

# Jeremiah Baron & CO.

## Commercial Real Estate, LLC

# Vacant Commercial Land

Highway 441 S, Okeechobee FL 34974



**For Sale**  
**\$650,000**

Listing Agent:  
**Lou Perrotta**  
**772-801-9411**  
[lperrotta@commercialrealestatellc.com](mailto:lperrotta@commercialrealestatellc.com)

Office:  
**49 SW Flagler Ave. Suite 301**  
**Stuart FL, 34994**  
**772-286-5744**

**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

**Vacant Commercial Land**

Highway 441 S, Okeechobee FL 34974

## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Listing Agent:

**Lou Perrotta**

**772-801-9411**

**[lperrotta@commercialrealestatellc.com](mailto:lperrotta@commercialrealestatellc.com)**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**



## Property Details

|                        |                                    |
|------------------------|------------------------------------|
| <b>Location:</b>       | Highway 441 S, Okeechobee FL 34974 |
| <b>Price:</b>          | \$650,000                          |
| <b>Land Size (AC):</b> | .888 AC                            |
| <b>Parcel ID:</b>      | 1-28-37-35-0A000-00053-F200        |
| <b>Frontage:</b>       | 125'                               |
| <b>Traffic Count:</b>  | 22,000 average daily traffic       |
| <b>Parking Spaces:</b> | Approx. 43 vehicles                |
| <b>Zoning:</b>         | Undisclosed                        |
| <b>Land Use:</b>       | Vacant Commercial                  |
| <b>Utilities:</b>      | Public water and sewer available   |

Great development potential! This .888 AC site has frontage to US Highway 441 S in Okeechobee with approximately 10,000 SF of buildable space, and approved for up to a 3,700 SF building. There is currently a left turn lane into the property from 441. Property has parking for approximately 43 vehicles. Ideal for restaurant or other commercial uses. Close proximity to A Holiday Inn Express and other major tenants.



Listing Agent:  
**Lou Perrotta**  
**772-801-9411**  
[lperrotta@commercialrealestatellc.com](mailto:lperrotta@commercialrealestatellc.com)

Office:  
**49 SW Flagler Ave. Suite 301**  
**Stuart FL, 34994**  
**772-286-5744**

## Property Demographics

### 2016 Demographics

#### Total Population

|        |        |
|--------|--------|
| 1 mile | 2,293  |
| 3 mile | 17,949 |
| 5 mile | 26,517 |

#### Average Household Income

|        |          |
|--------|----------|
| 1 mile | \$48,258 |
| 3 mile | \$50,382 |
| 5 mile | \$48,966 |

#### Average Age

|        |       |
|--------|-------|
| 1 mile | 50.90 |
| 3 mile | 42.20 |
| 5 mile | 40.30 |

Listing Agent:

**Lou Perrotta**

**772-801-9411**

**[lperrotta@commercialrealestatellc.com](mailto:lperrotta@commercialrealestatellc.com)**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

## Zoning Description

### **C - Commercial**

These districts are intended primarily for commercial activity. Retail sales and service establishments are found in this district as permitted uses, with wholesale and storage activity permissible as special exceptions. Residential uses are discouraged, for the district is not residential in character, but residential uses are permitted. It is not the intent of this district that it be used for encouragement of strip commercial activity. It is intended that after the effective date of these regulations no further property in the county will be zoned C; to that end, and after the effective date of this Code, no application for zoning of property to C shall be accepted by the Department of Planning and Development. C district boundaries shall remain as shown on the Official Zoning Atlas at the date of adoption of this Code except where a C district, or portion of such district, is changed to another classification under this Code.

#### **A. Permitted principal uses and structures.**

1. For lots or parcels in the commercial corridor mixed use, commercial activity center or industrial future land use classifications, the list of permitted principal uses and structures shall be as for heavy commercial (C-2).
2. For lots or parcels in the resort corridor or rural activity center future land use classifications, the list of permitted principal uses and Structures shall be as for neighborhood commercial-2 (NC-2).
3. For lots or parcels in other future land use classifications where the Department determines the commercial (C) zoning to be conforming with respect to the adopted comprehensive plan, the list of permitted principal uses shall be as for neighborhood commercial-1 (NC-1).
4. For lots or parcels in future land use classifications where the Department

determines the commercial (C) zoning to be nonconforming with respect to the adopted comprehensive plan, a change in zoning to a conforming district shall be required to allow for the development, expansion or intensification of any use or structure other than a single family dwelling that would be the primary use or structure on the lot or parcel. This provision shall not be construed to allow for the development, expansion or intensification of a single family dwelling where such development otherwise would be in conflict with this Code.

**B. Prohibited uses and structures.** Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.

**C. Accessory uses and structures.** Uses and structures which are:

1. Customarily accessory and clearly incidental and subordinate or permitted or permissible uses and structures.
2. Located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
3. Within the principal structure, and in connection with permitted or permissible uses and conventional structures, apartments or quarters only for occupancy by owners or employees. It is specifically the intent of this subsection to prohibit detached dwelling units as an accessory use within the C zone.

Listing Agent:

**Lou Perrotta**

**772-801-9411**

**lperrotta@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

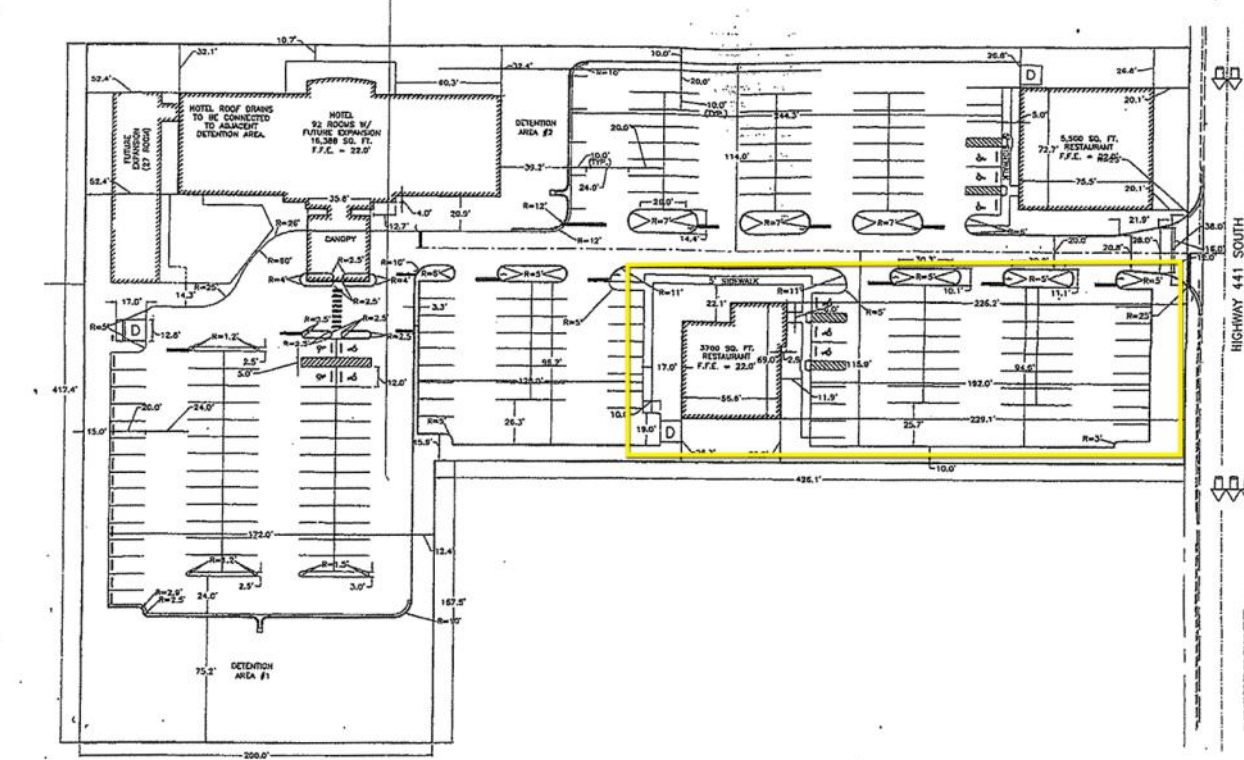
**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

# Vacant Commercial Land

Highway 441 S, Okeechobee FL 34974

## Proposed Floor Plan



|  |  |   |  |                            |
|--|--|---|--|----------------------------|
| <p>Drawn: JCB<br/>Scale: AS SHOWN<br/>Design By: JCB<br/>Issue By: JCB<br/>Check By: JCB</p> | <p><b>VERIFY SCALE</b><br/>SIN IS EQUAL TO ONE<br/>INCH ON ORIGINAL DRAWING<br/>O<br/>ADJUST ALL SCALED<br/>DIMENSIONS ACCORDINGLY</p> | <p><b>lbh</b><br/>INC.<br/>CONSULTING CIVIL ENGINEERS,<br/>SURVEYORS &amp; MAPPERS<br/>"Partners For Results,<br/>Value By Design"<br/>421 N.W. 3rd Street, Okeechobee, FL 34972<br/>(888) 763-8599 Fax: (888) 763-8592<br/>BPE &amp; FPE License No. 959 www.lbh.com</p> |  | <p>H01<br/>E<br/>HORIZ</p> |
|--|--|---|--|----------------------------|

Listing Agent:

**Lou Perrotta**

**772-801-9411**

**lperrotta@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**



**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

# Vacant Commercial Land

Highway 441 S, Okeechobee FL 34974

Property Aerial



Listing Agent:

**Lou Perrotta**

**772-801-9411**

**[lperrotta@commercialrealestatellc.com](mailto:lperrotta@commercialrealestatellc.com)**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**