

# Yeehaw Junction Transportation And Distribution Center

Kenansville Rd, Okeechobee, FL 34972 // \$2,099,000.00



## FOR MORE INFORMATION:

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# Property Details

40.8 +/- ACRES ON KENANSVILLE RD

FOR SALE

Sale Price

\$2,099,000

## LOCATION INFORMATION

Street Address	Kenansville RD (441)
City, State, Zip	Okeechobee, FL 34972
County	Osceola County
Cross-Streets	S Kenansville Rd & State Rad 60
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	3 mins away is Florida's Turnpike and 44 mins away is I95
Nearest Airport	58 mins to Orlando National Airport and just over an hour to The Treasure Coast Airport

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	Commercial and RMH - Residential
Lot Size	40.842 Acres
APN #	03-32-34-0000-0050-0000
Corner Property	Yes
Traffic Count	3000
Traffic Count Street	S Kenansville Rd (441)
Waterfront	No
Rail Access	No



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# Description & Highlights

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## LOCATION DESCRIPTION

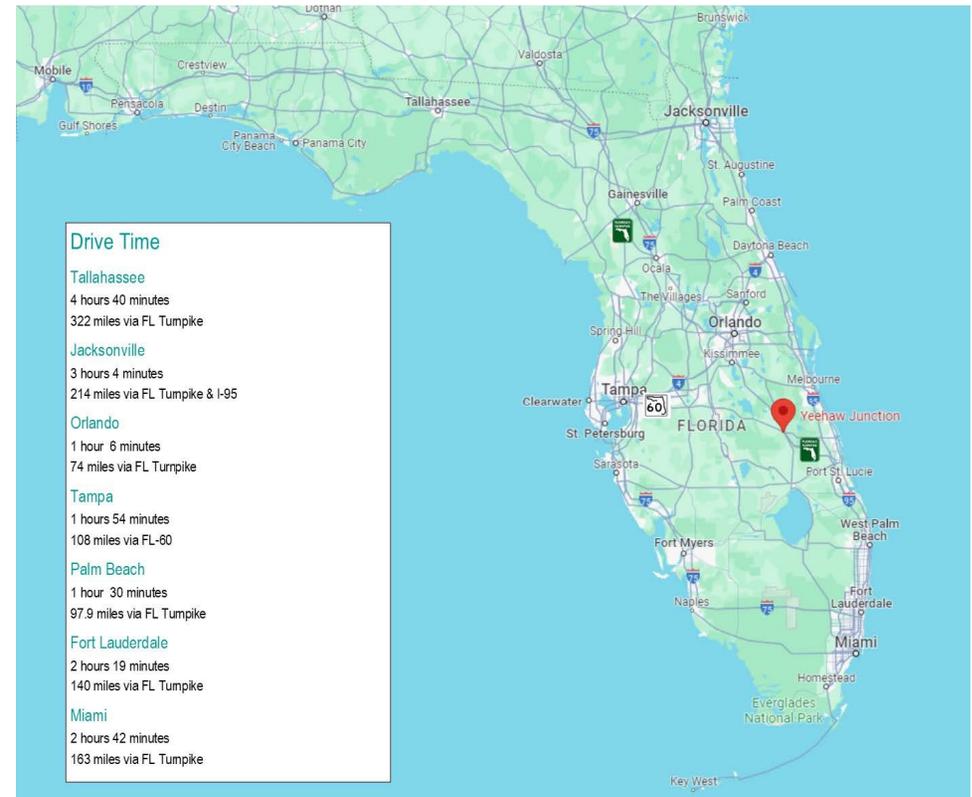
Positioned in Okeechobee, FL, this property offers direct logistical advantages for industrial and commercial distribution. Located just three minutes from Florida's Turnpike and under 45 minutes from I-95, the site ensures efficient connectivity to major transportation corridors, supporting streamlined access for freight, deliveries, and workforce commuting.

Surrounded by expansive agricultural land, the property provides a buffer from urban congestion while maintaining proximity to key infrastructure. Currently zoned PD and land use of MXD, the site presents a strategic opportunity for investors or developers interested in leveraging the area's growth potential and rural workforce availability.

With its combination of immediate highway access and a location within a developing corridor, this property is ideally suited for commercial ventures seeking a balance of operational convenience and future community development. The site's unique positioning makes it a compelling option for distribution centers, logistics hubs, or mixed-use projects targeting both industrial and residential demand in the region.

## HIGHLIGHTS

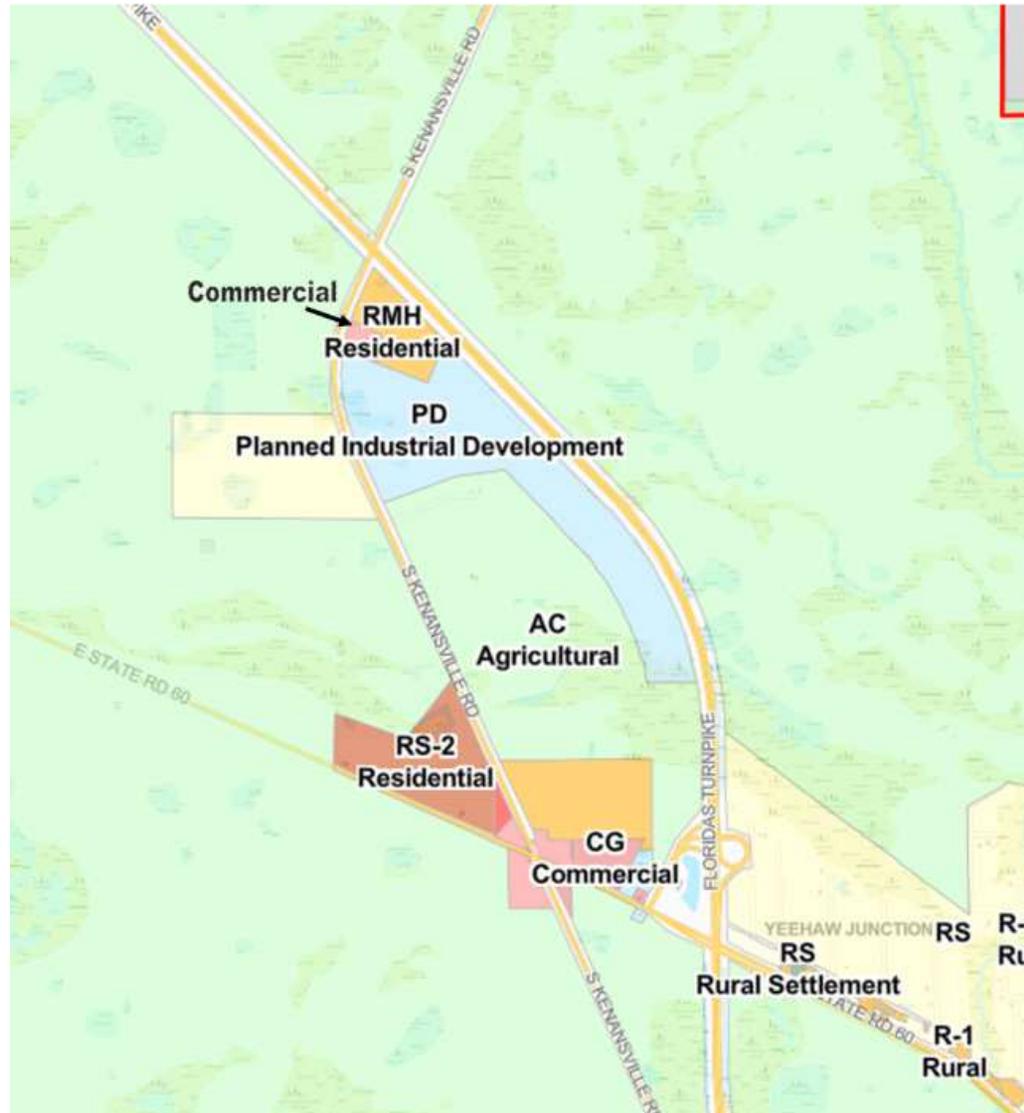
- - Zoned RMH - Residential
- - Prime location in Okeechobee area
- - Ideal for residential development
- - Expansive parcel of land
- - Versatile and adaptable for various residential projects
- - Opportunity to shape a sought-after residential community
- - Potential for crafting a tranquil neighborhood
- - Strategic position for residential investment



# Zoning and Land Use

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# Interstate Map

YEEHAW JUNCTION - 435 AC INDUSTRIAL/LOGISTICS/MULTIFAMILY

FOR SALE



# Regional Location Map

YEEHAW JUNCTION - 435 AC INDUSTRIAL/LOGISTICS/MULTIFAMILY

FOR SALE

## 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

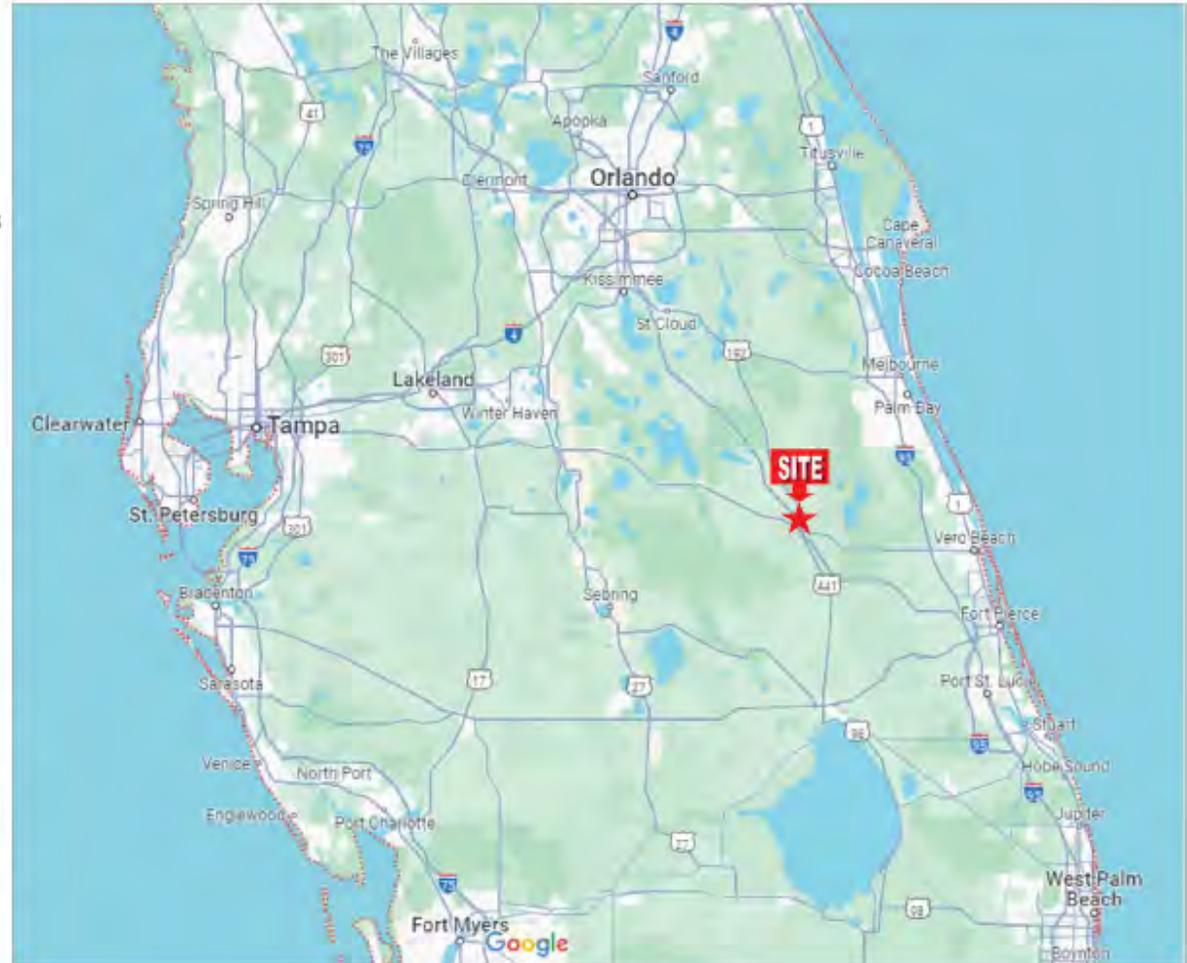
- St. Cloud/Orlando/Kissimmee/Vero/Lakeland 58/81/57/38/84

### 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



# 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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