

**HWY 441 SE,
OKEECHOBEE, FL 34974**

**WATERFRONT MIXED-USE
DEVELOPMENT PARCEL**



FOR SALE



LAUREN VINAYA
Sales Associate
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13.96 ± AC

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EXECUTIVE SUMMARY

HWY 441 SE, OKEECHOBEE, FL 34974 | WATERFRONT MIXED-USE DEVELOPMENT PARCEL

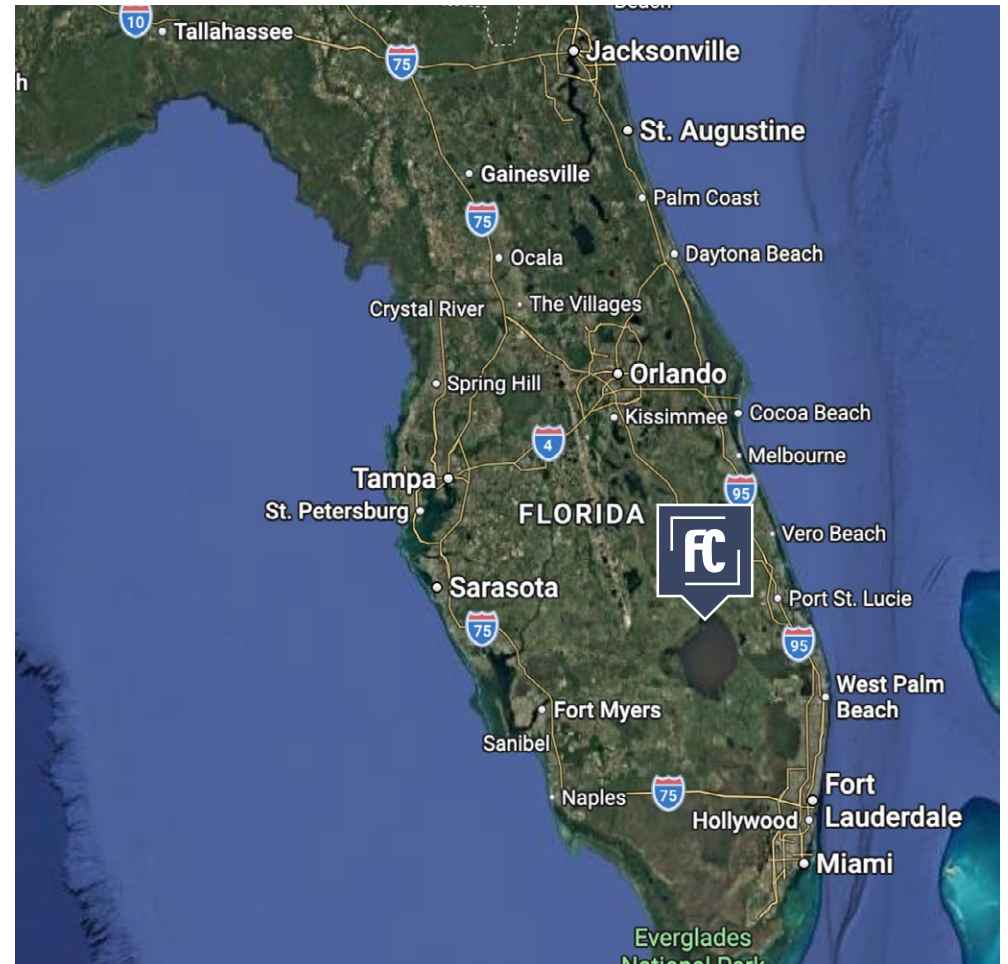
SPECS

Price:	\$4,750,000
Lot Size:	13.96 ± AC
Potential Units:	18 Units Per Acre
Potential Boat Slips:	120
Zoning:	RG - Residential General
Future Land Use:	CCMU - Commercial Corridor Mixed-Use

PROPERTY OVERVIEW

Rare opportunity to acquire 13.96± acres of waterfront land on Lake Okeechobee with Residential General zoning, offering strong potential for residential or mixed-use development. This unique parcel features scenic lake views and direct access to one of Florida's most recognized freshwater destinations, creating an ideal setting for a residential community or waterfront-focused project.

The property allows for up to 18 units per acre and presents the potential for approximately 120 boat slips with access to Lake Okeechobee, significantly enhancing its appeal. Additionally, the Future Land Use designation of Commercial Corridor provides flexibility for commercial use on all or a portion of the property. A compelling opportunity for developers, builders, or investors seeking a high-impact waterfront site.

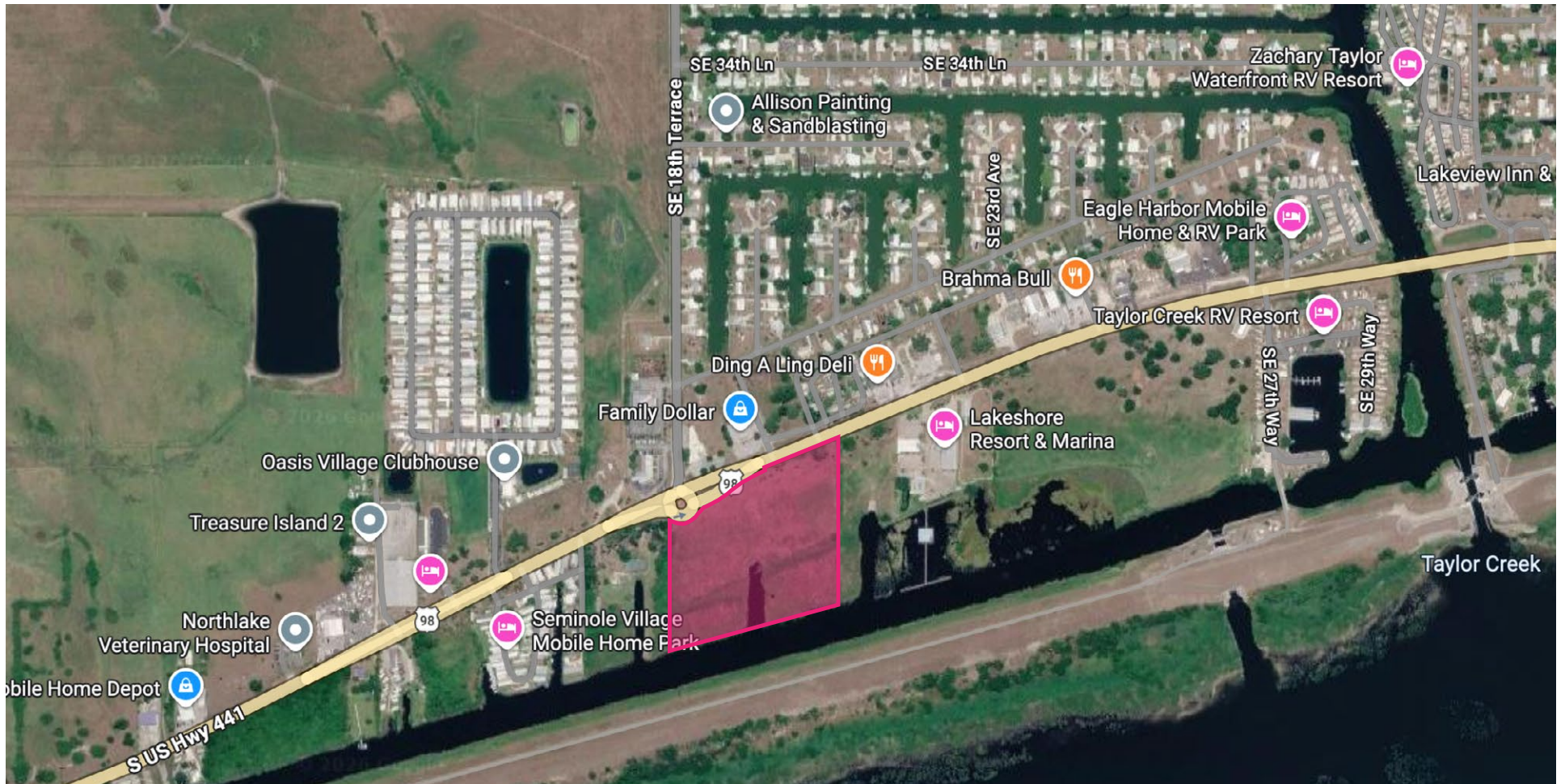


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LOCATION

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MAPS & REPORT

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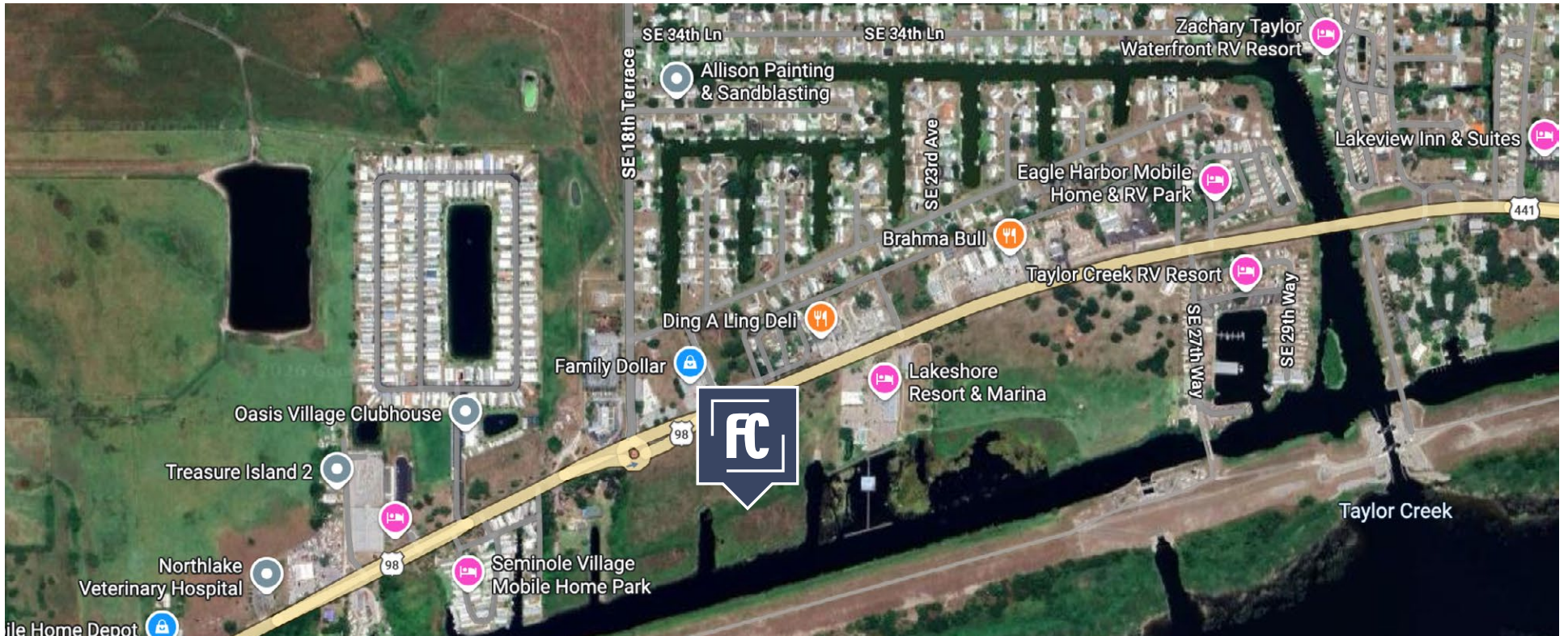
POPULATION

	1 MILE	3 MILES	5 MILES
Population	1,420	25,162	37,926
Median age	37.2	38.6	38.8



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	431	8,711	13,016
# of persons per HH	3.3	2.9	2.9
Average HH income	\$44,658	\$54,028	\$54,431



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