

Economic Outlook: St. Johns & Clay County January 19, 2010

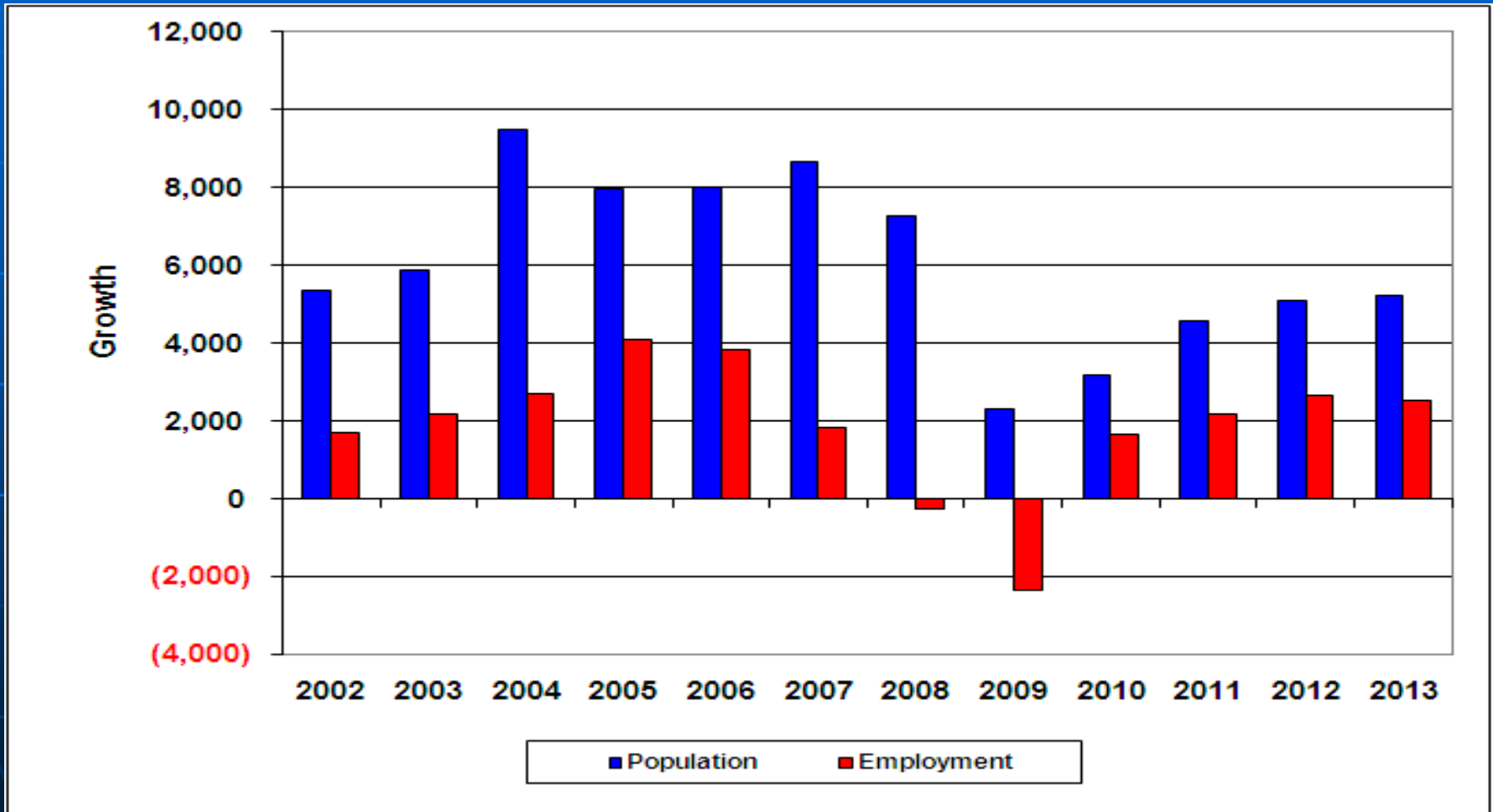
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St. Johns County

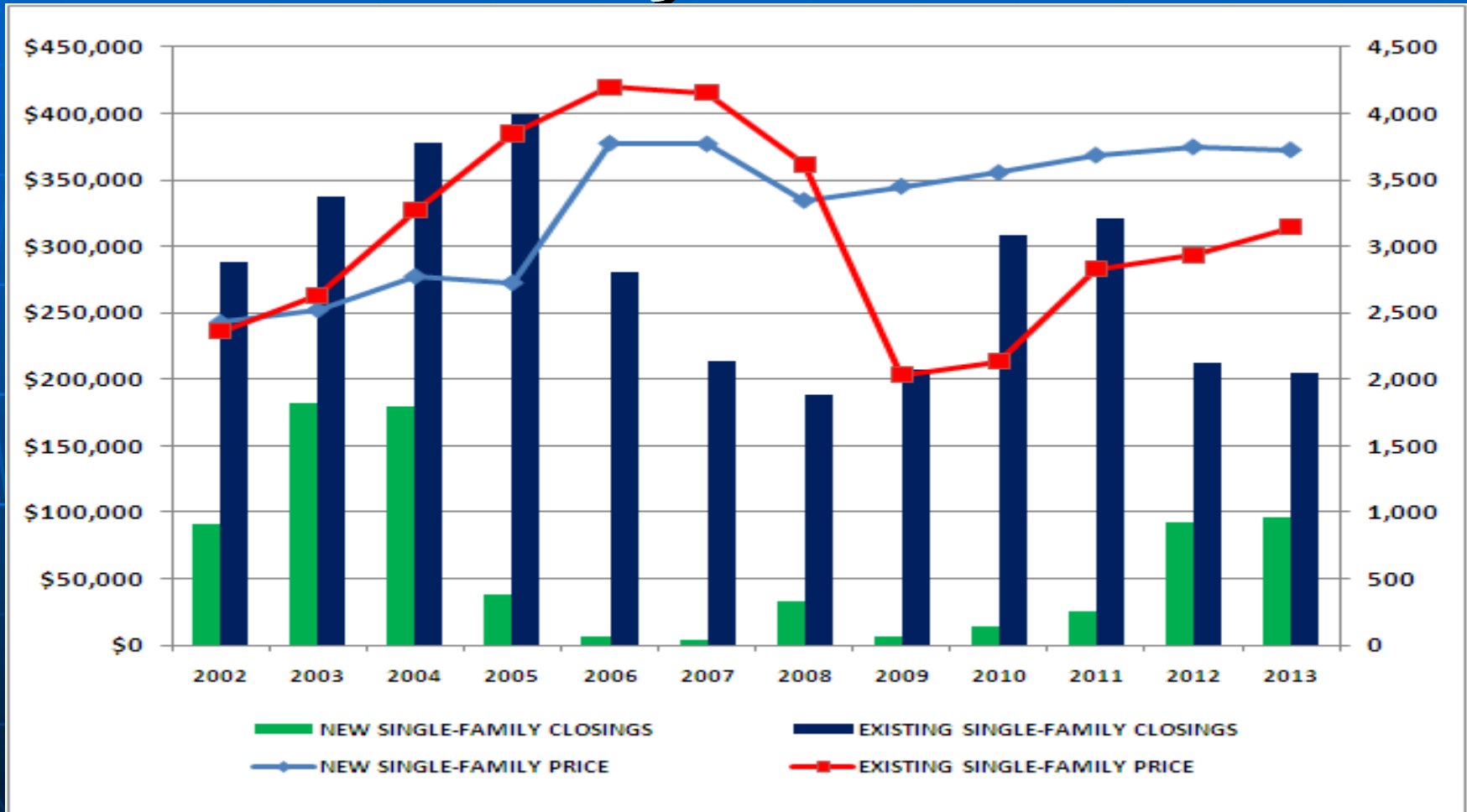
Major Economic Drivers

- **County is very attractive to higher end residential development and retirees**
- **Bedroom to employment centers in Duval County**
- **Tourism important driver for beaches and golf course development**
- **Large volume of newly entitled land exists**
- **However, the County Commission has recently become anti growth and impact fees are very high for commercial development**
- **Major growth corridors are in north county and along I-95**

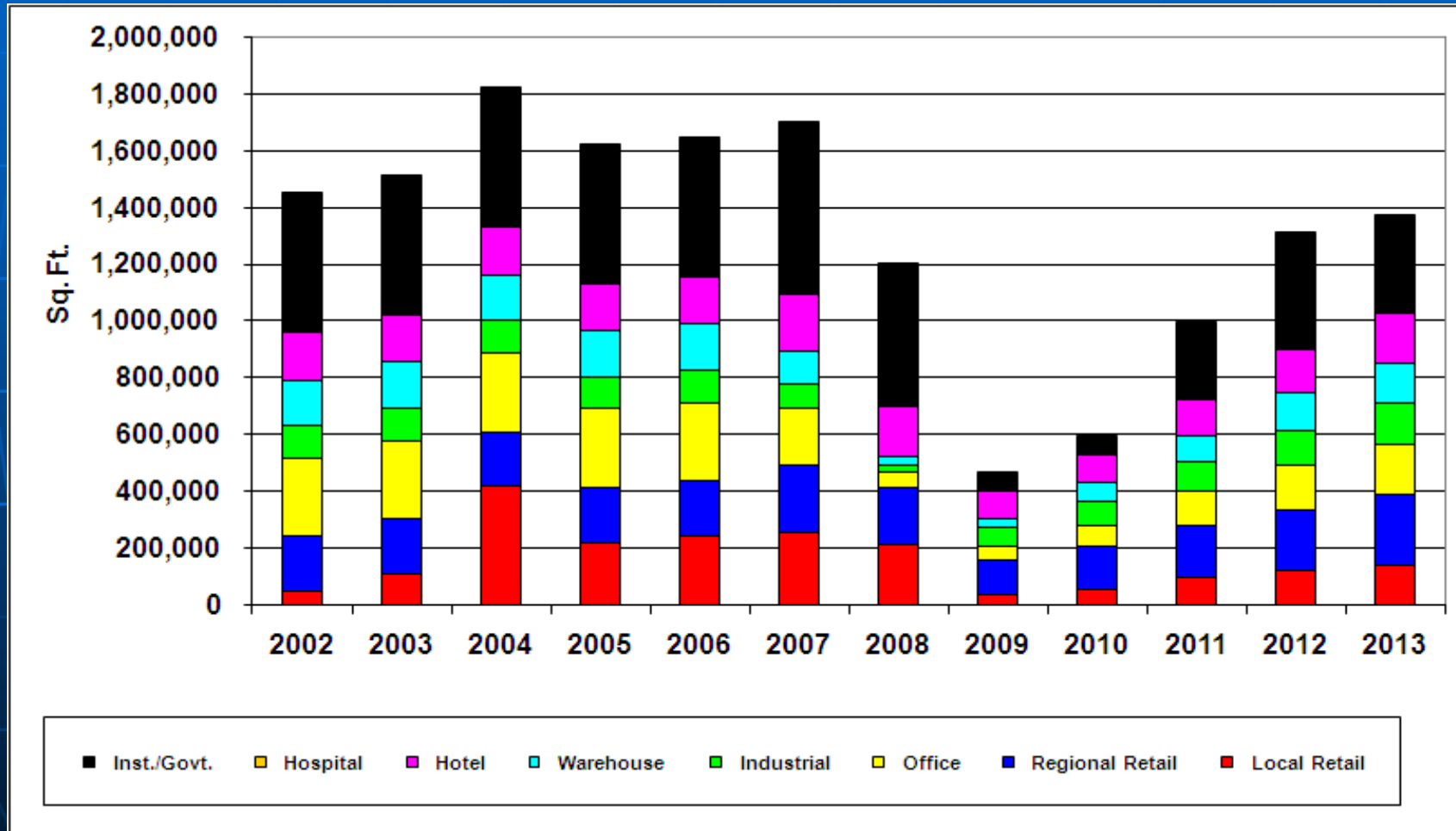
St. Johns County Growth Population & Employment



St. Johns County Single-Family Market



St. Johns County Commercial Construction (square feet)

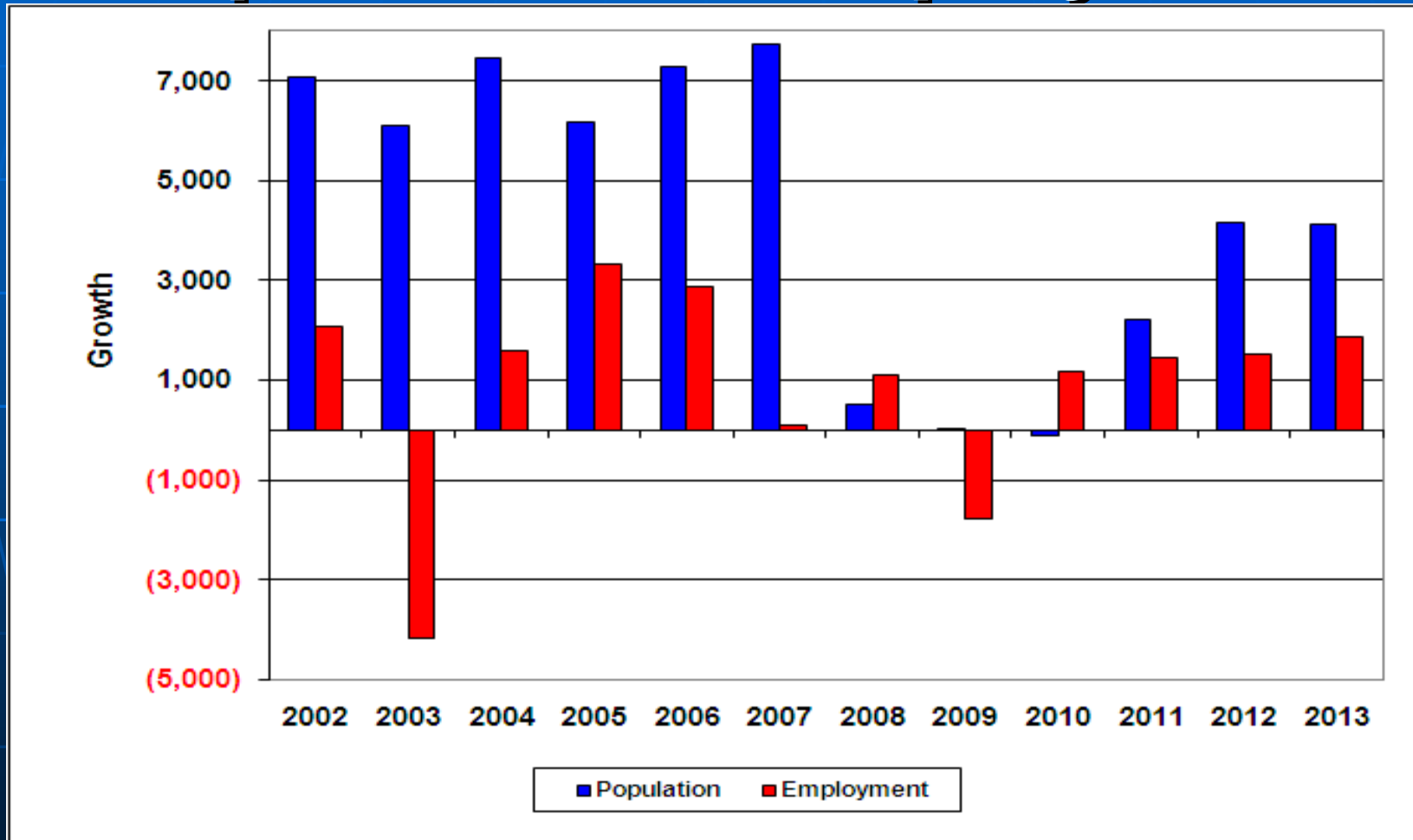


Clay County

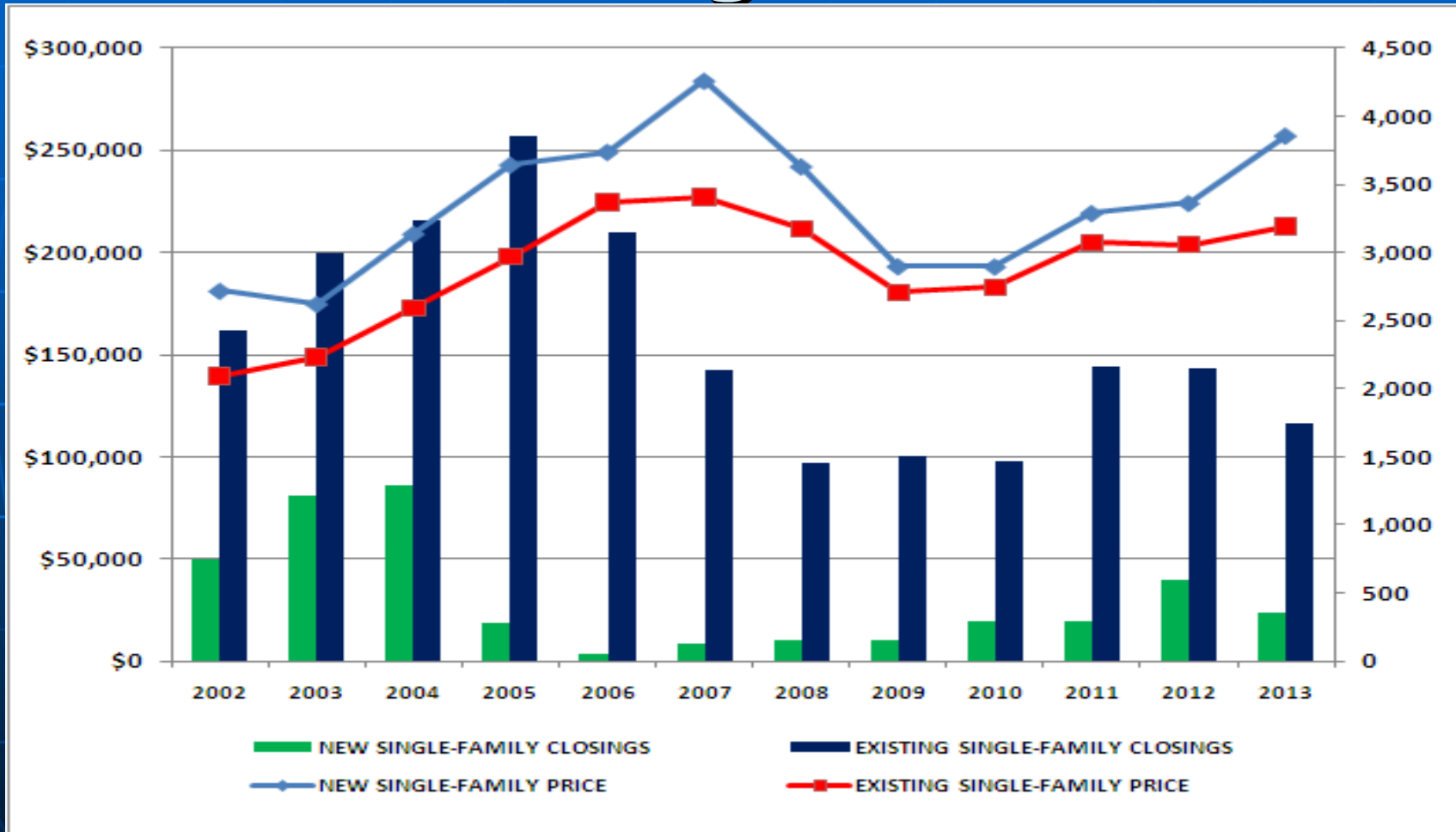
Major Economic Drivers

- **County is a major bedroom community and retirement center**
- **Lacks the beaches of St. Johns or Duval**
- **Prices are less expensive providing some competitive advantage**
- **Large volume of recently entitled DRIs and PUDs**
- **Sometime in the next 10 years there will be a toll road through the eastern portion of the County with a new bridge over the St. Johns near Green Cove Springs**

Clay County Growth Population & Employment



Clay County Single-Family Housing Market



Clay County Commercial Construction (square feet)

