

Osceola County Statistics



SERVING ORANGE, SEMINOLE, LAKE AND OSCEOLA COUNTIES AND THE CITY OF ORLANDO

In Osceola County, visionary government and business leaders have paved the way for diversification of an economy that has long been rooted in tourism. Osceola County is home to a thriving 1,200-acre industrial park at Poinciana and cutting-edge commercial development at Celebration. Rapid permitting and aggressive incentive packages further enhance this county's attractiveness. Future development will center around the 12.5-mile Osceola Parkway, which connects Orlando International Airport (MCO) with local attractions and numerous major thoroughfares. Also on the horizon, the next generation of advanced manufacturing technology is being bred in Osceola County at the first-of-its-kind research center. Dubbed the International Consortium for Advanced Manufacturing Research (ICAMR) — the world's first industry-led smart sensor consortium will leverage unique and existing technologies and processes in the development of advanced, universal technologies.

DEMOGRAPHICS

Population

2000	2010	2014 ¹	2020 ²	2030 ²
172,493	268,685	295,553	360,478	452,651

Source: U.S. Census Bureau; University of Florida, Bureau of Economic and Business Research - April 1, 2014 estimates¹; projection²

Population by City

City	Population
Kissimmee	64,365
St. Cloud	39,674
Unincorporated	191,514

Source: Office of Economic & Demographic Data - April 1, 2014 estimates

Income

Median Household	Per Capita
\$42,838	\$18,645

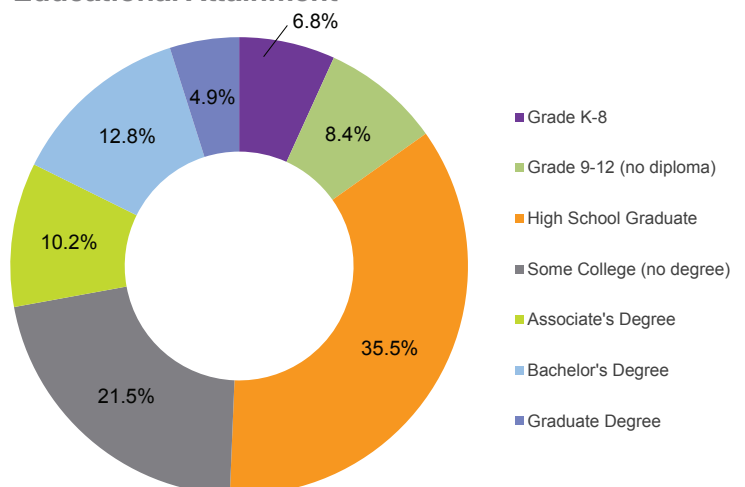
Source: ESRI - 2014 estimates

Age Distribution

Age Range	Population
0-17	73,533
18-24	29,288
25-54	119,674
55-64	32,384
65 and over	33,482
Median Age	36

Source: University of Florida, Bureau of Economic & Business Research - April 1, 2014 Estimate

Educational Attainment



Source: ESRI - 2014 estimates

Total Population 25+
190,772

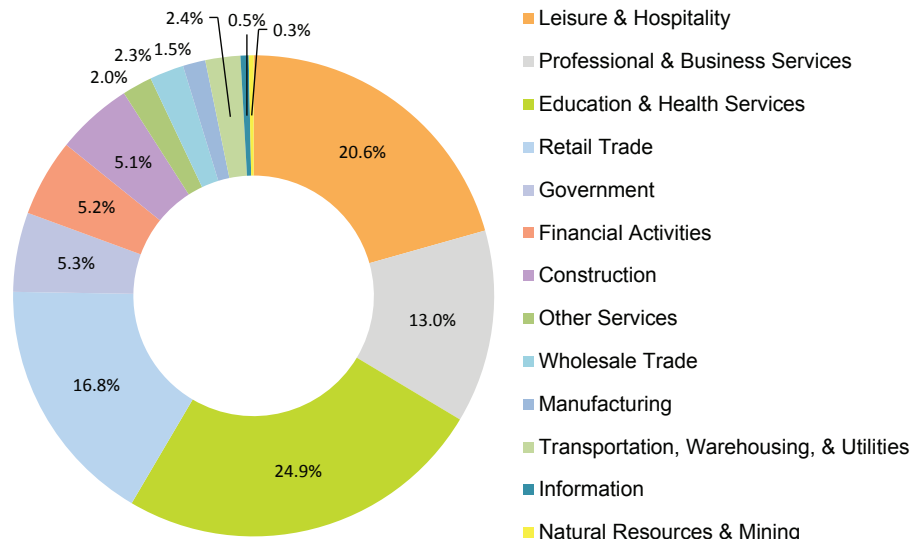
WORKFORCE

Labor*

Labor Force	152,373
Unemployment Rate	
Osceola County	5.8%
Orlando MSA	5.1%
Florida	5.5%
United States	5.5%

**Note: Data is compiled monthly, not seasonally adjusted
Source: Florida Department of Economic Opportunity, Local Area Unemployment Statistics (LAUS) Program - released June 2015*

Employment by Industry



Source: Florida Department of Economic Opportunity, Quarterly Census of Employment of Wages (QCEW) - 4th Quarter 2014

INDUSTRY

Leading Employers

Company	Number of Employees
School District of Osceola County	6,622
Lowe's Distribution Center	6,007
Florida Hospital Celebration Health	3,802
Walt Disney Company - Osceola County Offices	3,700
Florida Hospital Kissimmee	2,803
Orange Lake Resorts & Holiday Inn Club Vacations	2,250
Osceola Regional Medical Center	1,616
Westgate Vacation Villas	1,500
Osceola County Government	1,407
Wilson Resort Management Corp.	1,200
Gaylord Palms Resort & Convention Center	1,014
McLane / Suneast Distribution	900
St. Cloud Regional Medical Center	879
City of Kissimmee	700
Disney Cruise Vacations Inc.	700
City of St. Cloud	611
Legacy Vacation Club	600
Osceola County Sheriff's Office	500
Jr. Davis Construction Company, Inc.	425
Disney Vacation Club	418
Osceola Mental Health Inc.	328
Kissimmee Utility Authority	325
Tupperware Brands Corporation	315

Source: Direct Company Contact; Orlando Sentinel; Orlando Business Journal - December 2014

Recent Announcements

Company	Industry
Disney Shared Services	Business Services - Western Hemisphere HQ
Italico Aviation USA	Aviation, Aerospace & Defense
Lowe's	Distribution
Marlin ESourcing Solutions	Fulfillment
McLane/Suneast Distribution	Distribution
MicroKey Software	Film & Digital Media
Nursery Supplies, Inc.	Advanced Manufacturing
Quaker Oaks, Gatorade	Distribution
Tropicana	
Photon-X	Advanced Technologies
Symbol Mattress	Advanced Manufacturing

Source: Orlando EDC Project Announcements

Orlando. You don't know the half of it.

COMMERCIAL REAL ESTATE

Industrial Market Summary*

Total Inventory	6.17 million sq. ft.
Under construction	0 sq. ft.
Vacancy rate	6.8%
Average asking rate	\$4.13/sq. ft.
Net Absorption (YTD)	55,377 sq. ft.

Source: CoStar - 2nd quarter 2015
 Note: only includes industrial & flex properties with more than 10,000 sq. ft.

Office Market Summary*

Total Inventory	4.29 million sq. ft.
Under construction	0 sq. ft.
Vacancy rate	8.8%
Average asking rate (Class A)	\$22.34/ sq. ft.
Net Absorption (YTD)	26,160 sq. ft.

Source: CoStar - 2nd quarter 2015
 Note: only includes office properties with more than 5,000 sq. ft.

INFRASTRUCTURE

Air

Kissimmee's modern 900-acre airport provides excellent service to business and leisure travelers. Just minutes from Orlando's major highways, **Kissimmee Gateway Airport** is the closest general aviation facility to Walt Disney World Resort, SeaWorld Orlando, Universal Orlando and the Orange County Convention Center.

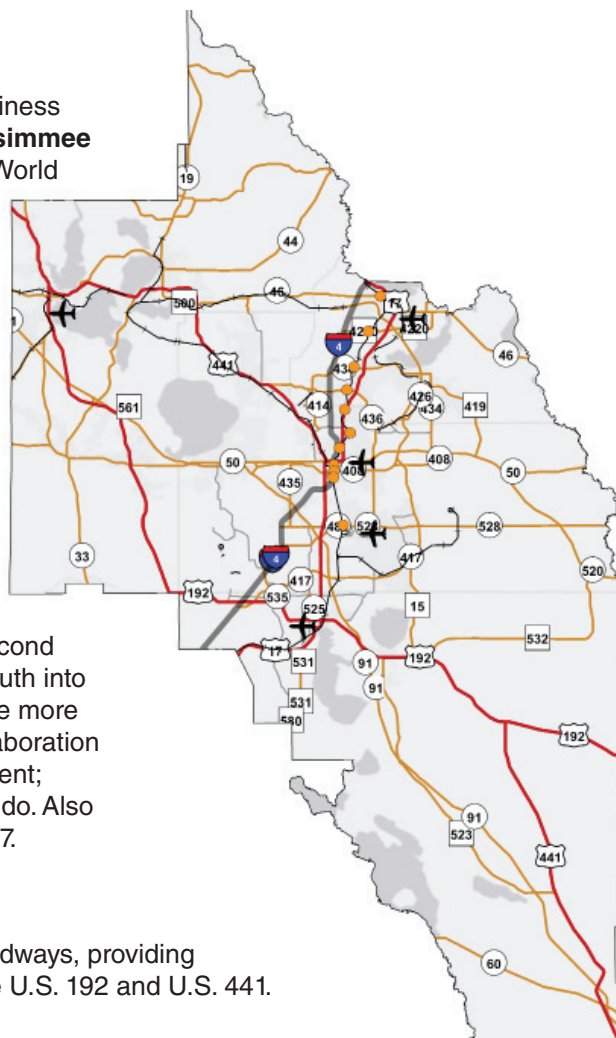
The airport's tower and two paved runways - 5,000 and 6,000 feet in length - can accommodate all corporate aircraft and many commercial airliners. In addition to the 26-acre industrial park which serves aviation and non-aviation businesses, the Business Air Park offers one to 40-acre sites for development.

Rail

Orlando's first commuter rail transit system, **SunRail**, stretches 31 miles from Debarry, the north end of the Orlando region, to south Orange County near the Orlando International Airport (MCO). Service began in 2014 with a 9,000+ daily ridership rate in its first week. The second phase, which will extend the line further north in Volusia County and south into Osceola County, is expected to be complete in 2016 and will include five more stations that cover an additional 30 miles. The project is a result of collaboration among the Florida Department of Transportation; the Federal Government; Orange, Seminole, Volusia and Osceola counties; and the City of Orlando. Also forthcoming is the **All Aboard** train connecting Miami to Orlando in 2017.

Interstates/Roadways

The core to the Orlando region's unmatched infrastructure is strong roadways, providing invaluable connectivity to business. Osceola County's highways include U.S. 192 and U.S. 441.



LIVE & PLAY

Housing

	June 2014	February 2015	% Change
Median Sale Price	\$148,500	\$159,000	7.1%

Source: Orlando Regional Realtors Association - June 2015

Cost of Living Index (COLI)

	Composite Index	Grocery Items	Housing	Transportation
Orlando MSA	100	101.6	93.5	99.2

Source: The Council for Community & Economic Research (C2ER) - 2014 Annual Average

Orlando. You don't know the half of it.

TAXES & INCENTIVES

County Incentives

Osceola County is committed to diversifying its economy and ensuring the future of its citizens. This commitment has led Osceola County to form partnerships with the State of Florida and other agencies to create and participate in many aggressive, targeted industry incentive programs.

Incentive Packages include:

- **Cash Economic Stimulus Incentive Program**
- **Property Tax Abatement**
- **NO Transportation Impact Fees**
- **Unique Five-DAY, Fast Track Permitting**
- **Cash Incentive for Small Business**
- **Manufacturing Equipment Investment Refund**
- **Incubation Graduation Incentive**
- **Institutes of Higher Learning Incentive**
- **Main Street and CRA Business Assistance Grant Program**

State Incentives

Workforce Training Incentives

Quick Response Training Program (QRT) is a customized, employer-driven training program designed to assist new and existing Florida businesses acquire the necessary training for expansion. Companies may use in-house training, outside vendor training programs or a local educational entity to provide training; reimbursable training expenses include instructors'/trainers' wages, curriculum development and textbooks/manuals.

Incumbent Worker Training Program (IWT) is a program available to all Florida businesses that have been in operation for at least one year prior to application and require skills upgrade training for existing employees. Priority is given to businesses in targeted industries and certain targeted economic zones.

Taxes/Finances

Tax	Rate
Personal Income Tax	None
Personal Property (millage rate)	19.5684-22.7675
Corporate Income Tax	5.5%
Sales Tax	7%

Source: Osceola County Property Appraiser & Tax Office - 2014

Targeted Industry Incentives

Qualified Target Industry Tax Refund (QTI) is available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes. Pre-approved applicants receive tax refunds of \$3,000 per net new Florida full-time equivalent job created, with additional monies available for meeting certain additional wage thresholds or locating in certain targeted economic zones. No more than 25 percent of the total refund approved may be taken in any single fiscal year.

Capital Investment Tax Credit (CITC) is an annual credit, provided for up to 20 years, against Florida corporate income tax. Eligible projects are those in designated high-impact portions creating a minimum of 100 jobs and investing at least \$25 million in eligible capital costs. Eligible capital costs include all expenses incurred in the acquisition, construction, installation and equipping of a project from the beginning of construction to the commencement of operations.

High Impact Performance Incentive Grant (HIPI) is a negotiated grant used to attract and grow major high impact facilities creating at least 50 new full-time equivalent jobs (25 if an R&D facility) and making a cumulative investment in the state of at least \$50 million (\$25 million if an R&D facility) in a three-year period.

Infrastructure Incentives

Economic Development Transportation Fund or "Road Fund" is designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. The award is made to the local government on behalf of a specific business for public transportation improvements.

ABOUT THE EDC

The Orlando Economic Development Commission (EDC) is a not-for-profit, public-private partnership that works to attract, retain and grow jobs for the region. The EDC serves Orange, Seminole, Lake and Osceola counties and the City of Orlando in Florida.

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