

PAHOKEE, FL VACANT LAND FOR SALE OFF-MARKET



OFF-MARKET OPPORTUNITY - 16 ACRES

THE NEXT FRONTIER FOR SOUTH FLORIDA INDUSTRIAL GROWTH

Unlock a prime vacant land site in Pahokee with direct highway access, cost advantages over the coast, and room for industrial, logistics, or flex development. Positioned for last-mile, regional, and agricultural distribution, this parcel combines workforce availability, strong infrastructure, and pro-business municipal support, making it a smart, cost-efficient entry into South Florida's booming industrial market.



Monica Cataluña, CCIM

Owner/Broker

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PAHOKEE, FLORIDA



OFFERING SUMMARY

Sale Price:	Upon Request
Lot Size:	16 Acres
Zoning:	Industrial
Location:	Western Palm Beach County
Market:	West Palm Beach



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WHY PAHOKEE, FLORIDA?

- **Strategic Positioning:** Situated in Western Palm Beach County, this site offers proximity to major highways, easy access to Central and South Florida markets, and connectivity to regional distribution channels.
- **Industrial Growth Corridor:** With demand surging for industrial, warehouse, and 3PL facilities, Pahokee presents a cost-effective alternative to saturated coastal areas while still capturing the logistics advantages of Palm Beach County.
- **Workforce Access:** The area benefits from a strong local workforce and access to neighboring municipalities.
- **Distribution Advantage:** Perfect for warehousing, distribution, and 3PL operations, allowing businesses to serve Florida's east and west coasts efficiently.



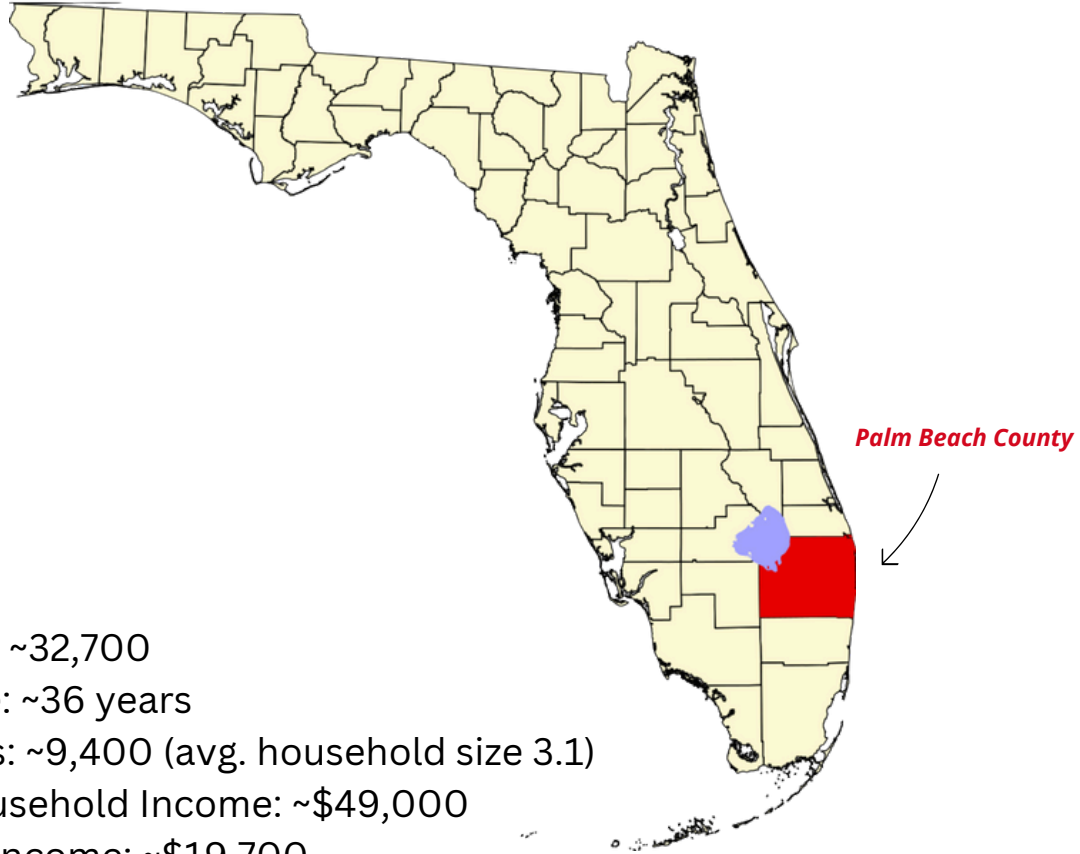
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GLADES REGION, PALM BEACH COUNTY



- Population: ~32,700
- Median Age: ~36 years
- Households: ~9,400 (avg. household size 3.1)
- Median Household Income: ~\$49,000
- Per Capita Income: ~\$19,700
- Poverty Rate: ~29% (higher than county average)
- Educational Attainment: ~69% high school diploma or higher; ~14% bachelor's or higher
- Labor Market: Strong entry-level labor supply; unemployment higher than coastal PBC
- Median Home Value: ~\$143,000 (below county median)
- Economic / regional characteristics: predominantly agriculture / rural economy
- Strategic location: ~ 35 miles west of East Coast population centers; region lies at the crossroads of major highways, offering logistics potential



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PAHOKEE, PALM BEACH COUNTY, FL



- Total population: ~ 5,524 people
- Land area: ~ 5.32 sq mi (all land)
- Population density: ~ 1,039 persons per sq mi
- Median (or typical) age: ~ 40.5 years

Racial/Ethnic composition

- 56.8% Black / African American (non-Hispanic)
- 33.2% Hispanic or Latino (of any race)
- 8.3% White (non-Hispanic)
- Small percentages Asian, multiracial, Native / other
- Median household income (recent estimate): ~\$50,464
- Trends: the median household income has seen large growth year over year (from ~\$36,289 to ~\$50,464)
- Diversity: the city ranks in the upper quartile of Diversity Index among Florida places



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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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