

FOR SALE



COMMERCE CENTER · OKEECHOBEE, FL · LOT 3 FOR SALE · ±2.115 AC

Park Street Commerce Center — Lot 3

State Road 70 / Highway 70
Okeechobee, FL 34972



Bobby
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Section 1

Property Information



Property Summary

FOR SALE



VISUAL MEDIA

VIDEO

PROPERTY DESCRIPTION

PARK STREET COMMERCE CENTER – LOT 3
±2.115 Acres | Highway 70 | Okeechobee, FL

Lot 3 at Park Street Commerce Center presents a rare opportunity to acquire a commercial development pad within one of Okeechobee's fastest-growing retail corridors. Located directly along Highway 70 with approximately 29,000 vehicles per day, the site benefits from strong visibility, surrounding national retailers, and ongoing commercial development activity.

The property is part of a master-planned commercial project with infrastructure, utilities, stormwater systems, and internal roadway improvements being delivered by the developer. Adjacent developments include a new Culver's and RaceTrac currently under construction.

Zoned CHV (Heavy Commercial), the site allows for a wide variety of commercial uses including retail, medical office, restaurant, financial, and service-oriented uses, subject to city approvals.

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	2.115 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	73	299	1,068
Total Population	238	955	3,191
Average HH Income	\$59,311	\$59,518	\$67,655

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Property Description

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PROPERTY DESCRIPTION

PARK STREET COMMERCE CENTER – LOT 3
±2.115 Acres | Highway 70 | Okeechobee, FL

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Zoned CHV (Heavy Commercial), the site allows for a wide variety of commercial uses including retail, medical office, restaurant, financial, and service-oriented uses, subject to city approvals.

Property Highlights:

- ±2.115 Acres
- CHV Heavy Commercial Zoning
- Highway 70 Frontage
- 29,000 VPD Traffic Count
- Utilities & Infrastructure Planned/In Progress
- Part of Park Street Commerce Center
- Adjacent to New Culver's & RaceTrac Developments
- Ideal for Retail, Medical, QSR, or Service Commercial Uses

Parcel ID: 3-15-37-35-0030-00000-0030

LOCATION DESCRIPTION

NW corner of SR-70 and NE 14th Avenue in Okeechobee's high-traffic SR-70 corridor, adjacent to the future Culver's and RaceTrac developments.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- KEY FACTS AT A GLANCE
- Address: SR-70 / Highway 70, Okeechobee, FL 34972
- Parcel: Lot 3, Park Street Commerce Center (PB 8, Pgs 91–92)
- Parcel ID: 3-15-37-35-0030-00000-0030
- Lot Size: ±2.115 Acres
- Zoning: CHV – City of Okeechobee
- Frontage: State Road 70 / Highway 70
- Traffic Count: 29,000 VPD (FDOT, 2022)
- Flood Zone: X (minimal hazard) – FEMA Panel 12093C0480C
- Utilities: Water, Sewer, Stormwater – delivered by Declarant
- Association: Park Street Property Owners Association, Inc.
- Assessment Share: ±22.28% of common expenses
- Governing Docs Recorded: OR File #2024002893, 3/15/2024
- Infrastructure Status: Under active construction

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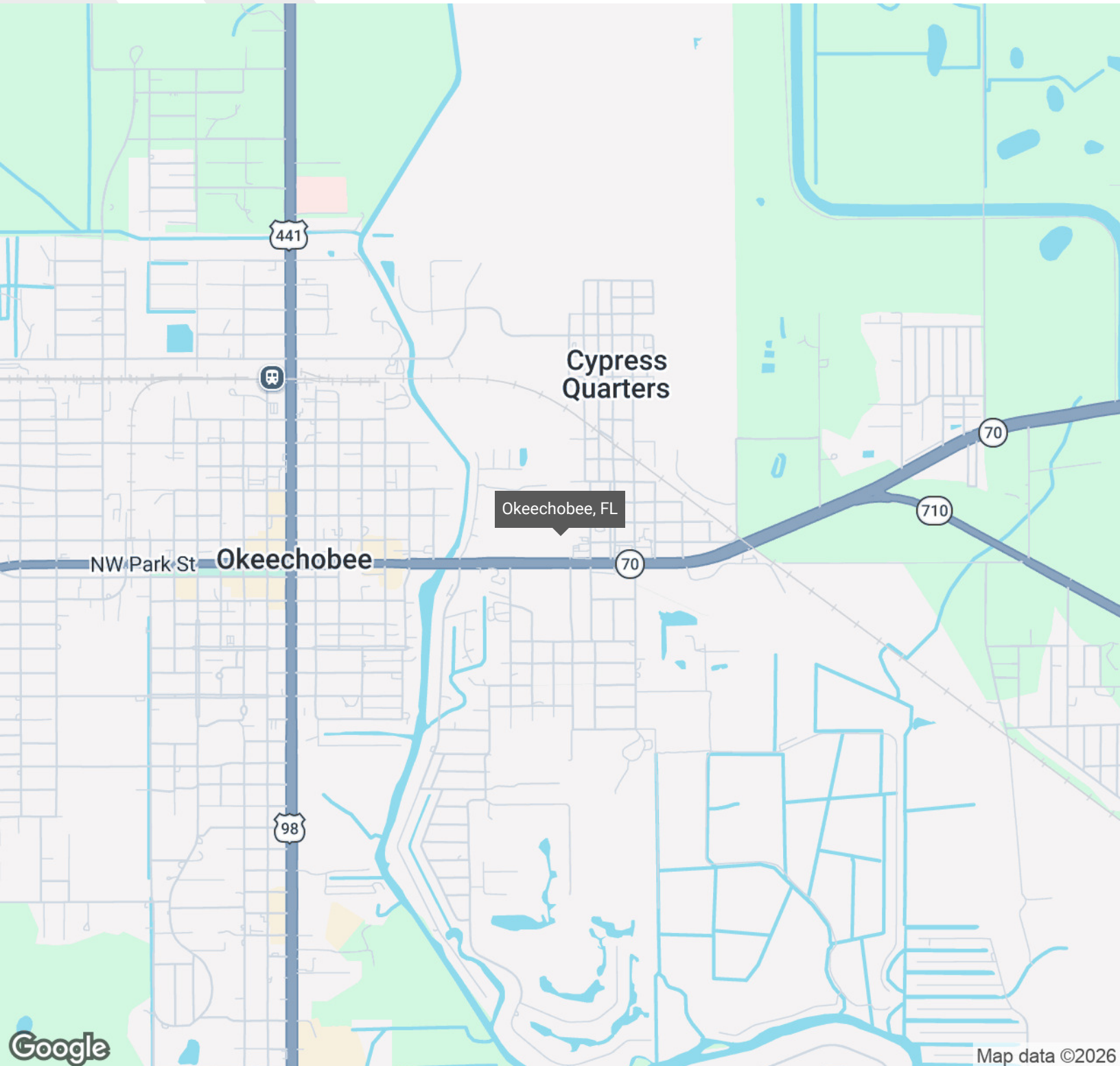
Section 2

Location Information



Regional Map

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Location Map

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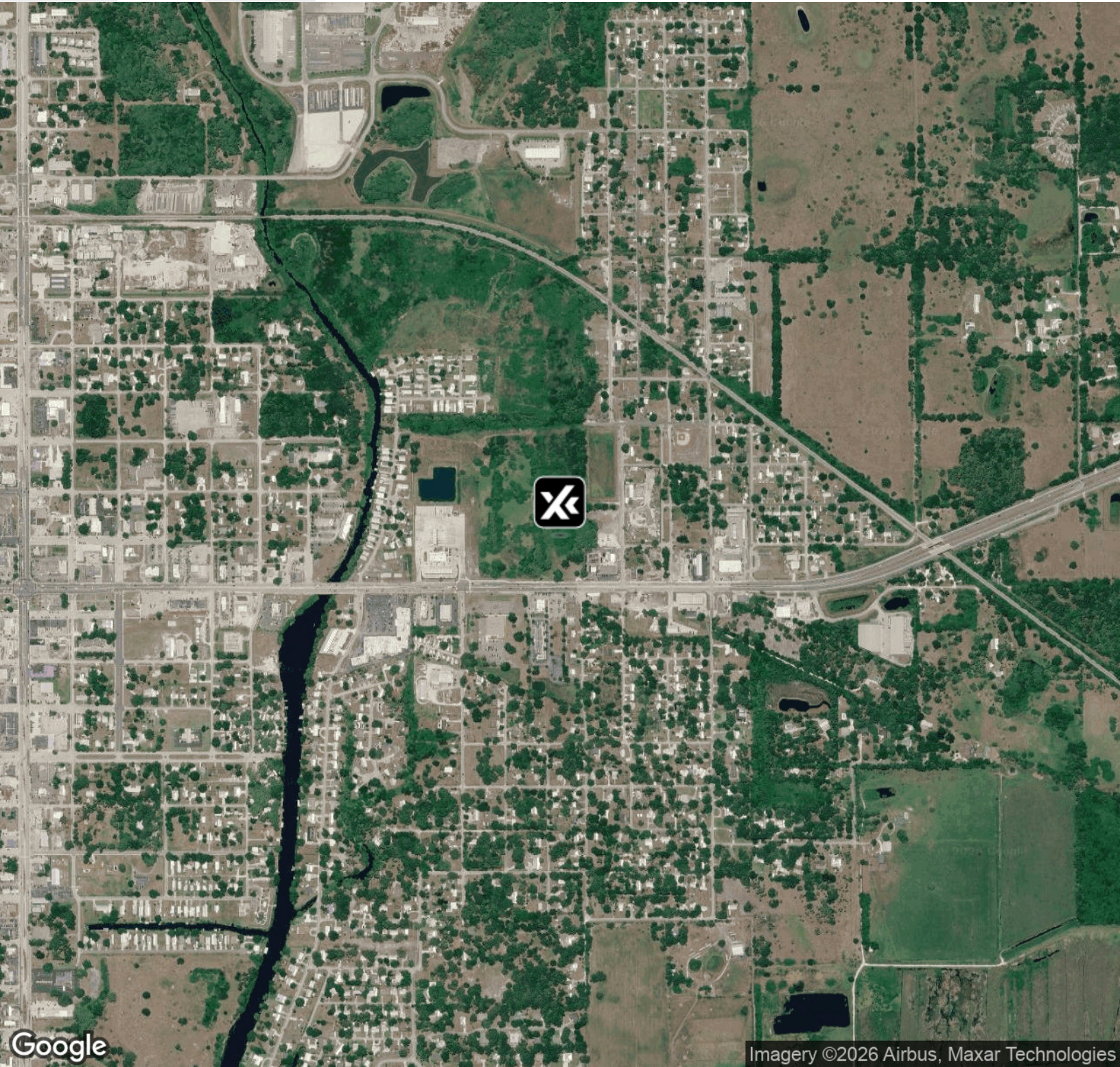
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Aerial Map

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Site Plans

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Financial Summary

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INVESTMENT OVERVIEW

Price	\$895,000
Price per SF	\$10

OPERATING DATA

FINANCING DATA

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Section 3

Demographics

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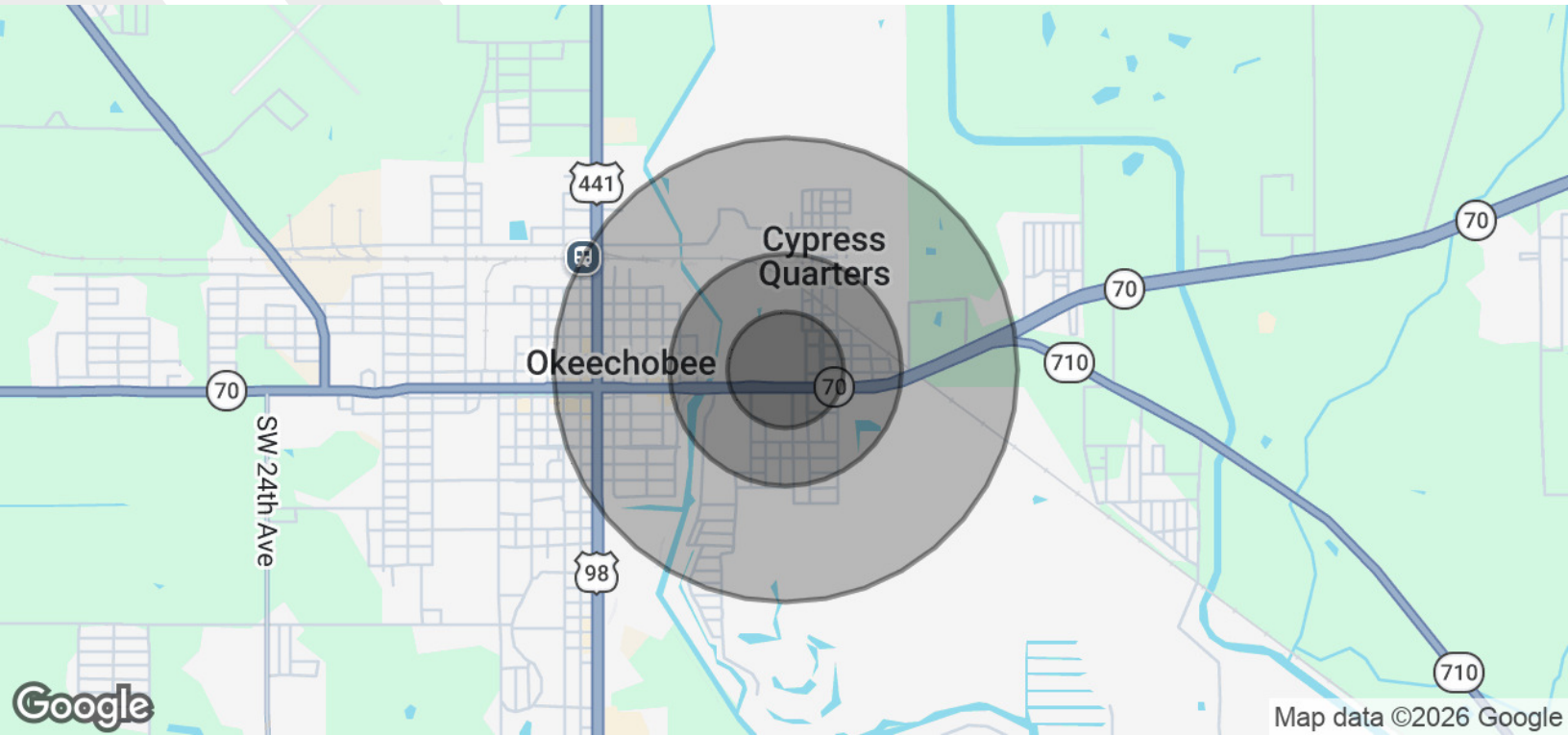
★ **Pre-Grade Condition**
& Site Work to be Completed by Declarant Per Master Plan

ICE CENTER · OKEECHOBEE, FL · LOT 3 FOR SALE · ±2.115 AC



Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	238	955	3,191
Average Age	38.1	38.0	38.4
Average Age (Male)	31.4	31.2	32.7
Average Age (Female)	42.1	41.8	41.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	73	299	1,068
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$59,311	\$59,518	\$67,655
Average House Value	\$200,874	\$194,721	\$199,244

2023 American Community Survey (ACS)

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Section 4

Advisor Bio

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FL #SL3145134

PROFESSIONAL BACKGROUND

Bobby Davidowitz is a commercial real estate advisor with eXp Commercial, where he specializes in helping commercial investors, property owners, and business owners buy, sell, and structure deals that align with their long-term goals. He also works closely with clients on commercial capital solutions, helping buyers and owners navigate financing options to get deals done efficiently.

His passion for investing goes beyond transactions—Bobby is an active investor himself and enjoys working alongside clients to identify opportunities, solve problems, and create real value through real estate.

In addition to his commercial work, Bobby is the Co-Founder of The Alliance at eXp Realty, a large and growing real estate organization focused on developing agents into high-level producers and investors through culture, coaching, and collaboration.

He is also a national speaker, known for delivering practical insights on financial freedom, investing, real estate, and mindset. Whether he's on stage or working on a deal, Bobby's goal is simple: to help people think bigger, make smarter decisions, and take action.

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Thank you!



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