



DeSoto County
Economic Development

COMMUNITY OVERVIEW EDUCATION & TRAINING DISCUSSION

www.GoDeSotoFL.com

Date: June 5, 2025

Presenter: Sondra Guffey, DeSoto BOCC



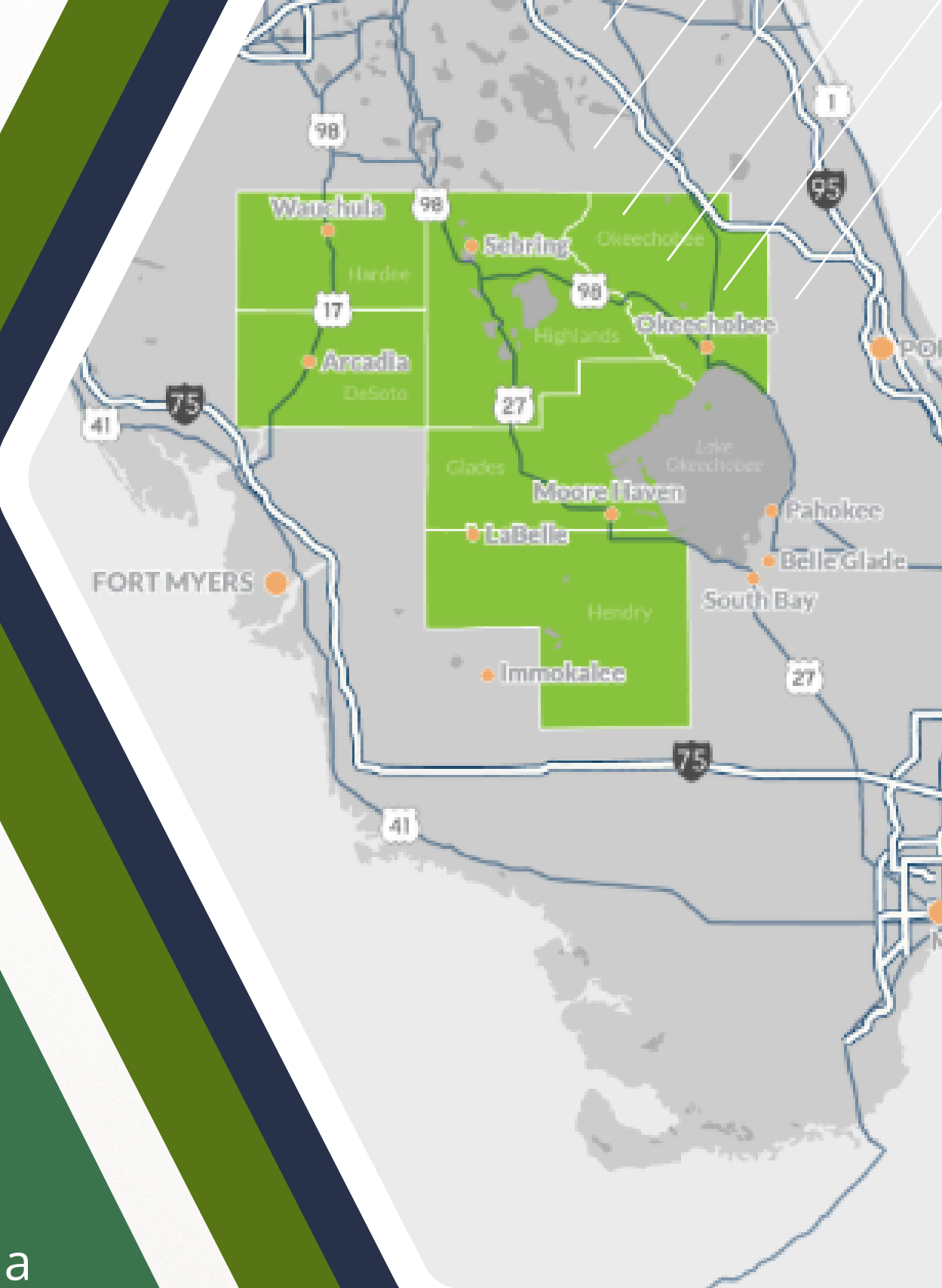
OVERVIEW OF REGION



The Florida Heartland

OVERVIEW OF REGION

- ➔ The Heartland is centrally positioned between Miami, Orlando and Tampa.
- ➔ Recent reports list the Heartland's population of more than 250,000.
- ➔ Heartland recreation offers a variety of outdoor adventures.
- ➔ The region is powered by a strong work ethic and supported by a talent pipeline designed for global performance.



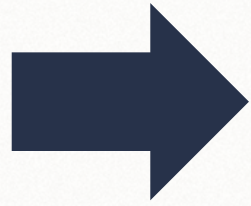
OVERVIEW OF SUNCOAST

Charlotte, Manatee & Sarasota Counties

- Exceptional schools
- Luxury living
- Bays
- Beaches
- Boating
- Fishing
- Rivers
- Parks
- Resorts
- Golf, and more



TRANSPORTATION

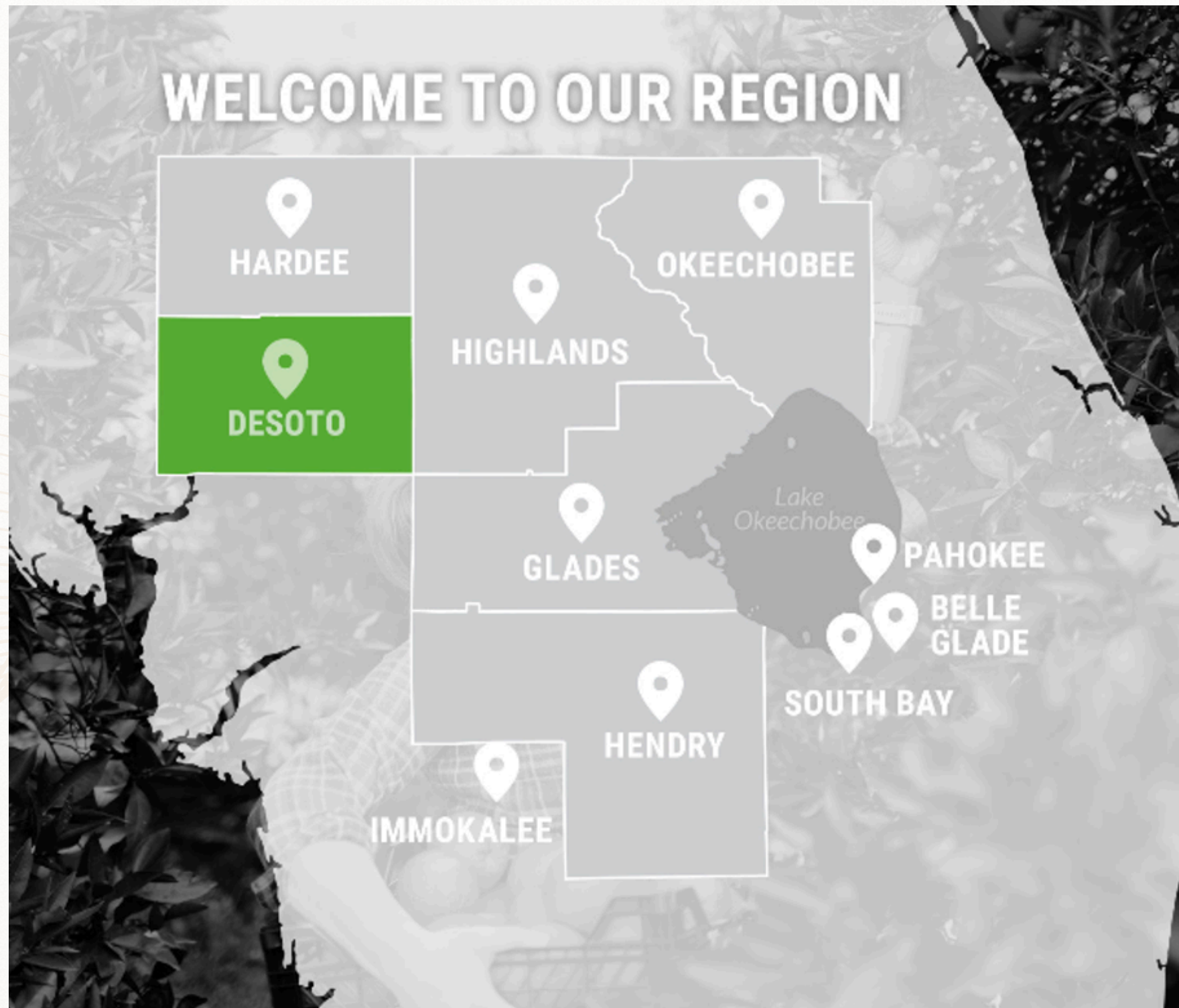


The logistics network for the Heartland and the Suncoast combines multimodal flexibility and lower costs, with transit options including...

- Multiple interstate and highway routes.
- Class I rail.
- Extensive port access.
- Local, regional and international air access.



OVERVIEW OF DESOTO



Population: 36,744



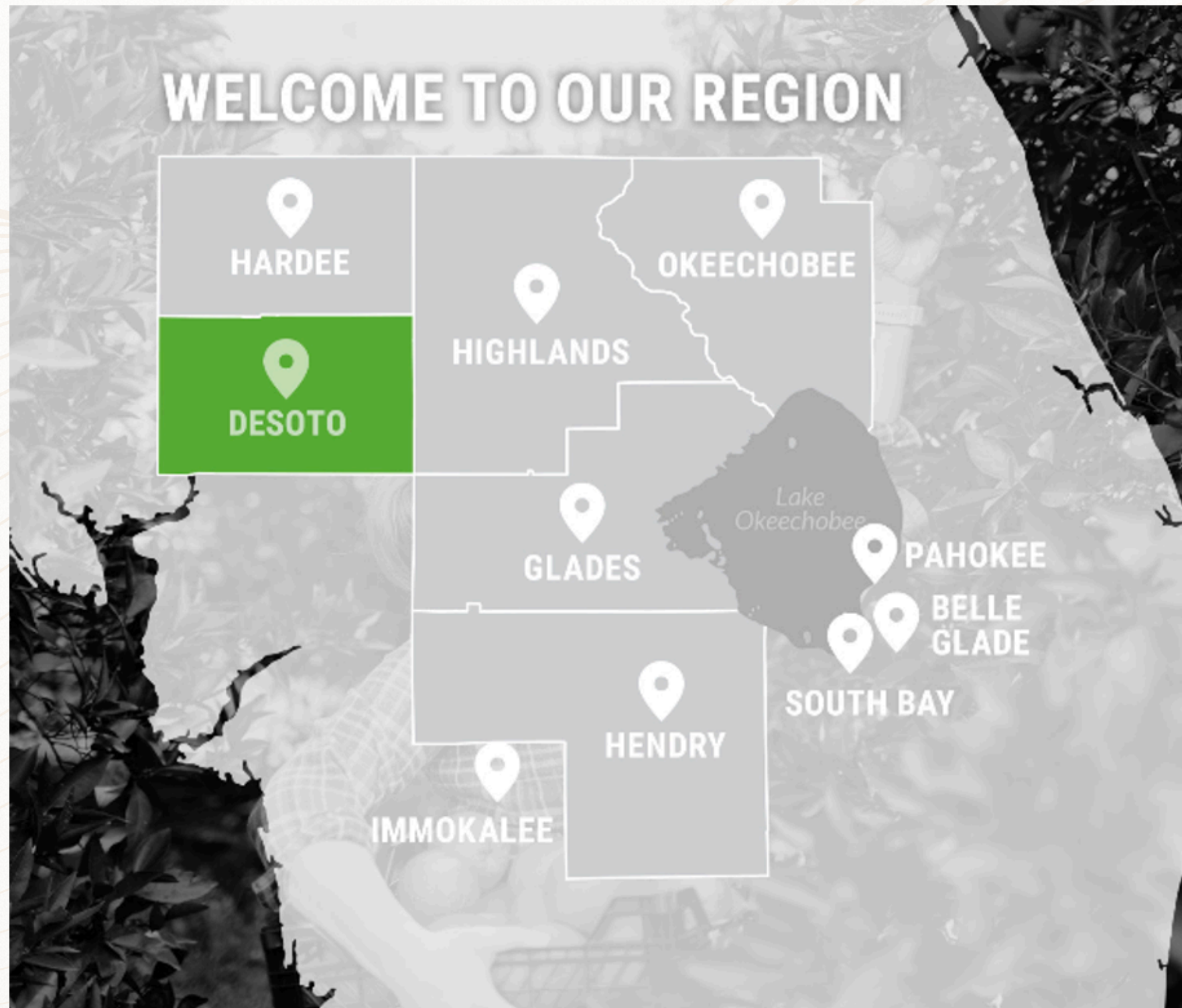
**Avg. Annual Wage:
\$46,425**



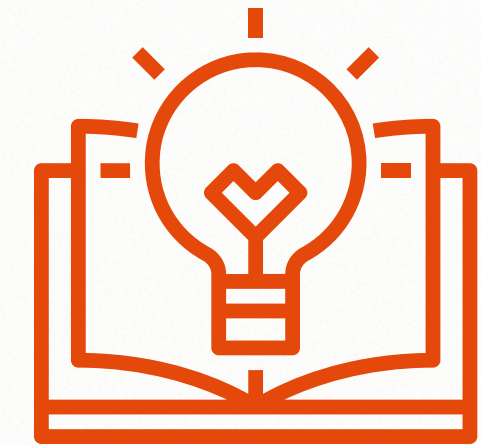
Unemployment: 4.1%

OVERVIEW OF DESOTO

Workforce Characteristics



**High School
or Higher
Grad Rate:
74%**



**Some
College or
More:
36%**



**Employees commuting
outside of DeSoto:
71%**

REAL ESTATE/HOUSING



Desoto Market: April 2025 Median Sale Price was \$302,500, down .08% from April 2024



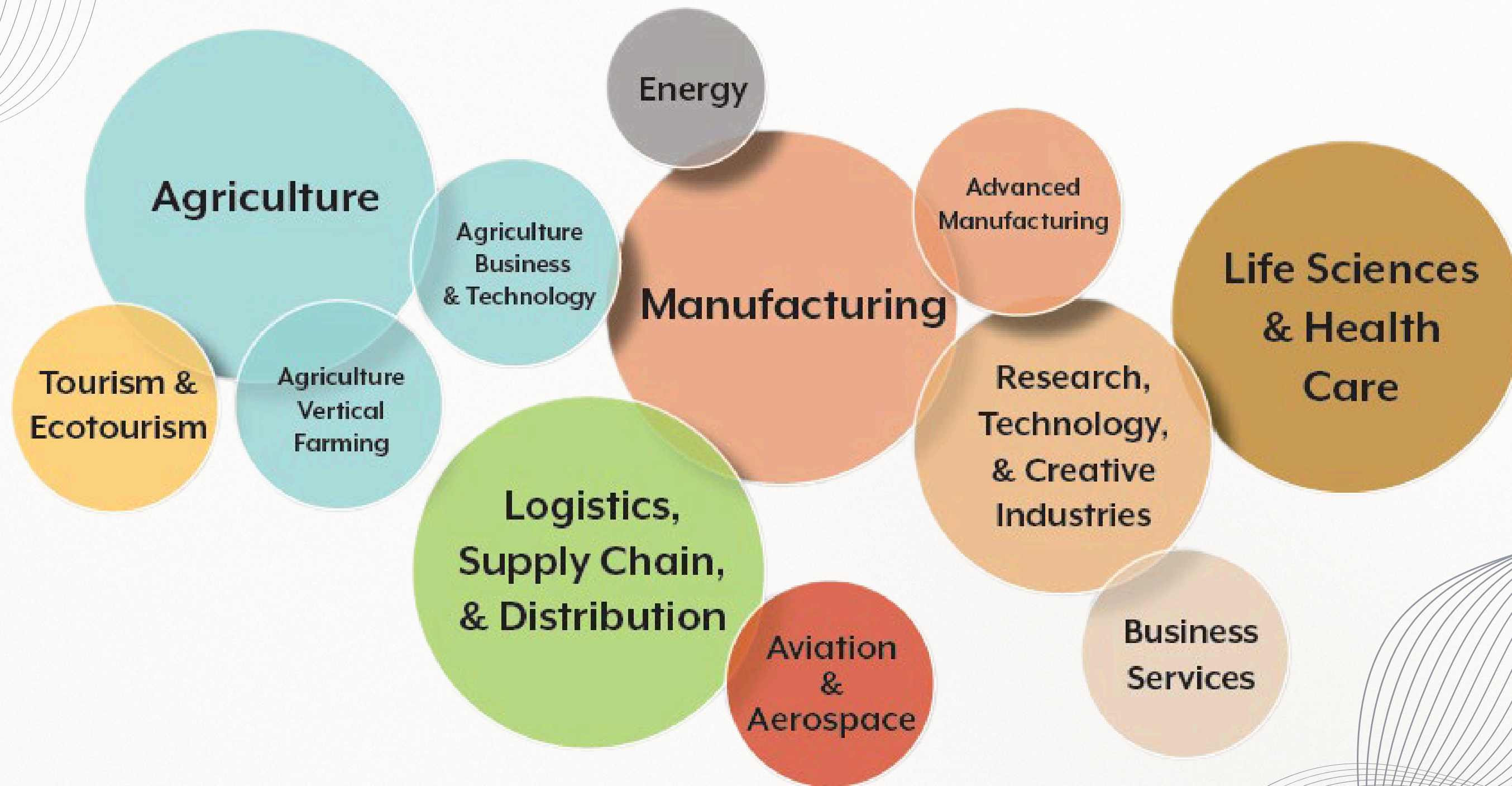
Punta Gorda/Port Charlotte Market: Median sale price is \$329,450, down 6.1% from April 2024



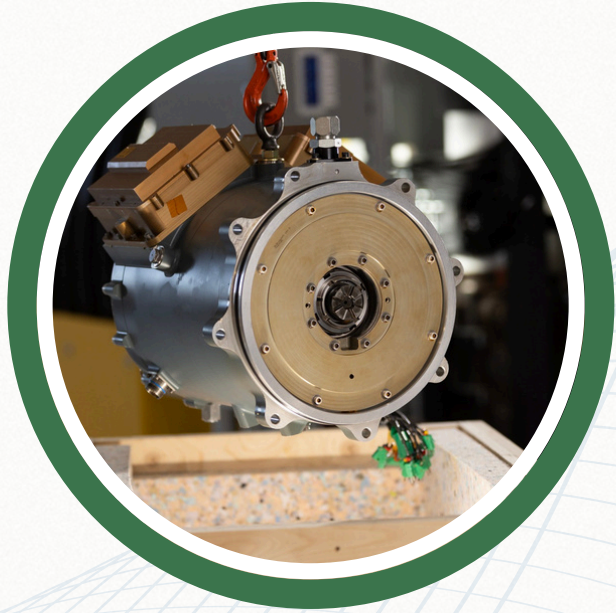
Lakewood Ranch Market: Median sale price was \$633,900.



TARGET INDUSTRIES



MAJOR EMPLOYERS



Collins Aerospace



**Moby Dick
(Assembly & Distro)**



Tremron



**Worldwide Door
Components**



Crown Roof Tiles



Peace River Citrus



**Walmart
Distribution Center**

RECENT PROJECTS & CLOSURES



**Aileron Golf Club
by Sunseeker**



**Howard's Pool
Expansion**



Wawa



Universal Hardscapes

RECENT PROJECTS & CLOSURES



ALDI



**Crown Roof
Expansion**



**Power Plant/Data
Center**



7-Eleven

TRAINING RESOURCES



Preparation

- K-12 private and public options
- Dual enrollment
- Flexible higher education pathways
- Specialized training facilities
- Within 50 miles: 25 colleges
- Within 50 miles: 31 universities

TRAINING RESOURCES



Local

South Florida State College -
DeSoto Campus



Regional

Charlotte Technical College
in Port Charlotte



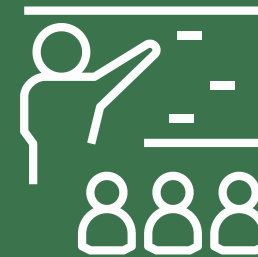
Regional

Manatee Technical College in
Bradenton and Lakewood
Ranch



Local

SunCoast Trucking Academy
in DeSoto County



Regional

Suncoast Technical College in
North Port

SOUTH FLORIDA STATE COLLEGE

Some programs offered ...



Degrees & Programs

- Accounting
- Automotive
- Business
- Computer
- Drafting
- Electricity – Lineworker
- Electronics
- Emergency Medical Services
- Heating, Ventilation, Air-Condition/Refrigeration (HVAC/IR)
- Industrial Management Technology
- Information Technology
- Manufacturing – Industrial Management Tech, Automation, Mechatronics
- Office Administration and Management

THE PROPERTY

Presented by:

Blaise Lelaulu, Fischbach Land Company

Property Basics

Hwy 17 Industrial with
around 294 acres
in DeSoto County.

- 15 minutes from I-75
- Over 1,870 plus/minus feet of frontage on Hwy 17
- Potential opportunity of rail access
- Opportunities for industrial and commercial uses



FISCHBACH LAND CO.

Blaise Lelaulu, Licensed Real Estate Broker



THE PROPERTY

Presented by:

DeSoto Planning & Zoning Director Misty Servia

Zoning and Future Land Use

- All 3 parcels are zoned IH (Industrial Heavy) and in the Employment Center Future Land Use Category.

Developability impacts

- The land lies along a state road and a railroad, which may require improvements by these entities. There is the potential for wetlands for a portion of the western parcel.

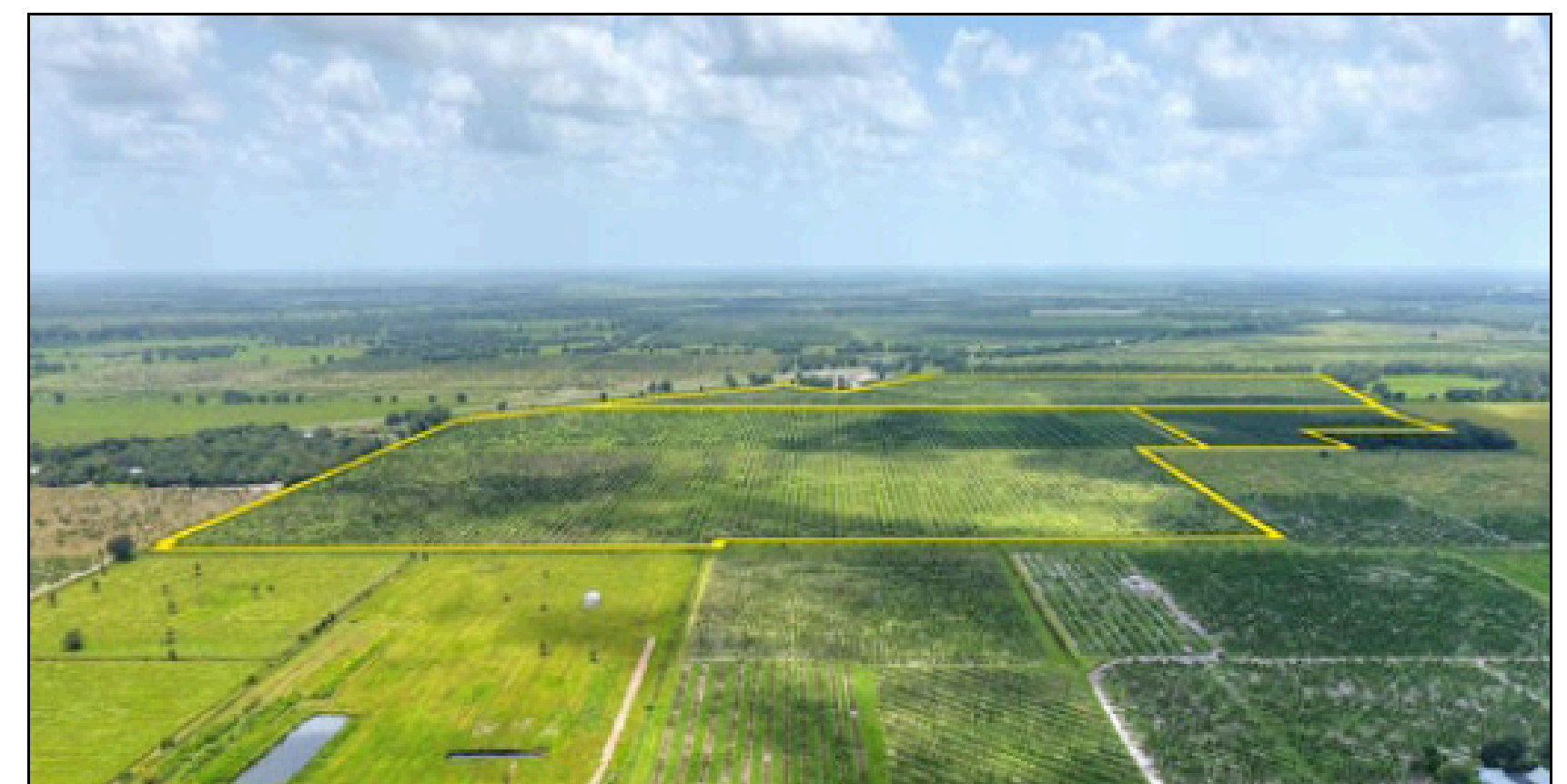
Surrounding area/sensitive receptors

- The site is contiguous to A Plus Environmental (an environmental restoration company) and located in an area that is primarily agricultural.



PERMITTING PROCESS

DeSoto Planning & Zoning Director Misty Servia



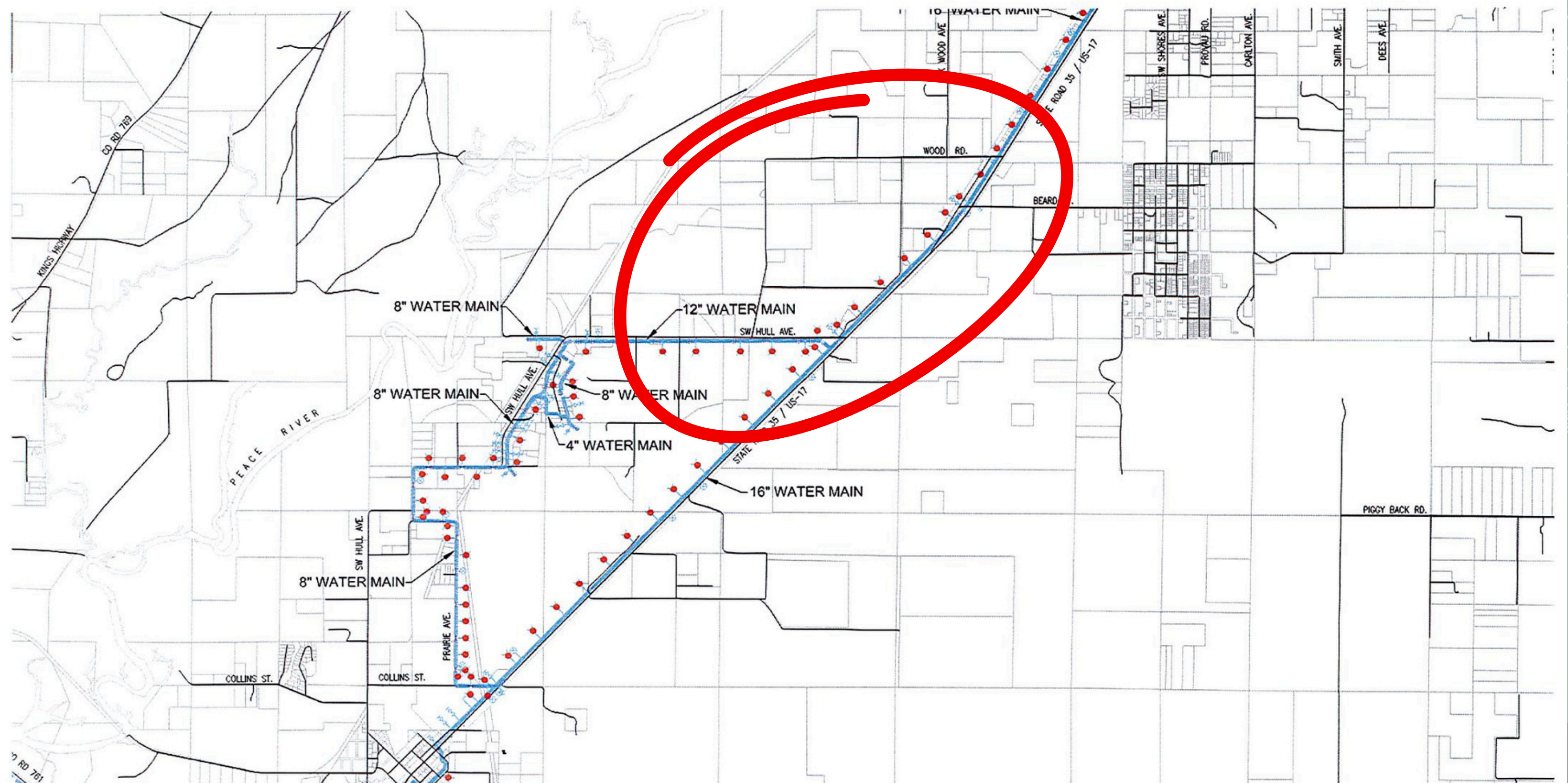
LOGISTICS

Rail Access

- **Class III shortline railroad with 111 miles across 2 lines directly serving Manatee, Sarasota, Desoto, Charlotte, Lee, and Collier Counties, with extended final mile logistics to all Florida.**
- **Hauls much of Southwest Florida's drywall, plywood/lumber, aggregates, LPG (propane), plastics, recyclables, and other commodities.**
- **Full service transloading centers in Sarasota, North Fort Myers, and other locations built to suit.**



THE PROPERTY ... UTILITIES



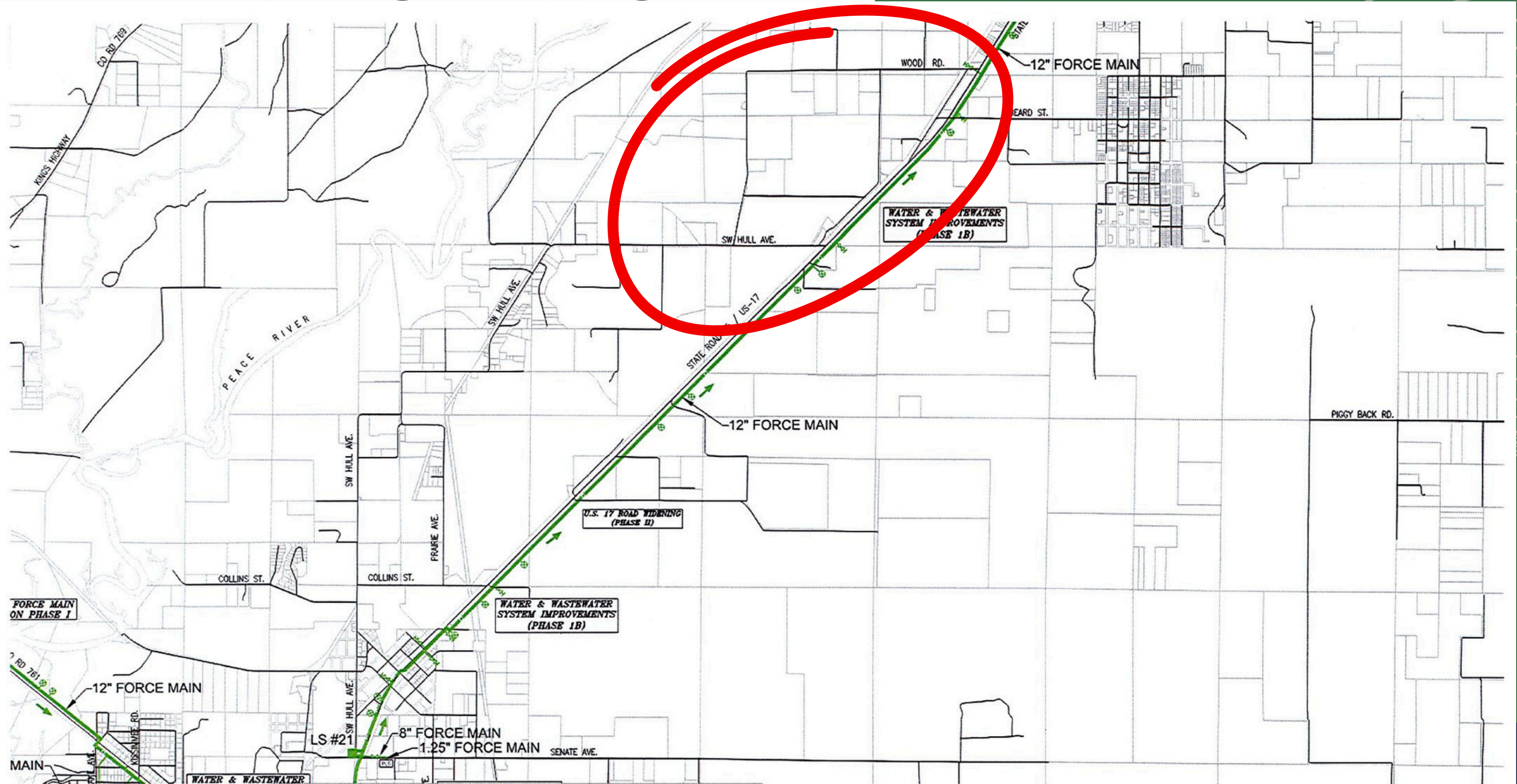
THE PROPERTY ... UTILITIES



Hwy 17 Industrial 294 ± AC, Arcadia, FL

- Hydrants
- C-E-UTIL- FM
- C-E-UTIL-WM

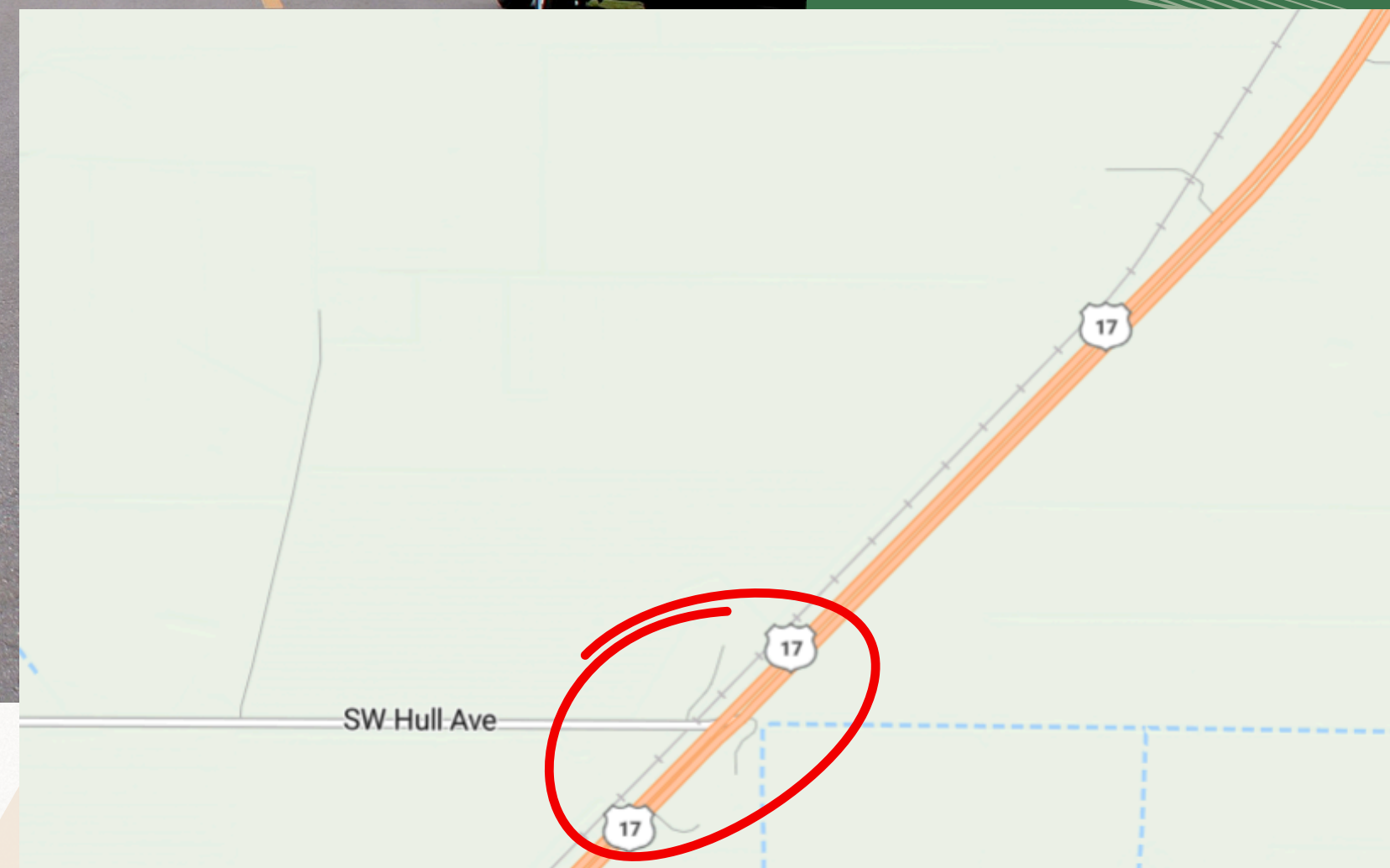
THE PROPERTY ... UTILITIES



PROPERTY ACCESS POINTS

SW Hull Avenue from SB Hwy 17

POINTS



PROPERTY ACCESS POINTS

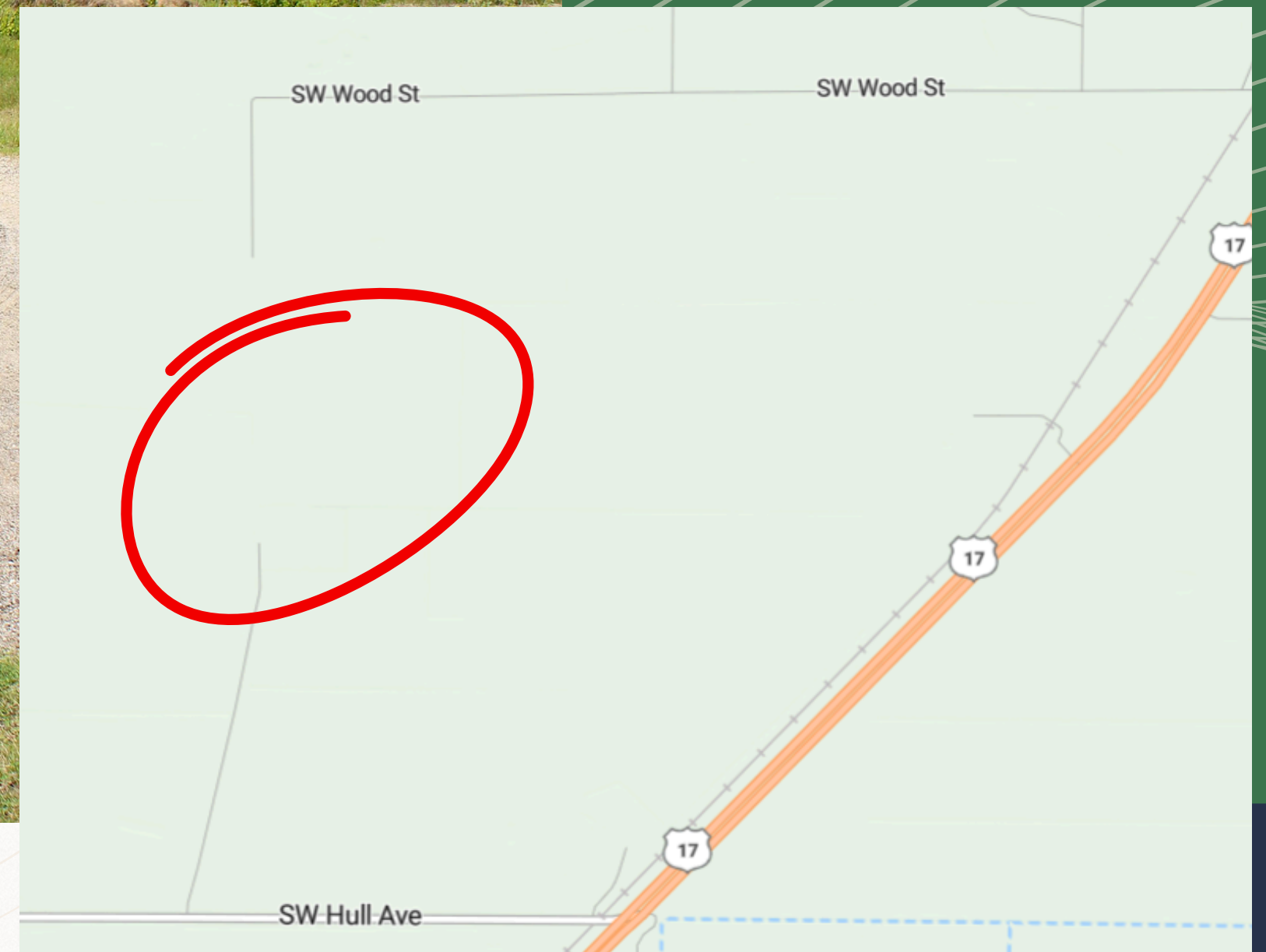
West back road from SW Hull Avenue



This road runs on the western side of the property

PROPERTY ACCESS POINTS

Entry on to property from West road



DESOTO IN 60 SECONDS

So Much Potential, So Much Adventure!

