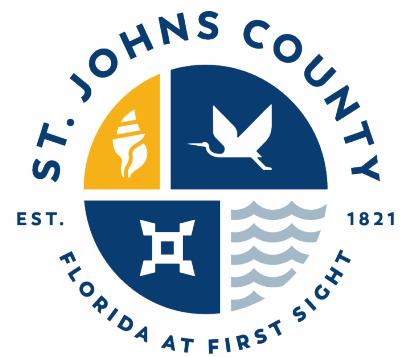




COMMUNITY OVERVIEW

ECONOMIC DEVELOPMENT
ST. JOHNS COUNTY / 2026



COMMUNITY OVERVIEW

St. Johns County remains one of the fastest-growing counties in Florida, with a population increase of 26.4% since 2019, adding 69,860 residents to reach a total of 334,928 as of 2024.

Relative to the U.S. overall, the County is generally older, wealthier, and has higher educational attainment.

From 2019 to 2024, jobs increased by 23.7% in St. Johns County, FL, from 91,792 to 113,571.



2024 County Demographics

POPULATION: **334,928**

MEDIAN HOUSEHOLD INCOME: **\$106,200**

HOUSEHOLDS: **108,827**

MEDIAN AGE: **44.4**

AGE 25+ WITH A BACHELOR'S DEGREE OR HIGHER: **49.4%**



2025 LABOR FORCE

158,270
LABOR FORCE

151,270
EMPLOYMENT

6,720
UNEMPLOYMENT

4.2%
UNEMPLOYMENT
RATE

St. Johns County School District

Government / Education

6,438

EMPLOYEES

UF Health St. Johns

Hospital / Healthcare

1,564

EMPLOYEES

PGA Tour, Inc.

Headquarters / Entertainment / Media

1,000

EMPLOYEES

Florida Army National Guard

Headquarters / Military

900

EMPLOYEES

St. Johns County Sheriff's Office

Law Enforcement

860

EMPLOYEES

Florida School for the Deaf & Blind

Public Education

689

EMPLOYEES

Ring Power Corporation

Headquarters / Heavy Equipment

700

EMPLOYEES

Flagler College

Higher Education

667

EMPLOYEES

St. Johns County

Government / Public Administration

1,527

EMPLOYEES

Northrop Grumman

Manufacturing / Aviation / Aerospace

1,100

EMPLOYEES

NOTABLE MAJOR EMPLOYERS

Amphenol Corporation

Manufacturing / Aviation / Aerospace

650

EMPLOYEES

KeHE Distributors

Organic Food Distribution

445

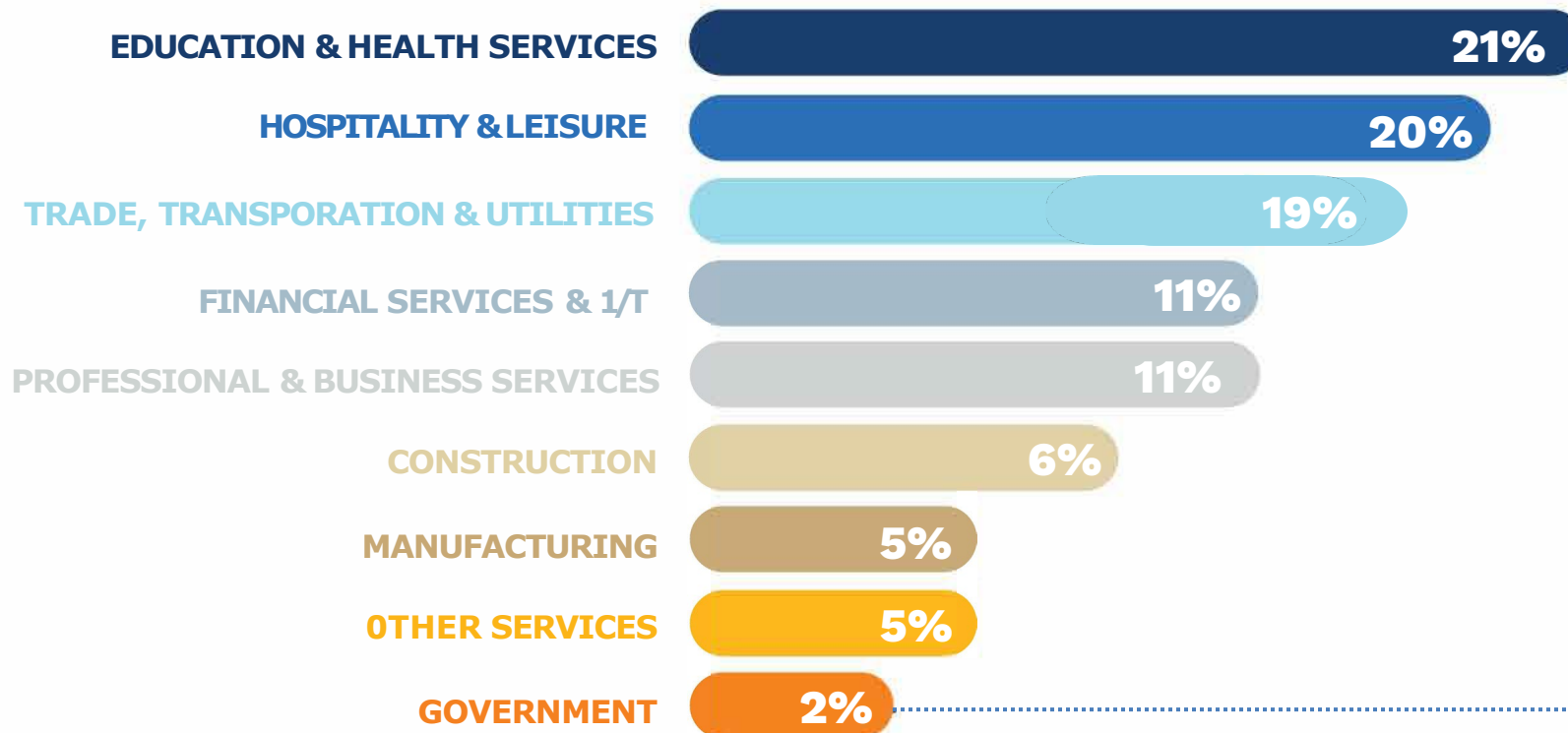
EMPLOYEES

BUSINESS CLIMATE

Contributing to St. Johns County's popularity is our low overall cost of doing business. In addition to not having any state personal income tax, St. Johns County **does not charge a local gas tax or utility franchise tax**, and has a **0.5% local option sales tax** to support schools. St. Johns County's real estate taxes are also one of the **lowest in Northeast Florida**, with a millage rate of 13.4686 for residents in unincorporated areas of the County.



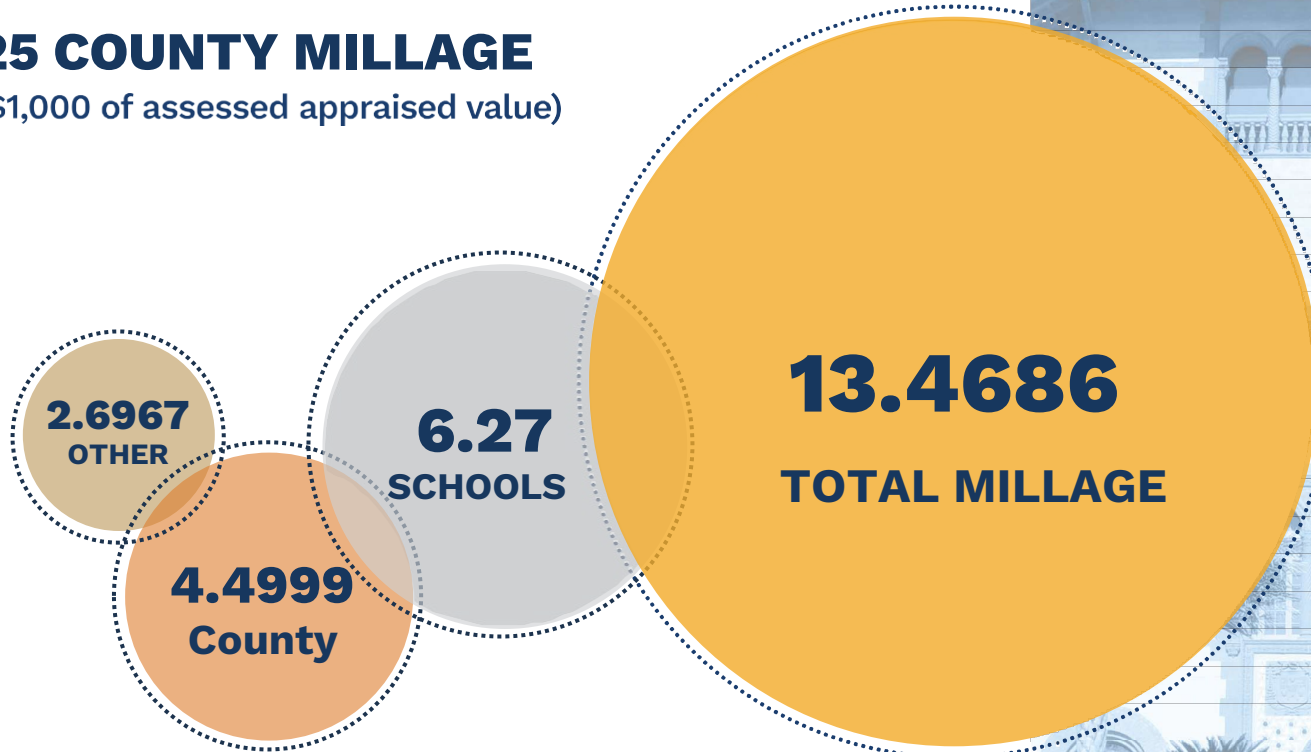
EMPLOYMENT BY INDUSTRY



BUSINESS CLIMATE

FY25 COUNTY MILLAGE

(Per \$1,000 of assessed appraised value)



“From the Governor’s visit to many of our accomplishments, we feel like St. Johns County has been side by side with us in our endeavors.”

- Michael A. Siegel / Co-owner, *Ideal Aluminum*

LABOR FORCE

St. Johns County's average unemployment rate in 2025 was **4.2%**, with a labor force of **158,270**.

Notable major employers that call St. Johns County home are defense manufacturer **Northrop Grumman (1,100)**, **Florida Army National Guard Headquarters Office (900)**, **PGA TOUR (1,000)**, and **Ring Power Corporation (700)**.

Other headquarters operations in St. Johns County include **D.R. Horton**, **Ideal Aluminum**, **Rulon International**, **Historic Tours of America**, **American Roll-On Roll-Off Carrier Group**, and more.

In 2021, PGA TOUR built its **Global Home Headquarters** and recently completed construction of its **Broadcast Media Building** on the same campus.

St. Johns County, in collaboration with the School Board, is actively pursuing a \$21 million plan to develop a **regional workforce development educational campus** in the Hastings community.

Currently, **Publix Super Markets** is building out a **Central Fill Pharmaceutical Facility** to open in 2026.

ST JOHNS COUNTY

2025 EMPLOYMENT WAGE STATISTICS

Total Average
Employment

151,550

2024 Average
Annual Wage

\$60,022

NORTHEAST FLORIDA (JAX MSA)

EMPLOYMENT WAGE STATISTICS

Total Average
Employment

814,000

2024 Average
Annual Wage

\$67,694

Florida

EMPLOYMENT WAGE STATISTICS

Total Average
Employment

10,004,700

2024 Average
Annual Wage

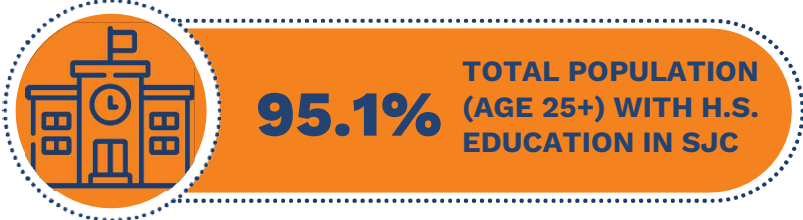
\$69,492

TRAINING & EDUCATION

St. Johns County has developed a well-educated population and benefits from its top-ranked public school system. The total population age 25+ with a high school education is 95.1%, compared to Florida at 90.4%. The total population with post-secondary education is 75.9%.

ST. JOHNS COUNTY POPULATION 25+ BY EDUCATIONAL ATTAINMENT

LESS THAN 9 TH GRADE	1.7%
9 TH TO 12 TH GRADE, NO DIPLOMA	3.2%
HIGH SCHOOL GRADUATE OR GED	19.2%
SOME COLLEGE, NO DEGREE	17.1%
COLLEGE DEGREE	58.8%



LOCAL EDUCATIONAL INSTITUTIONS

St. Johns County is proud to be home to Flagler College, ranked in the top 3 best regional colleges in the South by U.S. News & World Report, and is one of the most beautiful college campuses in the U.S. by Travel & Leisure. The local institutions here support professional services-related education.

FLAGLER COLLEGE
2,441 ENROLLMENT (2025)

ST. JOHNS RIVER STATE COLLEGE
1,373 ENROLLMENT – SJC CAMPUS (2025)

FIRST COAST TECHNICAL COLLEGE
1,358 ENROLLMENT (2025)

ST. JOHNS COUNTY SCHOOL DISTRICT
51,450 ENROLLMENT (2025)

Sources: ESRI, St. Johns County School District, National Center for Education Statistics Fall Enrollment, Institutional Websites

TRANSPORTATION & INFRASTRUCTURE



AIRPORTS

Business locations within St. Johns County and Northeast Florida are connected to multi-modal transportation networks through Interstate 95 and U.S. 1 corridors, which provide convenient access to regional assets such as Jacksonville International Airport and JAXPORT, as well as local assets like Northeast Florida Regional Airport in St. Augustine.

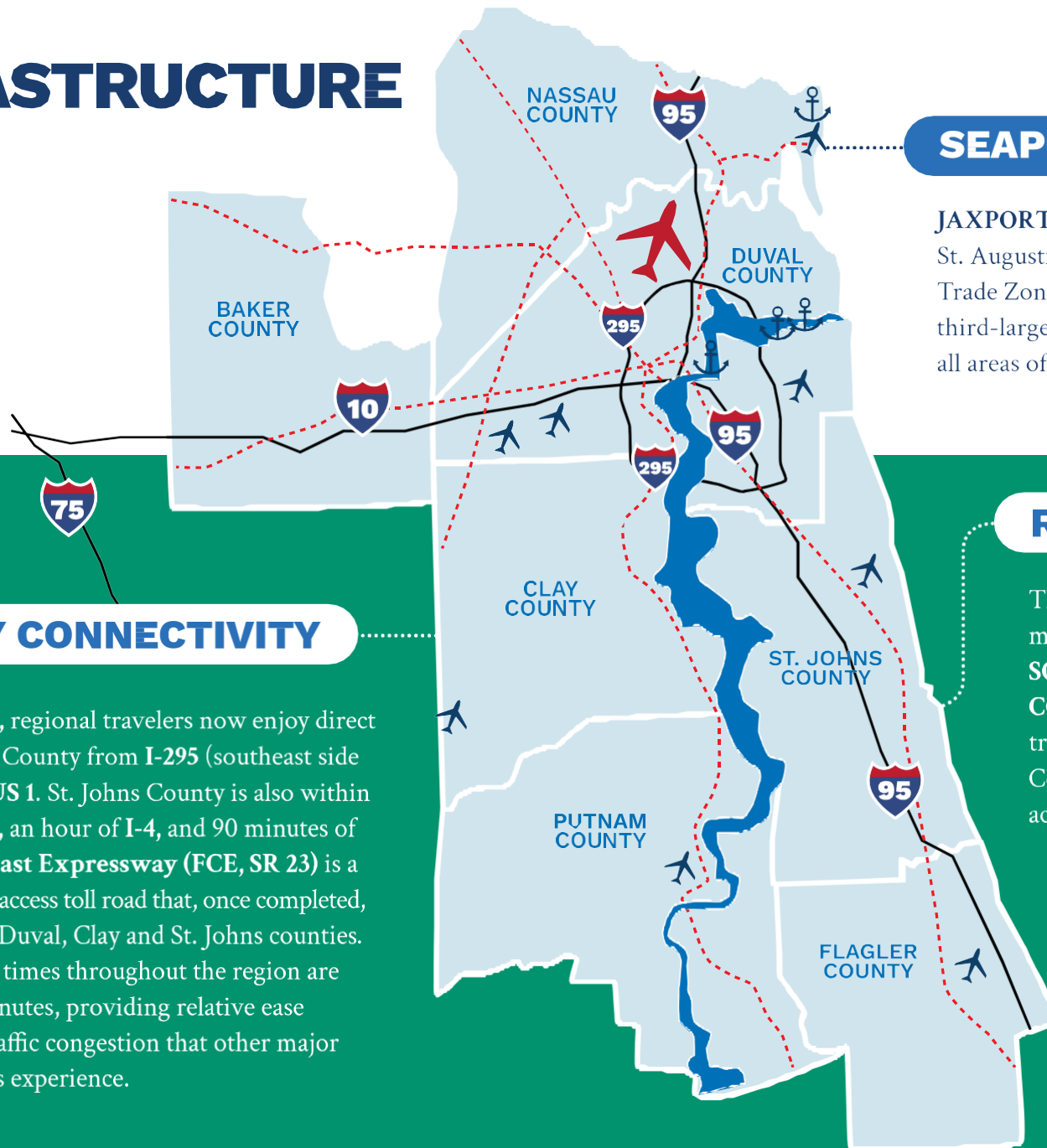
JACKSONVILLE INTERNATIONAL AIRPORT (JAX)

Jacksonville's commercial airport, **JACKSONVILLE INTERNATIONAL AIRPORT (JAX)**, offers more than 90 non-stop scheduled flights to 27 markets around the US and is located within 30 minutes of Ponte Vedra and an hour of downtown St. Augustine.

ST. AUGUSTINE AIRPORT (UST)

ST. AUGUSTINE AIRPORT (UST) along US 1 in St. Augustine is a controlled airfield featuring an 8,000-foot runway to accommodate all size jets. Full-service fixed-based operation (FBO) amenities are provided through Atlantic Aviation for corporate and general aviation travel. Northeast Florida Regional Airport also facilitates U.S. Customs and Border Control services for international travel.

INFRASTRUCTURE



SEAPORT

JAXPORT is 36 miles from St. Augustine. Its Foreign Trade Zone #64 is Florida's third-largest FTZ and includes all areas of St. Johns County.

RAILWAY

The region is served by three major rail lines: CSX, NORFOLK SOUTHERN and FLORIDA EAST COAST RAILWAY (FEC). FEC travels directly through St. Johns County and CSX and NS are accessed through JAXPORT.

ROADWAY CONNECTIVITY

In addition to I-95, regional travelers now enjoy direct access to St. Johns County from I-295 (southeast side of I-95) on 9B to US 1. St. Johns County is also within 30 minutes of I-10, an hour of I-4, and 90 minutes of I-75. The First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. Average commute times throughout the region are between 20-30 minutes, providing relative ease with little to no traffic congestion that other major metropolitan areas experience.

QUALITY OF LIFE

Bordered by the picturesque Atlantic Ocean and St. Johns River, St. Johns County embraces its historic heritage and uniquely diverse communities, which have piqued people's interest for centuries, such as the City of St. Augustine – the nation's oldest city, St. Augustine Beach, Ponte Vedra, and Hastings.

Exceptional quality of life, beautiful public parks and natural waterways, low crime rate, and overall low cost of living are just some of the amenities that make St. Johns County a great place for businesses.

Residents and visitors alike enjoy numerous outdoor recreational activities such as golf, tennis, boating, fishing, and musical entertainment at the nationally recognized St. Augustine Amphitheater. Shopping, dining, arts, and culture are also on the list of things to experience, with a variety of choices for everyone.



ACCOLADES

— *St. Johns County* —
Urban Deal of the Year

*Florida Economic
Development Council*

2025

— *St. Johns County* —
**Top 10 Richest
Counties in Florida**

SmartAsset

2025

— *St. Augustine* —
**Most Welcoming
City in The World**

Booking.com

2025

— *Flagler College* —
**Top 25 Most Beautiful
College Campuses in U.S.**

Travel & Leisure

2025

QUALITY OF LIFE

“ The great live/work/play lifestyles available here have been magnets for attracting the right talent for our headquarters and manufacturing facility. ”
- Wayne Robison / *President & CEO, Rulon International*

ACCOLADES

— *St. Johns County* —
**(#1) Best Counties to
Live in Florida**
Niche

2025

— *St. Johns County* —
**(#2) Best Counties
for Families in FL**
Niche

2025

— *Flagler College* —
**#3 Regional College
in the South**
U.S. News & World Report

2025

— *St. Augustine* —
**(#1) of 50 Best
Small Towns in U.S.**
Southern Living Magazine

2025

— *St. Augustine* —
Most Charming Old Town
OTourlane

2025



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