

**21%** OF YOUNG ADULTS  
**MIGRATING TO  
TAMPA**  
FROM OUTSIDE  
FLORIDA MOVED  
FROM MAJOR  
NORTHEAST CITIES\*

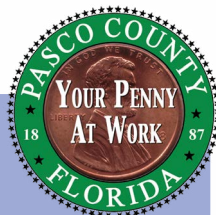
**37%** PASCO COUNTY'S  
WORKFORCE  
INCREASE  
OVER 10 YEARS+

## 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, 2023 average \$47,721, (Florida Department of Economic Opportunity)

## OVER \$56 MILLION INVESTED IN ECONOMIC DEVELOPMENT PROGRAMS IN PASCO COUNTY



This portion of the Penny for Pasco was utilized to foster diversified and sustained economic growth in:

- Entrepreneurship and small business programming
- Speculative office and industrial building development
- Business park infrastructure
- Workforce training grants
- Industrial site evaluation

## FIND OUT MORE

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



## FLORIDA STATE INCENTIVES

- 4th Best Tax Climate in the United States
- Sales & Use Tax Exemptions on Manufacturing Equipment
- Tax Exemption for R&D Equipment
- Clean Energy Incentives
- High Impact Performance Incentive
- Capital Investment Tax Credit
- Aviation Tax Exemption

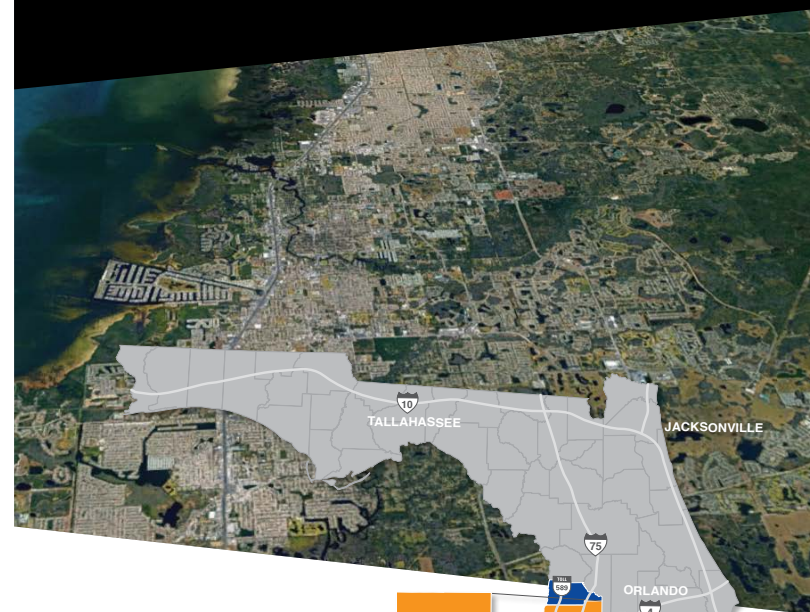


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[www.PascoEDC.com](http://www.PascoEDC.com)

\* Migrationpatterns.org  
+ American Community Survey

# READY SITES

## EVALUATED INDUSTRIAL LAND PASCO COUNTY, FL



# PASCO READY SITES PROGRAM

ASSESS - EVALUATE - CERTIFY



## WHO WE ARE

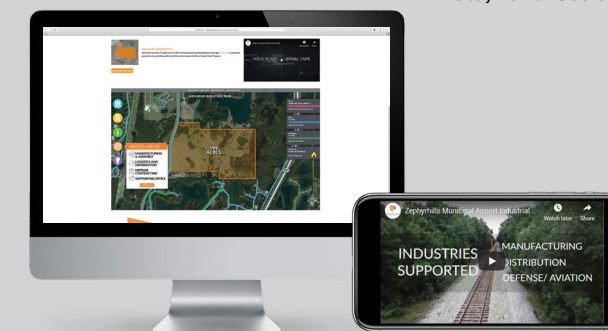
The **Pasco Economic Development Council** (Pasco EDC) is a private, non-profit organization that promotes growth and prosperity through the development of a sustainable and diversified economy. Our county-wide economic development efforts are funded by corporate and public investors, and represent a 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.**

TOTAL MSA POPULATION:  
**3.2 MILLION**  
TOTAL PASCO POPULATION:  
**592,669**  
TOTAL PASCO WORKFORCE:  
**328,932**

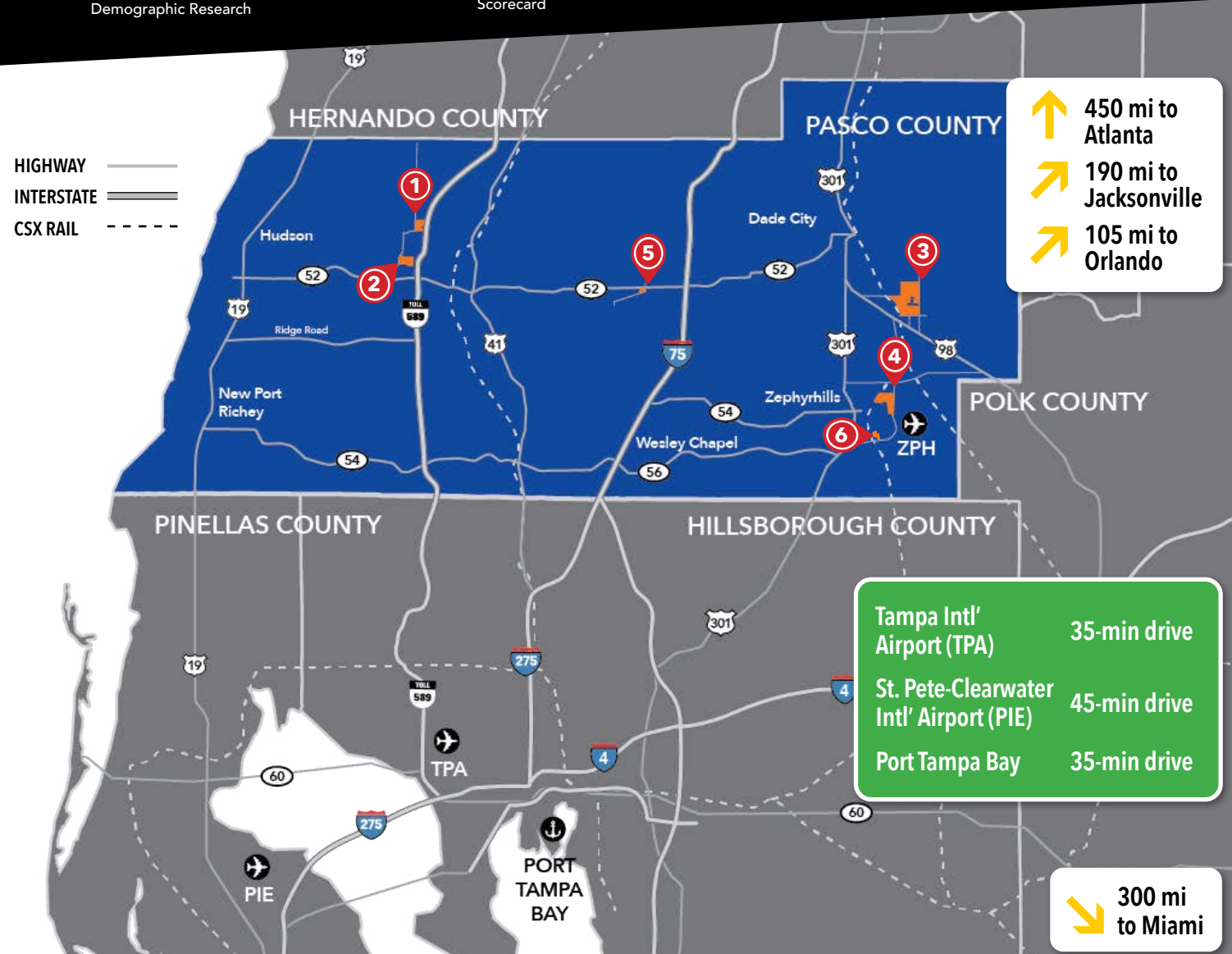
Office of Economic & Demographic Research

FLORIDA  
RANKED **#1**  
SYSTEM FOR  
HIGHER EDUCATION  
FOR 6TH STRAIGHT YEAR

Lightcast's 2022 Talent Attraction Scorecard

FLORIDA  
RANKED **#1**  
IN NATION FOR ATTRACTING  
AND DEVELOPING A  
SKILLED WORKFORCE!

U.S. News and World Report



**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

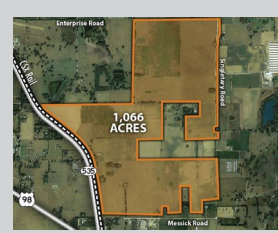
**SITE 1**  
**SOFTWIND INDUSTRIAL PARK**  
• 103 acres - vacant and divisible  
• Utilities adjacent to site: water, sewer, electric - gas and telecom available  
• Quick access to FL52 and FL589



**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



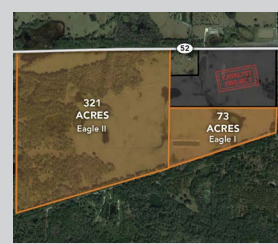
**SITE 3**  
**ENTERPRISE SOUTH SUPER PARK**  
• 1066 acres - vacant and divisible  
• Dual served electric  
• Adjacent to CSX Rail, frontage on FL 35A and four local roads



**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 I & II INDUSTRIAL PARKS**  
• Utilities at sites: water, sewer, electric - telecom available  
• Single owner  
• Less than 2 miles to I-75  
EAGLE I: 73 acres - Frontage on Bellamy Brothers Blvd.  
EAGLE II: 321 acres - Frontage on FL52  
**SOLD- 68 Acres for Future Amazon Robotic Sortation Center**  
**517,220 SQF    500 Jobs    \$150M CapX**



**SITE 6**  
**NORTH TAMPA BAY INDUSTRIAL PARK**  
• 111 acres - vacant and divisible  
• All available utilities: electric, water, fiber optic, natural gas, and wastewater.



**54% LOWER COST OF LIVING**  
COMPARED TO  
NEW YORK CITY AND  
SILICON VALLEY  
Nerdwallet.com

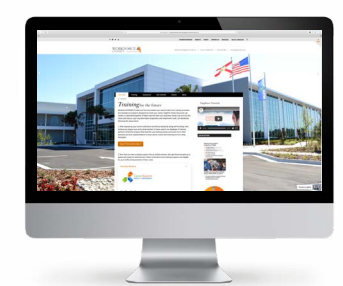
## PASCO'S COMPETITIVE ADVANTAGE

- **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