

FOR SALE

5151 S. Kenansville Rd

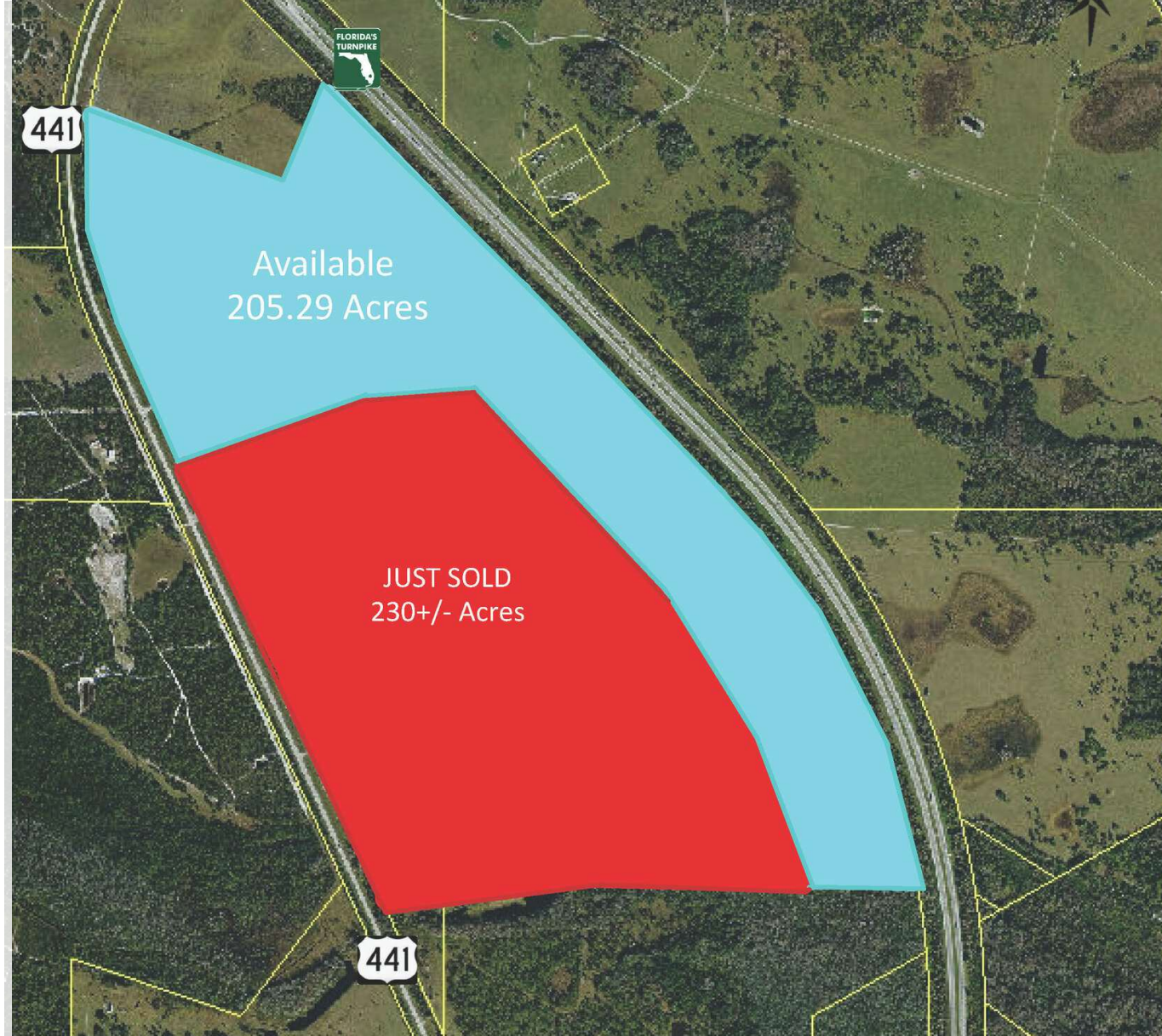
205+/- Acres

PROPERTY OVERVIEW

Positioned in Okeechobee, FL, this property offers direct logistical advantages for industrial and commercial distribution. Located just three minutes from Florida's Turnpike and under 45 minutes from I-95, the site ensures efficient connectivity to major transportation corridors, supporting streamlined access for freight, deliveries, and workforce commuting.

Surrounded by expansive agricultural land, the property provides a buffer from urban congestion while maintaining proximity to key infrastructure. Currently zoned PD and land use of MXD, the site presents a strategic opportunity for investors or developers interested in leveraging the area's growth potential and rural workforce availability.

With its combination of immediate highway access and a location within a developing corridor, this property is ideally suited for commercial ventures seeking a balance of operational convenience and future community development. The site's unique positioning makes it a compelling option for distribution centers, logistics hubs, or mixed-use projects targeting both industrial and residential demand in the region.



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Details

YEEHAW JUNCTION TRANSPORTATION AND DISTRIBUTION CENTER

FOR SALE

OFFERING PRICE

\$13,000,000.00

- Address: 5151 South Kenansville Rd, Okeechobee, FL 34972
- Offering: 205.29 acres
- Zoning: PD
- Land Use: MXD
- Retention: Off Site Retention (net site)
- Jurisdiction: Osceola County

HIGHLIGHTS

- Prime location in Okeechobee/Yeehaw Junction area
- Raw land prime for developing
- Expansive parcel
- Versatile and adaptable for various uses
- Opportunity for many uses
- Strategic position off 441 and Florida's Turnpike



PROPERTY OVERVIEW

205.29 Acres of Mixed Use land allowing for a multitude of uses. Central location allows for access to all major Florida Markets within hours making this one of the best distribution locations.

40+/- Acres mixed use land directly north of the property is also available.

Approved Uses

YEEHAW JUNCTION TRANSPORTATION AND DISTRIBUTION CENTER

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COMMERCIAL

1. Truck Stops, Fueling Stations and Truck Service Centers.
2. Truck, car and equipment repair and service.
3. Areas for the display, sale end repair of new or used automobiles, trucks, travel trailers, motor bikes, boats, manufactured homes, mobile homes and farm or construction equipment.
4. Wholesale and Retail Nurseries.
5. Service Stations and Convenience Stores and licensed package stores for the sale of off-premises consumption of alcoholic beverages.
6. Shops and stores for the sale of general retail goods and services.
7. Restaurants, delicatessens, fast food and other food preparation facilities.
8. Locations for commercial recreation such as a golf driving range, miniature golf, baseball and archery practice range, bowling alley, indoor shooting range, skating rink, and race tracks.
9. Adult Entertainment establishments in accordance with Osceola County Ordinance 93.3, amended.
10. Transient Housing Facility (hotel or motel complex) including customary uses accessory and incidental to the hotel or motel complex.
11. Schools, Child Care Center and Kindergartens whose primary purpose is to serve the business and residences located in the Yeehaw Transportation District Overlay.
12. Professional office buildings related to the industry and businesses within the PID.

WAREHOUSE/DISTRIBUTION:

13. Shell or spec buildings designed to attract warehousing and distribution.
14. General Warehousing and Storage.
15. Warehouse or distribution facilities which will utilize Yeehaw Junction's unique location for distributing their product collecting materials.
16. Truck Terminals
17. Petroleum tank farms.
18. Distribution Electric Substations.
19. Solid Waste Transfer Stations
20. Wholesale and Retail Nurseries

Approved Uses

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INDUSTRIAL

1. Shell or spec buildings designed to attract warehousing and distribution.
2. Industry which will utilize Yeehaw Junction's unique location for distributing their product or collection materials.
3. Truck, car and equipment repair service.
4. Areas for the display, sale and repair of new or used truck, farm or construction equipment.
5. Plants which fabricate and distribute wood products such as modular units, cabinets, molding and lumber.
6. Plants for fabrication and distribution of metal products such as bar joists and decorative panels, including machine shops and related tool and die work.
7. Plants for fabrication and distribution of plastic, glass or ceramic products such as pipe, hose, molding strips, blocks and pottery.
8. Plants for processing and distribution of food products such as citrus, fruits and vegetables.
9. Roof Truss Plants
10. Plants for the fabrication and distribution of concrete and masonry products such as blocks, precast and pre-stressed structural members and building components, septic tanks, culverts and pipe.
11. Plants for the production and distribution of asphaltic materials, provided that such plants meet all federal and state agencies noise and emission control requirements.
12. Plants for the production and distribution of concrete.
13. Plants and recycling or processing of used or waste materials
14. Plants for the processing of biomass
15. Industries that require a waiver or variance from Osceola County's noise or air pollution codes and ordinances that require to obtain the necessary waiver or variance through the process provided in the Osceola County Land Development Code. Noise and air pollution data shall be measured from the boundary of the Yeehaw Transportation and Distribution Center PID external boundary and not from internal lot lines.

UTILITIES

1. Utility plants to serve the project (.e. plants for water or sewage treatment).
2. Solid waste collection and recycling facilities.
3. Electric and power generation and cogeneration facilities.
4. Alternative fuel dispensing station.

ALL CATEGORIES

1. Billboards and signs that meet state and federal codes and/or the criteria within the PID.
2. Communication Towers
3. Administrative office buildings ancillary to the industry and businesses within the PID.

Regional Location Map

YEEHAW JUNCTION TRANSPORTATION AND DISTRIBUTION CENTER

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Destination & Estimated Travel Mins

International Attractions

- Disney World 73 Mins
- Sea World, Holly Land, Universal Studios 66 Mins
- Busch Gardens 100 Mins
- Kennedy Space Center/Disney Cruises 90 Mins
- Forever Florida Colt Spec. Firing Range 34 Mins
- Atlantic Beaches 36 Mins
- Gulf of America Beaches 120 Mins

International Attractions

- OHP Rodeo, Exhibition Hall & Spring Training 49 Mins
- Lakefront Park, Bass Pro Marina & Tournaments 56 Mins
- County Gov't Office, City Hall & Valencia College 51 Mins
- Executive Airport, Veterans Museum 59 Mins

St. Cloud Features

- Lakefront, City Hall, Marina 58 Mins

Workforce & Housing Resources

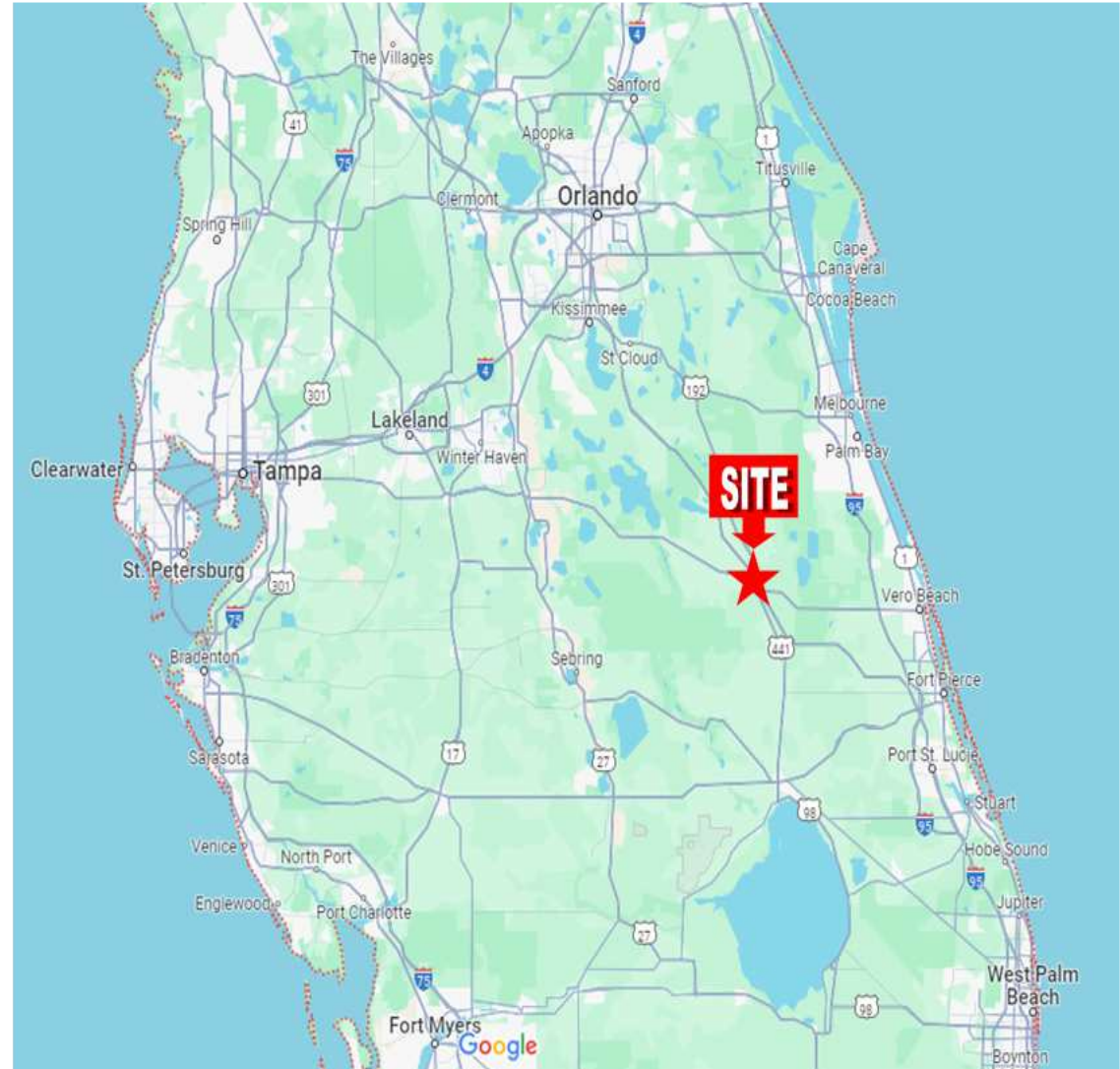
- St. Cloud/Orlando/Kissimmee 58/81/57 Mins
- Vero/Lakeland 38/84 Mins

International Airports

- Tampa/Orlando 90/70 Mins
- Miami/Palm Beach 162/100 Mins

Seaports

- Canaveral/Tampa/Manatee 90/90/194 Mins
- Everglades/Palm Beach/Miami 143/103/162 Mins



Interstate Map

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Disclaimer

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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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