

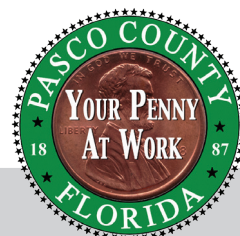
PASCO COUNTY INCENTIVES

Pasco offers these in addition to the State of Florida Incentive Programs:

- **Property Tax Rebate**
- **Expedited Permitting**
- **Workforce Training Grants**
- **Mobility (Impact) Fee Waived for Eligible New Construction**
- **Job Creation Incentive (JCI) Grant**
 - * \$2,000-\$5,000 per job (minimum 10 new jobs)
 - * Job wages at least 115% of Pasco County's average annual wage, 2021 average \$43,461, according to Florida Department of Opportunity (January 2022)

FLORIDA STATE INCENTIVES

- **Capital Investment Tax Credit**
- **Aviation Tax Exemptions**
- **Quick Response Training**
- **Veterans Florida Training Grant**
- **High Impact Performance Incentive (HIPI)**
- **Sales Tax Exemptions:**
 - * Research and Development Equipment
 - * Electricity and Steam (Manufacturing)
 - * Machinery & Equipment (Manufacturing)



PENNY FOR PASCO

In the year 2012, Pasco County residents approved a \$0.01 sales tax.

A portion of the revenue is earmarked for economic development programs, such as:

- **Business Park Development**
- **Infrastructure, Permitting**
- **Speculative Building Construction**
- **Land Assembly**

This Penny for Pasco is estimated to generate approximately \$56 million over 10 years for economic development projects.

FIND OUT MORE

Explore each Ready Site's utilities, transportation networks, and aerial property views using interactive maps and videos.

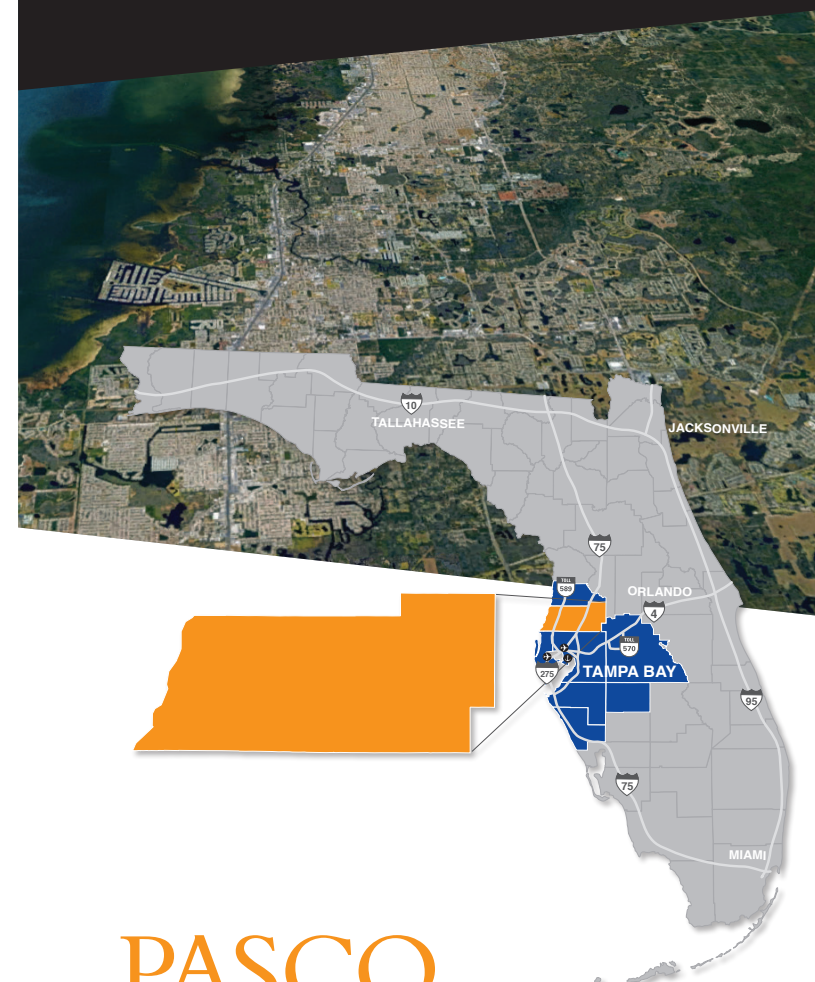
Visit pascoedc.com/ready-sites



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www.PascoEDC.com

READY SITES

EVALUATED INDUSTRIAL LAND PASCO COUNTY, FL



PASCO READY SITES PROGRAM

ASSESS - EVALUATE - CERTIFY



WHO WE ARE

The **Pasco Economic Development Council** (Pasco EDC) is a private, non-profit organization that promotes growth and prosperity through the development of a sustainable and diversified economy. Our county-wide economic development efforts are funded by corporate and public investors, and represent a strong partnership which is focused on economic vitality and making Pasco County a great place to live and work.

PASCO EDC'S READY SITES PROGRAM

The Ready Sites Program accesses, evaluates, and certifies large tracts of land to prepare properties for industrial development and create a portfolio of project-ready sites for targeted industries.

The sites are marketed nationally through:

- Trade Shows & Conferences
- Property Flyers
- Videos
- Interactive Maps Featuring:
 - Utility Location & Capacity, Total Acreage, Transportation Networks, Workforce & Population Data, Land-Use and More



TARGET INDUSTRIES

- Advanced Manufacturing
- Aerospace, Aviation & Defense
- Business & Professional Services
- High Technology
- Life Sciences & Medical Technology
- Logistics & Distribution

PASCO READY SITES: OVER 2,000 ACRES EVALUATED AND READY FOR INDUSTRIAL DEVELOPMENT.

[PASCOEDC.COM/READY-SITES](https://pascoedc.com/ready-sites)

6 MAJOR
INTERSTATE
CORRIDORS

33
MILLION
CONSUMERS
WITHIN 8 HOUR
DRIVE

CSX
RAIL
SYSTEM

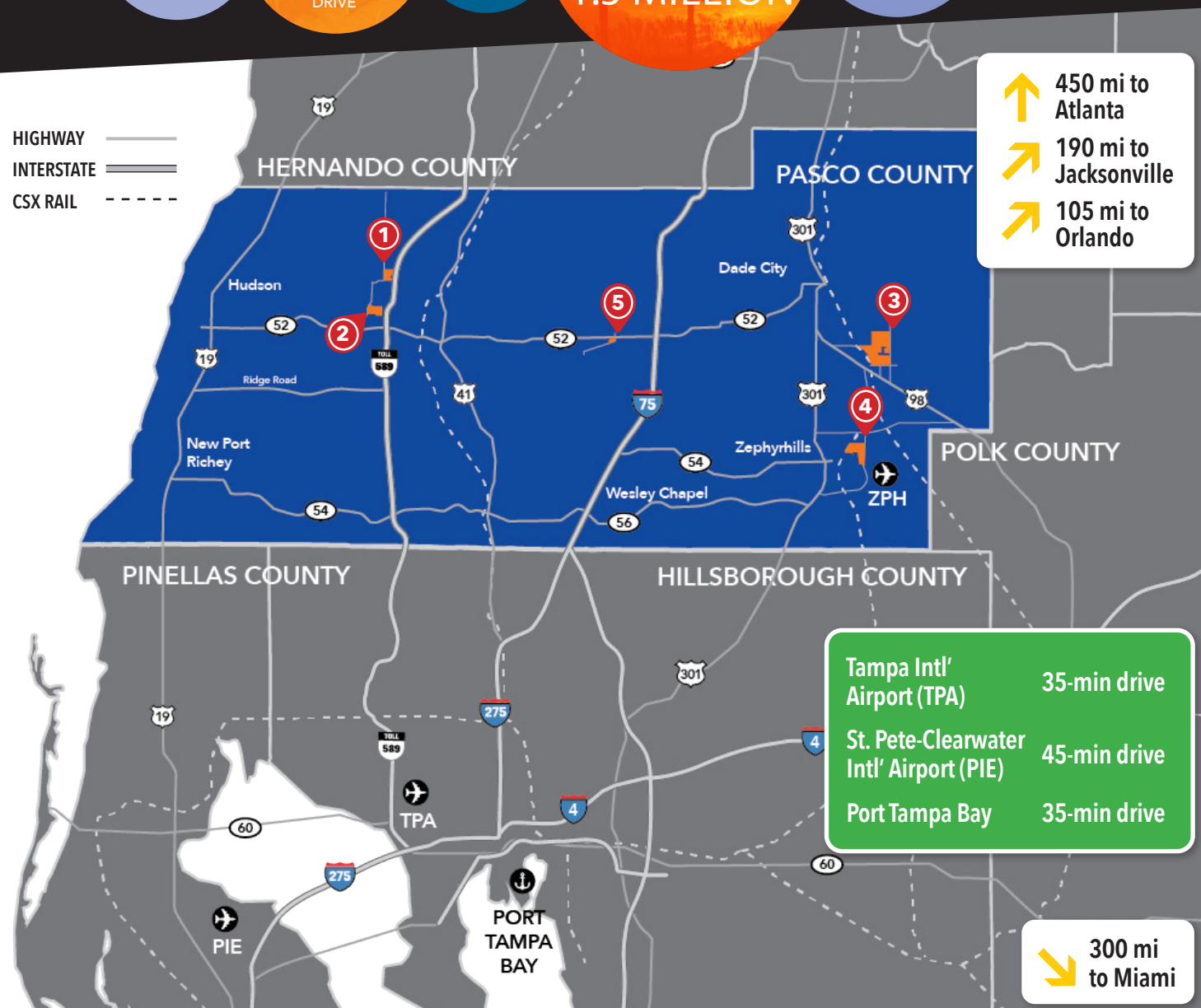
TOTAL MSA POPULATION:
3.1 MILLION
TOTAL MSA WORKFORCE:
1.5 MILLION

PORT
TAMPABAY
LARGEST SEAPORT
IN FLORIDA

↑ 450 mi to
Atlanta
↗ 190 mi to
Jacksonville
↗ 105 mi to
Orlando

↘ 300 mi
to Miami

HIGHWAY ———
INTERSTATE ———
CSX RAIL - - - - -



CONTIGUOUS, DEVELOPABLE AND STRATEGICALLY LOCATED
ACREAGE IN **PASCO COUNTY, FLORIDA** LARGE ENOUGH TO
ATTRACT INDUSTRIAL ECONOMIC DEVELOPMENT PROJECTS

- ┆ Sites ranging from 100 - 1,000+ acres
- ┆ Access to industrial quality utilities
- ┆ Contiguous and developable acreage outside the 100 & 500 year flood zones
- ┆ Single & multiple users
- ┆ Within 10 miles of an interstate or four-lane highway
- ┆ Evaluated industrial land

SITE 1

SOFTWIND INDUSTRIAL PARK

- 103 acres - vacant and divisible
- Utilities adjacent to site: water, sewer, electric - gas and telecom available
- Quick access to FL52 and FL589



SITE 2

HAYS ROAD INDUSTRIAL PARK

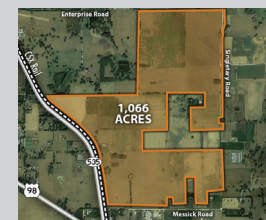
- 199 acres - vacant and divisible
- Utilities at site: water, sewer, electric, gas - telecom available
- Quick access to FL52 and FL589



SITE 3

ENTERPRISE SOUTH SUPER PARK

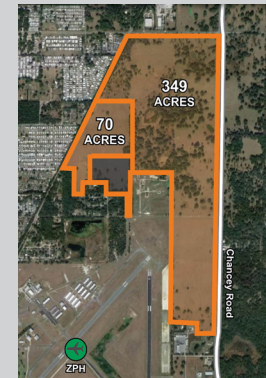
- 1066 acres - vacant and divisible
- Dual served electric
- Adjacent to CSX Rail, frontage on FL 35A and four local roads



SITE 4

ZEPHYRHILLS AIRPORT INDUSTRIAL PARK

- 419 acres - vacant and divisible
- Utilities at site: water, sewer, electric - gas and telecom available
- Adjacent to CSX Rail and ZPH Airport
- Quick access to US HWY 301, US HWY 98 and I-75



SITE 5

EAGLE INDUSTRIAL PARK

- 73 acres - single owner
- Utilities at site: water, sewer, electric - telecom available
- Frontage on Bellamy Brothers Blvd.
- Less than 2 miles to I-75



SOLD- 68 Acres for Future Amazon Robotic Sortation Center

- 517,220 SQF
- 500 Jobs
- \$150M CapX

PASCO'S COMPETITIVE ADVANTAGE

- **TALENT** – Emphasis on STEM programs throughout K-12 system with close alignment to local business needs
- **SYNERGY** – Regional assets and partnerships with the most innovative leaders in the industry
- **BUSINESS CLIMATE** – Stable, pro-business government leadership in a right to work state with local incentives
- **TAXES** – Low operating costs and no personal income tax
- **COMMUNITY** – A quality of life that attracts and retains top talent
- **TRANSPORTATION** – Five major regional commuter arteries intersect Pasco County: I-75, FL 589, US 41, US 19 and US 301

WORKFORCE AND EDUCATION

- ┆ Pasco County ranked 22nd out of 600 large counties nationwide in EMSI's Fourth Annual Talent Attraction Scorecard
- ┆ 14 Universities within a 45-minute drive from the center of the county
- ┆ 33 Career certification programs offered in Pasco Secondary Schools
- ┆ 1 existing STEM High School, 1 under construction, and 1 existing Technical College
- ┆ American Manufacturing Skills Initiative (AmSkills) is modeled after the German apprenticeship program, allowing manufacturers to develop lifelong workers through a scalable, time-tested method

WorkforceCONNECT, a new Pasco EDC program, features a unique platform which allows employers to find programs that produce the talent that will thrive in their industries, and explore resources that can help their business stand out to top candidates.



workforceCONNECTpasco.com