



OFFERING MEMORANDUM | FOR SALE | LIVE OAK, FLORIDA

Offices of the Department of Corrections & Department of Juvenile Justice

506-508 HOUSTON AVENUE NW · LIVE OAK, FL 32064

ADVISORS

LAURI ALBION | SENIOR ADVISOR | 239.851.5492 | LAURI.ALBION@SVN.COM

JOHN ALBION | SENIOR ADVISOR | 239.410.2234 | JOHN.ALBION@SVN.COM



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Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,995,000
NUMBER OF BUILDINGS:	2
LOT SIZE:	1.42 Acres
TOTAL BUILDS SIZE	8,713 SF
506 HOUSTON (DOC)	5,513 SF (Leasable)
508 HOUSTON (DOJJ):	2,338 SF (Leaseable)
NOI:	\$165,731.58
CAP RATE:	5.53%

PROPERTY DESCRIPTION

506-508 Houston Avenue offers investors the opportunity to acquire a stabilized, income-producing office asset leased to two State of Florida agencies—the Florida Department of Corrections and the Department of Juvenile Justice.

This asset is well suited for 1031 exchange buyers and investors seeking predictable cash flow with minimal management responsibilities. The property's long-standing government tenancy, specialized design, and strategic location near Suwannee Correctional Institution reinforce its importance to the agencies it serves and contribute to tenant retention.

Government-leased assets of this nature are rarely available to the market and are highly sought after for their reliable occupancy and resilience through varying economic cycles.

506-508 Houston Avenue represents a compelling opportunity to acquire a fully leased, government-occupied investment offering stable income, strong credit tenancy, and the potential for long-term capital preservation—qualities that make it an attractive addition to an investment portfolio or an ideal replacement property for a 1031 exchange.

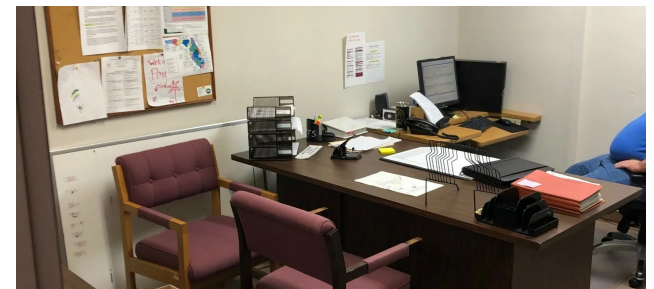
COMPLETE HIGHLIGHTS

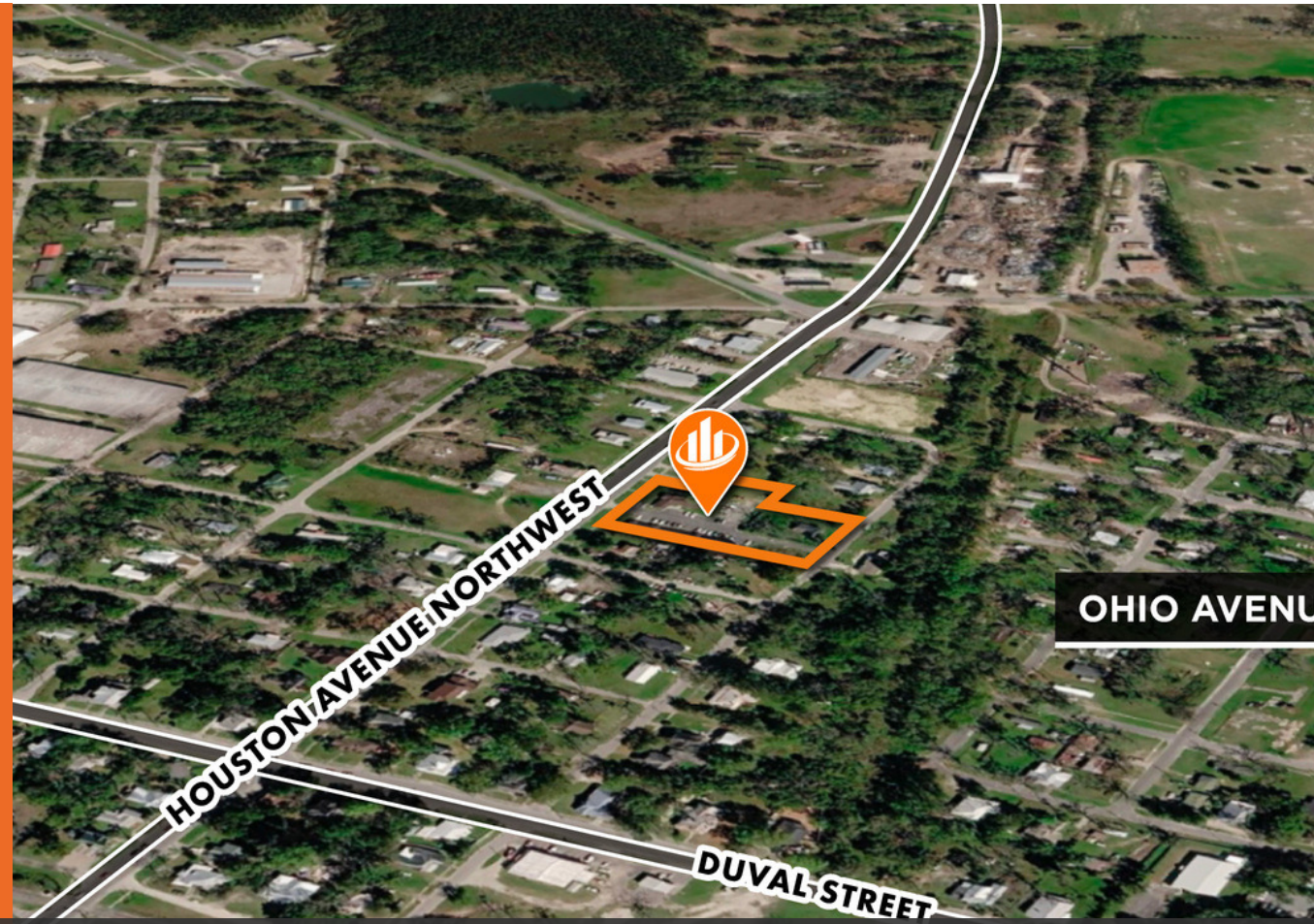


PROPERTY HIGHLIGHTS

- 100% occupancy
- State of Florida credit tenancy
- Stabilized cash flow
- Low-management investment
- Long-term occupancy
- Mission-critical use
- New 10-year leases starting in spring 2027
- Capital preservation
- Ideal 1031 exchange replacement property

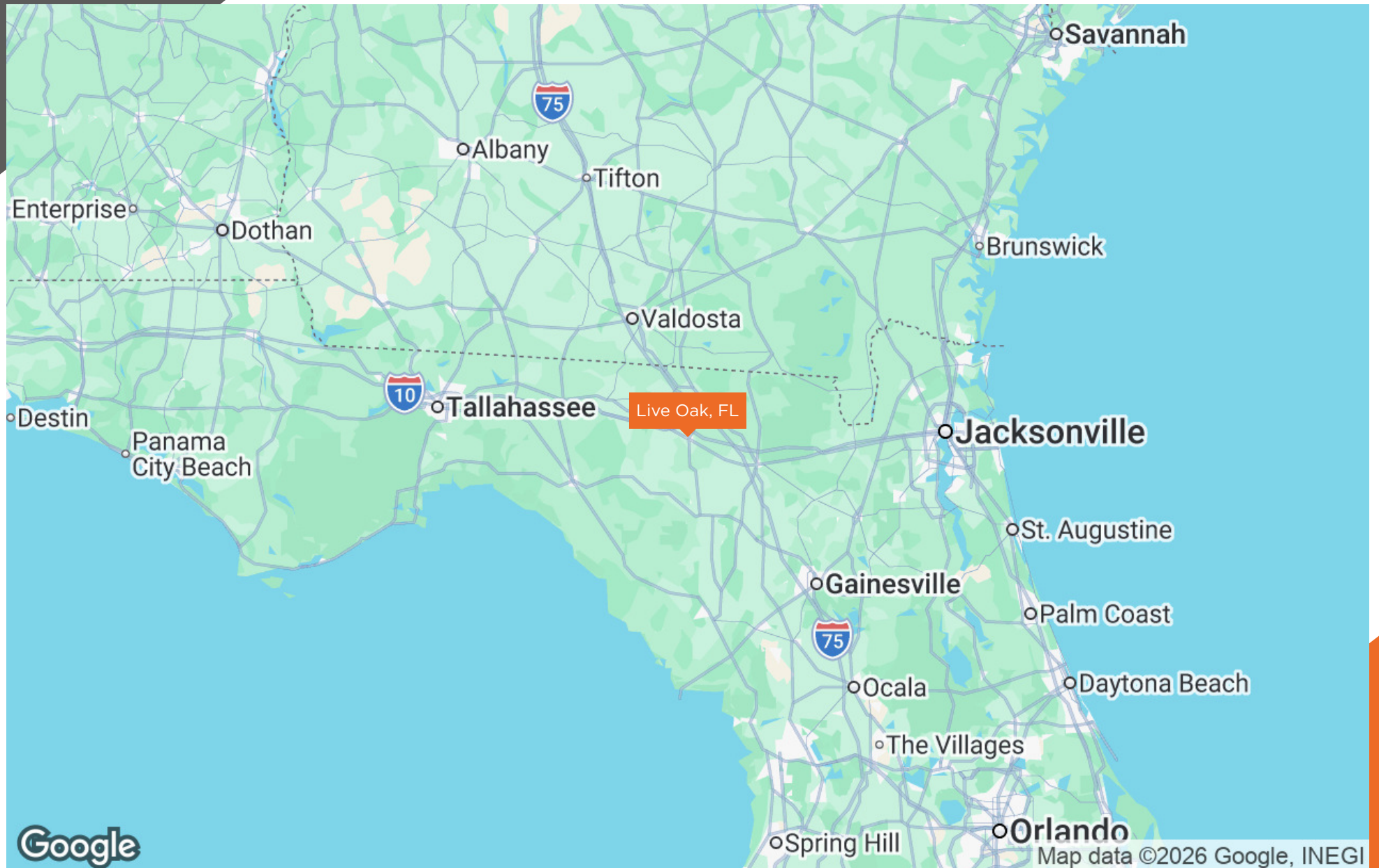
ADDITIONAL PHOTOS



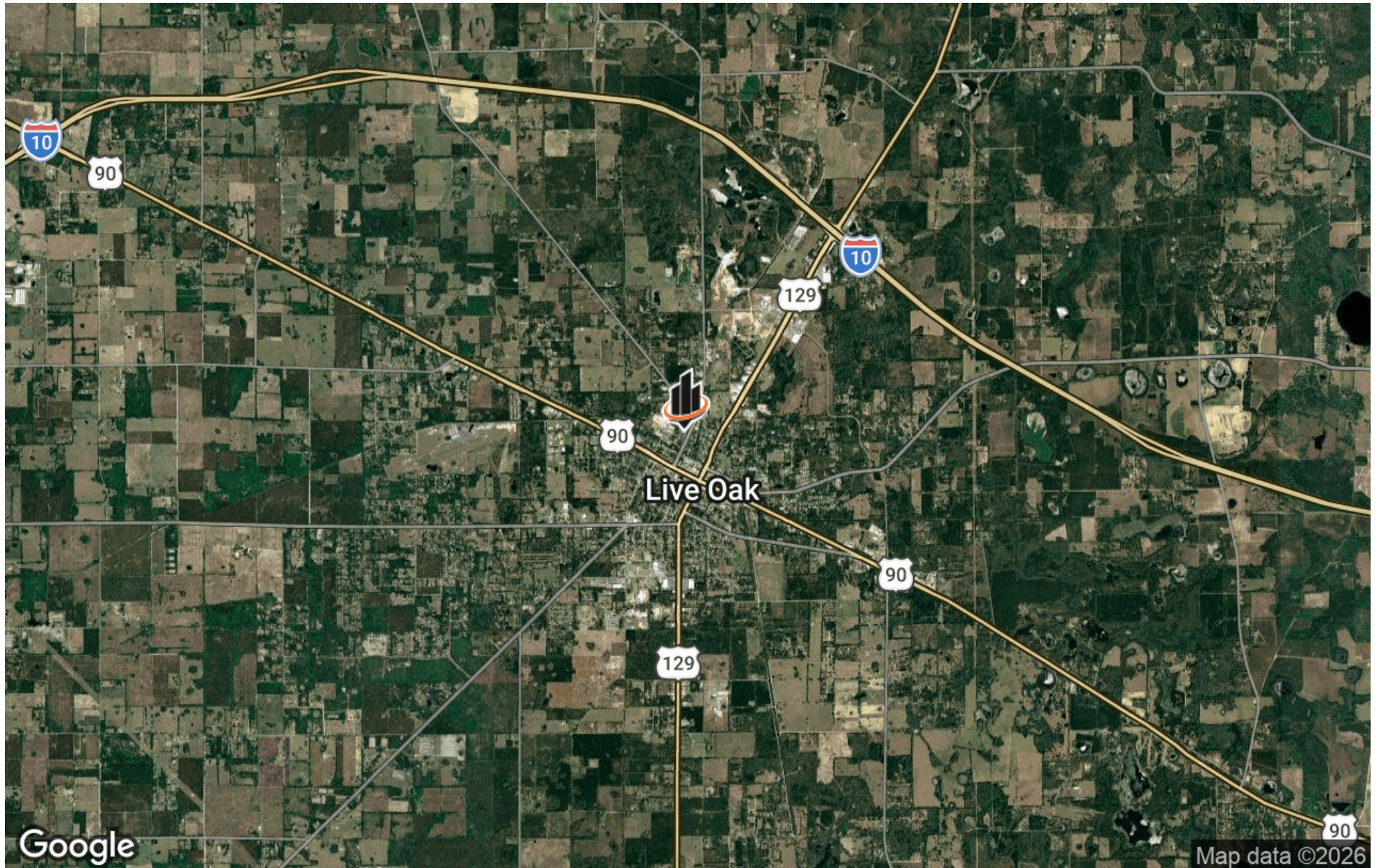


Location Information

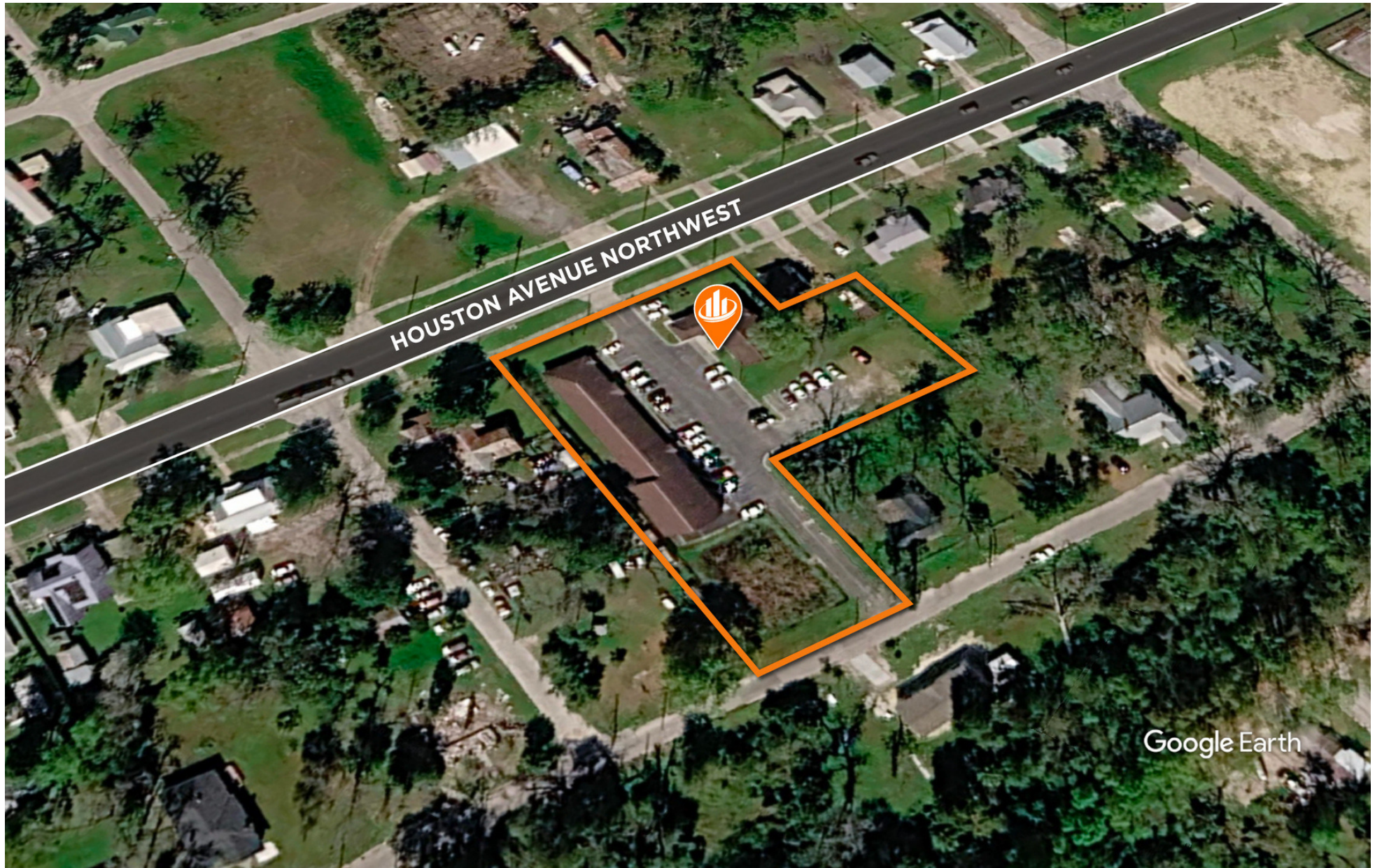
REGIONAL MAP



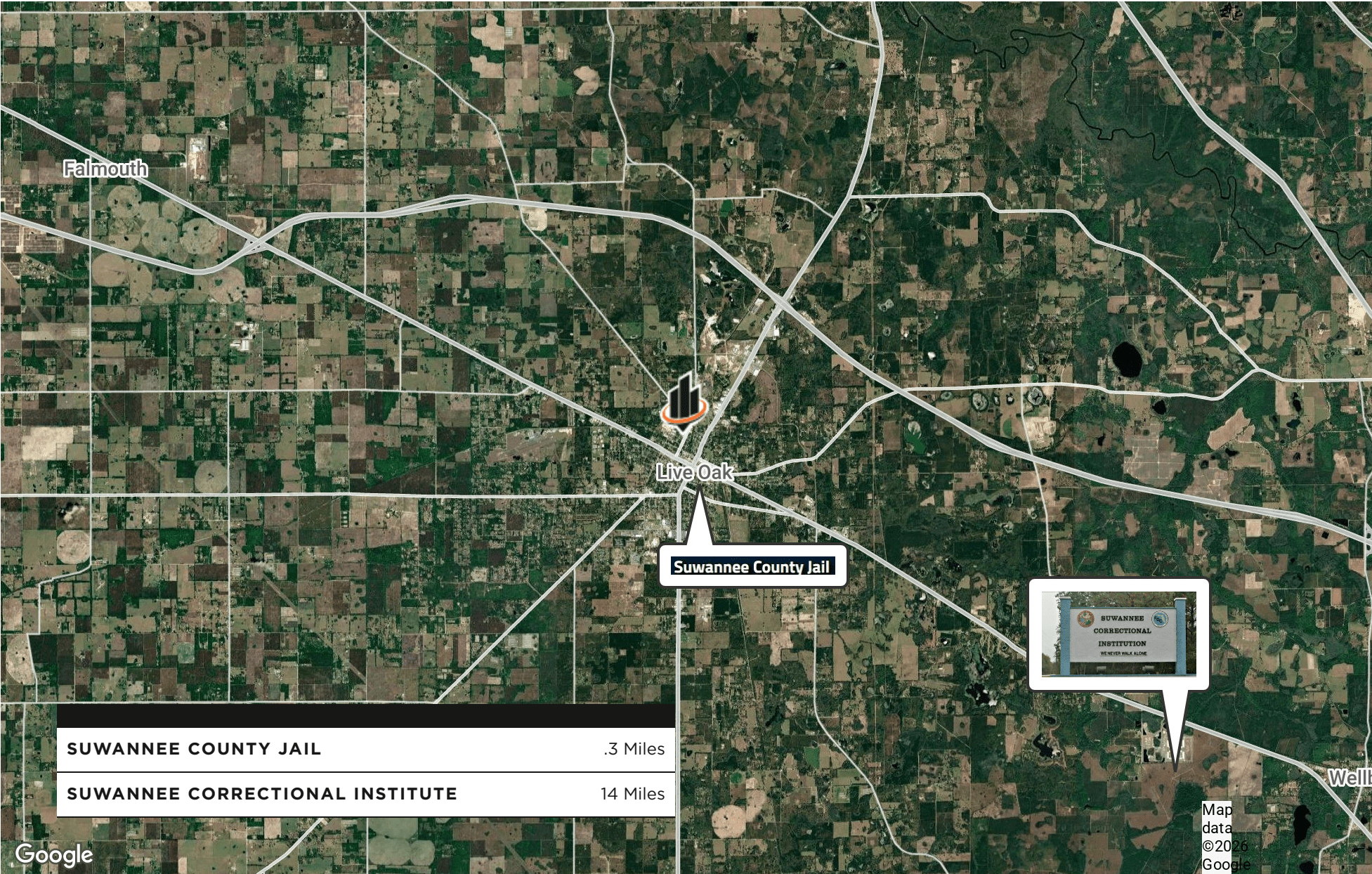
LOCATION MAP



AERIAL MAP



AREA MAP





Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW		LIVE OAK INVESTMENT OPPORTUNITY
PRICE		\$2,995,000
PRICE PER SF		\$344
CAP RATE		5.53%
OPERATING DATA		LIVE OAK INVESTMENT OPPORTUNITY
NET OPERATING INCOME		\$165,732
FINANCING DATA		LIVE OAK INVESTMENT OPPORTUNITY



Advisor Bios

LAURI ALBION BIO



LAURI ALBION

Senior Advisor

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Cell: **239.851.5492**

PROFESSIONAL BACKGROUND

Lauri is excited to bring over 30 years of real estate and business experience to her role as Advisor. Lauri specializes in the Hospitality and Office Markets. Lauri has worked in the Southwest Florida real estate market since 2008, working for D'Alessandro & Woodyard Commercial Properties and then Lehigh Showcase Properties until 2012.

Lauri left real estate in 2012 for a new challenge, where she was General Manager of the Red Coconut Resort on Fort Myers Beach. She moved on to become the Marketing Director at Cushman & Wakefield | Commercial Property Southwest Florida in 2019. There she continued to move into more challenging positions, where she became Vice President of Finance, overseeing the Property Management and Accounting Departments. She directed long-term strategic growth plans adjusting organizational structure to align with growth.

Lauri moved to Southwest Florida in 1989, where she met her husband, John. Lauri and John raised their family in Southwest Florida and have close ties to the area.

Deliberately Different

EDUCATION

Lauri is a graduate of Florida Gulf Coast University with a Bachelor of Science Degree in Marketing and a Masters of Business Administration.

SVN | Commercial Partners

12761 World Plaza Lane
Fort Myers, FL 33907

JOHN ALBION BIO



JOHN ALBION

Senior Advisor

john.albion@svn.com

Cell: **239.410.2234**

PROFESSIONAL BACKGROUND

John Albion is a seasoned real estate professional with a rich history in the public and private sectors. Joining SVN Commercial Partners as a Senior Advisor in May 2023, John has established a reputation for his expertise in office, medical office, and hotel properties.

Before his position at SVN, John served as an Associate Director at Cushman & Wakefield | Commercial Property Southwest Florida from 2013 to 2023, demonstrating a decade of steadfast leadership and exceptional service. John's roots in real estate, however, run even deeper. Since earning his Broker's license in 1985, he has developed a diverse portfolio and gained profound industry insights.

In addition to his private sector work, John has made significant contributions to public service and the non-profit sector. As the former Executive Director of the Fort Myers Beach Chamber of Commerce, he developed key partnerships and initiatives to bolster local businesses. John's dedication to his community was further exemplified when he was elected to the Lee County Commission in 1992, serving the community until 2006. In his dual role as Port Commissioner, he oversaw the opening of the current international airport, marking a significant milestone in regional infrastructure development.

John's early introduction to business, operating self-storage mini-warehouses and managing family-owned assets, laid the foundation for his successful career. He credits his family business for imparting him with the values of hard work, integrity, and commitment to customer service that continue to drive his professional endeavors today.

Away from his professional commitments, John shares his life with his wife and business partner at SVN Commercial Partners, Lauri. They have successfully raised three children in Fort Myers, nurturing their family within the community John has dedicated so much of his life to serve. John Albion's depth of experience and passion for his work make him a respected figure in the commercial real estate landscape. His dedication to both his family and his profession truly exemplifies his commitment to building strong, sustainable communities.

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Collective Strength, Accelerated Growth

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FORT MYERS, FL 33907



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