and driven workforce
- Lower utility costs
- Real estate availability with room for expansion



# County Business Drivers

## FUELING RAPID GROWTH AND DEVELOPMENT

The First Coast Expressway is a multi-lane, limited access toll road that, once completed, will connect I-10 in Duval with I-95 in St. Johns, running through Clay County

- Fully funded project
- Includes 7 Clay County interchanges
- Shands Bridge will be reconstructed to support 4 lanes of traffic and a 65 foot height clearance.





## Moving to Clay County is a strategic business advantage.

**LABOR COSTS ARE 15 TO 30% LOWER.**

In equal comparisons, many positions pay less in Clay County than the Jacksonville MSA. Residents are continually seeking work opportunities which allow them to ditch the commute. The average annual wage in Clay County is \$38,434 vs. \$55,223 in the nation.

# County Facts



**62.9%**

Over half of the population of Clay County participates in the workforce



**EDUCATED**

2<sup>nd</sup> Highest education attainment in region, 25% have a bachelor's degree or higher



**HIGH EARNERS**

2<sup>nd</sup> Highest earners in the region



**CHARACTER**

Hard working and driven workers who possess traditional character qualities



# Industry Leaders

## A LEGACY OF STABILITY

Clay County is proud to be home to several companies with substantiated, long-term growth

- Parallon Business Solutions
- Vac-Con Inc.
- Vallencourt Construction
- General RV Center
- ERC

# Workforce Data

## MAJOR EMPLOYERS

Home to a diverse portfolio of successful businesses creating a vibrant talent pool.

- Diverse talent pool
- Portfolio of stable businesses
- Lower costs
- Ease of doing business

COMPANY	EMPLOYEES
Orange Park Medical Center	1,500
St. Vincent's Clay	1,200
WalMart	1,014
Parallon Business Solutions	700
bestbet Orange Park	600
VyStar Credit Union	365
Vac-Con, Inc.	300
Life Care Center of OP	273
Kindred Hospitals, N. FL	245
Vallencourt Construction Co.	250

# Educational Opportunities

## 'A' RATED SCHOOL DISTRICT

Clay County schools are some of the best in the nation and a major draw to the community.

- #8 School district in Florida
- Focused on STEM education
- Over 35 certifications offered to high school students
- Work collaboratively with stakeholders



# Clay County is more connected than ever.

WITH 2 CSX RAIL LINES, 2 AIRPORTS,  
A PORT, AND THE FIRST COAST  
EXPRESSWAY CONNECTING I-10 TO  
I-95.

The logistics and transportation advantages in Clay County produce tremendous cost savings and efficiency. In-bound and out-bound freight move rapidly in our intermodal environment.



CLAY COUNTY  
PORT ST.  
JOHNS RIVER  
FRONTAGE

# The cost of living in Clay County

YOUR DOLLARS STRETCH FURTHER HERE

The cost of living in Clay County is less than the cost of surrounding counties in the Jacksonville MSA, the state, and the nation.

COST OF LIVING INDEX	AMOUNT
Clay County, Florida	92.3
Jacksonville, FL	99.5
Florida	100.5
USA	100

COMMUNITY	AVG. SALE PRICE
Keystone Heights	\$168,000
Middleburg	\$204,500
Orange Park	\$208,000
Green Cove Springs	\$219,360
Fleming Island	\$276,380

## Housing Costs

### AFFORDABLE QUALITY OF LIFE

Clay County offers substantial real estate cost savings in the northeast Florida region. Home ownership is an affordable option in Clay County. Ample apartments, condominiums, and townhomes are also available at affordable rates.



# Health & Medical Facilities

## RAPIDLY GROWING SECTOR

A robust medical community providing residents ease of access and excellent treatment options.

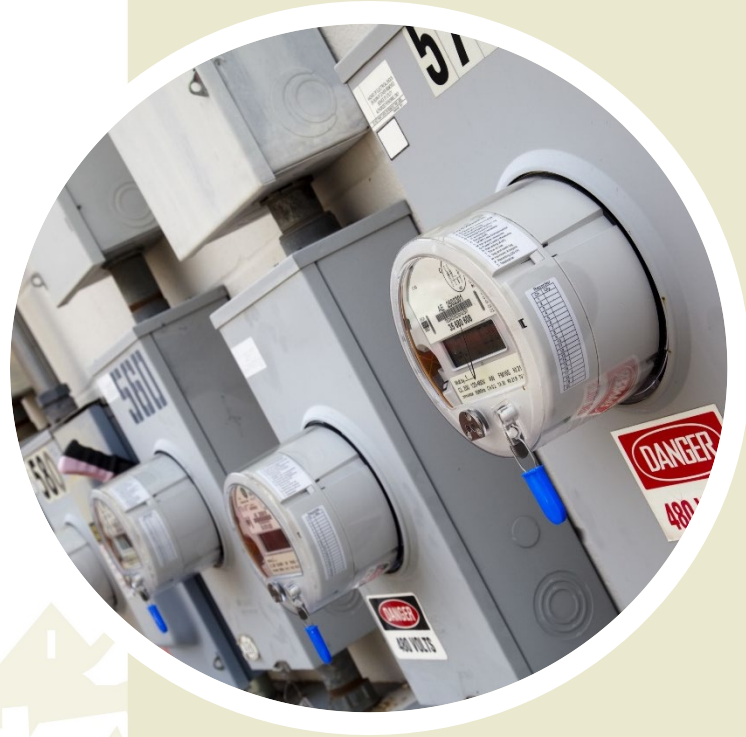
- Most modern facilities in NE Florida
- All hospitals have completed major expansions with more planned
- Several post-secondary medical education programs available
- Numerous specialists, doctors, and medical support services throughout

# Utilities

## TREMENDOUS COST SAVINGS

Stable coverage at efficient prices reducing down-time and overhead costs in Clay County.

- Reliable coverage
- Tremendous cost savings vs. region
- Stable coverage with back-up options
- Utility incentives are available for qualified projects





# Unique Geographic Amenities

## PERFECTLY LOCATED

Life is easier in Clay County and the natural amenities wash stress away.

- 601 Square miles
- St. Johns River makes eastern border
- Centered between Jacksonville and Gainesville
- Rivers, creeks and lakes comprise 46 acres of the county

# Thank You!



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