

Columbia County Florida & North Central Florida Region

REGIONAL ASSESSMENT

WEYERHAEUSER PROPERTY – North Florida Mega Industrial Park, Lake City, Columbia County, Florida – Aug 2024



THE REGION IN A SNAPSHOT

60-MINUTE DRIVE TIME

THE REGION IS HOME TO MORE THAN
1.5M RESIDENTS



1.5% POPULATION
GROWTH
RATE WITHIN THE REGION

IN LINE WITH THE STATE
& OUTPACING THE NATION» FL (1.5%) / USA (0.6%)

186.4
PEOPLE PER
SQUARE MILE

REFLECTING A
HIGH CONCENTRATION



LABORFORCE
1.15M STRONG



COLUMBIA
COUNTY



**60 MINUTE
DRIVE TIME**

GEORGIA
FLORIDA

Jacksonville

Timucuan
Ecological
and Historic
Preserve

Lower Suwannee
National Wildlife
Refuge

REGIONAL DRIVE TIME

KEY ECONOMIC MEASUREMENTS

Job Growth

↑ **1.6%**

2023Q1-2024Q1

Unemployment Rate

↑ **0.4%**

3.5% June 2023 »
3.9% June 2024

Wage Growth (\$60,117)

↑ **3.0%**

2023Q1-2024Q1

GDP (\$145B)

↑ **8.6%**

2020-2021

Business Establishments

↑ **3.8%**

2022Q4-2023Q4

Population Growth

↑ **1.5%**

Annual Growth

Labor Force

↑ **1.8%**

1,113,550 (2021) -
1,133,898 (2022)

Labor Force Participation Rate

↑ **0.1%**

58.5% (2021) -
58.6% (2022)

Prime-Age Labor Force Part. Rate

↑ **0.7%**

78.7% (2021) -
79.4% (2022)

Poverty Rate

↓ **0.2%**

15.2% (2021) -
15.0% (2022)

CURRENT TALENT

COMPETITIVE PROJECT SCENARIOS

Understanding the existing labor force and the growth/decline of targeted industries is an important first step to better position the region for future competitive projects that meet community objectives.

Using Chmura’s JobsEQ® “what-if” modeling to describe the labor availability of the 60-Minute Drive Time based on an incoming industry, VisionFirst ran workforce projections for several target industry sectors – **manufacturing, transportation equipment manufacturing and Battery Manufacturing.**

	NAICS 31 MANUFACTURING OPERATION <i>what-if a 250 employee operation located today</i>	NAICS 336 TRANSPORTATION EQUIP. MFG. OPERATION <i>what-if a 250 employee operation located today</i>	NAICS 33591 BATTERY MANUFACTURING OPERATION <i>what-if a 250 employee operation located today</i>
OCCUPATIONS DIRECTLY RELATED TO INDUSTRY SECTOR			
EMPLOYED	493,733	382,166	345,244
UNEMPLOYED	19,066	12,865	11,668
OCCUPATIONS WITH TRANSFERABLE SKILL SETS			
*EMPLOYED EXTENDED	1,1430,484	1,097,147	1,064,776
*UNEMPLOYED EXTENDED	58,382	38,422	36,649

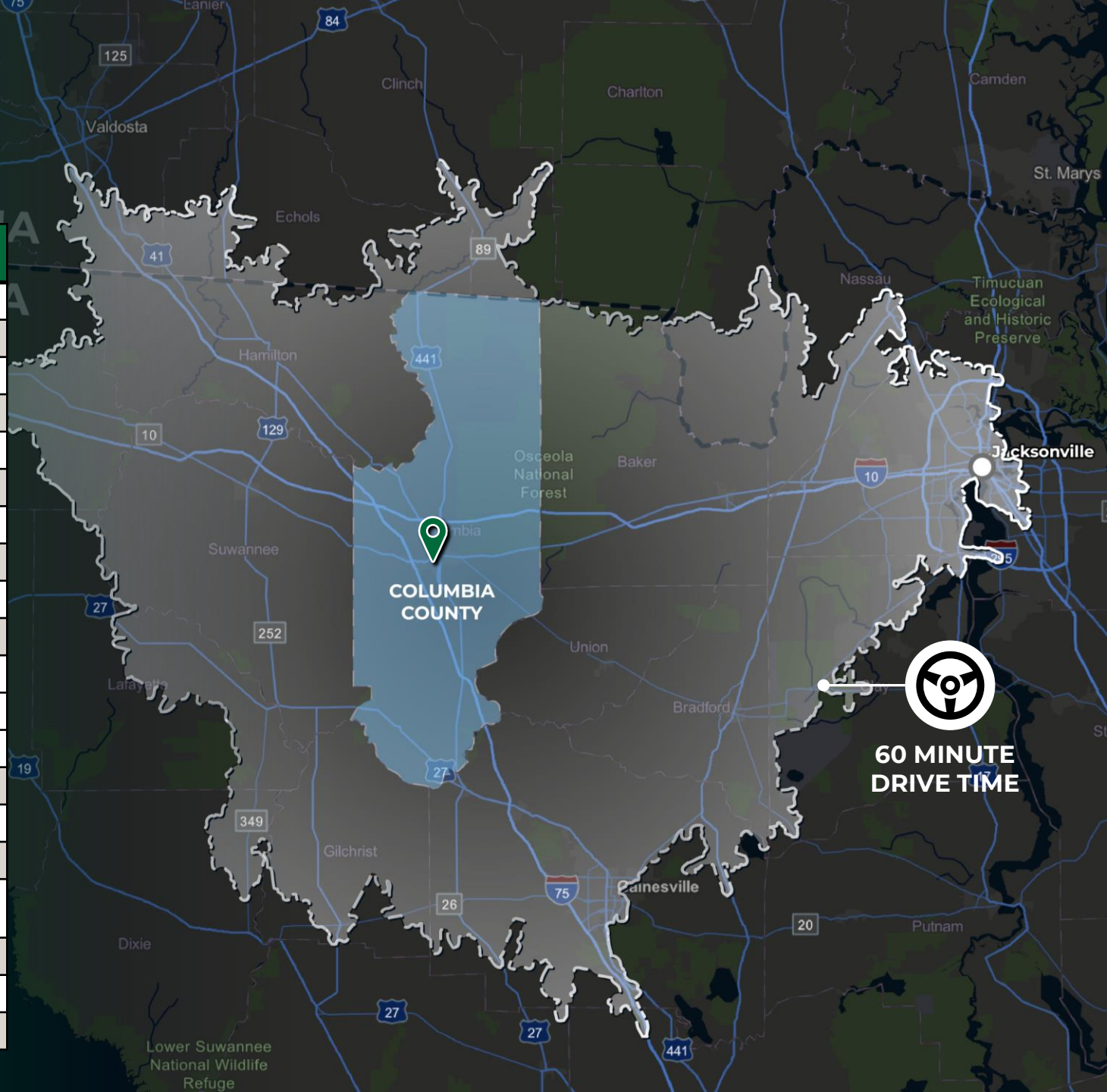
** Transferable skill sets highlight a portion of the labor force that can be reskilled or upskilled. The numbers are driven up due to multiple career pathway options.*

Regional workers with transferable skills meet the following criteria:

- 1) Have similar skills to the specified occupation (though may need additional training and/or certification to meet the specified occupation's requirements)*
- 2) Current wages are no more than 10% higher than average wages of the specified occupation.*

ANNUAL MILITARY EXITS » NEARLY 1,200 ANNUALLY TOP 20 OCCUPATIONS

OCCUPATION	ANNUAL EXITS
Aircraft Mechanics and Service Technicians	95
Infantry	86
Unknown	79
Avionics Technicians	70
Air Crew Members	49
Stockers and Order Fillers	46
Artillery and Missile Crew Members	45
Police and Sheriffs Patrol Officers	40
Explosives Workers, Ordnance Handling Experts, and Blasters	36
Command and Control Center Specialists	30
Maintenance and Repair Workers, General	29
Heavy and Tractor-Trailer Truck Drivers	29
Network and Computer Systems Administrators	28
Medical Assistants	25
Radiologists	25
Production, Planning, and Expediting Clerks	21
Electrical and Electronics Repairers, Commercial and Industrial Equipment	20
First-Line Supervisors of Mechanics, Installers, and Repairers	19
Office Clerks, General	19
Bus and Truck Mechanics and Diesel Engine Specialists	18



TALENT PIPELINE

AWARDS, CERTIFICATES & DEGREES

Higher education institutions throughout the 60-minute drive time region enroll more than **157,500 students** and issue nearly **52,500 awards, certificates and degrees yearly**.

MORE THAN **350,000 HIGH SCHOOL GRADUATES** OR EQUIVALENT *(Annually)*

MORE THAN **157,500 ENROLLED IN POST-SECONDARY EDUCATION**

» NEARLY **52,500 POST-SECONDARY EDUCATION AWARDS** *(Annually)*

» MORE THAN **2,700 MANUFACTURING** RELATED PROGRAM AWARDS

» MORE THAN **5,300 TRANSPORTATION, DISTRIBUTION & LOGISTICS** RELATED PROGRAM AWARDS

» NEARLY **11,000 STEM** RELATED PROGRAM AWARDS