

Up to ± 435 Acres - Industrial/Logistics/Multifamily
Commercial Site
Yeehaw Junction



FOR SALE
\$69,900/Acre



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Up to +/- 435 Acres

YEEHAW JUNCTION - 435 AC INDUSTRIAL/LOGISTICS/MULTIFAMILY

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PROPERTY DETAILS

- Address: 5301 South Kenansville Rd, Okeechobee, FL 34972
- Offering: 205.29 acres - \$69,900 Per Acre
230+/- acres - \$69,900 Per Acre
- Zoning: Agriculture
- Land Use: Mixed Use
- Retention: Off Site Retention (net site)
- Jurisdiction: Osceola County



PROPERTY OVERVIEW

Exceptional Industrial / Commercial Development Opportunity! Yeehaw Junction allows for access to all major Florida Markets within 3 hours. Intersection of Florida Turnpike, Highway 60 and Highway 441. 230 +/- acres of Mixed use land allowing for a multitude of uses. Central location allows for access to all major Florida Markets within hours making this one of the best distribution locations. 205.29 acres mixed use land directly north of the property is also available. Contact listing agent for more information

PROPOSED DEVELOPMENT

- 2.2 Million SF: 126.1 ac - Phase 1 Industrial Parcels, 52.3 ac - Phase 2 Industrial Parcels
- 630 Units: 60.0 ac - Mixed Use Village (includes 50 KSF Commercial)
- 250 Keys: 6.0 ac - Hotel/Resort
- K-12: 11.4 ac - Charter School & Joint Recreational Park
- N/A: 17.2 ac - Common Areas - Roads, Wetlands, ponds, buffers & trails

Proposed Theme Park 30 Acres

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Approved Uses

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COMMERCIAL

1. Truck Stops, Fueling Stations, and Truck Service Centers.
2. Truck, car, and equipment repair and service.
3. Areas for the display, sale, end repair of new or used automobile, trucks, travel trailers, motor bikes, boats, manufactured homes, mobile homes and form or construction equipment.
4. Wholesale and Retail Nurseries.
5. Service Stations and Convenience Stores and licensed package stores for the sale of off-premise consumption of alcoholic beverages.
6. Shops and stores for the sale of general retail goods and services.
7. Restaurants, delicatessens, fast food and other food preparation facilities.
8. Locations for commercial recreation such as a golf driving range, miniature golf, baseball and archery practice range, bowling alley, indoor shooting range, skating rink, and race tracks.
9. Adult Entertainment establishments in accordance with Osceola County Ordinance 93-3, amended.
10. Transient Housing Facility (hotel or motel complex) including customary uses accessory and incidental to the hotel or motel complex.
11. Schools, Child Care Centers and Kindergartens whose primary purpose is to serve the business and residences located in the Yeehaw Transportation District Overlay.
12. Professional office buildings related to the industry and businesses within the PID. .

WAREHOUSE/DISTRIBUTION:

13. Shell or spec buildings designed to attract warehousing and distribution.
14. General Warehousing and Storage.
15. Warehouse or distribution facilities which will utilize Yeehaw Junction's unique location for distributing their product collecting materials.
16. Truck Terminals
17. Petroleum tank farms.
18. Distribution Electric Substations.
19. Solid Waste Transfer Stations
20. Wholesale and Retail Nurseries



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Regional Location Map

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Destination & Estimated Travel Mins

International Attractions

- Disney World 73 Mins
- Sea World, Holly Land, Universal Studios 66 Mins
- Legoland 63 Mins
- Busch Gardens 120 Mins
- Kennedy Space Center / Disney Cruises 105/93 Mins
- Forever Florida Colt Spec. Firing Range 34 Mins
- Atlantic Beaches 83 Mins
- Gulf Beaches 172 Mins

International Attractions

- OHP Rodeo, Exhibition Hall & Spring Training 49 Mins
- Lakefront Park, Bass Pro Marina & Tournaments 56 Mins
- County Gov't Office, City Hall & Valencia College 51 Mins
- Executive Airport, Veterans Museum 59 Mins

ST. Cloud Features

- Lakefront, City Hall, Marina 58 Mins

Workforce & Housing Resources

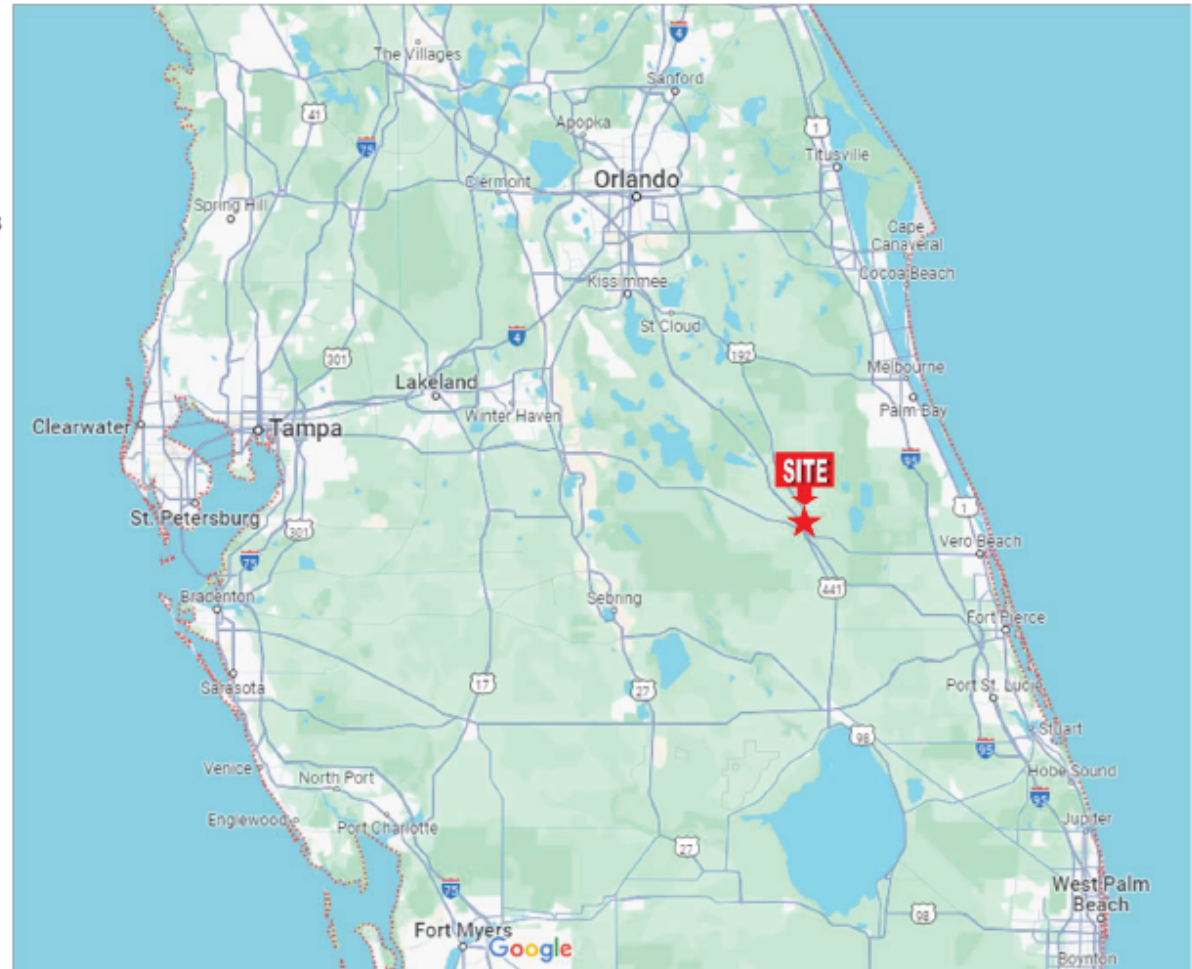
- St. Cloud/Orlando/Kissimmee/Vero/Lakeland 58/81/57/38/84

International Airports

- Tampa/Orlando/Miami/Palm Beach 139/70/162/100

Seaports

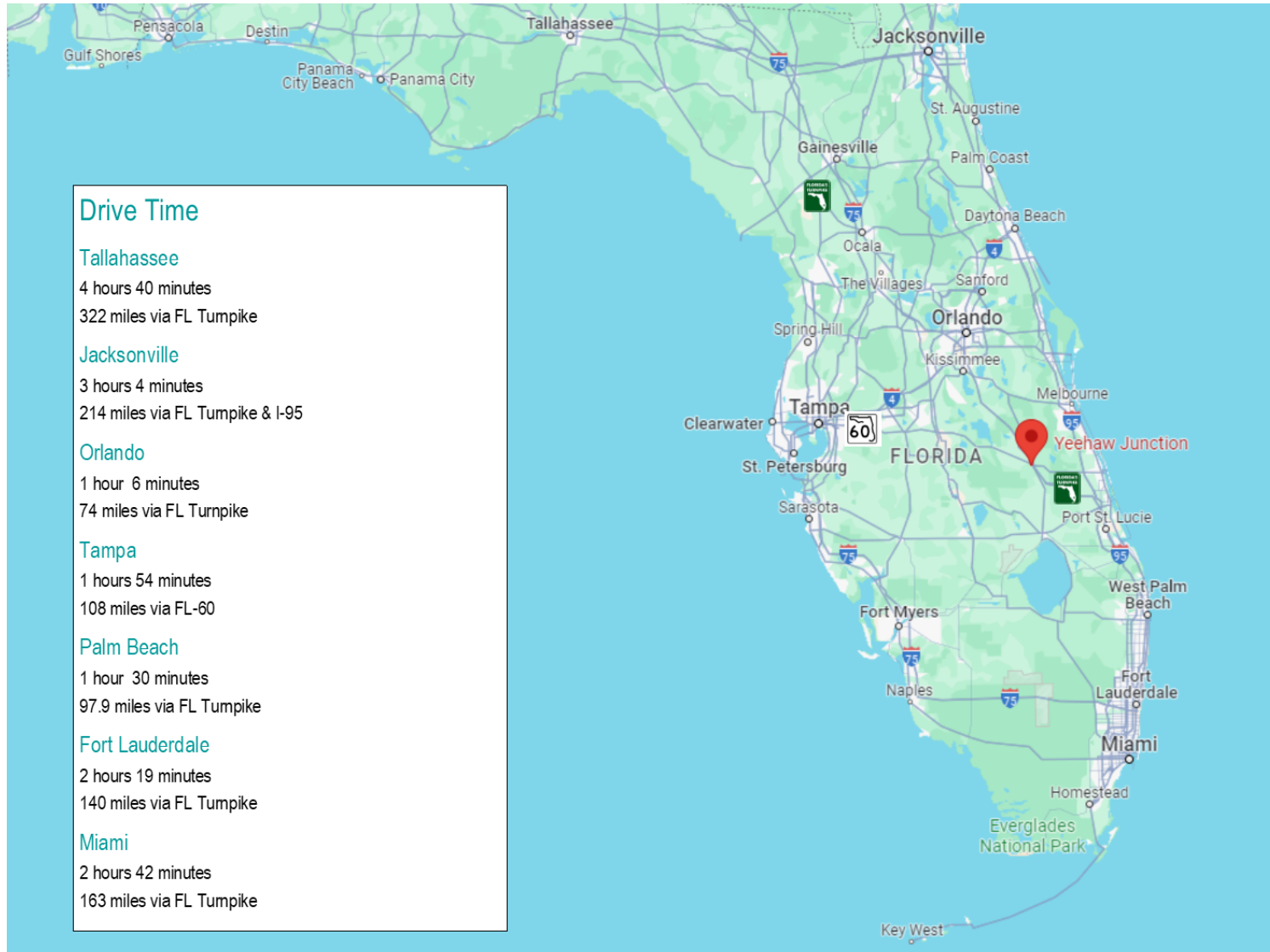
- Canaveral/Tampa/Manatee/ 98/123/194
- Everglades/Palm Beach/ Miami 143/103/162



Drive Time Map

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Interstate Map

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.



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