

FOR SALE



OFFERING MEMORANDUM

KICKBACK INN & RV PARK

1.387 AC | \$1,300,000 | 100% LEASED

1422 US 441 SE, OKEECHOBEE, FL 34974

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Okeechobee, FL

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EXECUTIVE SUMMARY

- **Asset Overview:** 9-room motel currently being expanded to 10 rooms, complemented by existing RV/manufactured home lots located to the rear and side of the property.
- **Recent Leasing Activity:** The attached rent roll reflects three vacancies that were recently filled with long-term local tenants, stabilizing overall occupancy.
- **Near-Term Expansion:** Ownership is actively developing seven (7) additional RV/manufactured home sites, including installation of required electrical and plumbing infrastructure (on the primary parcel).
- **Additional Upside Potential:** An adjacent area has historically supported RV placements for over 20 years; however, a portion of this land is state-owned. Proper due diligence will be required to confirm legal use and entitlement. If validated, this area offers meaningful expansion potential beyond the current site footprint.
- **Confidentiality:** Rent roll available upon request, subject to execution of an NDA/CA.
- **Expansion Upside:** Opportunity to add additional rental units on the adjacent state-owned portion of the property. While ownership of this land is not vested, the site has supported licensed and Florida Department of Health-approved units in this area for over 40 years, indicating a strong precedent for continued use.
- **Attractive Yield with Growth Potential:** Property offers a solid in-place cap rate with new rentals, with a clear path to increased returns through the addition of new rental pads.



INVESTMENT OVERVIEW

PRICE	\$1,300,000
CAP RATE	10%
BUILDING SIZE	3,152 SF
BUILDING TYPE	Hotel
ACREAGE	1.387 Acres
TRAFFIC COUNT	7,000 AADT
YEAR BUILT	1972
CONSTRUCTION TYPE	Masonry
ZONING	Commercial
LAND USE	Hotels/Motels
PARCEL ID	1-34-37-35-0A00-00022-A000

QUICK FACT:

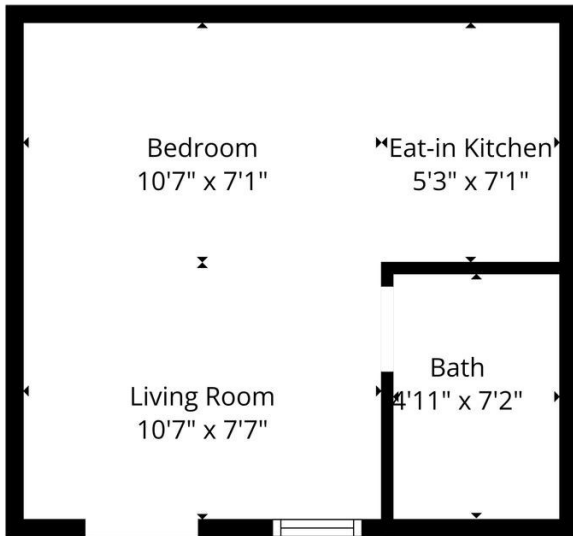
**This Location has Direct Access to Lake Okeechobee
Spectacular Fishing Opportunities**



SURROUNDING NEIGHBORHOODS

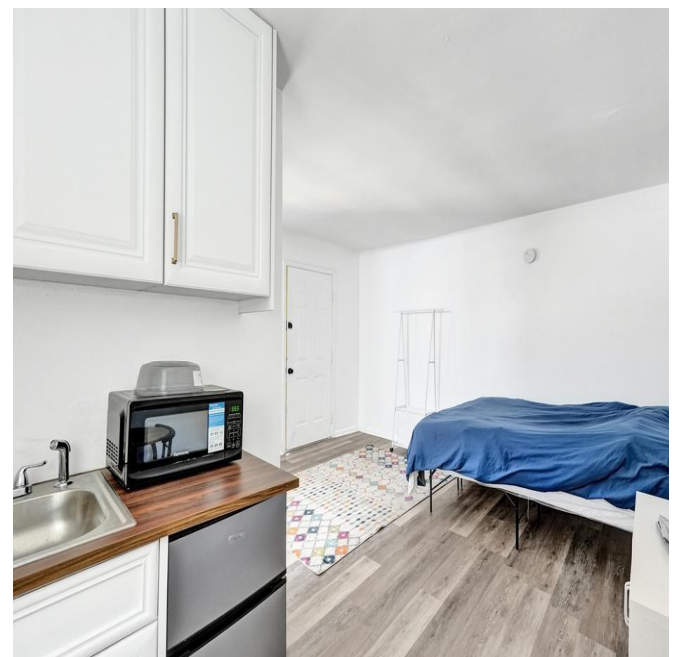
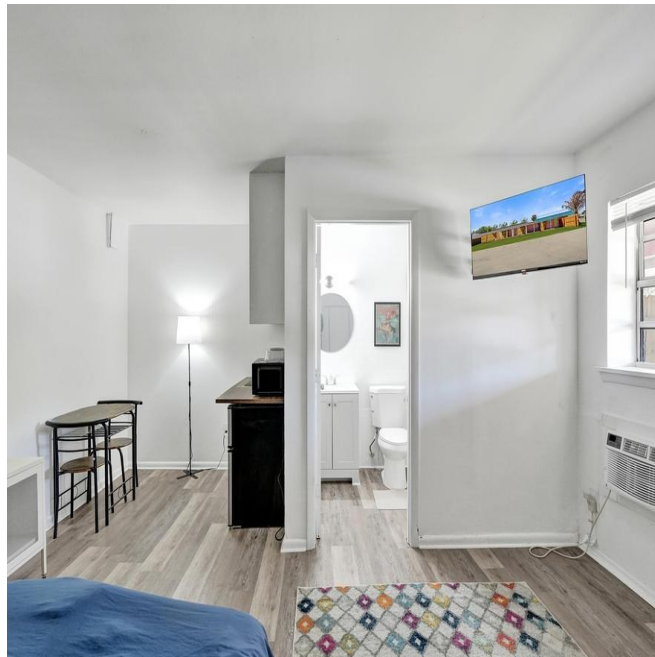


PROPERTY PHOTOS



TOTAL: 231 sq. ft.
1st floor: 231 sq. ft.
EXCLUDED AREAS: WALLS: 31 sq. ft.

Floor Plan Created by CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	2,152	14,348	25,302
2029 Projected Population	2,380	15,562	27,313
2020 Census Population	1,676	12,575	22,795
2024 Estimated Households	1,047	6,348	10,320
2029 Projected Households	1,158	6,908	11,174
2020 Census Households	822	5,538	9,252
2024 Estimated White	1,813	11,425	17,926
2024 Estimated Black or African American	67	590	2,029
2024 Estimated Hawaiian & Pacific Islander	0	3	4
2024 Estimated American Indian or Native Alaskan	10	128	232
2024 Estimated Other Races	229	1,984	4,820
2024 Estimated Average Household Income	\$58,479	\$69,718	\$68,981
2024 Estimated Median Household Income	\$44,705	\$51,117	\$50,730
Median Age	55.2	49.3	44.7
Average Age	49.1	46.1	43.6



CONTACT INFORMATION

KICKBACK INN & RV Park

1422 US 441 SE
Okeechobee, FL 34974

\$1,300,000

PURCHASE PRICE

Ilya Ovsishcher **Miami Waterfront Realty**

Sales/Property Manager
305-894-6644
io3058946644@gmail.com

Matt Mondo

Sales Associate
772-236-7780
mmondo@commercialrealestatellc.com

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