



Phillies™

PROJECT DISCUSSION & KEY ECONOMIC FACTORS

MARCH 2026



CLEARWATER
BRIGHT AND BEAUTIFUL • BAY TO BEACH

1947-2047

100 YEARS IN CLEARWATER



YOUR PARTNER

THE PHILLIES ARE A
PREMIER MLB FRANCHISE



- Iconic 144-year brand with passionate fans
 - Clearwater Spring Training since 1947
- Significant and Consistent Spring Training Economic Impact (*top attendance tier with NYY & BOS*)
- Year-Round Economic and Community Impact of Full-Time Employees and Clearwater Threshers
- Consistent Major League Payroll Top-4 Ranking
 - More stars + more wins = MORE FANS/TOURISTS
- 4th largest media market and the largest single team media market in Major League Baseball
- Red (Loud!) October = MORE SPRING TOURISTS



ANNUAL COUNTY MARKETING ELEMENTS

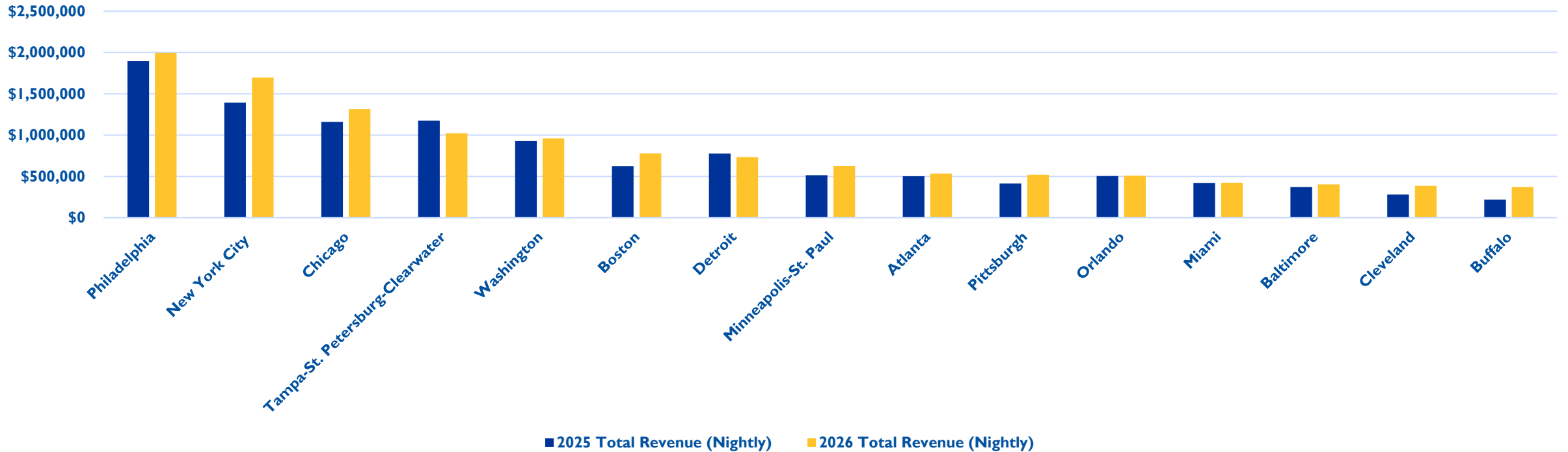
- Spring Training TV and Radio Broadcast 30-second commercials
 - Most home Spring Training games are broadcast in Philly
- Phillies Regular Season TV and Radio Broadcast 30-second commercials
- Reaching 200k+ TV Households plus Radio audience
- Pocket Schedule and Periodicals presence
- In-Ballpark Signage and Video Board presence
- Phantasy Camp sponsorship
- Over \$10 million of County marketing assets provided to date



HOTEL FEEDER MARKET PACING

FEBRUARY THRU JUNE HOTEL REVENUE

Hotel Revenue from Top 15 2026 Feeder Markets (Data is sample)



Large, out-of-state cities, such as New York, Chicago, Boston and Philadelphia show increase in sample revenue.



Shopping Center
purchased by the Phillies
November 2022 (\$22.5m)

Baycare Ballpark

Floor & Decor

Clearwater Toyota

Don pancho villa
Mexican • \$

MPAD Studio

Drew St

Drew St

Old Coachman Rd

Oberlin Dr

Old Coachman Rd

Alligator Creek

Alligator Creek

Alligator Creek

Access Rd A

Access Rd A

E Service Rd

19

19

590

Old Coachman Rd

Old Coachman Rd

Aspirati

Claudia Fla

Warrior Arts



CC1
NEW
BASEBALL LAB

BCB6
NEW CENTER FIELD BUILDING
WITH RESTROOMS, ELEVATOR
AND FAN DECK

BCB2
New Video Board and
Berm Improvements

BCB8
Right Field Corner

BCB7
Suite and Club
Improvements

BCB3
Southwest Building

(E)
ROBERTS
FIELD

(E)
SCHMIDT
FIELD

BCB1A
Stadium
Improvements - North
Addition / Renovation

BCB1A
EXPANDED
CONCOURSE

BCB1B
NEW/
RELOCATED
FRENCHY'S

BCB1C&D
Stadium Improvements -
Renovating Left Field
Concourse

BCB5
Baycare LED
Light Replacement

CC3
GROUNDSKEEPING
BUILDING REPLACEMENT

CC 2
OWENS
BUILDING
UPDATES

CC4
PITCHING
PACK

CC4
SYNTHETIC
AGILITY
FIELD

CC4
ASHBURN FIELD
CONVERSION

CC4
PITCHING
PACK

DROP OFF
AREA

BCB1D
OFFICE
CONNECTION

BCB9
Upgrade West
Entrance Plaza

BCB7
WEST
ENTRANCE
ELEVATOR/
LOBBY

CC5
MULTI-PURPOSE
TENT RELOCATION

CC4
GRASS
HALF FIELD

CC4
GRASS
HALF FIELD

WALKWAY
CANOPY

(E) HALF
FIELD

(E)
PITCHING
PACK

SITE
IMPROVEMENT
EXPANDED STAFF
PARKING LOT



KEY FAN AMENITIES ELEMENTS



- Video Board Replacement
- Replace Field Lights
- Larger concourse (expand capacity)
- Upgrade West Plaza Fan Entrance Plaza
- Expand and enhance concessions
- Fan Seats Replacement
- Center Field Fan Deck (expand capacity)
- Retail Store expansion
- Center Field Restrooms (new – to service the berm)
- Diamond Dugout Restrooms upgrade
- Enclosure of 1st Base Club Area and Suite Hallway
- Addition of South and West Fan-servicing elevators
- Refresh Suite interiors and Home Plate concessions
- Update grounds crew area/wayfinding signage





Frenchy's

Baystar Restaurant Group.com
WINT WINT WIN!

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MONTGOMERY COUNTY, PA

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Chadds Ford, PA 610-558-8200

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EWING
COLE



BayCare
Medical Group

Coca-Cola
Phillies
THRESHERS
Green to Spin Live Greener with Gas

28 P ALEC BOHM

PA	BB%	K%
325	7%	17%
R	HR	RBI
39	9	58

PHI 0 0 0 0-0

Hooters
Justin Crawford Bobblehead
Budweiser

Phillies
BayCare Ballpark

EWING
COLE



EWING
COLE



**EWING
COLE**



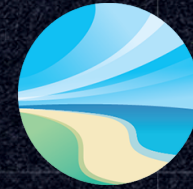
Phillies

EWING
COLE



CELEBRATING 80 YEARS | SEE YOU IN CLEARWATER





CLEARWATER
BRIGHT AND BEAUTIFUL • BAY TO BEACH

1947-2047

100 YEARS IN CLEARWATER

THANK YOU