



INVESTMENT OPPORTUNITY

40-Acre Retreat Compound

Okeechobee, Florida — Listed at \$1,950,000

A fully operational retreat infrastructure on 40.24 acres — ready for immediate repositioning, expansion, or institutional deployment.

Summary



40.24 Acres

Expansive land holding in Florida with significant development headroom.



100% Operational

Multiple residential buildings, dining hall, barn, pool, and utilities already in place.



Low Tax Burden

Favorable property tax structure typical of rural Okeechobee County.



High ROI Potential

Multiple revenue strategies available across hospitality, wellness, and institutional use.

Property Infrastructure

A fully built-out compound offering diverse amenities across the 40-acre site.



Residential Cabins

Two guest cabins suitable for lodging, staff housing, or program accommodations.



Barn Structure

Versatile agricultural building with electrical installation and ample storage.



RV Hookups

Electrical infrastructure for RV accommodations — expands capacity with minimal investment.



Dining & Meeting Hall

Central gathering facility ideal for events, conferences, and group programs.



Pool & Recreation

On-site swimming pool enhancing guest experience and wellness programming potential.



Agricultural Zoning & Farming Potential

Property zoned for agricultural use — ideal for livestock operations, crop cultivation, equestrian facilities, or mixed-use farming enterprises.

Capital Improvements

Significant reinvestment across systems and structures — dramatically reducing deferred maintenance risk for incoming investors.



New Kitchen Installation

Commercial-grade kitchen supports food service operations at scale.



New Laundry Room

Dedicated laundry facility essential for hospitality and residential operations.



Shell Rock Road Improvements

22 truckloads of shell rock delivered for all-weather internal road access.



Fire Safety Systems

Alarm, sprinkler, and suppression systems fully inspected and compliant.



Barn Electrical

Fully wired barn structure ready for agricultural or event use.



Water System Overhaul

Pressure tanks and chlorine pump replaced for clean, reliable water delivery.



New Roofs (2024)

Three buildings re-roofed, extending asset life and reducing insurance exposure.



ADA-Compliant Remodels

Bathroom upgrades meeting accessibility standards.



Mechanical Upgrades

Electrical panels, HVAC systems, septic service, and water pressure infrastructure all updated.

This Is Not Raw Land

This is a **stabilized operating compound** – infrastructure is in place, capital improvements are complete, and the asset is ready for immediate deployment. Investors acquire a functioning platform, not a development project.

01

Operational Day One

Existing buildings, roads, utilities, and systems are active and functional.

02

Reduced Development Risk

Years of capital investment already absorbed – no ground-up construction required.

03

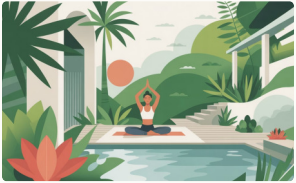
Multiple Exit Strategies

Repositioning, long-term hold, lease-up, or phased development – all viable paths.



Potential Use Cases

The compound's scale, infrastructure, and location create exceptional flexibility across sectors.



Wellness & Retreat Resort

Spa programming, yoga, mindfulness retreats — a high-demand segment with premium ADR potential.



Corporate Retreat Destination

Leadership offsites, team-building, and executive retreats commanding premium group rates.



Faith-Based Institution

Large acreage and communal facilities ideal for denominational camps or ministry compounds.



Equestrian Ranch & Private Estate

Fenced pastures, barn, and acreage perfectly configured for high-end equestrian operations.

*Property use cases and zoning classifications presented herein are for informational purposes only. All potential uses, including but not limited to wellness retreats, corporate facilities, faith-based institutions, equestrian operations, and agricultural enterprises, are subject to verification with Okeechobee County Planning and Zoning Department. Prospective buyers are solely responsible for conducting independent due diligence, obtaining professional zoning verification, and confirming all intended uses comply with current local ordinances and regulations prior to acquisition.



LOCATION ADVANTAGE

Central Florida's Hidden Asset Belt

Okeechobee sits at the strategic center of Florida — accessible to both coasts and insulated from the overcrowding of coastal markets.

→ Coastal Proximity Without Coastal Pricing

Within 2–3 hours of Miami, Orlando, and Tampa — at a fraction of coastal land costs.

→ Growing Retreat Demand

Post-pandemic surge in experiential and retreat-based travel with no sign of slowing.

→ Large Acreage Scarcity

40+ acre operational parcels near South Florida are increasingly rare — and increasingly valuable.



WHY THIS ASSET STANDS OUT

A Compelling Investment at \$1,950,000

40.24

Acres

Substantial land holding with room to grow, add structures, or preserve as open land.

6+

Structures

Multiple operational buildings providing immediate usable square footage.

5+

Years of CapEx

Capital improvements completed 2020–2025 – deferred risk minimized.

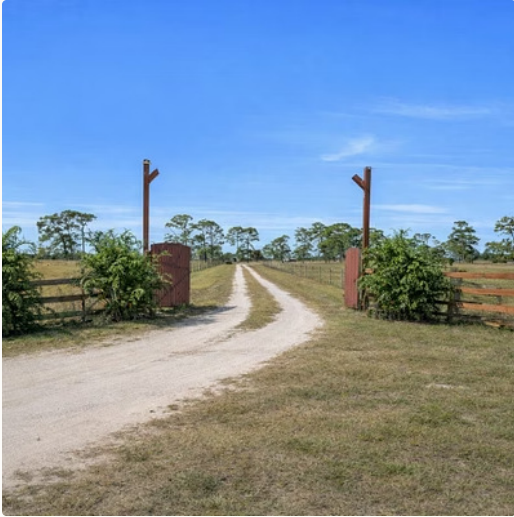
\$1.9M

Listing Price

Exceptional value for a fully improved, operational compound of this scale in Florida.

Property Visual Tour

6575 NE 96th Ave — Okeechobee, Florida





ACQUISITION OPPORTUNITY

Begin the Conversation

This is a rare opportunity to acquire a fully operational, capital-improved retreat compound in one of Florida's most strategically located markets. Serious inquiries are invited from qualified buyers and institutional partners.



Exclusive Contact

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Property Details

6575 NE 96th Ave

Okeechobee, Florida

\$1,950,000



All information provided is for investment consideration purposes. Buyers are encouraged to conduct independent due diligence prior to acquisition.