

±4.24 ACRES

6425 SE POINCIANA LN, HOBE SOUND, FL 33455

FOR SALE

\$2,680,000



SUBJECT
±4.24 ACRES

SE FEDERAL HIGHWAY

31,000 AADT

1

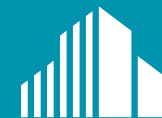
SE POINCIANA LANE

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**CUSHMAN &
WAKEFIELD**

PROPERTY DETAILS

Property Address: 6425 SE Poinciana Ln, Hobe Sound, FL 33455
 Parcel ID: 343842038103000107
 Site Size: ±4.24 Acres
 Zoning: R3-A
 AADT: 31,000
 Frontage: 585' Frontage on Federal Hwy
 Future Land Use: Commercial/Office/Residential
 Sale Price: \$2,680,000

PROPERTY OVERVIEW

One of the last remaining large, high-profile corner sites along highly desirable SE Federal Highway, this exceptional tract presents a rare opportunity for development in a proven growth corridor.

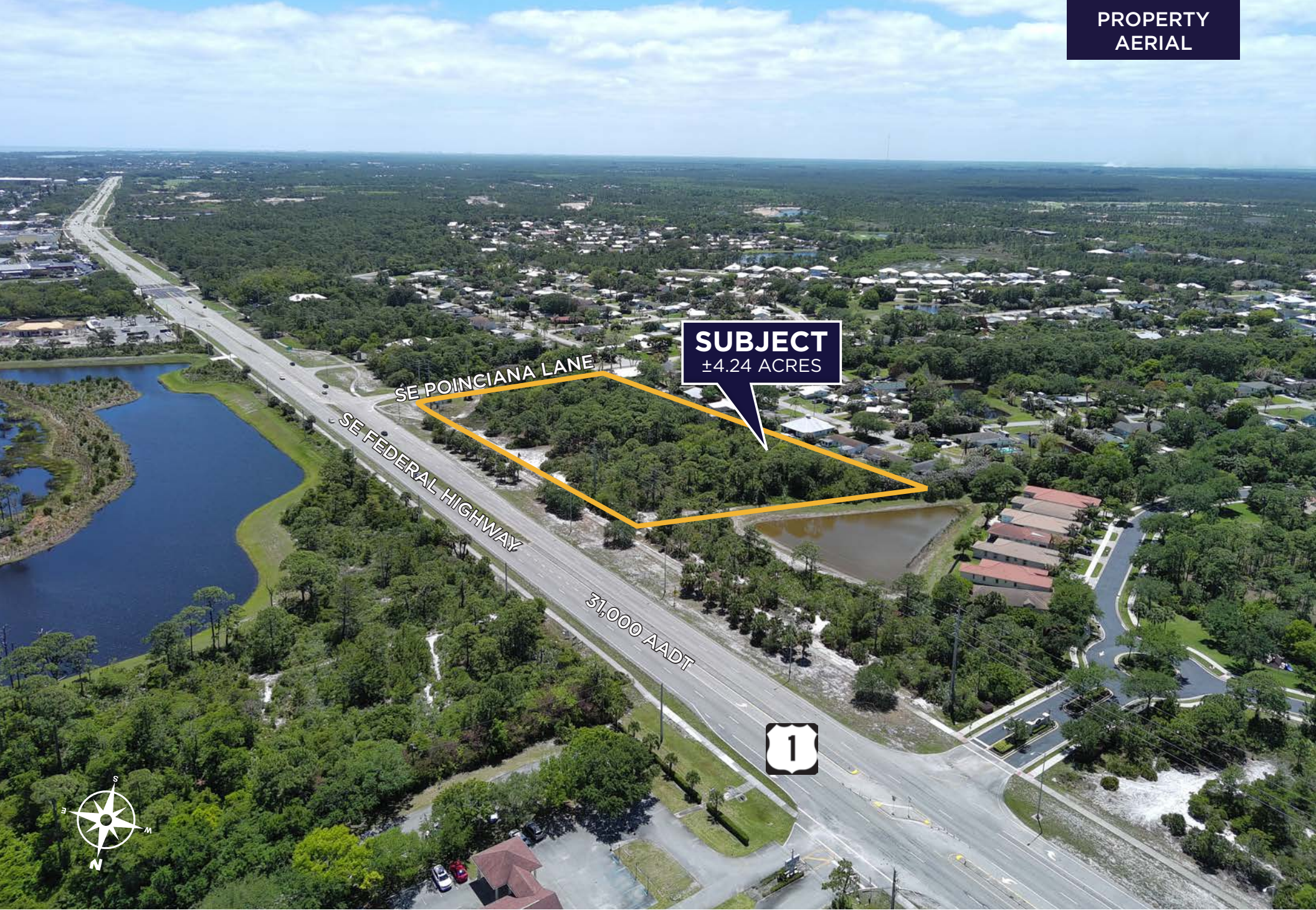
The property features approximately 585 feet of prominent U.S. Highway 1 frontage, complemented by existing turn lanes that allow for convenient, safe, and efficient access. The surrounding area is well-established and visually appealing, benefiting from rising traffic counts, strong demographics, and continued commercial and residential momentum along the Federal Highway corridor.

Ideally positioned near the amenities, employment centers, and coastal communities of Stuart, Hobe Sound, and northern Palm Beach County, the site offers excellent regional connectivity. Flexible zoning supports a wide range of commercial and residential uses, making this property well suited for a variety of development concepts.



AREA DEMOGRAPHICS

	2025 Population	Average Household Income
3 Mile	24,403	\$106,173
5 Miles	50,540	\$112,860
10 Miles	132,590	\$120,462



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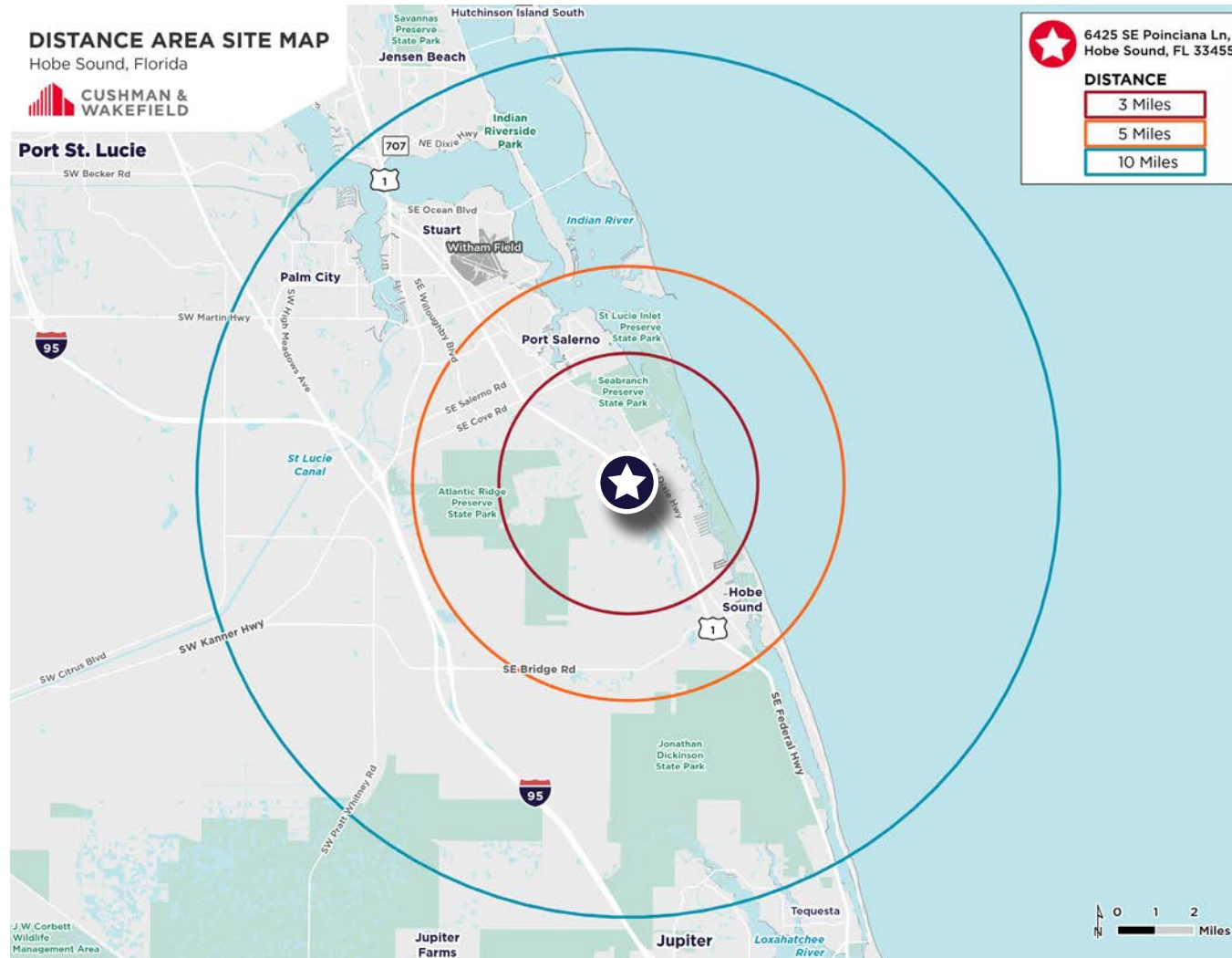
SE POINCIANA LANE

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31,000 AADT



AREA DEMOGRAPHICS



Population

3 Miles:	24,403
5 Miles:	50,540
10 Miles:	132,590

Average Household Income

3 Miles:	\$106,173
5 Miles:	\$112,860
10 Miles:	\$120,462

Median Age

3 Miles:	60.4
5 Miles:	57.6
10 Miles:	55.6

DRIVE TIME

 6425 SE Poinciana Ln,
Hobe Sound, FL 33455

DISTANCE

-  0 - 10 Minutes
-  10 - 20 Minutes
-  20 - 30 Minutes

10 MINUTE

31,418
POPULATION

\$104,640
AVG HH INCOME

20 MINUTE

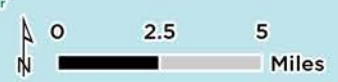
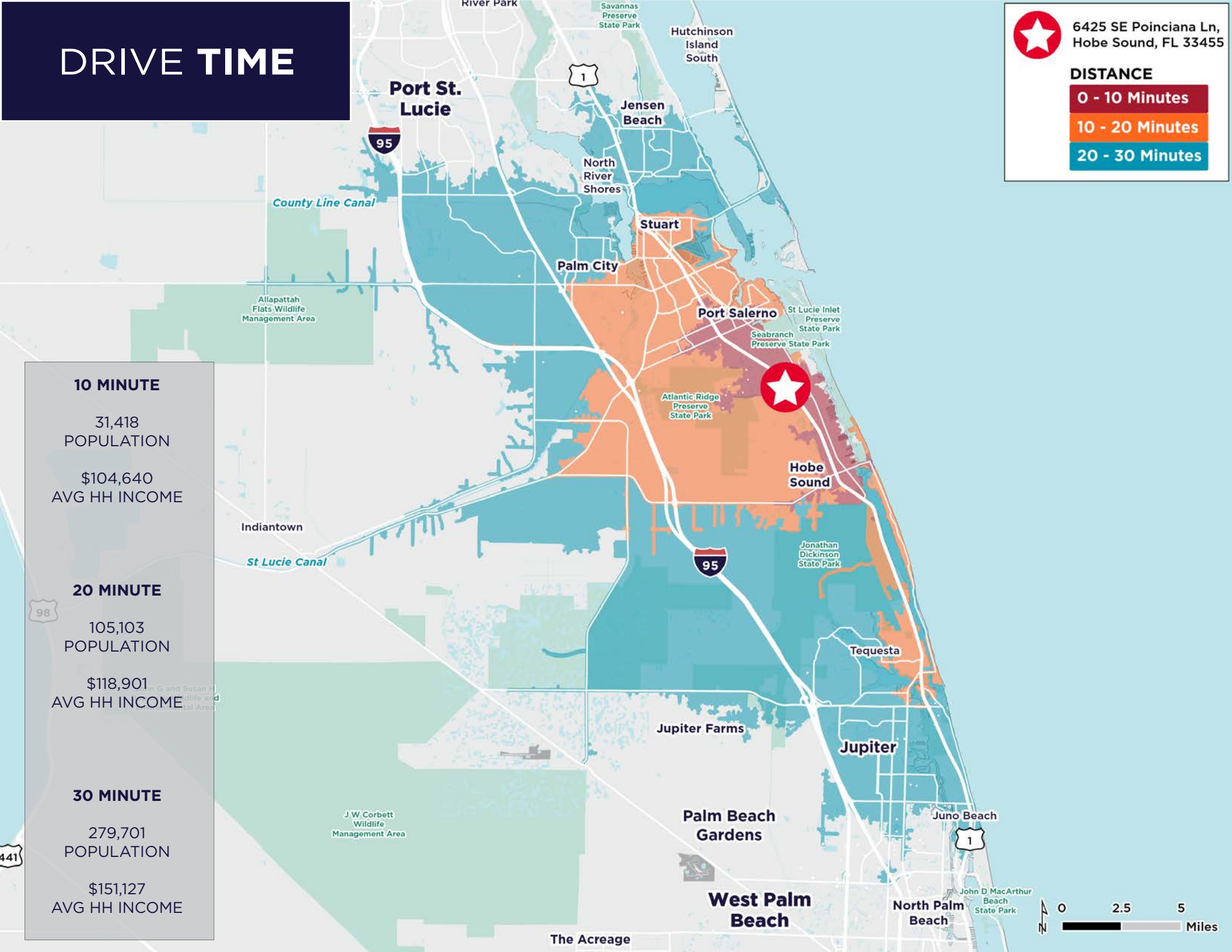
105,103
POPULATION

\$118,901
AVG HH INCOME

30 MINUTE

279,701
POPULATION

\$151,127
AVG HH INCOME



CITY OVERVIEW

Hobe Sound, Florida

Hobe Sound, Florida offers a blend of small-town character, coastal beauty, and strong accessibility along the Treasure Coast. Located in southern Martin County between Stuart and Jupiter, it provides convenient access to Interstate 95 and Florida's Turnpike while maintaining a quieter, residential setting.

Known for its preserved natural environment — including Jonathan Dickinson State Park, Hobe Sound National Wildlife Refuge, and protected shoreline—the area has avoided overdevelopment, supporting a low-density, high-quality market.

Steady growth is supported by nearby employment hubs in Jupiter, Palm Beach Gardens, and Stuart, along with access to major employers, healthcare, and retail. With established neighborhoods, expanding residential communities, and limited commercial opportunities, Hobe Sound presents an attractive environment for thoughtful development and long-term investment.



LOCATION & ACCESS

POSITIONED BETWEEN STUART AND JUPITER WITH DIRECT ACCESS TO I-95 AND FLORIDA'S TURNPIKE



LIMITED SUPPLY

CONTROLLED GROWTH SUPPORTS PRICING STABILITY AND LONG-TERM VALUE.



EMPLOYMENT PROXIMITY

NEAR MAJOR EMPLOYMENT HUBS IN PALM BEACH GARDENS AND JUPITER, PROVIDING A STRONG WORKFORCE BASE.



LIFESTYLE APPEAL

SURROUNDED BY PROTECTED NATURAL ASSETS, INCLUDING JONATHAN DICKINSON STATE PARK, SUPPORTING STRONG LONG-TERM RESIDENTIAL DEMAND.

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2030 Projection			
Total Population	24,339	50,957	134,705
2025 Estimate			
Total Population	24,403	50,540	132,590
2010 Census			
Total Population	23,086	46,786	119,871
Daytime Population			
2025 Estimate	18,648	45,368	141,222

HOUSEHOLDS BY INCOME	3 MILE	5 MILE	10 MILE
2025 Estimate			
\$200,000 or More	11.3%	12.6%	14.4%
\$150,000 - \$199,000	10.6%	10.2%	10.1%
\$100,000 - \$149,999	14.9%	16.2%	16.4%
\$75,000 - \$99,999	11.3%	11.7%	12.0%
\$50,000 - \$74,999	17.2%	15.7%	14.4%
\$35,000 - \$49,999	10.7%	10.4%	10.0%
\$25,000 - \$34,999	8.6%	8.2%	8.9%
\$15,000 - \$24,999	5.7%	5.1%	5.0%
Under \$15,000	9.6%	10.0%	8.8%
Average Household Income	\$106,173	\$112,860	\$120,462
Median Household Income	\$71,037	\$76,185	\$79,949
Per Capita Income	\$52,137	\$52,744	\$55,436



50,540
TOTAL POPULATION
WITHIN 5 MILES



\$112,860
AVERAGE INCOME
WITHIN 5 MILES



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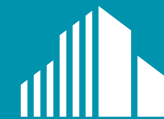
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