

FOR SALE

\$399,000

PJ'S RV PARK

5250 & 5240 US Highway 441 SE, Okeechobee, FL 34974



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matthew Mondo | 772.236.7780 | mmondo@commercialrealestatellc.com

Steve Giordano | 772.332.4502 | stevegiordanocommercial@aol.com

Property Details

PJ'S RV PARK

5250 & 5240 US Highway 441 SE, Okeechobee, FL 34974

PRICE	\$399,000
BUILDING TYPE	RV/MOBILE HOME
ACREAGE	0.9 AC
FRONTAGE	300'
TRAFFIC COUNT	8,000 AADT
YEAR BUILT	1993
CONSTRUCTION TYPE	WOOD
PARKING SPACE	21 RV PADS
ZONING	AGRICULTURE
LAND USE	COMMERCIAL CORRIDOR MIXED USE
UTILITIES	OKEECHOBEE COUNTY
PARCEL ID	1-31-37-36-0A00-00007-S0000 / 1-31-37-36-00007-R0000

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- Property has two parcels of land totaling 9/10 of an acre.
- The property holds 21 RV Pads.
- The monthly gross income estimates at \$4,500 per month with a net income at \$36,000 annually.
- Waterfront access to Lake Okeechobee.
- Docks, Fish Cleaning Station and Boat Ramp.
- Gated, secure and well-maintained.
- Minutes from downtown Okeechobee.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	415	1 Mile	\$38,958	1 Mile	44.80
3 Mile	7394	3 Mile	\$41,445	3 Mile	45.80
5 Mile	19868	5 Mile	\$46,867	5 Mile	44.00

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	405	1 Mile	\$25,227	1 Mile	47.00
3 Mile	7809	3 Mile	\$30,767	3 Mile	48.60
5 Mile	17983	5 Mile	\$34,999	5 Mile	45.40

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C-RV Commercial Recreational Vehicle

It is the intent of this section that adequate provision be made for recreational vehicle parks and subdivisions (including recreational vehicle condominium subdivisions). It is further the intent to declare that recreational vehicles may be located only in recreational vehicle parks or subdivisions. This shall not be construed to prohibit the storage at a private residence of a privately owned recreational vehicle, provided that such privately owned and stored recreational vehicle is in compliance with section 2.07.00 of this Code. It is further the intent to find and declare that recreational vehicles are not intended for permanent occupancy or residential use. It is further the intent to find and declare that the mixing of recreational vehicles and manufactured homes or mobile homes in the same development makes for mutual incompatibility to the economic and environmental detriment of both types of structures. Therefore, a special commercial district is established to provide a suitable environment for recreational vehicles in recreational vehicle parks or subdivisions, and to ensure the compatibility of such developments with adjoining and nearby present and future development of other types. Recreational vehicle parks or subdivisions are subject to development regulations as set forth in article VII and elsewhere in this Code.

a. Permitted principal uses and structures.

1. Recreational vehicle parks. The site plan shall indicate the location and number of lots, spaces or sites intended for transient use and for those intended to allow for permanent placement.
2. Recreational vehicle subdivisions, including condominiums. The site plan shall indicate the location and number of lots, spaces or sites intended for transient use and for those intended to allow for permanent placement.

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

c. Accessory uses and structures. Accessory uses and structures may be permitted where such accessory uses and structures are customarily accessory and clearly subordinate to permitted principal uses and structures, or where such accessory uses and structures are customarily accessory and clearly subordinate to uses or structures permissible by special exception, and where such accessory uses and structures do not involve the conduct of business on the premises, are located on the same parcel as the development, are not of a nature likely to attract visitors in larger numbers than would normally be expected in [a] recreational park or subdivision, and do not involve operations or structures not in keeping with the character of the development. The following accessory uses and structures are permissible subject to the criteria as stated in this section, and provided that such accessory uses and structures are included in a site plan approved by the site plan technical review committee:

1. Park or subdivision recreation facilities, including common room or center, courts for games, docks, piers, swimming pools, boat launching area.
2. Park or subdivision offices, maintenance facilities and laundry facilities.
3. Enclosed storage structures and storage garage facilities with use limited to park or subdivision residents only; storage of recreational vehicles, boats, boat trailers and the like on other than individual lots, spaces or sites with such storage limited to park or subdivision residents only and provided that such storage occurs in designated and approved areas.
4. In connection with permitted or permissible uses and structures, one conventional home, manufactured home or mobile home when used as a residence for the manager of the development.

In a recreational vehicle park or subdivision that allows the permanent placement of recreational vehicles, accessory uses and structures may be permitted on an individual space, lot or site, such as gardens, toolhouses and garden sheds, children's play areas and play equipment, private barbecue pits, and the like, subject also to criteria as established by [section 7.07.03](#) and [section 7.07.04](#) of this Code. The provisions of this part notwithstanding, appurtenances are subject also to criteria as established by [section 7.08.05](#) of this Code. (Ord. No. 94-8, § 1 (2.04.12), 10-5-94; Ord. No. 96-03, § 1, 4-11-96)

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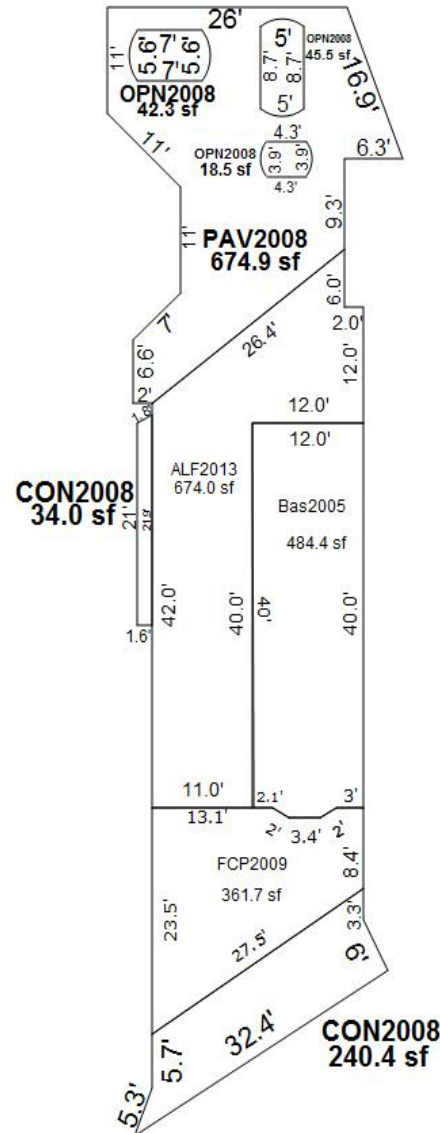
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Floor Plan

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Sketch by Apex Sketch

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Additional Photos

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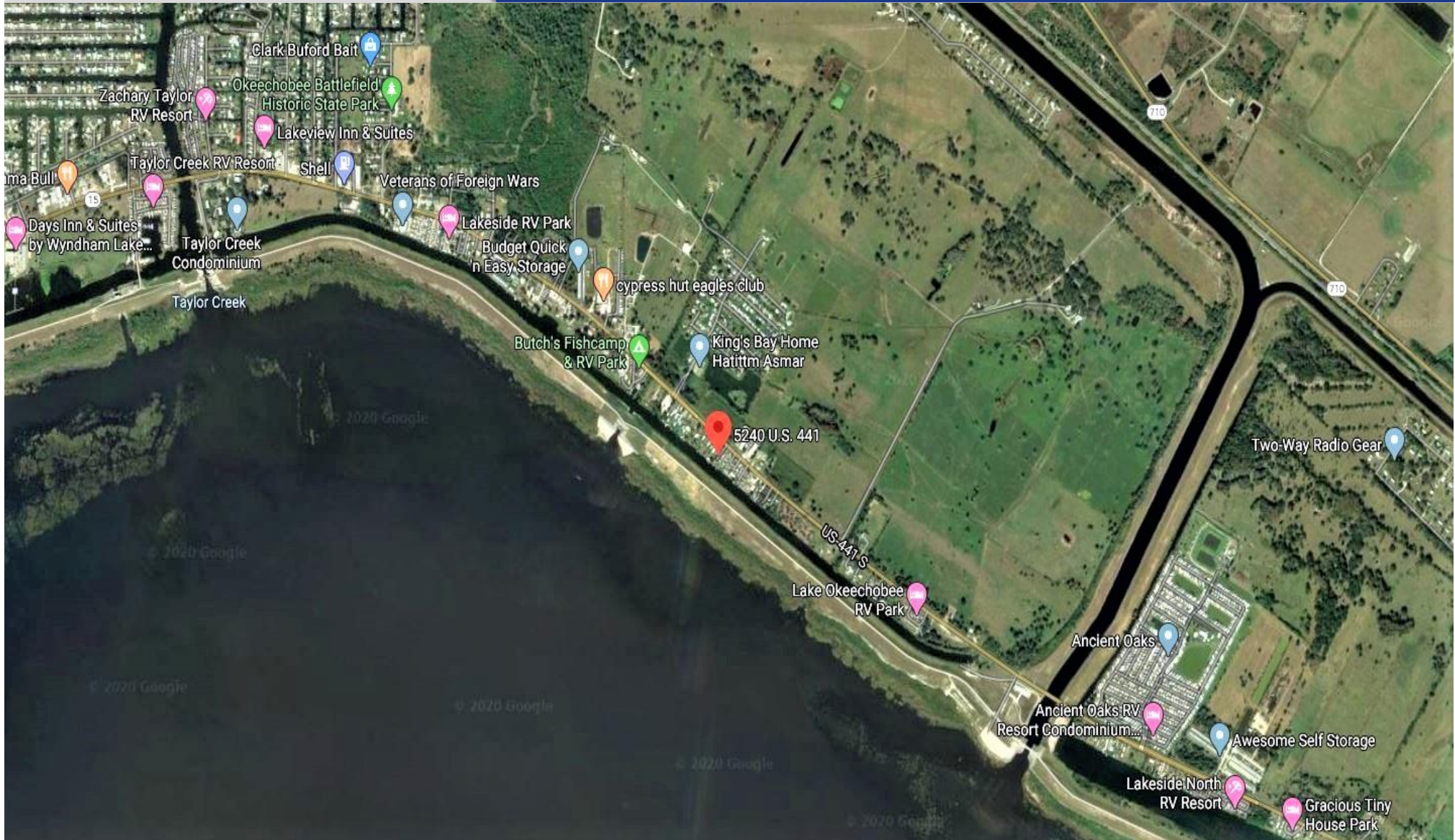
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Trade Area Map

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