



# LOGISTICS & DISTRIBUTION



Multiple highways & interstates including I-95, I-295, and I-10



Jacksonville International Airport  
Fernandina Municipal Airport



CSX Class I  
Norfolk Southern Class I  
First Coast Railroad Class II



Port of Fernandina  
JaxPort  
Port of Brunswick

**1.5M**  
SQ FT

Industrial Park to include 12 buildings zoned for logistics, labs, offices, light manufacturing, and warehousing; coming spring 2024.

**837K**

Workforce within the Jacksonville MSA

**4**

Military installations equidistant to Nassau County with 3,000 skilled veterans returning to the private sector.

**CDL**

Florida State College at Jacksonville (FSCJ) Nassau will soon offer a Commercial Driver License program.

## INCENTIVES

- Nassau County Economic Development Grant (EDG)
- Industrial Development Bonds (IDBs) Port of Fernandina
- Capital Investment Tax Credit (CITC)
- Florida Rural Job Tax Credit
- Incumbent Worker Training (IWT)

## POINTS OF PRIDE



### A-Rated School District

Ranked #2 overall in Florida for top ranked public schools. Comprised of 16 fully accredited schools with the High Schools offering Career & Technical Educations programs. In 2022 CTE students earned 827 industry certifications.



### Available Space

Nassau County offers 17+ million square feet of entitled commercial and industrial space.



### Military Presence

Nassau County is equidistant to 4 military installations with 3,000+ skilled Veteran Separates annually.



As a designated rural county, Nassau County is able to offer many incentives to new and expanding businesses that choose to operate in the area. The Nassau County Economic Development Board (NCEDB) is here to assist through the process. Our team can act as a resource to help businesses identify the incentives a business may be eligible for and guide them through the application process.

## **Nassau County Economic Development Grant (EDG)**

Nassau County offers qualified businesses a return of a portion of ad valorem property taxes (taxes due on real and personal property) based on the new capital investment and jobs created by the business. The business must be in a targeted industry, create a minimum of 10 new jobs, and produce \$1 million in new capital investment in the county.

## **Industrial Development Bonds (IDBs) Port of Fernandina | Ocean Highway & Port Authority**

Tax-exempt securities to provide money for the acquisition, construction, rehabilitation and equipping of manufacturing and processing facilities. Eligible projects must either create new jobs or retain jobs that would have been lost if the project was not done.

## **Capital Investment Tax Credit (CITC)**

Targets capital-intensive industries in the state of Florida. This is an annual credit, for a maximum of 20 years, against the corporate income tax to cover costs related to the acquisition, construction, equipping of a project with a minimum of \$25 million in capital costs that will create 100 jobs.

## **Florida Rural Job Tax Credit**

Encourages expansion of new and existing businesses within the stated designated rural counties, including Nassau County. The tax credit ranges from \$1,000 - \$1,500 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax. New companies must create a minimum of 10 new full-time jobs.

## **High Impact Performance Incentive Grants (HIPI)**

Provided to pre-approved applicants in certain high-impact sectors. Project must operate in one of the following sectors: Clean Energy, Life Sciences, Financial Services, Corporate Headquarters, Transportation, Equipment Manufacturing and Semiconductors. Project must create a minimum of 50 full-time jobs in Florida in a 3-year period and make a cumulative investment in the state of at least \$50 million.

## **Incumbent Worker Training (IWT)**

Provides employers with funds to train currently employed workers in an effort to keep their firms and workers competitive.

## **Quick Response Training (QRT)**

Reimbursable training expenses for instructor wages, curriculum development and materials for new or expanding businesses in a targeted industry.



Situated on the northeast coast of Florida, Nassau County affords businesses a low-tax climate and access to over 60 million consumers within an eight hour drive. I-95 is the main north-south artery along the Eastern seaboard, while I-10 connects Nassau County to points west. Nassau falls within the Jacksonville MSA with over 1.6 million residents and a workforce of over 906,000. We are equidistant to four military installations with 3,000 skilled veterans. Connect your business to the nation and world with access to an extensive highway system and CSX and Norfolk Southern's far-reaching rail network, the Jacksonville International Airport and the deep-water Port of Fernandina Beach.

## COUNTY DEMOGRAPHICS AND WORKFORCE STATISTICS

95,218

POPULATION

\$77,950

MEDIAN HOUSEHOLD INCOME

37,727

HOUSEHOLDS

\$298,934

MEDIAN HOME SALE PRICE

\$ 41,287

PER CAPITA INCOME

45.6

MEDIAN AGE

43,796

WORKFORCE

42,745

EMPLOYMENT

1,051

UNEMPLOYMENT

2.9%

UNEMPLOYMENT RATE

## TRAINING AND EDUCATION

Nassau County is proud of its A-rated schools and is ranked as the 2nd best school district in all of Florida. 91.31% of the population have a High school education. The Nassau County School District is accredited district-wide through AdvancedEd and is one of the first three districts in the state to be awarded district-wide accreditation. The Nassau County Economic Development Board in cooperation with the Nassau County School District and private industries from Nassau County has formed the Advanced Manufacturing/Manufacturing Industry Advisory Council which resulted in the creation of a High School Manufacturing Academy at Hilliard.

### Colleges & Universities

Florida State College at Jacksonville (FSCJ) - Nassau

Jacksonville University (18 miles from Nassau)

University of North Florida (30 miles from Nassau)

## FLORIDA - GEORGIA COMPARISON



	JACKSONVILLE MSA	FLORIDA	ATLANTA MSA	GEORGIA
MEDIAN HOUSEHOLD INCOME	\$70,889	\$65,438	\$77,589	\$65,030
PER CAPITA INCOME	\$39,467	\$38,149	\$63,219	\$55,786
WORKFORCE	906,866	10,527,954	2,836,322	5,300,000
EMPLOYMENT	801,100	9,690,400	3,109,494	4,875,800
UNEMPLOYMENT	22,672	263,199	90,762	164,300
UNEMPLOYMENT RATE	2.5%	2.5%	3.2%	3.1%
MEDIAN AGE	39.9	42.8	37.2	37.5

# TRANSPORTATION AND INFRASTRUCTURE

Northeast Florida is one of the nation's foremost locations for logistics companies and is poised to become a leading international center for trade and logistics. The area boasts an inter-modal system that is second to none, a well-established Latin American trade lane, and rapidly expanding Asian and European service. Nassau County offers convenient access to markets through the eastern United States.

## AIRPORTS

Jacksonville International Airport (JAX)

Non-stop scheduled service to over 30 domestic destinations, including those that serve as international gateways

Fernandina Municipal Airport (FHB)

Three runways: 5,000 feet (1,524m) to 5,300 feet (1,615m)

Fixed base operator and aviation support services

## Roadway Connectivity

Nassau County continues to work with FDOT, North Florida Transportation Planning Organization and Nassau Legislative Delegation to secure funding and execute three road projects, with estimated costs of \$366,752, that will support the additional vehicular traffic at US 301 & Crawford Road.



Serves the East Coast of the United States and ends at the Canada-United States border



A north-south artery that runs from Punta Gorda, Florida to Winchester, Virginia. Runs parallel to



8 miles south, provides access to JAXPORT and I-10, running from Jacksonville to Los Angeles



Runs from Sarasota, Florida to Glasgow, Delaware



From Fort Kent, Maine to Key West, Florida; the longest north-south road in the United States



Less than one hour from the western part of the county, serves the Southeast and Midwest and ends in Sault Ste. Marie, Michigan

## RAILWAY



Class I



Class I



Class III

## SEAPORTS



Ocean Highway & Port Authority  
Port of Fernandina  
13 miles away



JAXPORT  
Jacksonville Port Authority  
25 miles away



Port of Brunswick  
45 miles away

### Incentives

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Industrial Development Bonds (IDBs)  
Port of Fernandina | Ocean Highway & Port Authority

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High Impact Performance Incentive Grants (HIPI)

Incumbent Worker Training (IWT)

### Featured Properties

#### Crawford Diamond Industrial Park

McCallum Sweeney Certified  
Approved for up to 10.5 million square feet of heavy industrial land use  
Dual Class I rail frontage (CSX and Norfolk Southern)  
Access to 3 ports in under an hour  
Major fiber trunk collocated along Norfolk Southern rail line

#### Wildlight Commerce Park

131 gross inland acres  
Frontage on A1A/SR 200 and US Hwy 17  
Approved and entitled for 1.3 million sf of industrial warehouse and light to medium manufacturing  
Rail served - CSX and First Coast Railroad

### Accolades - Tourism & Hospitality

#5 in Best Family Beach Vacations

#7 in Best Romantic Getaways

#11 in Best Places to Visit in Florida

#13 in Best Beaches in Florida

#14 in Best Honeymoon Destinations

#16 in Best Beaches



# NASSAU COUNTY

FLORIDA'S FIRST BEST IMPRESSION



FLORIDA  
**NASSAU COUNTY**  
ECONOMIC DEVELOPMENT BOARD



## WORKFORCE

Nassau county is located in one of the top ranked markets in the U.S. and offers a highly educated workforce.

- **96,000+** residents in Nassau County
- **1.6 million** residents in Jacksonville MSA
- **48,000+** existing workforce in Nassau County
- **700,000+** existing workforce within a 45-minute commute
- **3,000+** retiring veterans remain in Northeast Florida annually
- 2.4% Unemployment Rate

## Military

Nassau County is equidistant to 4 military installations:

- Naval Submarine Base Kings Bay
- Naval Station Mayport
- Marine Corps Support Facility Blount Island
- Naval Air Station Jacksonville

Military veterans of Northeast Florida and Southeast Georgia make up **14% of the region's workforce**, compared to 7% for the U.S. overall.

## TRAINING & EDUCATION

Nassau County is proud of its **A-rated** schools and is ranked **2nd** out of the 67 school districts in Florida.

Nassau County School District offers a **Career & Technical Education (CTE)** program through the high schools and has resulted in more than 1,000 earned certifications in the 2022-2023 school year.

## Colleges & Universities

- **Florida State College at Jacksonville (FSCJ) - Nassau Center**
- **Jacksonville University**
  - (18 miles from Nassau)
- **University of North Florida**
  - (30 miles from Nassau)

## AVAILABLE LOCAL & STATE INCENTIVES

### Nassau County Economic Development Grant (EDG)

A return on a portion of taxes due on real and personal property.

### Capital Investment Tax Credit (CITC)

Annual credit against corporate income tax.

### High Impact Performance Incentive Grants (HIPI)

Provided to pre-approved applicants in high-impact sectors

### Incumbent Worker Training (IWT)

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Funding for the acquisition, construction, rehabilitation, and equipping of manufacturing and processing facilities.

### Quick Response Training (QRT)

Reimbursable training for new or expanding businesses in a targeted industry.

### Florida Rural Job Tax Credit

Tax credit for each qualified employee; can be taken against the Florida Corporate Income tax or Florida Sales and Use Tax