

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
2,500 ACRES EVALUATED
AND READY FOR INDUSTRIAL
DEVELOPMENT.**

TOTAL MSA POPULATION:
3.3 MILLION

TOTAL PASCO POPULATION:
610,743

TOTAL PASCO WORKFORCE:
335,908

Source: Florida Office of Economic & Demographic Research (April 2023)

FLORIDA
RANKED **#1**

SYSTEM FOR
HIGHER EDUCATION
FOR 6TH STRAIGHT YEAR

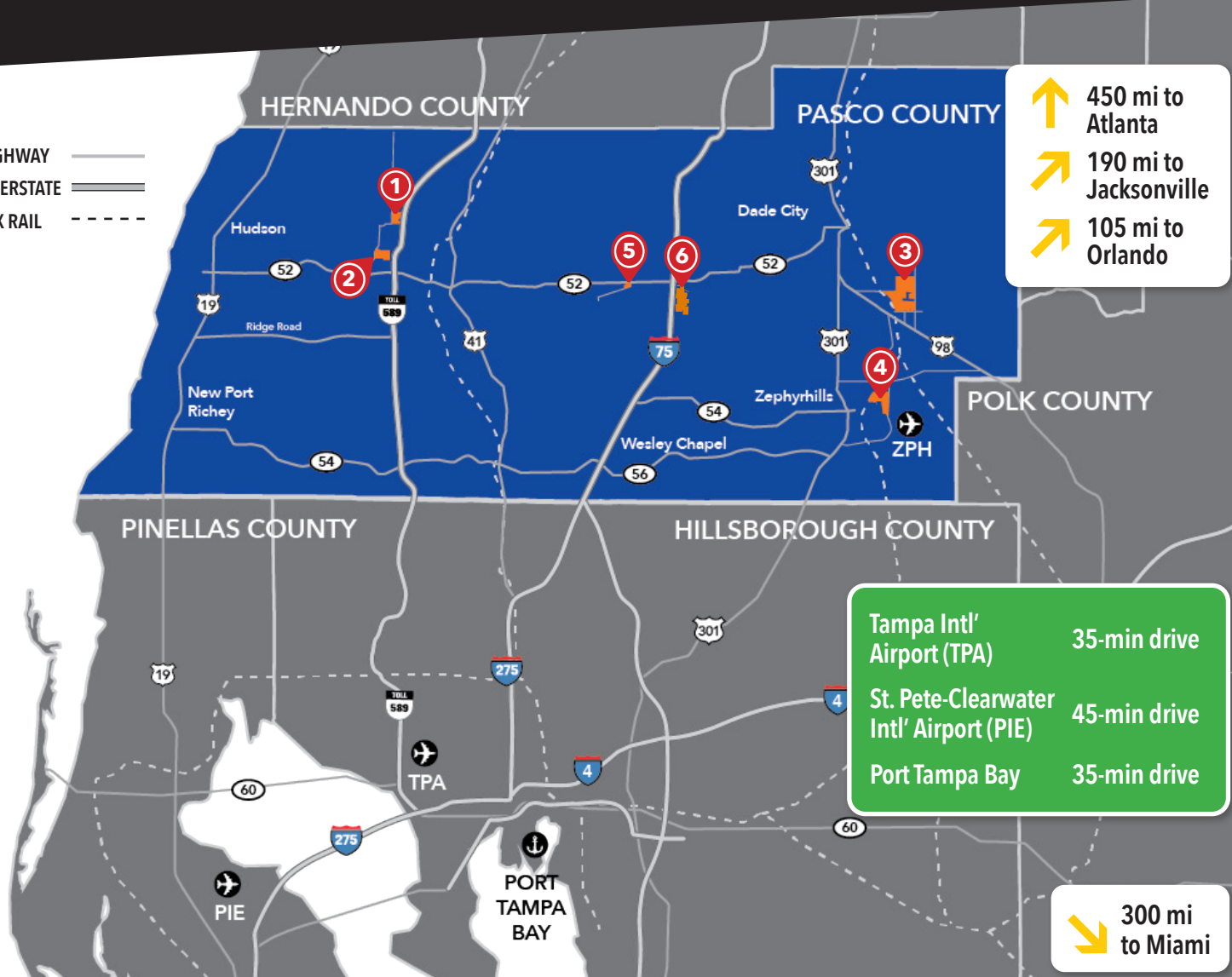
Source: LightCast Talent Attraction Scorecard (2022)

FLORIDA
RANKED **#1**

IN THE NATION FOR
ATTRACTING & DEVELOPING
A SKILLED WORKFORCE
FOR THE SECOND YEAR IN A ROW

Source: U.S. News and World Report (2023)

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

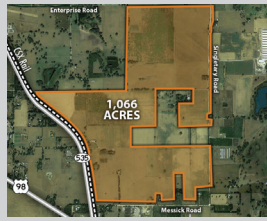
- 199 acres - vacant and divisible
- Utilities at site: water, sewer, electric, gas - telecom available
- Quick access to FL52 and FL589



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

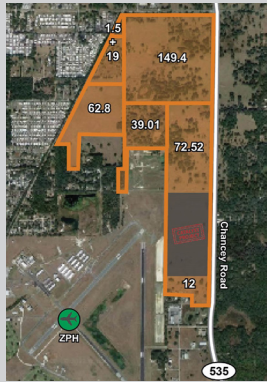


SITE 4

ZEPHYRHILLS AIRPORT INDUSTRIAL PARK

- 347 acres - vacant and divisible
- Utilities at site: water, sewer, electric - gas and telecom available
- Adjacent to CSX Rail and ZPH Airport

SOLD- 72 Acres - Bauducco Foods
403,00 SQF 600 Jobs \$233M CapX



SITE 5

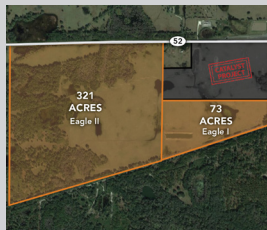
EAGLE I & II INDUSTRIAL PARKS

- 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

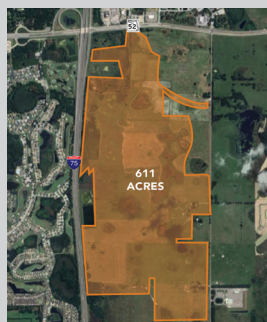
SOLD- 68 Acres - Amazon Robotic Sortation Center
517,220 SQF 500 Jobs \$150M CapX



SITE 6

DOUBLE BRANCH SUPER PARK

- 611 acres vacant and divisible
- Utilities at sites: water, sewer, electric, gas, telecom
- Frontage on I-75 and FL52
- Two access roads available and delivering four additional



TAMPA RANKED 14TH
MOST AFFORDABLE
OUT OF 44 LARGE MSAS
IN THE UNITED STATES*

*Source: Cost of Living Index for Major Metropolitan Area Cities (April 2023)

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 customized 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 SCHOOLS serves **86,191 students** everyday and received the designation as a System of Disinction from Cognia in 2022.

- Pasco County Schools has **40 pathways in Career and Technical Education programs** through partnerships with local industry

ACCESS to the University of South Florida which ranks **#45 among public universities** in the United States by *U.S. News and World Report 2023*

SAINT LEO UNIVERSITY ranked **#24 for Veterans** in the United States by *Military Times Best for Vets: Colleges 2022*

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 Pasco EDC program, features a unique platform which allows employers to find programs that produce the talent that will thrive in their industries.

workforceCONNECTpasco.com



BUSINESS CLIMATE

PASCO COUNTY features a pro-business county government in a right to work state with no personal income tax. Customized incentive packages provide savings and benefits to companies creating high wage jobs, and making capital investments in new and existing facilities, new machinery, and training their employees.

0% PERSONAL
INCOME TAX

5.5% CORPORATE
INCOME TAX
LESS \$50,000 EXEMPTION

4TH BEST TAX CLIMATE
IN THE U.S.

PASCO COUNTY INCENTIVES



Pasco County offers local incentives to induce Target Industries to locate and expand their businesses in the community. The Pasco EDC assists Target Industry projects in applying for Pasco County incentives such as:

- **JOB CREATION INCENTIVE (JCI)**

- Eligible companies can receive \$2,000 to \$5,000 per job with a minimum of 10 new jobs
- Job wages must exceed 115% of Pasco County's average annual wage of \$50,300*

*Source: Florida Commerce, January 2024

- **CAPITAL INVESTMENTS**

- Transportation Mobility Impact Fee Waiver
- Ad Valorem Tax Equivalency Grant on real or tangible business property
- Building Permit Fee Waiver

- **PERMITTING**

- Rapid Response Team
- Expedited Permitting
- Expedited Processing

WORKFORCE TRAINING GRANTS

- **LOCAL**

Pasco County

- Discretionary Workforce Training Funds

- **REGIONAL**

CareerSource Pasco Hernando

- On the Job Training (OJT)
- Incumbent Worker Training (IWT)

- **STATE**

CareerSource Florida

- Quick Response Training
- Incumbent Worker Training (IWT)

Veterans Florida

- Veterans Florida Workforce Training Grant

FLORIDA STATE TAX INCENTIVES

- **SALES AND USE**

TAX EXEMPTIONS

- Machinery & Equipment used in Manufacturing, Research and Development
- Electric & Steam used to Operate Machinery in Manufacturing
- Aircraft Repair & Maintenance
- Machinery and equipment used in semiconductor, defense, or space technology production

- **CORPORATE TAX CREDITS**

- Capital Investment Tax Credit (up to 20 years)
- Research and Development for Target Industries
- Renewable Energy Technologies

- **GRANTS**

- High Impact Performance Incentive



FIND OUT MORE

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

