

**±4.24 ACRES**

**6425 SE POINCIANA LN, HOBE SOUND, FL 33455**

**FOR SALE**

**\$2,950,000**



**SUBJECT**  
±4.24 ACRES

SE FEDERAL HIGHWAY

31,000 AADT



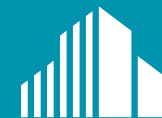
SE POINCIANA LANE

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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: \$2,950,000

**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.

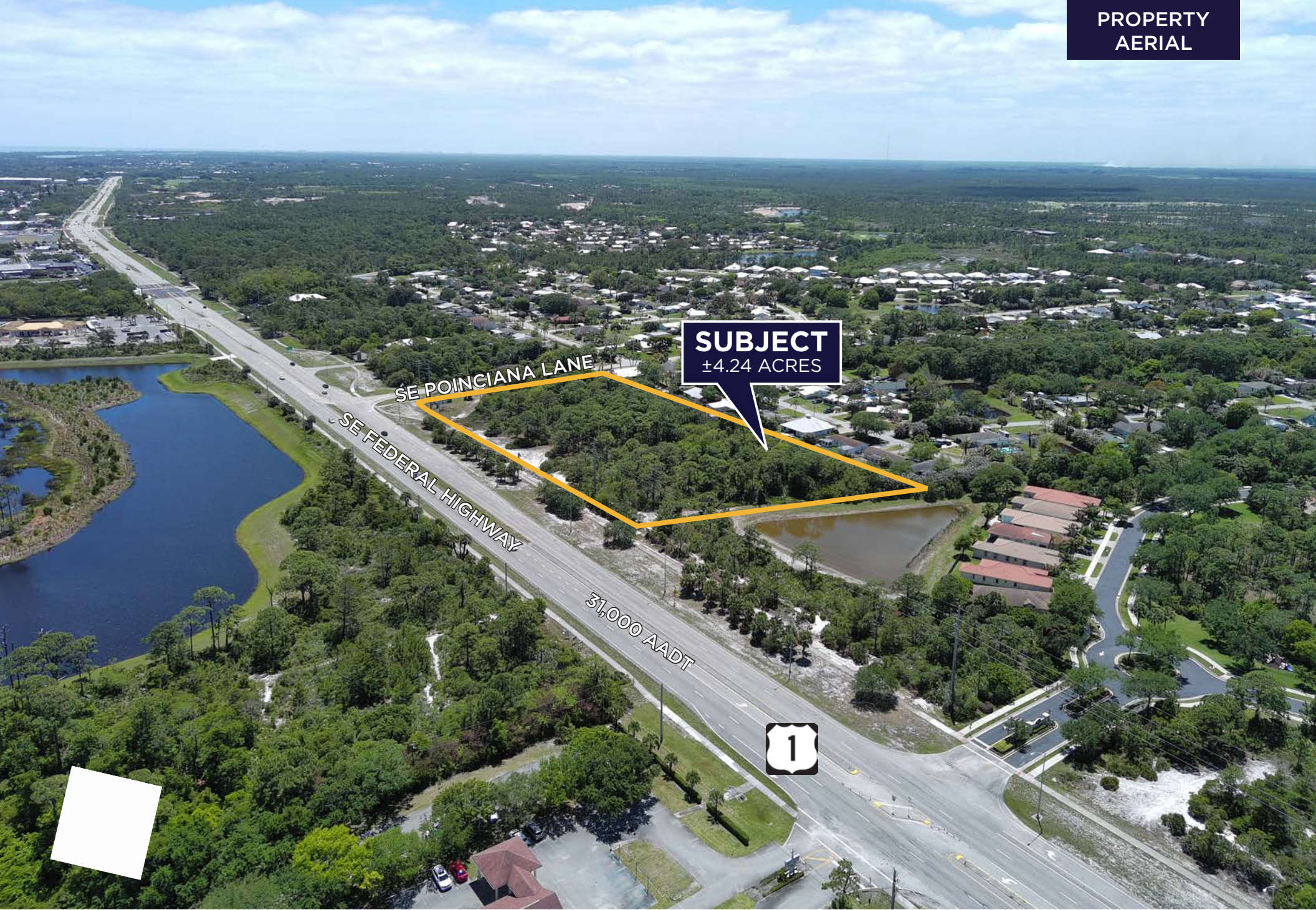
The property features approximately 585 feet of prominent U.S. Highway 1 frontage, complemented by existing turn lanes that allow for convenient, safe, and efficient access. The surrounding area is well-established and visually appealing, benefiting from rising traffic counts, strong demographics, and 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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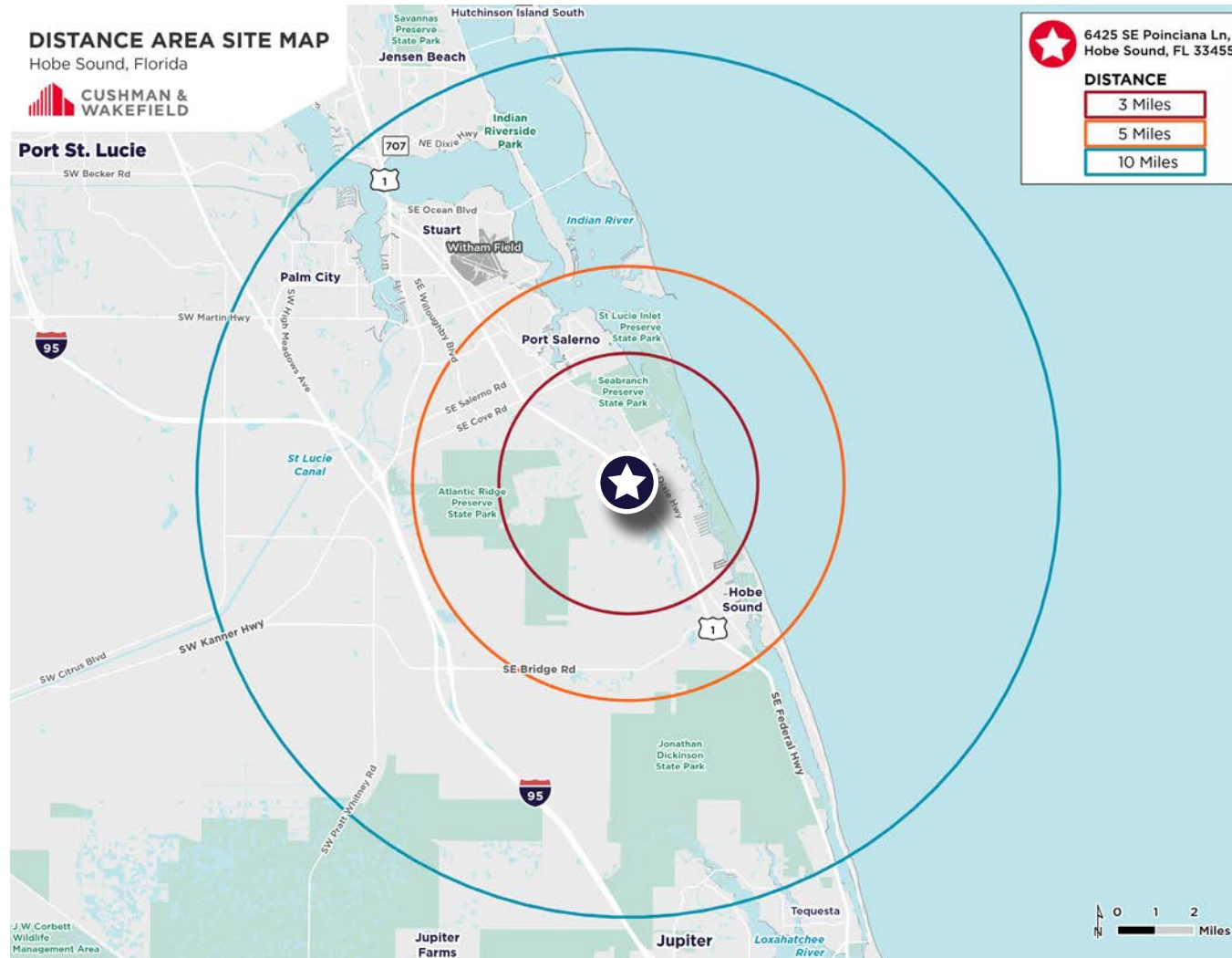
SE POINCIANA LANE

SE FEDERAL HIGHWAY

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**

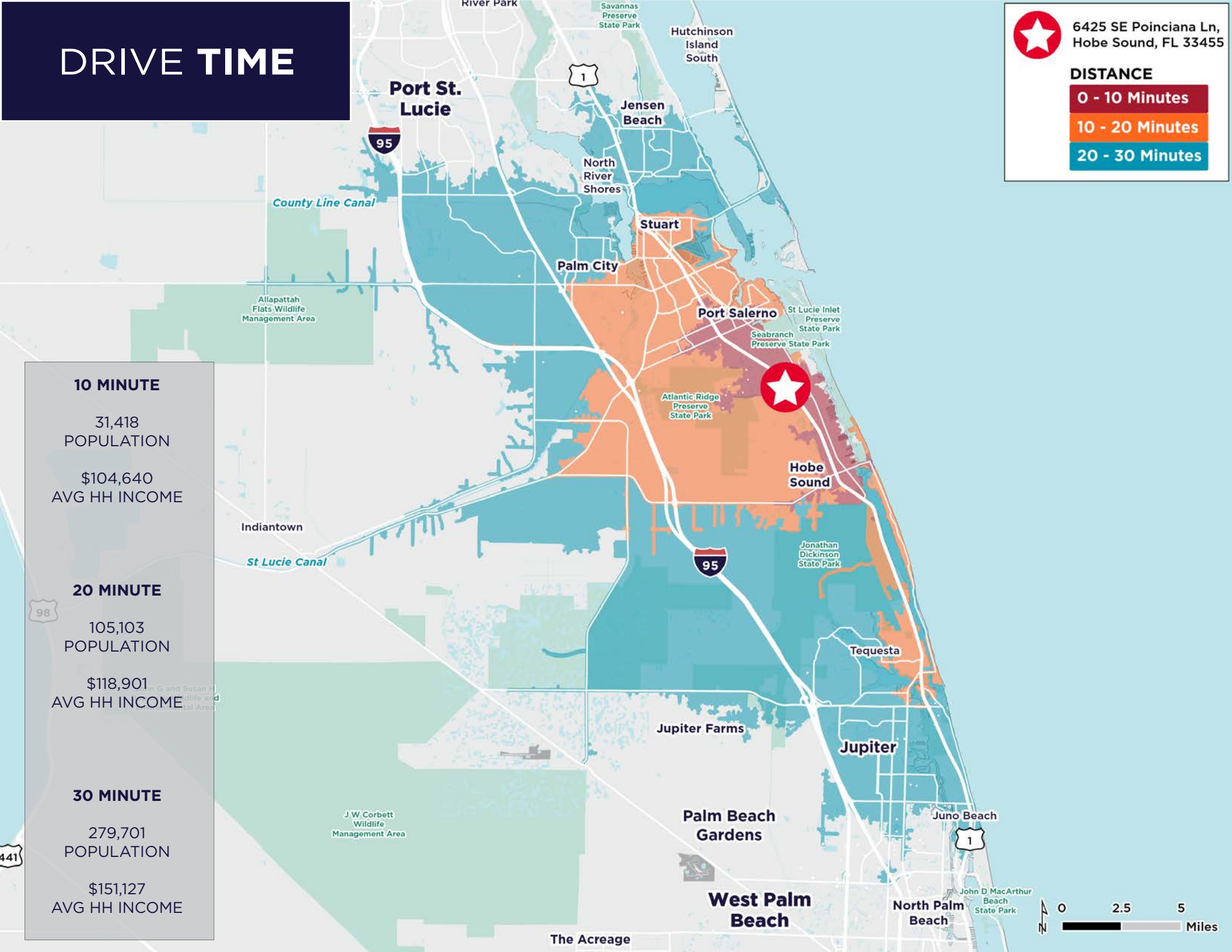
105,103  
POPULATION

\$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
<b>2030 Projection</b>			
Total Population	24,339	50,957	134,705
<b>2025 Estimate</b>			
Total Population	24,403	50,540	132,590
<b>2010 Census</b>			
Total Population	23,086	46,786	119,871
<b>Daytime Population</b>			
2025 Estimate	18,648	45,368	141,222

HOUSEHOLDS BY INCOME	3 MILE	5 MILE	10 MILE
<b>2025 Estimate</b>			
\$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%
<b>Average Household Income</b>	\$106,173	\$112,860	\$120,462
<b>Median Household Income</b>	\$71,037	\$76,185	\$79,949
<b>Per Capita Income</b>	\$52,137	\$52,744	\$55,436



**50,540**  
TOTAL POPULATION  
WITHIN 5 MILES



**\$112,860**  
AVERAGE INCOME  
WITHIN 5 MILES



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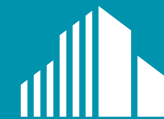
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