

FOR SALE

Vacant Land in Okeechobee

State Road 70

Okeechobee, FL 34972

PROPERTY OVERVIEW

New Culver's and car wash coming soon to out-parcels, in addition to a host of other new retail in the immediate area including new Racetrac to the immediate west. Located on highly trafficked SR 70 on the east side of Okeechobee, excellent location to fill void in hospitality, medical, retail, and self storage in a city that is experiencing rapid growth and that retains high demand of goods and services within the community. Priced based on pro-rata share reimbursement of common area infrastructure, contact listing broker for delivery specifications. The property is located within favorable USDA incentive zone and in an opportunity zone.

LOCATION OVERVIEW

Located on highly trafficked SR 70 in Northeast Okeechobee. Next to new Racetrac Gas Station with Culver's and car wash under construction on Outparcels.



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SALE PRICE

\$720,000 - \$895,000



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

PARK STREET COMMERCE CENTER

FOR SALE

Property Name: Park Street Commerce Center
Property Address: Ne 5th St, Okeechobee, FL 34972
Property Type: Land
APN: 1-15-37-35-0050-00000-0030
3-15-37-35-0030-00000-0040
3-15-37-35-0030-00000-0050
Lot Size: Lot 3 - 2.115
Lot 4 - 1.751
Lot 5 - 1.89
Zoning: CH - Heavy Commercial

[Permitted Uses Link](#)



SALE HIGHLIGHTS

- 1) Pad Ready Sites (Common area improvement reimbursed to developer)
- 2) High traffic SR 70 location with signage available
- 3) Size ranges from 1.75 to 5.85 acres net usable

Land Lots

PARK STREET COMMERCE CENTER

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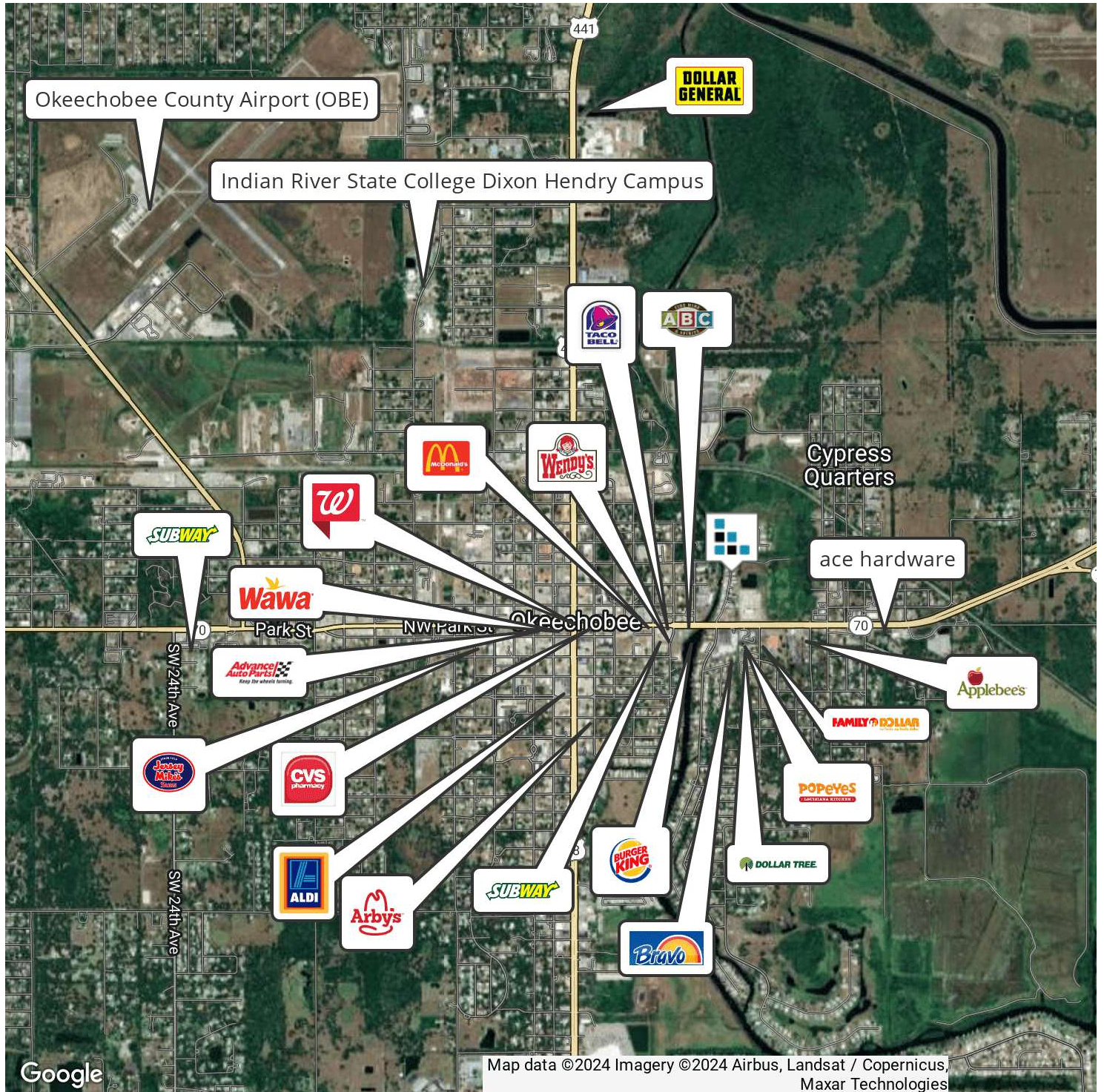


STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	3	3-15-37-35-0030-00000-0030	Office	2.115 Acres	\$895,000	HC - Heavy Commercial
Available	4	3-15-37-35-0030-00000-0040	Office	1.751 Acres	\$720,000	HC - Heavy Commercial
Available	5	3-15-37-35-0030-00000-0050	Office	1.89 Acres	\$799,000	HC - Heavy Commercial

Retailer Map

PARK STREET COMMERCE CENTER

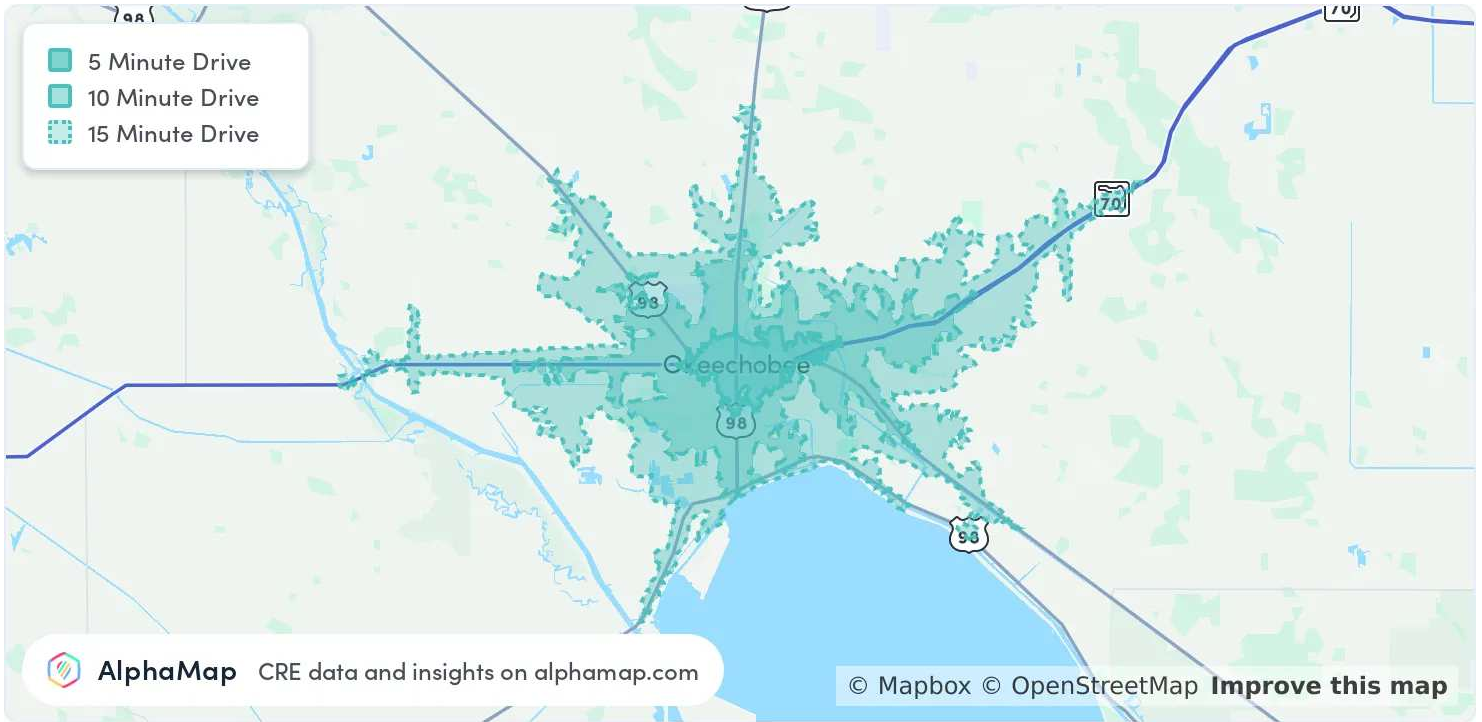
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Area Analytics

PARK STREET COMMERCE CENTER

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,075	17,446	26,057
Average Age	41	39	42
Average Age (Male)	39	38	41
Average Age (Female)	42	40	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,883	6,270	9,998
Persons per HH	2.7	2.8	2.6
Average HH Income	\$73,328	\$74,276	\$74,880
Average House Value	\$201,088	\$199,946	\$199,024
Per Capita Income	\$27,158	\$26,527	\$28,800

Map and demographics data derived from AlphaMap

Disclaimer

PARK STREET COMMERCE CENTER

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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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