



PORT ST. LUCIE, FLORIDA

Poised to become the next major commercial area in South Florida.

Available and developable commercial and industrial acreage south of Port St. Lucie is high priced and in short supply. **Tradition Commerce Park** is competitively priced and readily available with master infrastructure and a spine road already in place, strategically located in Florida's 8th largest city.

- ◆ Tradition Commerce Park is a nearly 900 acre site fully entitled for large-scale commercial and residential development.
- ◆ The property is the largest remaining assemblage in all of South Florida including Miami-Dade, Broward, Palm Beach, Martin and St. Lucie Counties for commercially developable land.
- ◆ Located in thriving Port St. Lucie, the 8th largest city in the State of Florida, Tradition Commerce Park is located within it's most successful master-planned community, Tradition
- ◆ With approximately three miles of Interstate 95 frontage in the area's main job corridor, the pro-development local government is highly invested in the property's success.



PROPERTY HIGHLIGHTS

- 3 acres to 420+ acre parcels
- Three miles of prime I95 frontage with access to two existing interchanges
- Competitively priced and readily available
- Master infrastructure and spine road in place
- Underground utilities available
 - **Discovery Way right-of-way:** City of Port St. Lucie Utilities 8-inch water main and 8-inch sanitary sewer gravity main; FP&L electric with main feeds from two substations; Hometown Communications telecom fiber up to 1 Gbps; Tradition Irrigation Co. 16-inch irrigation main
 - **Village Parkway right-of-way:** City of Port St. Lucie Utilities 24-inch main and 12-inch sanitary sewer force main; FP&L electric with main feeds for two substations; Hometown Communications telecom fiber up to 1 Gbps
- Strategic Location: 45 minute drive time south to West Palm Beach; 1 hour 45 minute drive time south to Miami; two hour drive time north to Orlando



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MF RESIDENTIAL

3,382 Housing Units

FIRE STATION

K-8 SCHOOL

15,161 Housing Units



OLD NAVY TJ-maxx
 BED BATH & BEYOND TARGET
 LA FITNESS OfficeMax
 Michaels OfficeMax
 PETS MART BABIES R US
 Olive Garden MCDONALD'S LONGHORN STEAKHOUSE

Publix Panera BREAD
 Tutti Frutti Kilwins
 CROWN ICE CREAMERY
 TROPICANA

EXISTING INTERCHANGE
Exit 118 Tradition Pkwy.

GATLIN BLVD.

N PARKWAY

Colver's HEARTLAND
 Wawa CHIPOTLE
 RECOVERY sports grill
 HOMESUITES BY HILTON
 HEALTHPARK

MARTIN HEALTH SYSTEM

VNA

Northern Lights Realty

TORREY PINES INSTITUTE FOR MOLECULAR STUDIES

ATLANTIC PACIFIC DEVELOPMENT

FLORIDA VISION

FL Center For Bio-Sciences

9,164 Housing Units

SOUTH FLORIDA ORTHOPAEDICS & SPORTS MEDICINE

KEISER UNIVERSITY

CECS

5+ acres
 8+ acres
 10+ acres
 21+ acres
 10+ acres
 8+ acres
 11+ acres
 400+/- acres Subdividable

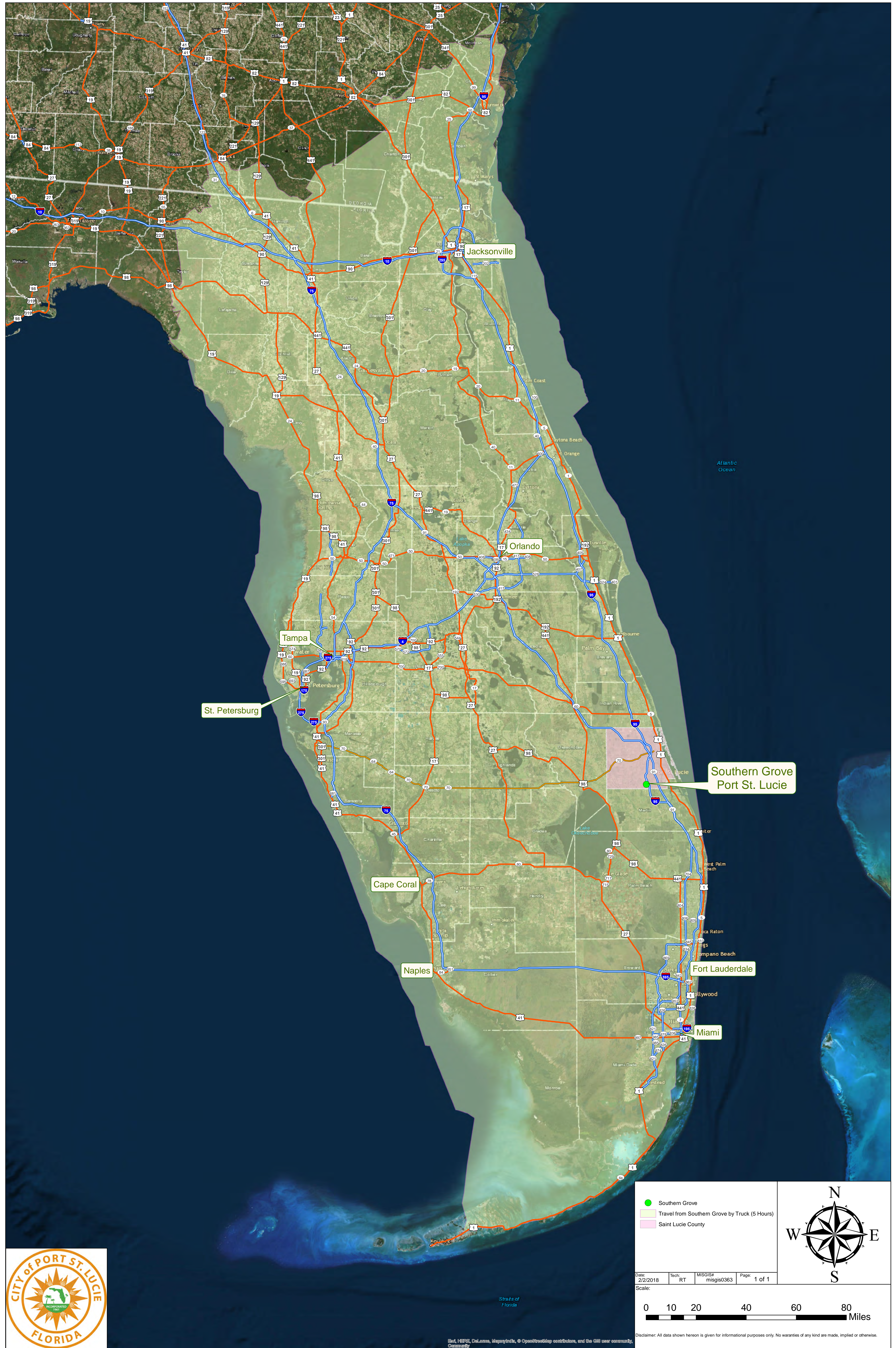


POWER EASEMENT

LEGEND

- Available parcels
- Sold parcels





St. Petersburg

Tampa

Jacksonville

Orlando

Southern Grove
Port St. Lucie

Cape Coral

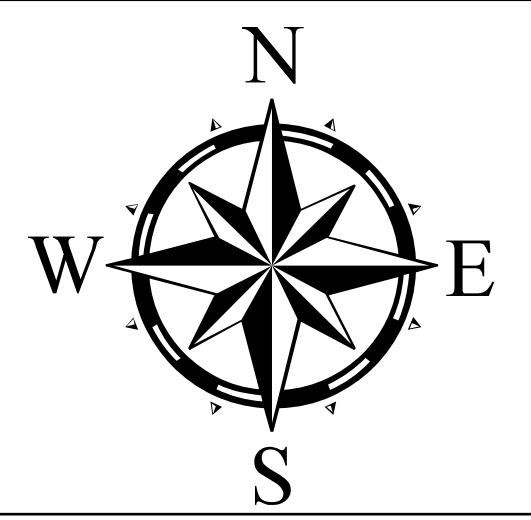
Naples

Fort Lauderdale

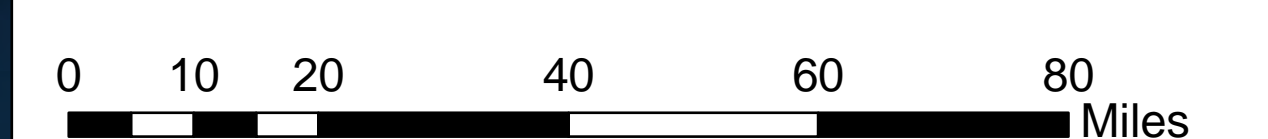
Miami



- Southern Grove
- Travel from Southern Grove by Truck (5 Hours)
- Saint Lucie County



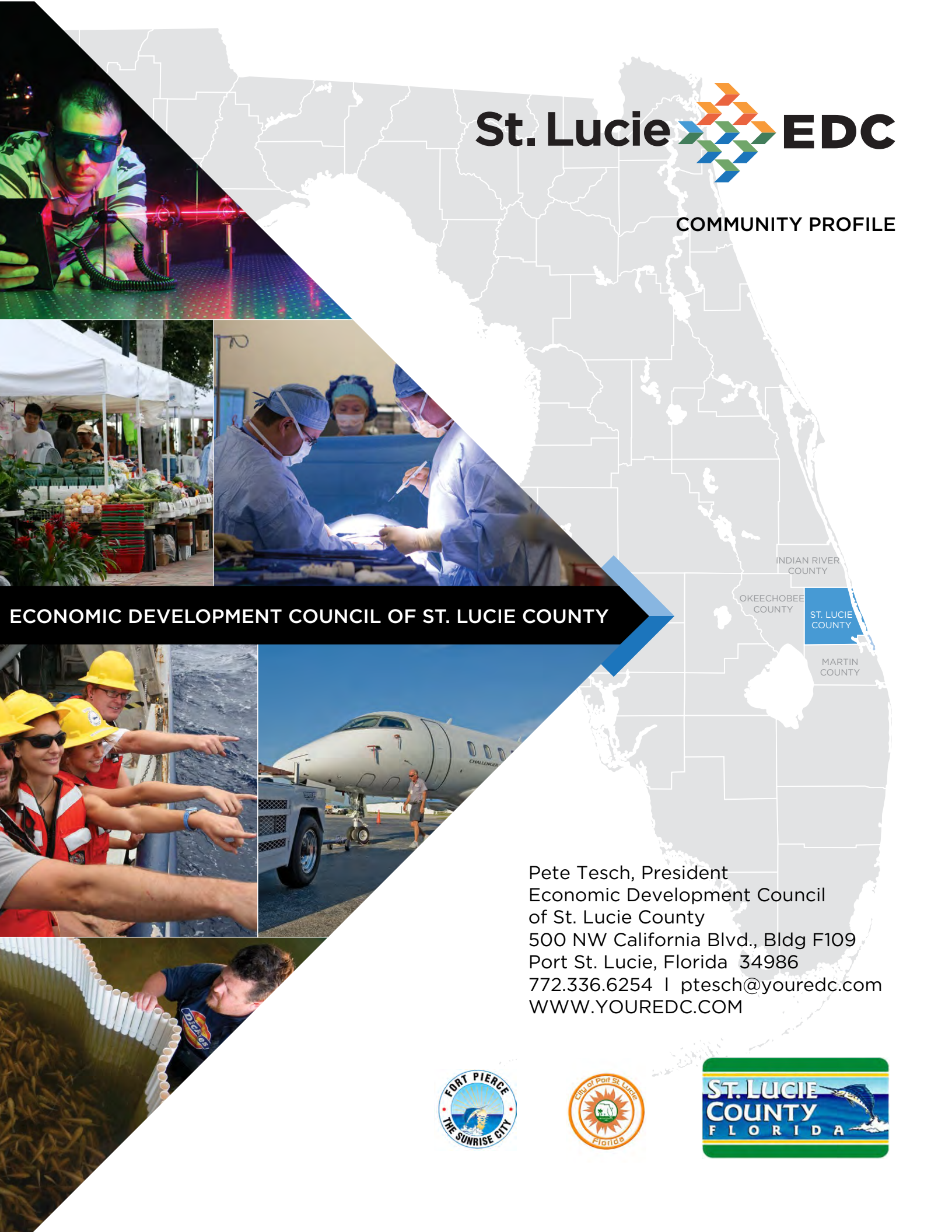
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St. Lucie EDC

COMMUNITY PROFILE



ECONOMIC DEVELOPMENT COUNCIL OF ST. LUCIE COUNTY



INDIAN RIVER COUNTY

OKEECHOBEE COUNTY

ST. LUCIE COUNTY

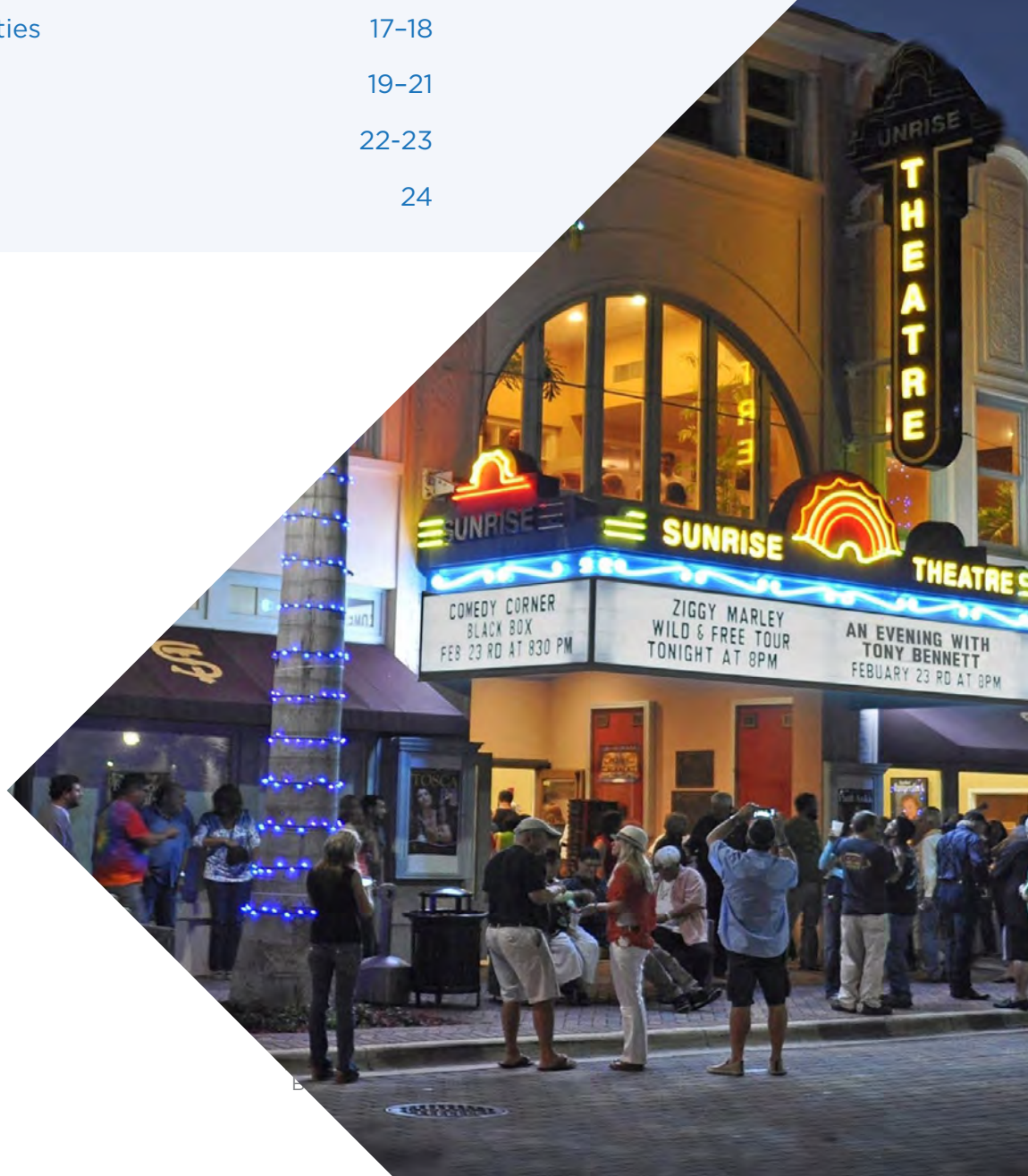
MARTIN COUNTY

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WHY ST. LUCIE COUNTY?

There are many reasons to choose St. Lucie County, Florida as a place to relocate or open your business. The area economy has evolved into a blend of diverse sectors that include manufacturing, aviation, agriculture, tourism, research & development, construction, healthcare, retail, and professional and technical services. Here are just some of the top reasons to choose St. Lucie:



MARKET STRENGTH: St. Lucie County has the requisite location, business environment and workforce to be one of the best performing communities in the nation for the very foreseeable future.

COMPETITIVE BUSINESS COSTS: Florida's stable and highly favorable tax climate provides advantages that make a Florida location profitable for every type of business. The cost of doing business in St. Lucie County is less expensive than many competing locations: facility costs are lower, labor costs are lower, corporate taxes are lower and cost of travel is lower.



AFFORDABLE LIVABILITY: Florida has no state income tax. Additionally, St. Lucie County has a variety of housing options, from mixed-use, to waterfront enclaves, to quaint gated communities -- offering many affordable choices. Unlike our overcrowded neighbors to the north and south, St. Lucie County is a low-density, low-crime, livable community with small-town charm and all the amenities of a large city. St. Lucie County boasts strong educational resources and institutions as well as exceptional healthcare services and facilities. When new residents move here they put down roots quickly and feel as though they've lived here forever.



TALENT RICH: The area economy is a blend of emerging life sciences R&D with traditional manufacturing, agriculture, tourism and services. The County is host to Indian River State College, a nationally recognized institution for excellence and innovation. Also accessible from St. Lucie County are seven major higher educational institutions with more than 150,000 students

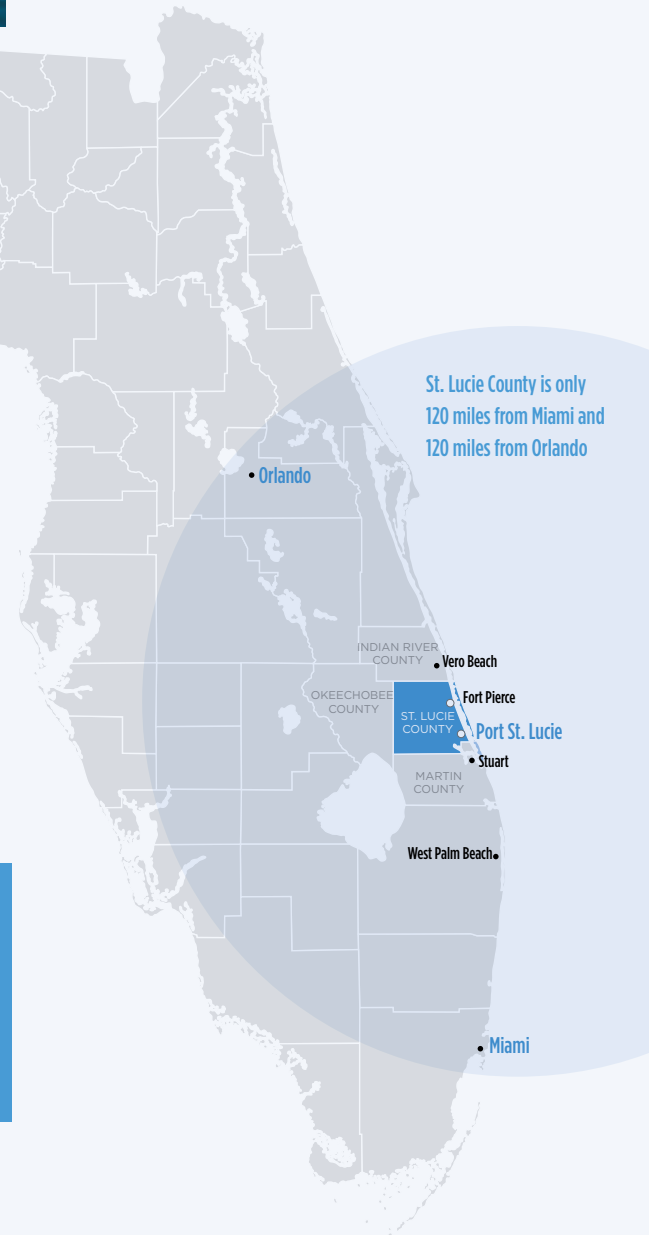


Our strong partnerships with the real estate community give us access to industry-leading intelligence that will help in your relocation decision.

TRANSPORTATION CONNECTIVITY: Direct access to I-95 and Florida's Turnpike, rail access, as well as Treasure Coast International Airport – a general aviation airport with U.S. Customs, and direct global air access through multiple international airports.

SKILLED WORKFORCE: St. Lucie County has a diversity of industries and a highly skilled labor force. The County has a population of almost 300,000 and has experienced growth of over 40% since 2000. In April 2016, the County's labor force stood at 131,487, with a regional workforce of nearly 280,000.

For more detailed demographic, community and economic information on St. Lucie County, Florida, please visit youredc.com.



DEMOGRAPHICS

Population

	2015**	2010	Population Growth (2010 to 2015)
ST. LUCIE COUNTY	298,563	277,789	7.5%
TREASURE COAST*	642,234	602,131	6.7%
FLORIDA	20,271,271	18,801,310	7.8%
U.S. AVERAGE	321,418,820	308,745,538	4.1%

Median household income (in 2014 dollars), 2010-2014

ST. LUCIE COUNTY	\$42,665
TREASURE COAST*	\$44,881
FLORIDA	\$47,212
U.S. AVERAGE	\$53,482

* Treasure Coast includes Indian River, St. Lucie, Okeechobee and Martin Counties.

**The vintage year (e.g., V2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.

Source: 2010 Census and 2010-2015 QuickFacts Estimate, 5/23/16

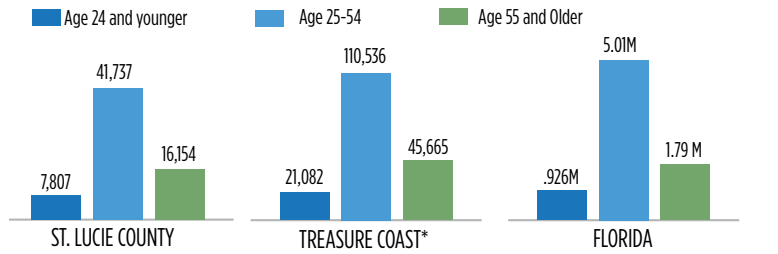
Size of Workforce

ST. LUCIE COUNTY	131,487
TREASURE COAST*	279,886

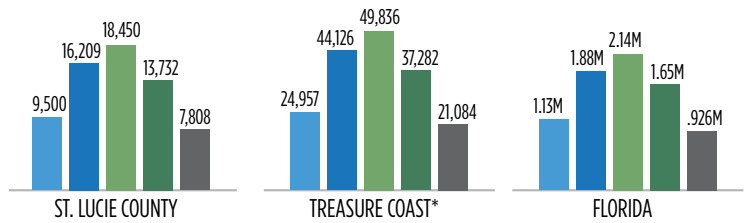
* Treasure Coast includes Indian River, St. Lucie, Okeechobee and Martin Counties.

Source: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, April 2016.

Jobs by Age Group and Educational Attainment 2015Q3, Beginning of Quarter Employment Counts

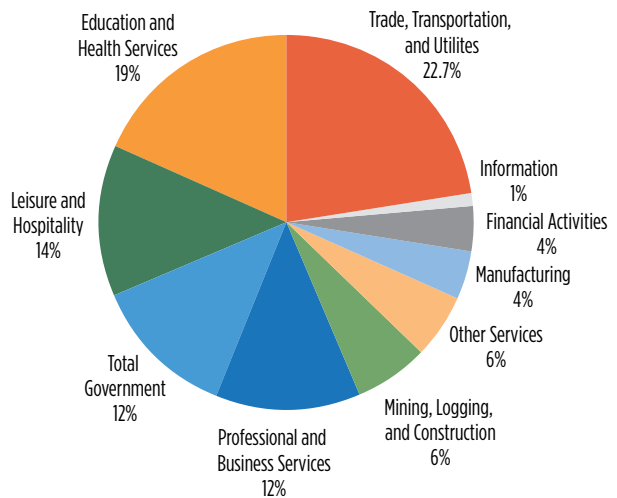


Legend for Educational Attainment: Less than high school (light blue), High school or equivalent, no college (medium blue), Some college or Associate degree (green), Bachelor's degree or advanced degree (dark green), Educational attainment not available (workers aged 24 or younger) (grey).



Source: QWI Explorer application, U.S. Census Bureau, qwiexplorer.ces.census.gov
Prepared by: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, May 2016.

ST. LUCIE MSA INDUSTRIES AND EMPLOYERS July 2015 (Not Seasonally Adjusted)



Source: U.S. Department of Labor, Bureau of Labor Statistics, Current Employment Statistics Program, released May, 20, 2016. Prepared by: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics.

* Treasure Coast includes Indian River, St. Lucie, Okeechobee and Martin Counties.

**The vintage year (e.g., V2014) refers to the final year of the series (2010 thru 2014). Different vintage years of estimates are not comparable.

Treasure Coast Manufacturing Sector & Employers

Manufacturers in the area produce a diverse array of products, ranging from complete aircraft and aerospace components to specialty lift truck, sport fishing yachts, small shallow draft fishing boats, citrus juices, flour for the baking industry, fabricated parts from multiple materials, electronic components and other products.

Manufacturing Sector	Employment*	Major Employers (Scope of Business)	City
Transportation Equipment	2,247	Motor Vehicles	
		• Stamm Manufacturing (high lift trucks)	Fort Pierce
		• Phoenix Metal Products (platform lift trucks)	Fort Pierce
		Aerospace	
		• Triumph Aerostructures-Vought (aircraft component parts)	Stuart
		• Piper Aircraft, Inc. (general aviation aircraft)	Vero Beach
		Boats	
		• American Custom Yachts (sport fishing yachts)	Stuart
		• S2 Yachts (sport fishing yachts)	Fort Pierce
		• Maverick Boat Co. (shallow draft fishing boats)	Fort Pierce
• Dragonfly Boats (yacht tenders, skiffs, paddle boats)	Vero Beach		
Food Manufacturing	924	Tropicana (orange juice operations)	Fort Pierce
		Indian River Citrus League (15+ companies that pack and distribute grapefruits and related products)	Vero Beach
		Natalie's Orchid Island Juice (juice manufacturer)	Fort Pierce
		Bay State Milling Co. (flour milling and distribution)	Indiantown
		McArthur Farms (milk manufacturing)	Okeechobee
		Lykes Ranch (cattle farming)	Okeechobee
Computers/Electronics	513	EMC Technology & Florida RF Labs (radio frequency and micro-wave resistive components)	Stuart
		Semi-Conductor Technology Inc. (high voltage N-Channel mosfet and high voltage NPN/PNP transistors)	Stuart
		Advanced Systems Research Inc. (cryogenic components for R&D)	Palm City
		Bee Electronics (nylon, leather, etc. cases for electronic equipment)	Fort Pierce

Treasure Coast Industry Sectors & Employers

Manufacturing Sector	Employment*	Major Employers (Scope of Business)	City
Machinery	412	Profold (mailing, folding and card finishing equipment)	Sebastian
		Parker-Hannifin (industrial hose)	Vero Beach
		Hi-Tide Boat Lifts (boat lifts)	Fort Pierce
		Booth Manufacturing (pressure sensitive labeling machinery)	Fort Pierce
Nonmetallic Mineral Products	611	Florida Custom Surfaces (granite, marble and quartz surfaces)	Palm City
		CEMEX (cement/concrete-related products)	Fort Pierce
Printing-Related	326	Treasure Coast Newspapers	Port St. Lucie
		Southeastern Printing Company (commercial printer)	Stuart
		Multi Color Printing (commercial printer)	Stuart
		Kinane Printing (commercial printer)	Stuart
		Aztec Graphix (commercial printer)	Fort Pierce
Plastics/Rubber Products	362	East Coast Plastics (contract plastic molder)	Port St. Lucie
		CAM Components Co. (plastic sign fabricator)	Stuart
		Stuart Plastics (plastic sign fabricator)	Stuart
		T5 Product Development (countertops, cabinets and surfaces)	Stuart
		Atlantic Precision (contract injection molder)	Port St. Lucie

Treasure Coast Industry Sectors and Employers

Industry Sector	Employment*	Major Employers (Scope of Business)	City
Wholesale, Distribution and Logistics	5,271	Wal-Mart Distribution Center (supporting regional Wal-Mart Stores)	Fort Pierce
		CVS Caremark Distribution Center (supporting regional CVS Stores)	Vero Beach
		Southern Distribution Services (citrus and gourmet food distribution)	Stuart
		Liberator Medical Holdings (medical supplies distribution)	Stuart
		Southern Eagle Distribution (regional beer distribution)	Fort Pierce
		Exel Global Logistics (freight broker)	Palm City
		Walpole Inc.	Okeechobee
		Cold Air Distributor (automotive parts)	Fort Pierce
		Remetronix (installation and de-installation of medical equipment and disaster recovery services)	Port St. Lucie
		Liberty Medical Supply (medical supplies)	Port St. Lucie
J.J. Taylor Distributing Florida (regional beer distribution)	Fort Pierce		

Treasure Coast Industry Sectors & Employers

Industry Sector	Employment*	Major Employers (Scope of Business)	City
Health Care (Hospitals)	9,157	Martin Health System	Stuart & Port St. Lucie
		Lawnwood Regional Medical Center and Heart Institute	Fort Pierce
		St. Lucie Medical Center	Port St. Lucie
		Sebastian River Medical Center	Sebastian
		Indian River Medical Center	Vero Beach
		Raulerson Hospital	Okeechobee
		HealthSouth of Treasure Coast	Vero Beach
		Treasure Coast Hospice	Multiple Locations
Professional/Technical Services	8,854	Dean Mead (legal services)	Fort Pierce
		Kimley-Horn and Associates (consulting engineers)	Port St. Lucie
		Bright View Landscape Development (landscape planning)	Fort Pierce
		Gunster (legal services)	Stuart
		MFMI (small business consulting)	Stuart
		Ecosphere Technologies (water engineering/environmental services)	Stuart
		Optima Health Solutions (IT solutions)	Palm City
		Culpepper and Terpening (consulting engineers)	Fort Pierce
		Underwater Engineering Services (marine consulting engineers)	Fort Pierce
		G4S (security services and technology integration)	Okeechobee
Construction	12,625	Drawdy Brothers Construction (concrete shell building construction)	Fort Pierce
		Sunshine Land Design (landscapers and site construction)	Stuart
		Gerelco Electrical Contractors (commercial contracting)	Port St. Lucie
		Gerelco Traffic Control	Port St. Lucie
		Complete Electric (electrical contracting)	Vero Beach
		Stryker Electrical Contracting (residential and commercial contracting)	Palm City
		Entegra Roof Tile (concrete roof tile manufacturer)	Okeechobee
		Community Asphalt Corporation (paving contractor)	Vero Beach
		Croom Construction (estate home construction)	Vero Beach
		Proctor Construction (commercial construction)	Fort Pierce
		ACI-Century (roofing contractor)	Stuart
		Artistry in Mosaics (tile manufacturer)	Fort Pierce
		Expert Shutter Services (security and storm manufacturer)	Port St. Lucie

Treasure Coast Industry Sectors & Employers

industry Sector	Employment*	Major Employers (Scope of Business)	City
Education and Training	1,924	Indian River State College (two and four-year college, not included in employment number)	Throughout region
		European Flight Training (aviation academy)	Fort Pierce
		Aviator College of Aeronautical Science and Technology (aviation academy)	Fort Pierce
		Flight Safety International (aviation training materials)	Vero Beach
		Helping People Succeed (prepare training programs)	Stuart
Admin Support/Call Centers	12,419	STS AeroStaff (employment agency)	Jensen Beach
		Teleperformance USA (business service provider)	Port St. Lucie
		Convey Health Solutions (medical-related customer service support)	Fort Pierce
		Medical Data Systems (medical-related customer service support)	Vero Beach
		Maximus (call center)	Fort Pierce
		McKesson (medical back office operations)	Port St. Lucie
Retail	29,895	Major retailers include: Wal-Mart/Sam's Club, Publix Super Markets, Winn Dixie, JC Penny, Macy's, Dillard's, Bass Pro Shop and Target	Located throughout the region

*Employment within the Treasure Coast includes Indian River, St. Lucie, Okeechobee and Martin Counties Source: U.S. Department of Labor (2015)

St. Lucie MSA Comparison of Labor Cost to National Average

Job Description	Within the MSA*		U.S. Average Wage	MSA as % of U.S. Average
	Quantity	Average Wage		
Manufacturing				
First-Line Supervisors	570	\$58,260	\$59,930	97%
Industrial Engineers	160	\$69,800	\$86,990	80%
Team Assemblers	610	\$31,760	\$31,560	101%
Machinists	170	\$37,880	\$42,120	90%
Welders, Cutters, Solderers	260	\$37,410	\$40,970	91%
Headquarters/Shared Services				
General & Operations Managers.	1,020	\$129,020	\$119,460	108%
Marketing Managers	40	\$119,120	\$140,660	85%
Administrative Services Managers.	100	\$100,170	\$94,840	106%
Executive Sec. & Admin. Assist.	510	\$45,270	\$55,460	82%
Purchasing Agents	220	\$45,470	\$64,170	71%
Accountants and Auditors	1200	\$63,760	\$75,280	85%
Customer Service Representatives	3,090	\$29,020	\$34,560	84%
Health Care				
Physicians/Surgeons, All Other	450	\$232,610	\$197,700	118%
Physician Assistants	60	\$99,220	\$99,270	100%
Registered Nurses	2,880	\$59,510	\$71,000	84%
Lab Techs	170	\$62,410	\$61,860	101%
MRI Techs	50	\$63,840	\$68,340	93%
Medical Records Techs	230	\$34,460	\$40,430	85%
IT Operations				
Computer and Info Systems Managers	80	\$114,240	\$141,000	81%
Computer Programmers	60	\$58,260	\$84,360	69%
Software Developers	150	\$75,390	\$102,160	74%
Network/Computer Sys. Admin.	200	\$65,730	\$82,200	80%

*MSA-St. Lucie and Martin County Source: US Bureau of Labor Statistics, May 2015

TAX CLIMATE

Florida's stable and highly favorable tax climate provides advantages that make a Florida location profitable for every type of business. Progressive legislation also ensures that Florida remains a worldwide hub for new and expanding businesses.

STATE OF FLORIDA

- State Personal Income Tax: None
- State Corporate Income Tax: 5.5% with credits for job growth, R&D and investment.
- State Sales Tax: 6% with a local additional sales tax of 0.5%

ST. LUCIE COUNTY, FORT PIERCE AND PORT ST. LUCIE

Local Property Tax Rate (\$/\$1,000 assessed value):
\$20.5492 base with special tax districts that may add up to \$5.6020.

The millage rates are detailed in the table below:

Ad Valorem	City of Port St. Lucie	City of Ft. Pierce	County
County Parks and Public Transit	0.3582	0.3582	0.3582
Storm Water Management and Erosion	0.0925	0.0925	0.4422
Law Enforcement and Judicial System	3.2699	3.2699	3.7802
School System	7.2830	7.2830	7.2830
County Revenue Fund	4.1273	4.1273	4.1273
Municipality Specific	5.4096	6.9000	0.4380
Fire District	3.0000	3.0000	3.0000
Water Management and Mosquito Control	0.5964	0.5964	0.5964
FL Inland Navigation and Port Bond	0.5239	0.5239	0.5239
Total Millage	25.8801	26.1512	20.5492

2015 Tax Rate. Source: St. Lucie County Property Appraiser

The State of Florida is ranked 4th best overall in a favorable tax climate by the Tax Foundation.



INCENTIVES

New or expanding businesses in selected targeted industries or corporate headquarters may be eligible for incentives. For more detail on State incentives eligibility, please visit Enterprise Florida's website www.eflorida.com.

ST. LUCIE COUNTY

Job Growth Investment Grant - St. Lucie County offers this job creating grant for existing and new businesses. The Board of County Commissioners may grant awards in the range of \$1,500 to \$3,000 per new job with a minimum of 10 new jobs created.

Ad Valorem Tax Exemption - The County offers an Ad Valorem Tax Exemption for existing or new business expansions that create new jobs. This exemption is applied to improvements that a business makes to its property such as a new building or equipment purchased in connection with relocating or expanding.

Expedited Site Plan Review and Fast Track Permitting - Expedited site plan review and fast track permitting is available through the Planning & Development Services Department for proposed new and expanding businesses that will create long-term jobs within the County.

Impact Fee Mitigation - Mitigation of County imposed impact fees are also available for targeted industries. This includes reduced and waived fees based upon the number of jobs created, average wage and the amount of the capital investment.

City of Fort Pierce incentives are available to new or expanding businesses identified on the City's targeted industry list that create long term jobs and capital investment within the City. Incentives may include Ad Valorem Tax Exemptions, impact fee waivers, expedited site plan review and fast track permitting. Retail and residential development are not eligible for this process.

City of Port St. Lucie incentives are available to new or expanding existing businesses that are identified on the City's targeted industry list. Such incentives include Ad Valorem Tax Exemption, expedited site plan review and fast track permitting. Retail and residential development are not eligible for this process.

STATE INCENTIVES

Qualified Target Industry Tax Refund - Pre-approved applicants who create jobs in Florida receive tax refunds of \$3,000 per net new Florida full-time equivalent job created.

Workforce Training Incentives

FloridaFlex offers partial reimbursement to relocating or expanding businesses for expenses related to training new or existing employees after jobs have been created or retained and the training has occurred.

Incumbent Worker Training Program (IWT) -A program that provides training to currently employed workers to keep Florida's workforce competitive in a global economy and to retain existing businesses.

Infrastructure Incentives

Economic Development Transportation Fund - Commonly referred to as the "Road Fund," is an incentive tool designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision.

The Economic Development Council stands ready to assist with information and incentives eligibility for your relocation and expansions.

EDUCATION



From public and private pre-K through high school, to magnet schools and charter schools, to vocational training and post-secondary education, St. Lucie is ready and able to train and educate the workforce you need for your business and its future growth and success.

Florida's growing public school system is leading the nation in prioritizing and raising student achievement. With a focus on academic excellence and achievement, here are some facts about St. Lucie's Public Schools:

Number of students enrolled for 2015-16	37,000
Graduation rate	75.5%
The number of A- and B-rated traditional public schools. The St. Lucie School District has a B-rating	11
Traditional public schools serving K-8 students	33
Number of high schools	6
Non-traditional schools serving students in elementary through high school	3

Career & Technical Education (CTE) programs offer students the opportunity to achieve industry-recognized certifications, work-based learning experiences, and articulated college credits. CTE helps students gain the technical skills, rigorous academic foundation, and real-world experience needed for post-secondary education and a high-skill, high-wage, high-demand career.

Number of students enrolled in CTE	6,137
Number of certifications	34

We invite you to take a closer look at St. Lucie Public Schools, test scores, school ratings, students' accomplishments and celebrated teachers. www.stlucie.k12.fl.us

Celebrated student recognition during the 2015-16 academic year



Haniya Shareef, Shreya Reddy and Koushal Rao competed in the 2016 Intel International Science and Engineering Fair along with students representing 77 countries. Rao received third place overall in the category of Biomedical Sciences.



Centennial High School Graduate Named as Scholarship Recipient

HOSA - Future Health Professionals recently announced the 2016 recipients of the HCA - Philip R. Patton HOSA Scholarship. Jessica Janvier is a 2016 graduate of St. Lucie West Centennial High School as well as a HOSA member representing the Allied Health CNA/EKG program. She was named as one of the 15 scholarship recipients from an applicant pool of over 600.

Nineteen CTE academies include:

- 3D Animation
- Agriscience
- Allied Health
- Automotive Service Technology
- Biomedical Science
- Business & IT
- Culinary Arts
- Carpentry
- Drafting / Technical Design
- Finance & Accounting
- Industrial Biotechnology
- International Business
- Manufacturing
- Nursing Assistant
- Oracle Database / Programming
- Pre-Engineering
- TV Production / Digital Multimedia
- Veterinary Assisting
- Web Development

Attractor Programs

Each of the County’s high schools offer Advanced Placement (AP) courses. These are rigorous courses meeting national college standards. Students may also take Dual Enrollment classes through Indian River State College that allow students to earn college credit that is tuition-free.

- **International Baccalaureate (IB)** – IB is a prestigious pre-university course of study. IB meets the needs of highly motivated and academically-inclined secondary school students. Lincoln Park Academy is one of nine public schools in Florida that offers the IB Program from grades 6-12.
- **Marine and Oceanographic Academy (MOA)** – The MOA program is located on the campus of Florida Atlantic University’s world renowned Harbor Branch Oceanographic Institution for students interested in marine biology.
- **Aerospace and Engineering Academy** – This unique program is the result of a partnership with one of the world’s oldest, largest and most prestigious universities specializing in aviation and aerospace, Embry Riddle Aeronautical University.
- **Agriscience Academy**
- **Veterinary Science Academy**
- **Advanced International Certificate of Education (AICE)**

For more information on St. Lucie Public Schools Attractor Programs, www.stlucie.k12.fl.us/cte/.

Private Schools

- St. Lucie County is host to 23 private schools serving all grades extending from pre-K to high school
- More than 4,600 students in the area are currently enrolled in these schools
- The average student teacher ratio is 13:1
- More than two thirds of St. Lucie private schools are religiously based

**source privateschoolreview.com*

MAJOR COLLEGES AND UNIVERSITIES

There are seven major educational institutions with over 150,000 students that are accessible to the region and engage in a wide variety of academic programs.



INDIAN RIVER STATE COLLEGE

Indian River State College is a public, comprehensive college serving Florida's Treasure Coast with campuses in Fort Pierce, Port St. Lucie, Okeechobee, Stuart and Vero Beach. IRSC has earned a national reputation for quality, innovation and responsiveness to community needs, inspiring over 30,000 people to enroll in courses annually.

Every aspect of IRSC is focused on student success with small classes, one-stop student services, convenient campuses and online programs, resulting in the College's designation as a Top Ten Finalist for the prestigious Aspen Prize, ranking as the 9th top public regional college in the South by U.S. News & World Report, and as the



Florida State University College of Medicine, located on IRSC’s main campus in Fort Pierce, provides third- and fourth-year clinical training.

“3rd Most Affordable College” in the country by the U.S. Department of Education, with selection as an Achieving the Dream college based on strong commitment to student success.

IRSC offers 150 programs leading to Bachelor’s Degrees, Associate Degrees, Technical Certificates and Applied Technology Diplomas. The institution has earned recognition for excellence in education both statewide and nationally and promotes initiatives such as STEM-related education, entrepreneurship, corporate training and free business assistance. **Florida State University College of Medicine**, located on IRSC’s main campus in Fort Pierce, provides third- and fourth- year clinical training through affiliations with local health institutes.

The University of Central Florida in Orlando has over 59,000 students – the second largest university enrollment in North America. Each year UCF graduates over 1,000 engineers in multiple disciplines, over 3,000 business-related majors, and over 600 biology/ biomedical majors. The school has strong ties to the aerospace industry with research in areas such as simulation and training, photonics, lasers and optics, materials and nanotechnology, and biomedical sciences.

The Florida Institute of Technology in nearby Melbourne has a primary focus on engineering and selected sciences and supports research in both ocean and aerospace engineering.



Florida Atlantic University has 30,000 students with its main campus in Boca Raton. It operates the renowned Harbor Branch Oceanographic Institution in St. Lucie County. The university is engaged in substantial research related to the marine environment, ocean engineering and the resources and benefits that can be derived from the ocean.



Degrees offered by **Keiser University** are strategically aligned with the needs of Florida's and the global economies.

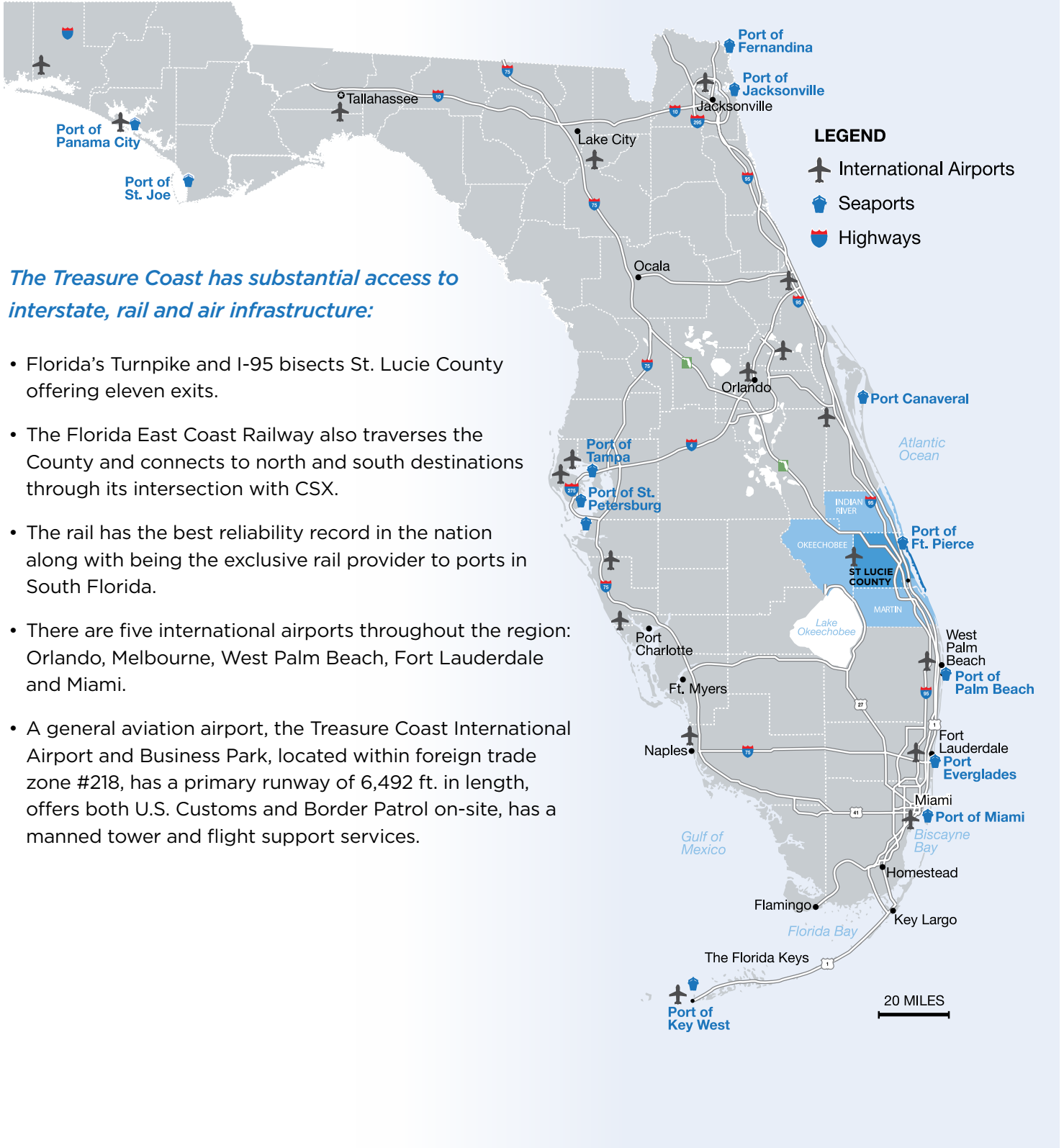
The University of Miami located in Coral Gables with over 15,000 students has a strong focus on research. U.S. News and World Report have ranked the undergraduate program and Leonard M. Miller School of Medicine in the top 50. The \$350 million research and development budget supports many different areas such as marine and atmospheric sciences as well as the stem cell institute.



The Florida International University is committed to entrepreneurship, innovation and creativity. The public research university prepares its students for a global career. The research facilities available span to all areas of study such as advanced material engineering, geographic information systems and ecotoxicology. Masters and doctoral programs are available in many different areas allowing for advanced education.

For nearly 40 years, **Keiser University** has been a trusted educational resource for Florida's leading industries. With customized and innovative education programs, Keiser University will quickly adapt to meet your unique and evolving employment demands. The degrees offered by Keiser University are strategically aligned with the needs of Florida's and the global economies.

TRANSPORTATION



The Treasure Coast has substantial access to interstate, rail and air infrastructure:

- Florida’s Turnpike and I-95 bisects St. Lucie County offering eleven exits.
- The Florida East Coast Railway also traverses the County and connects to north and south destinations through its intersection with CSX.
- The rail has the best reliability record in the nation along with being the exclusive rail provider to ports in South Florida.
- There are five international airports throughout the region: Orlando, Melbourne, West Palm Beach, Fort Lauderdale and Miami.
- A general aviation airport, the Treasure Coast International Airport and Business Park, located within foreign trade zone #218, has a primary runway of 6,492 ft. in length, offers both U.S. Customs and Border Patrol on-site, has a manned tower and flight support services.

UTILITIES

ELECTRIC



Florida Power and Light

Contact: Crystal Stiles, *Manager, Economic Development*
(561) 694-4112 <https://www.fpl.com/rates.html>



Fort Pierce Utilities Authority

Contact: Paul Jakubczak, PE, *Director of Electric and Gas Systems*
(772) 466-1600 x 6400 https://wo.fpua.net/FPUARates/Commercial_Electric_Rates.php



Fort Pierce Utilities Authority

Contact: Timothy Perkins, PE, *Director Water/Wastewater Systems*
(772) 466-1600 x 3475 https://wo.fpua.net/FPUARates/Commercial_Water_Rates.php

City of Port St. Lucie

Contact: Laney Southerly, *Utility Engineering Manager*
(772) 873-6400 <http://www.cityofpsl.com/utility/index.html>



St. Lucie West Services District

Contact: Dennis Pickle, *District Manager*
(772) 340-0220 x 103 <https://www.slwsd.org>

St. Lucie County

Contact: Laurie Waldie, *Utility Director*
(772) 462-1175 <http://www.stlucieco.gov/utilities/reports.htm>



NATURAL GAS

Florida City Gas

<https://www.floridacitygas.com/rates-and-tariff>



at&t

Fort Pierce Utilities Authority

Contact: Paul Jakubczak, PE, *Director of Electric and Gas Systems*
(772) 466-1600 x 6400 https://wo.fpua.net/FPUARates/Commercial_Gas_Rates.php

TELECOM

AT&T (DSL/ Internet service provider)

www.att.com

Comcast Cable/ high speed internet

<http://business.comcast.com>

FPUAnet Communications Division of Fort Pierce Utilities Authority

(fiber optics, high speed Internet)

Contact: Donald T.E. Landin, *FPUAnet Communications Manager*
(772) 466-1600 x 3307 <http://www.fpuanet.com/pricing.shtml>

Home Town Communications (cable/ high speed Internet)

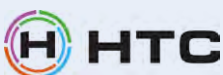
Contact: Kevin Killen, *General Manager*

(772) 345-1082

kkillen@htcplus.com



FPUAnet Communications
DIVISION OF FORT PIERCE UTILITIES AUTHORITY



HOUSING

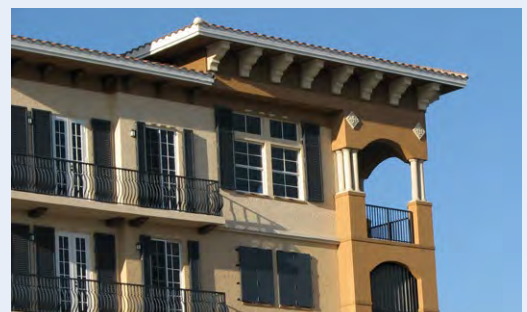
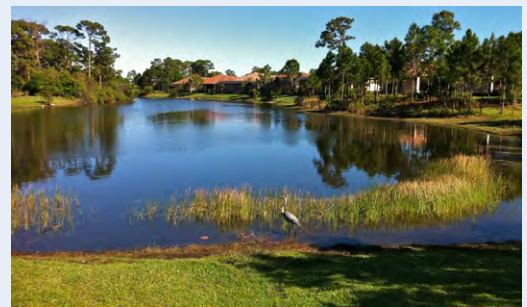
Housing in St. Lucie County is more affordable than in many communities in South Florida. The lifestyle possibilities are endless, from waterfront properties, to single family homes in a preserve or master-planned communities, to high-rise condos, St. Lucie County has multiple options to call home.

For more information on housing in St. Lucie County, visit www.RAPB.com

Housing Market Summary by County

	St. Lucie	Martin	Palm Beach
April 2016			
Closed Sales	517	221	1,586
New Listings	645	283	2,270
Median Sales Price	\$175,000	\$320,000	\$307,125
Percent of Original List Price Received	96.2%	95.0%	94.6%
Median Days on Market	35	45	51
Inventory of Homes for Sale	1,719	1,040	7,446
Months Supply of Inventory	3.9	5.1	5.0
January-April 2016 (year to date)			
Closed Sales	1,652	757	5,344
New Listings	2,704	1,236	9,315
Median Sales Price	\$172,670	\$318,250	\$296,270
Percent of Original List Price Received	96.0%	94.8%	94.5%
Median Days on Market	43	50	52
April 2015			
Closed Sales	533	231	1,723
New Listings	587	278	2,161
Median Sales Price	\$155,000	\$300,000	\$296,500
Percent of Original List Price Received	95.4%	94.1%	94.1%
Median Days on Market	46	65	58
Inventory of Homes for Sale	1,546	1,056	6,970
Months Supply of Inventory	3.3	5.3	4.9

Source: Florida REALTORS®, May 25, 2016



HEALTH CARE

St. Lucie County is served by an exceptional array of health care providers including five hospitals as well as a variety of other medical and health related services:



Lawnwood Regional Medical Center & Heart Institute (part of HCA East Florida)

- A 365-bed acute care hospital, home of the Treasure Coast Level II Trauma Center
- Specialty services include a full range of cardiac care from diagnostics to open-heart surgery, Pediatric Intensive Care Unit, Inpatient Behavioral Health, an Inpatient Physical Rehabilitation Center as well as the only Mazor Robotics Program that provides highly-accurate, minimally-invasive surgery for complex spinal cases.
- A Level III Neonatal Intensive Care Unit and Pediatric ER services for the smallest and the sickest children, providing quality, child-friendly care, close to home.
- Lawnwood is accredited by The Joint Commission and designated as a Top Performer, a Certified Primary Stroke Center and has the only CARF Accreditation on the Treasure Coast.

Martin Health System is a not-for-profit, community-based healthcare organization that offers a wide range of services at Martin Medical Center and Martin Hospital South in Stuart and Tradition Medical Center in Port St. Lucie.

- With 434 beds, the three MHS acute-care hospitals services include cardiac and cancer care, rehabilitation, health and fitness, laboratory and diagnostic imaging services.
- It has received numerous awards and has been accredited by The Joint Commission, one of the most respected accreditations in the world.



More than ten walk-in clinics and urgent care centers, multiple assisted living facilities, Treasure Coast Hospice and nearly 500 physicians and 75 dentists serve St. Lucie County.

St. Lucie Medical Center (part of HCA East Florida)

- A 229-bed hospital offering a full range of acute care services, including rehabilitation, obstetrics, inpatient and outpatient surgery and services. Its Orthopedic Center of Excellence is considered one of the best in the country for joint replacement.
- The hospital has a 24/7 senior-friendly emergency room and a fast-track program. SLMC’s imaging department provides the latest technology for diagnosis and treatment. Certified specialists staff its comprehensive lymphedema program. The Wound Care Center has experienced doctors and nurses that use the most advanced medical research and technology in all areas of wound management.
- St. Lucie Medical Center is accredited by The Joint Commission and designated at a Top Performer, a Certified Primary Stroke Center and is the only Chest Pain accredited facility on the Treasure Coast

Tradition Medical Center (part of Martin Health System)

- State-of-the-art acute care facility in Port St. Lucie with 90 private rooms. Services include intensive care, labor and delivery, neonatal intensive care, general and specialized surgery, inpatient oncology, diagnostic imaging, MRI, CT, GI/ endoscopy, and laboratory services.
- The emergency department has 27 private beds and features a cutting-edge telemedicine tool, the RP-VITA® robot, that allows specialist physicians to consult on a patient’s treatment from a remote location outside of the hospital.
- An inpatient unit is dedicated to patients who need rehabilitation after a major illness or surgery. Services include physical therapy, occupational therapy and speech therapy.
- An infusion suite offers intravenous and intramuscular medications, blood transfusions, platelet transfusion, PICC line care, and provides infusaport care in an outpatient setting.

QUALITY OF LIFE & AMENITIES

- With an average temperature of 74°F and sunny skies nearly 80% of the time, residents and visitors can enjoy an abundance of environmental, recreational and cultural activities all year long in our tropical, south Florida, coastal community.
- The county is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island.
- In an increasingly globalized economy where people have more choices than ever before as to where they will live and work, we believe St. Lucie County is one of the highest-quality, most livable and welcoming communities in all of Florida.



Water, Water Everywhere: Beaches, Parks and Preserves

St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. Whether cruising on a yacht through the Fort Pierce Inlet to the Atlantic Ocean, diving natural and artificial reefs, kayaking or paddle boarding through mangrove tunnels or surfing, there is no shortage of ways to enjoy the water. Our many public marinas and boat ramps provide easy access. Anglers come from the world over to enjoy inshore and offshore fishing from charters at the Fort Pierce City Marina and other local marinas.





Arts & Culture

St. Lucie takes pride in preserving and promoting the arts. From the Navy SEAL Museum, to the Zora Neale Hurston and A. E. “Beanie” Backus Highwayman museums to botanical gardens and performing arts venues in our historic downtown Fort Pierce, St. Lucie has a wide array of arts and cultural amenities to enjoy.

Golf

The area boasts more than 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. The PGA Golf Club in Port St. Lucie, ranked among the ‘75 Best Golf Resorts’ by Golf Digest, is a global golf destination.

Baseball

America’s favorite pastime is enjoyed at the state-of-the-art Tradition Field in Port St. Lucie – the Spring training home of the New York Mets. Minor league baseball is also in full-swing during the summer months, when residents and visitors can enjoy watching the St. Lucie Mets (the high class-A minor league affiliate of the NY Mets) play against other teams.



CONTACT

The Economic Development Council of St. Lucie County, Inc. (EDC) is a private, not-for-profit corporation dedicated to the promotion of economic vitality in our community. Working in concert with local governments and business partners, the EDC's core mission is to attract, expand and retain businesses that create higher-paying jobs, broaden the tax base and improve our "economic quality of life." Whether you are new to St. Lucie County or already established, the Economic Development Council of St. Lucie County stands ready to help you take your business to the next level.

The Economic Development Council of St. Lucie County is uniquely positioned to help your business take full advantage and leverage all resources available to you. Our services include help with permitting, incentive funding assistance, workforce development, site selection, and connections to public/private resources. This information and assistance is offered to decision-makers and consultants representing large and small, domestic and international businesses.

Let us know if you are interested in seeing for yourself all that St. Lucie County has to offer. The first step is to contact us to arrange a personal site visit.

www.youredc.com

For additional details, contact:

Peter J. Tesch
President

Economic Development Council
of St. Lucie County, Inc.

500 NW California Boulevard,
Building F, Suite 109

Port St. Lucie, FL 34986

Phone: 772.336.6250

Email: ptesch@youredc.com

