

FOR SALE

■ 5570 South Kenansville Road

5570 South Kenansville Road

Okeechobee, FL 34972

PROPERTY OVERVIEW

This vacant commercial property is positioned in the thriving Yeehaw Junction corridor. It's commercial zoning and strategic location, offering excellent visibility and accessibility, make it an attractive prospect for investors seeking a promising addition to their retail portfolio.

OFFERING SUMMARY

Land Size: 3.36 Acres
Zoning: CR - Commercial
Traffic/Intersection Count: 29,300 AADT

[Click for Permitted Uses](#)

SALE PRICE

\$3,199,000



DREW POSTON

VICE PRESIDENT/BROKER

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SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details & Highlights

BUILDABLE VACANT LAND AT BUSY INTERSECTION

FOR SALE

Property Address: 5570 South Kenansville Road,
Okeechobee, FL 34972

Property Type: Land

APN: 10-32-34-0000-0030-0000

Lot Size: 3.36 AC

Zoning: CR - Commercial

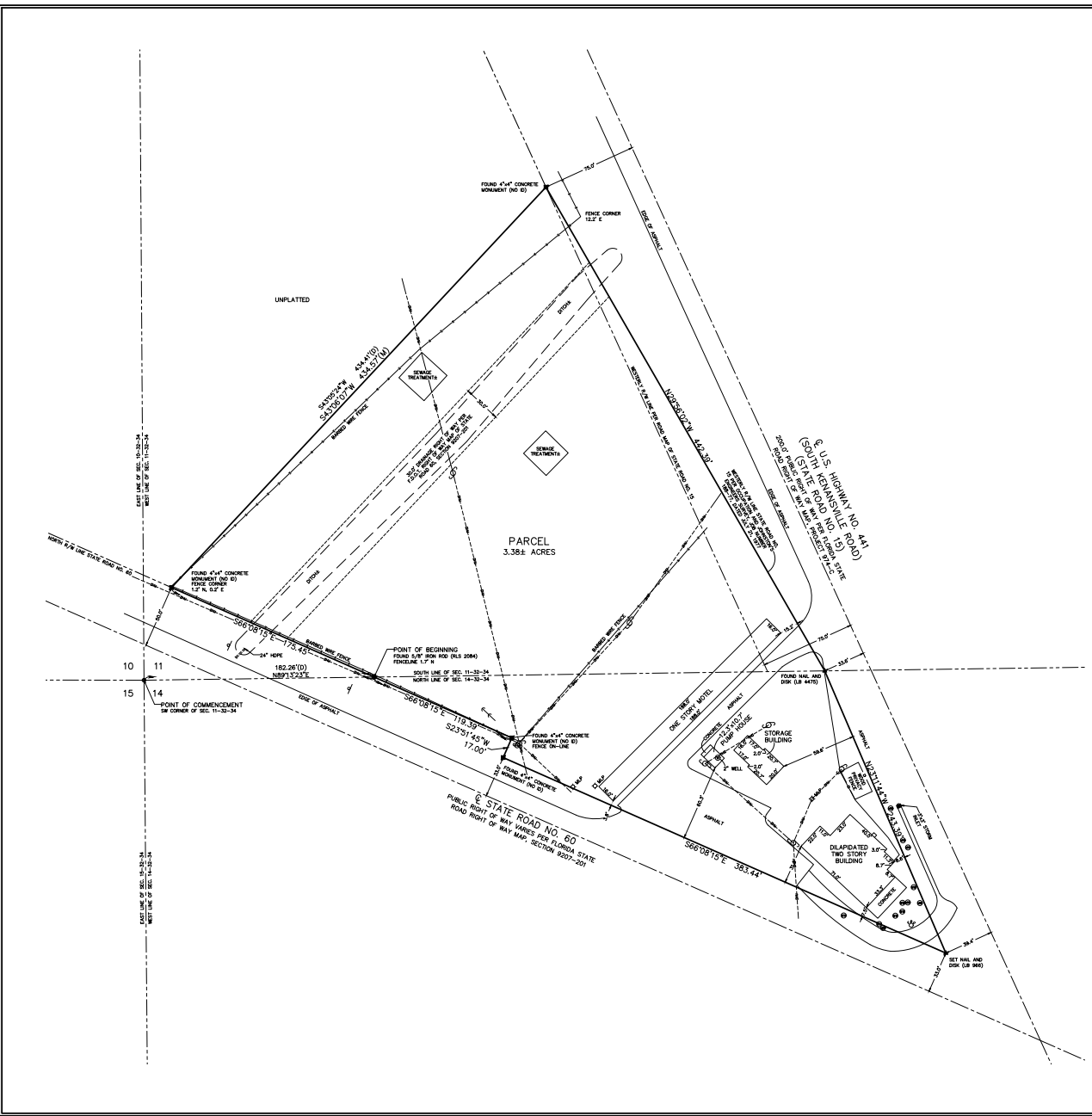
LOCATION OVERVIEW

Strategically positioned at the intersection of highly traveled State Road 60 and 441, this vacant land is less than a mile from Florida's Turnpike. The prime location offers excellent visibility and accessibility, making it an ideal investment opportunity. With its proximity to major transportation routes, this area is poised for development and presents a compelling opportunity for potential investors.



SALE HIGHLIGHTS

- - Zoned commercial for versatile development opportunities
- - Prime location in the thriving Okeechobee area
- - Excellent visibility on highly traveled South Kenansville Road
- - Accessibility less than a mile from Florida's Turnpike
- - Ideal for a range of investment ventures
- - Proximity to major transportation routes
- - Strategic position for commercial development
- - Attractive prospect for investors seeking promising opportunities



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OSCEOLA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 32 SOUTH, RANGE 34 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH 89 DEGREES 13 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 11, 182.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 60 BEING THE POINT OF BEGINNING; RUN THENCE SOUTH 68 DEGREES 8 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 118.39 FEET; THENCE RUN SOUTH 23 DEGREES 51 MINUTES 45 SECONDS WEST 170.0 FEET; RUN THENCE SOUTH 68 DEGREES 8 MINUTES 15 SECONDS EAST 383.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #15; THENCE RUN NORTH 23 DEGREES 11 MINUTES 44 SECONDS WEST 443.39 FEET TO THE SOUTH LINE OF SAID SECTION 11; RUN THENCE NORTH 29 DEGREES 56 MINUTES 2 SECONDS WEST 434.41 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 60; RUN THENCE SOUTH 66 DEGREES 8 MINUTES 15 SECONDS EAST ALONG THE SAID RIGHT OF WAY LINE 175.45 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPT AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 120270C0370 DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE; THE LAND IS IN ZONE "A".

PROPERTY ADDRESS: 5570 SOUTH KENANSVILLE ROAD, OKEECHOBEE, FLORIDA 34972

CERTIFICATION:

I HEREBY CERTIFY TO:
 OKEE-HAMMOCK, INC.
 (Signature)
 F0148F32740E5B2
 RICHARD D. BROWN, P.S.M.
 STATE OF FLORIDA
 REGISTRATION NO. 5700
 (NOT VALID WITHOUT SIGNATURE AND SEAL)
 4/4/2024
 DATE

ABBREVIATIONS				LEGEND				
PA. PLAT BOOK	(C) CHALKLAND	•	DESIGN	ALL PROPERTY OWNERS AS NOTED	E.L.	ELEVATION	⊕	WINDSHAW
1.B. 1000 BOOK	P.A. 1	•	WELLS	CHIEF SURVEYOR AS NOTED	P.O.	POINT OF INTERSECTION	⊕	WOOD POWER POLE
PL. 1000	PL. 1000	•	WIRE OR DISK	CONCRETE	P.A.C.	POINT OF BEGINNING	⊕	CONCRETE POWER POLE
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 1	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 2	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 3	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 4	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 5	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 6	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 7	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 8	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 9	POINT OF INTERSECTION	⊕	WOOD SIGN
PL. 1000	PL. 1000	•	WOOD SIGN	CONCRETE	P.O. 10	POINT OF INTERSECTION	⊕	WOOD SIGN

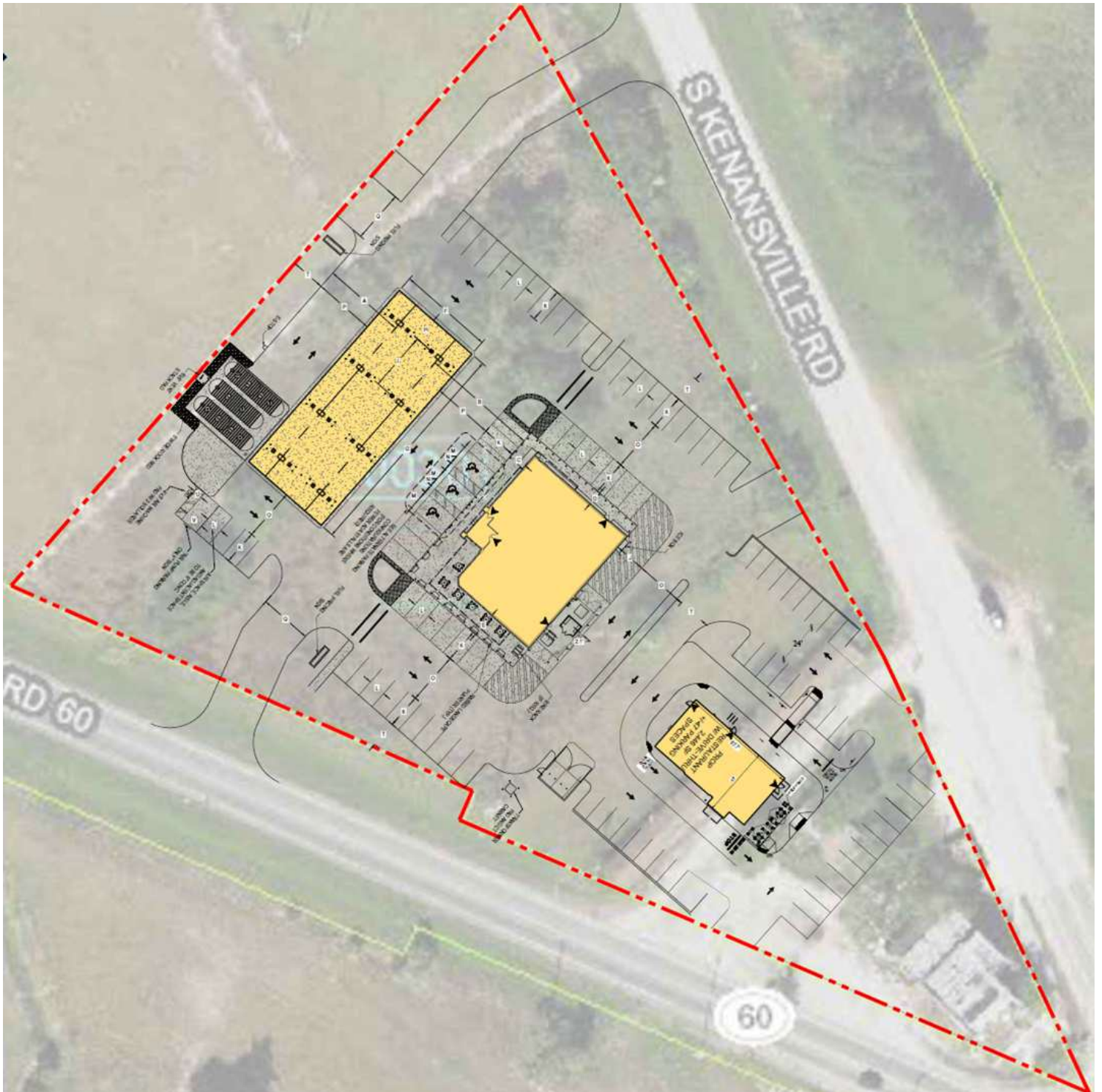
BOUNDARY SURVEY	
DESERT INN	
REVISIONS	OSCEOLA COUNTY, FLORIDA
CAS FILE # 24-152 BOUNDARY SURVEY	SEC. 11/14 TWP. 32 S. RGE. 34 E.
DATE OF SURVEY 4/7/24 JOB #24-152	SCALE: 1"=40' DRAWN BY: CRS CHECKED BY: RMG

JOHNSTON'S SURVEYING INC.
 900 Cross Prairie Parkway, Kissimmee, Florida 34744
 (407) 847-2179 • Fax (407) 847-6140 LB 966
 SHEET 1 OF 1

Conceptual Site Plan

BUILDABLE VACANT LAND AT BUSY INTERSECTION

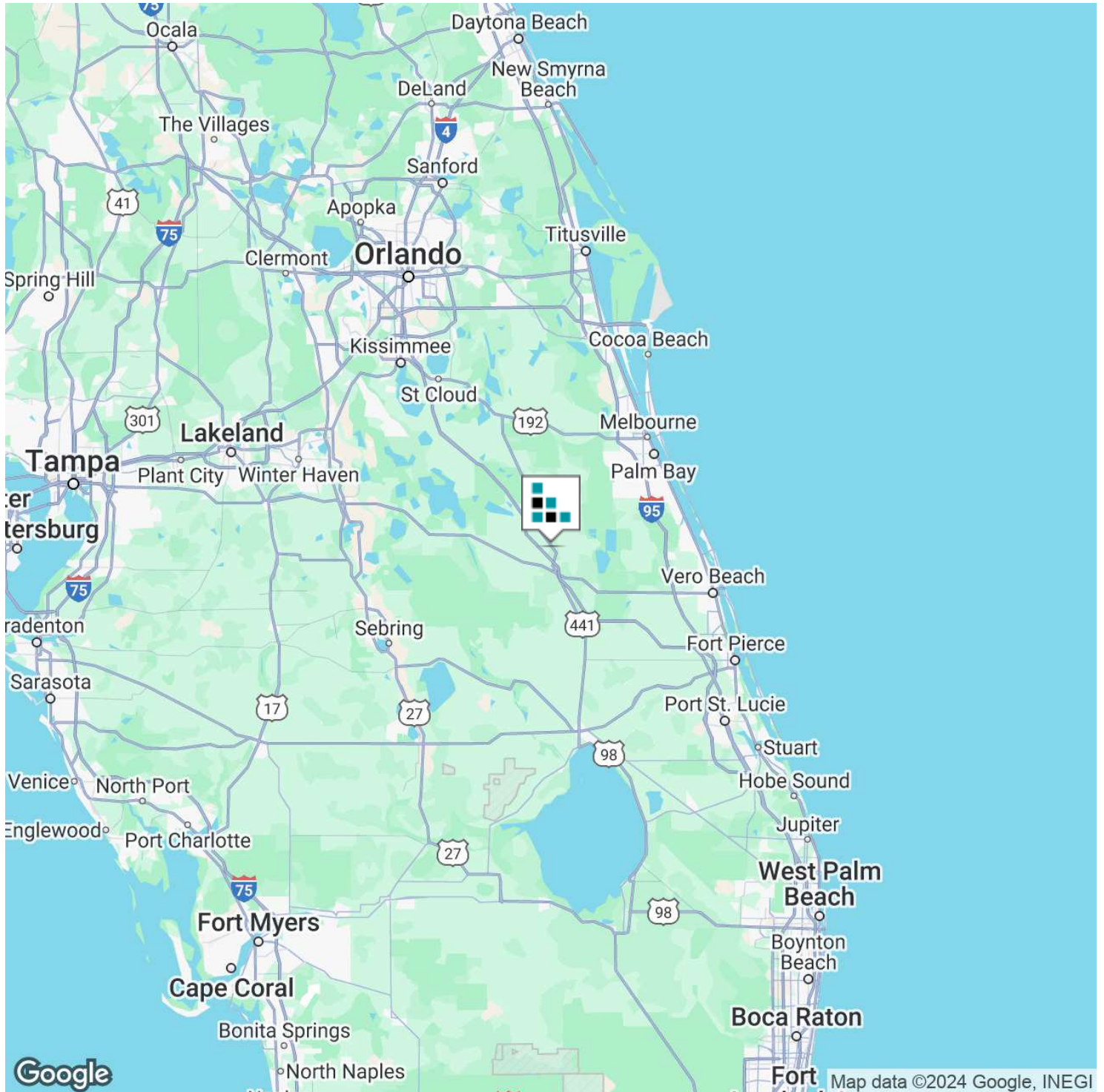
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Location Map

BUILDABLE VACANT LAND AT BUSY INTERSECTION

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Driving Distance

BUILDABLE VACANT LAND AT BUSY INTERSECTION

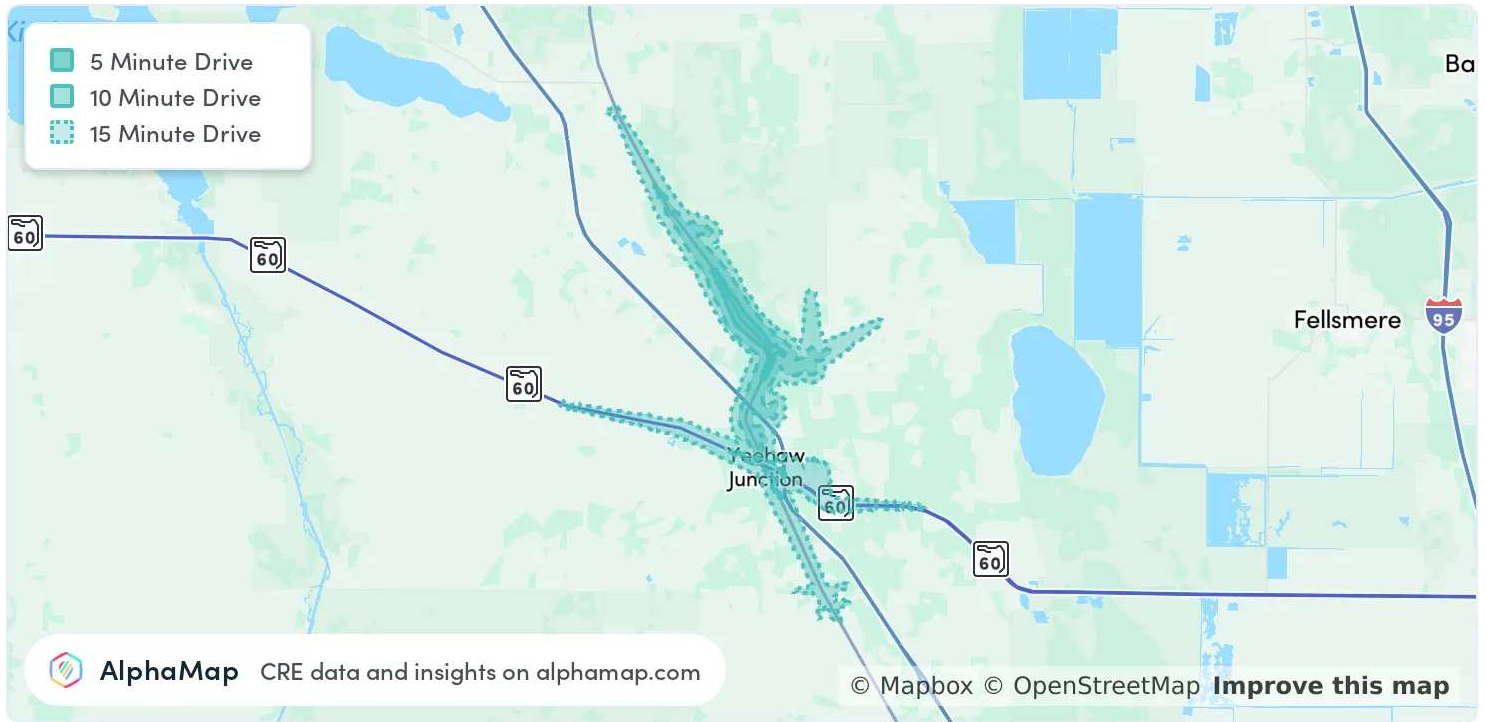
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Area Analytics

BUILDABLE VACANT LAND AT BUSY INTERSECTION

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2	14	280
Average Age	43	45	44
Average Age (Male)	43	44	44
Average Age (Female)	43	45	44

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1	6	108
Persons per HH	2	2.3	2.6
Average HH Income	\$103,892	\$95,477	\$83,969
Average House Value	\$550,061	\$494,703	\$508,008
Per Capita Income	\$51,946	\$41,511	\$32,295

Map and demographics data derived from AlphaMap

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.

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