

Business Retention, Expansion and Attraction PROJECT UPDATE 2025

EDC QUICK STATS 2017-2025

9,470 new/retained jobs* in place from
91 announced projects with
17.3 million SF of new facilities



- 1 AshleyCapital
- 2 Mohnark Pharmaceuticals, Inc.
- 3 INKAS Group
- 4 Port St Lucie
- 5 COSTCO WHOLESALE
- 6 FREEDOM BOAT CLUB

St. Lucie EDC

www.YourEDC.com

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2025 Total Employment	Facility Square Footage
Calendar Year 2017							
A&G Concrete Pools	Manufacturing	Port St. Lucie	EXPANSION	10	60	64	19,000
ABC Home Medical Supply Company I	Headquarters	St. Lucie County	NEW	35	0	200	10,000
Builders FirstSource	Manufacturing	St. Lucie County	NEW	40	0	104	45,000
City Electric Supply/TAMCO	Manufacturing	Port St. Lucie	EXPANSION	50	210	236	411,000
Expert Shutter Services	Manufacturing	Port St. Lucie	EXPANSION	10	31	83	24,800
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	100	273	341	106,000
Precast Specialties I	Manufacturing	Fort Pierce	NEW	100	0	162	75 acres
Pursuit Boats I	Marine	St. Lucie County	EXPANSION	30	324	538	17,000
Radical Cosmetics	Manufacturing	Fort Pierce	NEW	50	0	50	55,000
Rocla Concrete Tie/Vossloh	Marine	St. Lucie County	NEW	42	0	NR	22,000
2017 TOTALS				467	898	1,778	709,800

Calendar Year 2018							
ABC Home Medical Supply Company II	Headquarters	St. Lucie County	EXPANSION	100	77	200	7,500
American Concrete Industries	Manufacturing	St. Lucie County	EXPANSION	15	24	36	15,000
Concrete Impressions	Manufacturing	Fort Pierce	NEW	15	0	17	18 acres
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	150	200	X	65,000
Hypower	Professional Services	Fort Pierce	NEW	50	0	12	2,000
Lawnwood Regional Medical Center	Life Sciences	Fort Pierce	EXPANSION	30	1,559	1,932†	12,000
Cleveland Clinic Martin Health System	Life Sciences	Port St. Lucie	EXPANSION	150	1,241	1,456	45,000
Natalie's Orchid Island Juice Company	Manufacturing	St. Lucie County	EXPANSION	50	150	253	100,000
OCULUS Surgical	Manufacturing	Port St. Lucie	EXPANSION	50	27	58	55,000
Precast Specialties II	Manufacturing	Fort Pierce	EXPANSION	25	0	162	12,000
PlusOneAir	Aviation	St. Lucie County	NEW	20	0	40	14,600
The Porch Factory	Manufacturing	St. Lucie County	EXPANSION	4	24	40	7,500
2018 TOTALS				659	3,302	4,206	335,600

X Not expected to be operational/Out of business

NR No response

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

** All or some jobs and/or square footage transferred to another project listed in this Project Update as a separate project (usually end users) and often in a different year

† Includes full-time, part-time and per diem workers

‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

§ Square footage - see Interstate Crossroads & Legacy Park 2020

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Calendar Year 2019							
A-1 Industries of Florida	Manufacturing	St. Lucie County	EXPANSION	28	257	204	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	44	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	37	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	**	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	X	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	102	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	14	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	6	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	538	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	45	55,000
2019 TOTALS				1,015	770	1,084	707,000

Calendar Year 2020							
California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	40	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	NR	75ft. Tower
FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490†	0	480†	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	871**	0	‡	197,839‡
Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	2	30,000
2020 TOTALS				1,441	79	537	1,687,619

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Calendar Year 2021							
Amazon Warehouse	Warehouse/Distribution	Port St. Lucie	NEW	500	0	750	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	15	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	375	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	114	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	96	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	35	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	X	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	341	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000
2021 TOTALS				2,311	664	1,728	3,673,568
Calendar Year 2022							
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	27	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	42	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112* ‡	0	NR**	168,000
Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	538	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
Florida Coast Medical Center	Life Sciences	Port St. Lucie	NEW	600†	0	191	181,925
2022 TOTALS				2,864	804	1,106	3,384,924

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Calendar Year 2023							
Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*†	0	0	389,000
Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	13	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0‡	587,000‡
Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	75	113,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	70	23,456
2023 TOTALS				1,520	191	158	2,507,831
Calendar Year 2024							
Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	57	245,900
APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	20	33,600
BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755	0	1	§
Costco Warehouse Depot	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	25	8,825
Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	30	11,000
Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	§
PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	126	0	0	TBD
Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000
SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000
2024 TOTALS				1,927	35	146	1,362,010
Calendar Year 2025							
Costco Depot Phase 2	Warehouse/Distribution	Port St. Lucie	NEW	115	0	0	1,247,955
INKAS	Manufacturing	Fort Pierce	NEW	294	0	0	190,000
Freedom Boat Club Expansion	Marine	Port St. Lucie	EXPANSION	3	0	1	N/A
Mohnark Pharmaceuticals	Manufacturing	Fort Pierce	EXPANSION	11	4	4	N/A
Port St. Lucie Soccer Club	Recreation	Port St. Lucie	NEW	238	0	0	6,000-seat stadium
Pruitt Commerce Center	Industrial Development	St. Lucie County	NEW	1,003	0	0	1,504,680
2025 TOTALS				1,664	4	5	2,942,635
9 Year TOTALS (multiphase project duplications removed)				13,518	5,709	9,470	17,310,987

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Economic Development *by the Numbers*

St. Lucie County economy growing by more than
\$4.3 billion!

Recent studies by the National Community Development Services Economic Strategy Center and the Small Business Development Center at IRSC calculated that between 2017 and 2024:

- 64 of the 85 announced EDC projects created **21,721 jobs** generating **\$1.2 billion** in income.
- EDC projects helped create **\$4.36 billion**, or 17.2%, of St. Lucie County's total \$25.4 billion economic output. This number is projected to increase to **\$5.5 billion** and 21.7% once vacant spec buildings are occupied.
- Investment in the EDC in 2024 shows a return on that investment of:
 - ▼ St. Lucie County: **\$84.68 returned for every dollar** invested in the EDC
 - ▼ City of Port St. Lucie: **\$111.58 returned for every dollar** invested in the EDC
 - ▼ City of Fort Pierce: **\$54.07 returned for every dollar** invested in the EDC
 - ▼ Special Tax Districts: **\$931.83 returned for every dollar** invested in the EDC
 - ▼ Private Sector: **\$109.83 returned for every dollar invested** in the EDC

After deducting real estate and TPP 2024 tax abatements of \$2.5 million, the ROI for the county's investment is \$78.90 and \$106.58 for the City of Port St. Lucie. Abatements did not affect City of Fort Pierce, Special Districts or Private Sector ROI.

Job counts include direct, indirect and induced jobs. Return on Investment (ROI) data is for 2024 only – annual tax data is needed to calculate this statistic and the EIA reports cumulative data so only the final year is available as a standalone figure.

“
Very few economic development programs have this amount of impact on a county
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– Trygve Vigmostad, Economic Strategy Center Director