



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# LABELLE LANDINGS COMMERCIAL EAST

2.83± ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY

## PROPERTY SUMMARY

**Property Address:** State Road 80, LaBelle FL

**County:** Hendry

**Property Type:** Vacant Commercial

**Property Size (Acres):** 2.83± Acres

**Zoning:** Planned Unit Development (PUD)

**Future Land Use:** Outlying Mixed-Use

**Utilities:** Water, sewer, & electricity stubbed to site

**STRAP Number:** 2 29 43 08 010 F000-002.0

**Number of Parcels:** 1

**Tax Information:** \$571,653 (2022 Assessed)

LIST PRICE:

**\$2,350,000**

GROUND LEASE RATE:

**\$145,000/ YEAR NNN**

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## SALES EXECUTIVES



**Hunter Ward, CCIM**  
Senior Broker Associate



**Alec Burke, CCIM**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Alec Burke, CCIM**

aburke@lsicompanies.com

(239) 489-4066

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## THE OPPORTUNITY

- 2.83± acre high visibility commercial development opportunity fronting the Belle Arbor community, an emerging 76 single-family unit development by D.R. Horton.
- Strategically located at a 4-way intersection with nearly 150' of frontage on SR-80 (AADT 23,000), a major arterial roadway connecting the East and West coasts of Florida.
- Proposed traffic light planned at SR 80 and Shady Oaks Ave.
- One of the only commercial parcels available in the LaBelle business district with direct frontage on SR-80.
- Pad-ready site with access to water, sewer, and electricity.
- Situated within the City of Labelle, directly across from a Shell station and LaBelle Brewing Company.
- PUD zoning allows for a wide variety of commercial uses.



## APPROVED USES



- Amusement Facilities, Indoors Only
- Animal Hospital/Clinic
- Animal Sales and Services (no outdoor boarding)
- Car Wash/Detailing
- Convenience Store with or without gas pumps
- Cultural Institutions
- Day Care
- Essential Services
- Farmer's Market
- Financial Institutions
- Food and Beverage Sales/Establishments
- Government Offices
- Health Care
- Maintenance and Repair Services
- Mini-Warehouse Storage Facility
- Offices
- Personal Services
- Plant Nurseries (Retail only)
- Produce Stand/Store
- Public/Quasi-Public Facilities
- Religious Assemblies/Church
- Retail Sales and Rental Establishments,
- Schools or Training Centers, Private
- Signs
- Theaters (movie or stage) and studios
- Visitor Accommodations including Hostels, Hotels/Motels, etc.
- Wireless Communication Facilities

*\*Please inquire for full list of approved and conditional uses*



**D·R·HORTON**  
*America's Builder*

**BELLE ARBOR  
COMMUNITY**

BELLE ARBOR BLYD.



AADT: 23,000

SHADY OAKS AVE.





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**BELLE ARBOR  
COMMUNITY**

**BELLE ARBOR BLVD.**

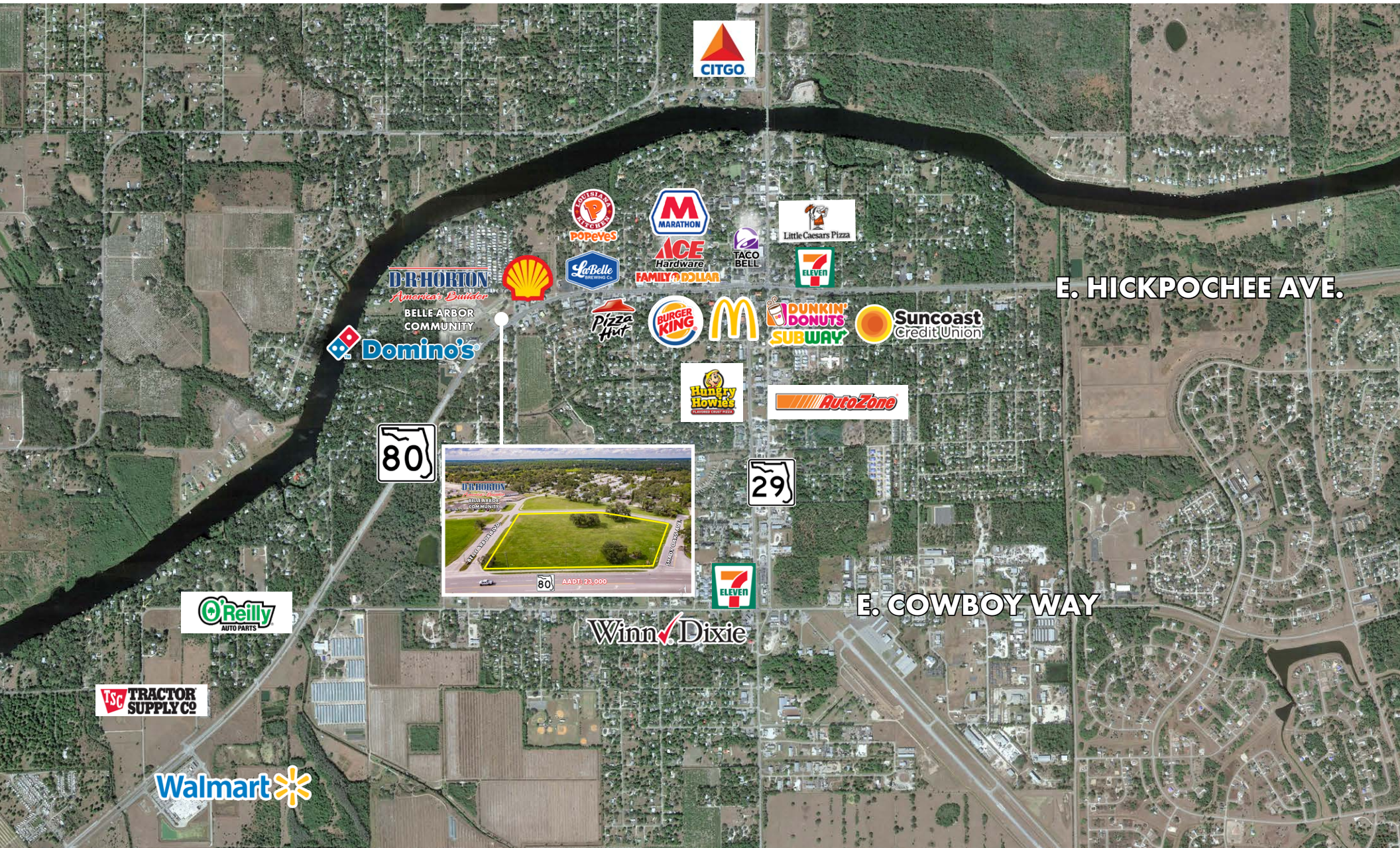
**SHADY OAKS AVE.**



**AADT: 23,000**



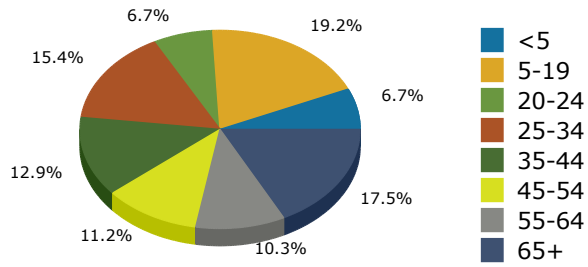
# AREAS OF INTEREST



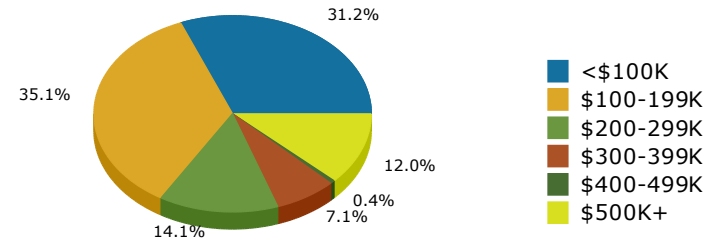
# AREA DEMOGRAPHICS

## 5-MIN RADIUS

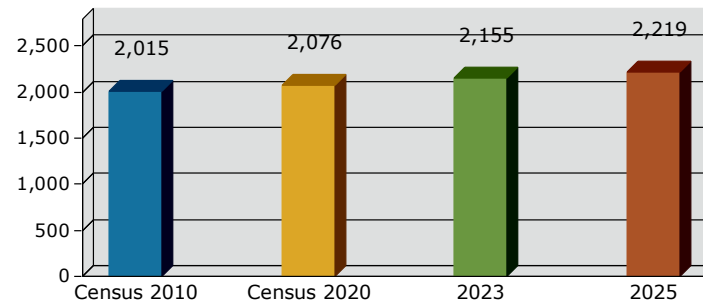
2023 Population by Age



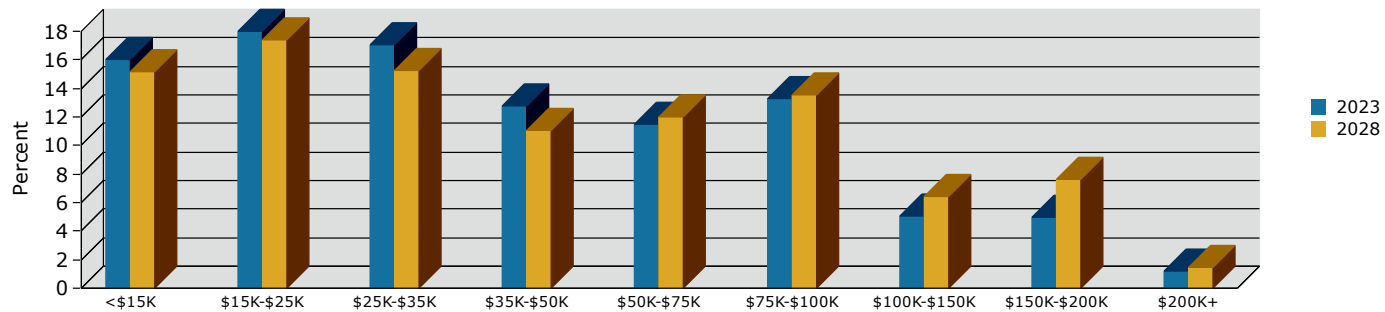
2023 Home Value



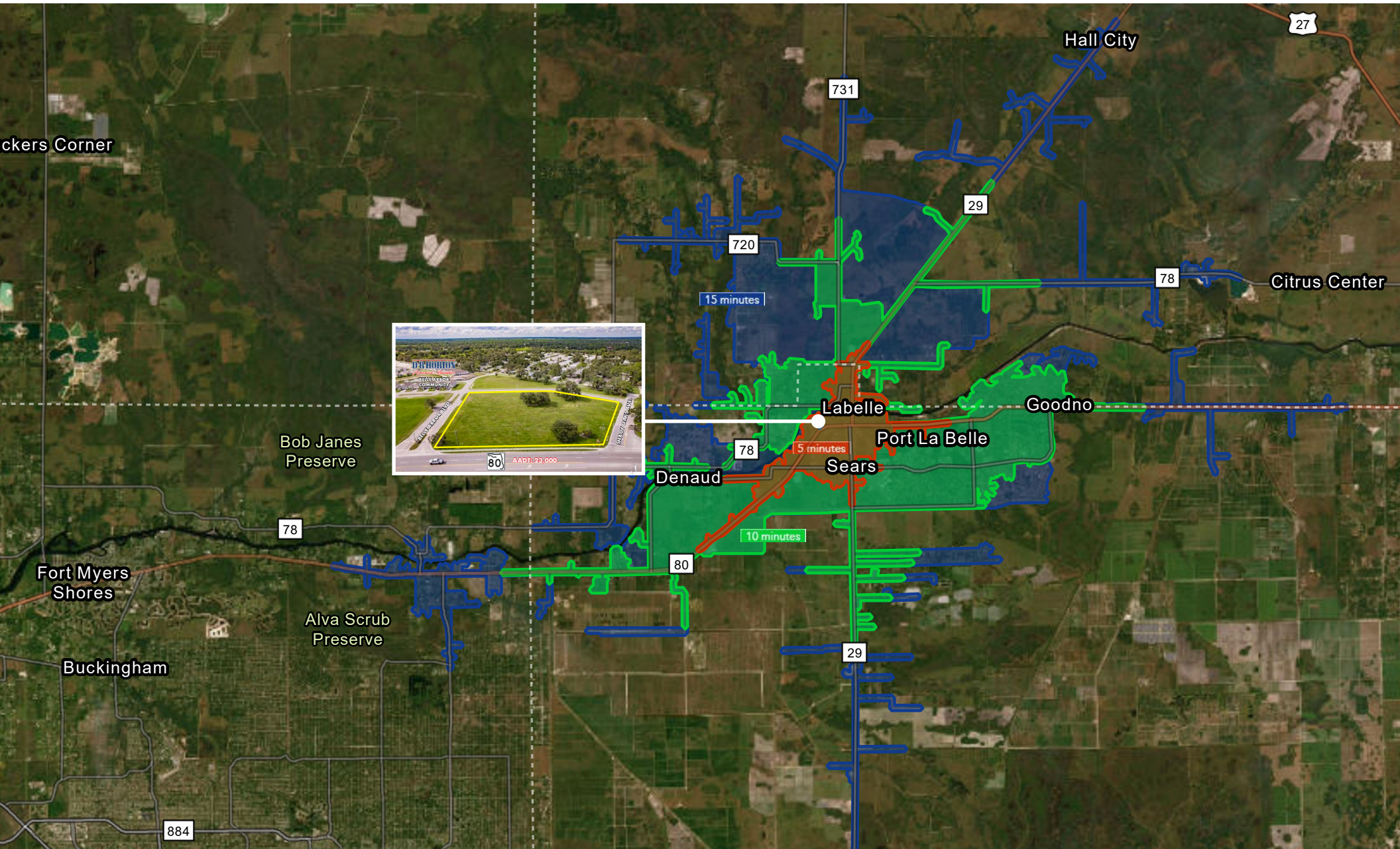
Households



Household Income



# DRIVE TIME MAP



## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.8± miles to SR-29 (S Main Street/Bridge Street)
- 1.8± miles to SR-78
- 23.2± miles to I-75
- 24.4± miles to Babcock Ranch
- 25± miles to Immokalee
- 28.9± miles to Downtown Fort Myers
- 38.3± miles to SW FL International Airport (RSW)



## LIMITATIONS AND DISCLAIMERS

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