

Executive Summary

Stadiums have proven catalytic to successful mixed-use districts. The goal is to evaluate a public-private partnership to build a stadium-anchored mixed-use district that benefits the local community while creating a go-to tourism destination in Port St. Lucie. **Ebenezer Partnership, LLC** plans to construct a 6,000 fixed seat capacity multi-purpose stadium located at **Walton & One** planned to open during the spring of 2027.

USL is a professional soccer league operating multiple leagues and divisions sanctioned by the U.S. Soccer Federation. Developer has obtained the franchise rights to own and operate a USL League 1 Division men's franchise and a USL Super League Division 1 women's franchise in the Port St. Lucie market.



PROJECT SCOPE

New - Professional Sports Stadium

data provided based on "other non-residential construction" IMPLAN category



NEW CONSTRUCTION

\$50 million capital investment for new soccer stadium



JOB CREATION

52 FT Team jobs @ an average annual salary of \$59,810
(124% of SLC Average Wage)

180 FTEs for Stadium jobs
@ an average annual salary of \$39,245

NEW CONSTRUCTION (One Time Impact)

Impact	Employment	Labor Income	Output
Direct	391.88	\$18,814,395.85	\$50,000,000.00
Indirect	97.85	\$4,009,708.97	\$18,298,886.04
Induced	67.96	\$2,607,161.40	\$10,922,204.22
Total	557.69	\$25,431,266.21	\$79,221,090.26

NEW JOBS (Recurring Impact)

Impact	Employment	Labor Income	Output
Direct	232	\$10,174,120.00	\$18,341,257.21
Indirect	148.42	\$3,884,025.28	\$10,079,745.36
Induced	81.05	\$4,224,517.13	\$10,275,739.48
Total	461.47	\$18,282,662.41	\$38,696,742.05

Data is based on 2024 dollars and 2022 IMPLAN data for construction of a \$50,000,000 nonresidential structure in the category "other." Results may vary based on the unique characteristics of stadium construction. The projections in this report are based on IMPLAN data and models, which include certain assumptions and estimates. While we strive for accuracy, these projections are subject to limitations such as data quality, model assumptions, and external factors that may impact results. Therefore, the findings should be interpreted as estimates and not exact figures. Users should consider these results as one of many tools in economic planning and decision-making.