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OFFERING MEMORANDUM

SEMINOLE GROVE

2,157± ACRE TRANSITIONAL LAND DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 2060 Wellington Parkway
Port LaBelle, FL

County: Hendry

Property Type: Agricultural/Transitional

Parcel Size: 2,157± Acres

Zoning: A-2 (Agricultural)

Permits in Place: ERP Permit In place, Consumptive water use permit in place until 2029- 1,975.76 MILLION GALLONS (MG). (5.41 MGD)

Future Land Use: Agricultural

Utilities: Water, sewer are adjacent to the property

STRAP Number: 1 30 43 02 A00 0002.0100;
1 30 43 11 A00 0002.0100;
1 30 43 14 A00 0004.0000;
1 30 43 14 A00 0005.0000;
1 30 43 13 A00 0005.0000;
1 30 43 15 A00 0005.0000;
1 30 43 22 A00 0003.0000;
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1 31 43 19 A00 0003.0000;
1 31 43 18 A00 0003.0000;
1 30 43 13 A00 0006.0000;
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LISTING PRICE

\$23,000,000

LSI
COMPANIES
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SALES EXECUTIVES



Hunter Ward, CCIM, ALC
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William Rollins, CCIM, ALC
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OFFERING PROCESS

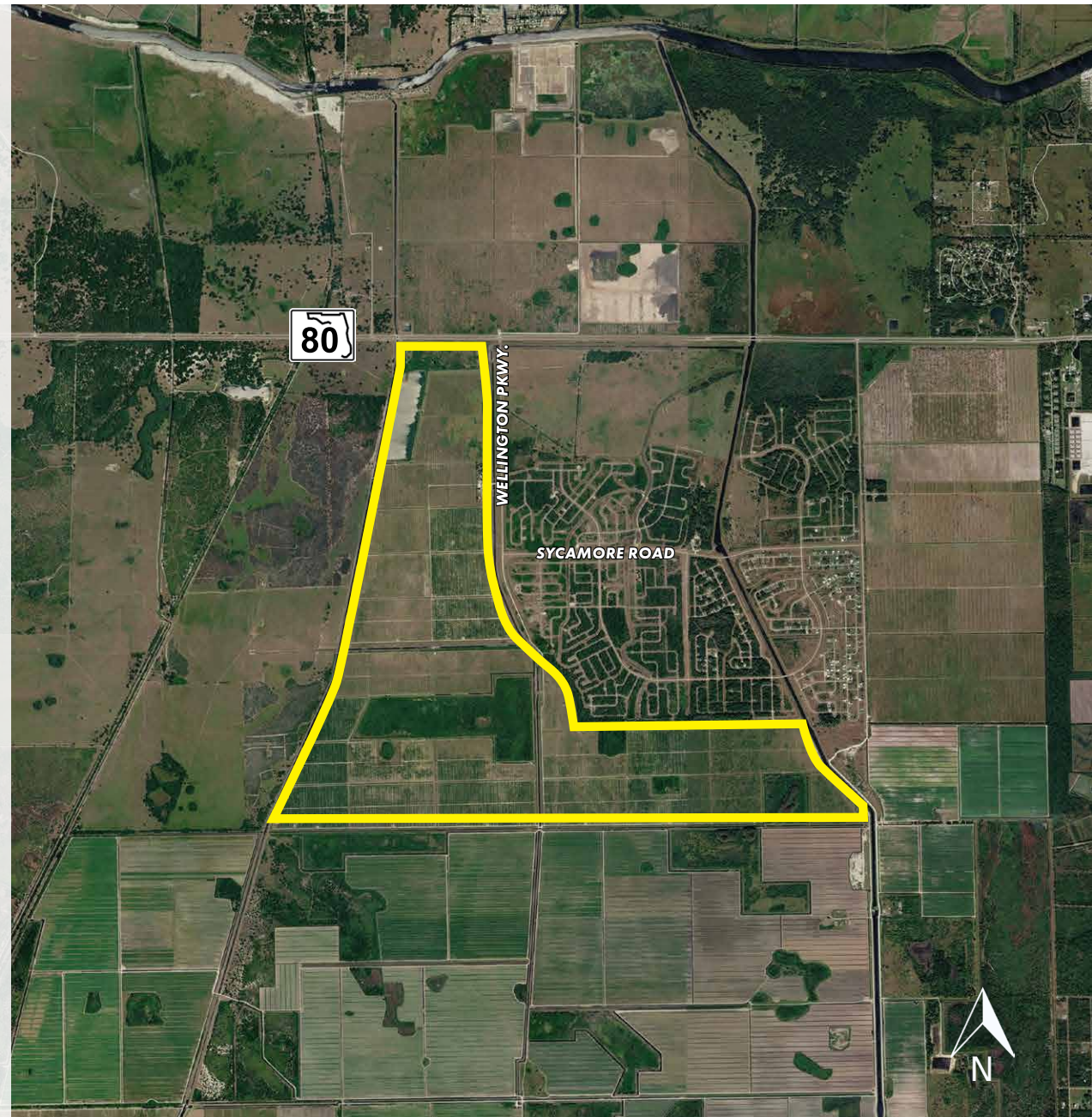
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Seminole Grove presents a rare opportunity to acquire a 2,157± acre contiguous landholding strategically positioned along the south side of State Road 80 in Port LaBelle, one of Southwest Florida's most active inland growth corridors. Historically operated as a citrus grove, the property is now in a non-performing condition, creating a compelling value-add opportunity for investors and developers to reposition the asset for its next highest and best use. With its scale, location, and existing infrastructure, Seminole Grove stands out as one of the largest and most versatile land offerings currently available in the region.

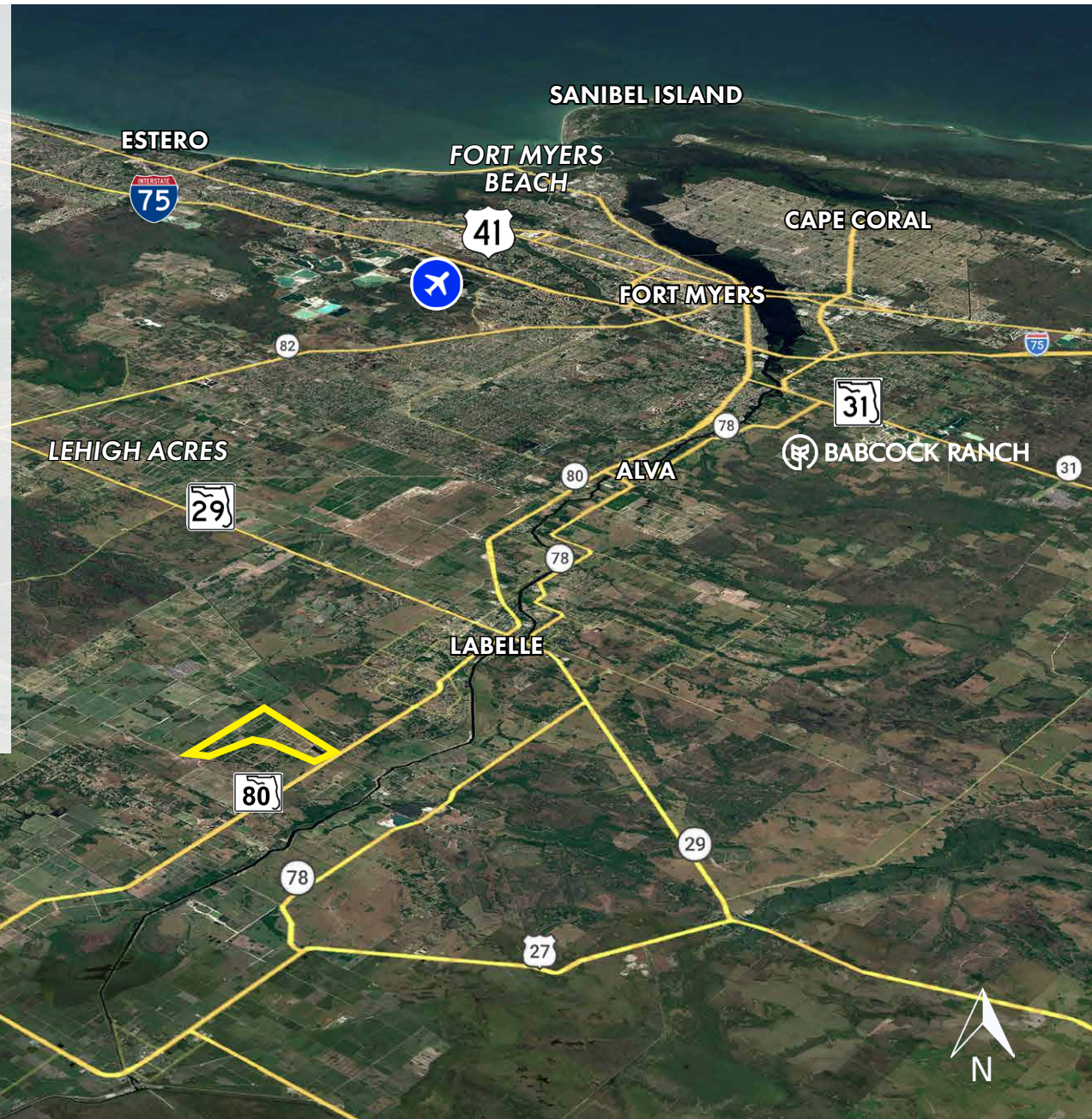
The property benefits from extensive existing improvements, including a fully developed internal canal and irrigation system, as well as significant surface water allocations under active permits. These features provide a meaningful head start for future development or alternative uses, reducing both time and cost associated with raw land conversion. Additionally, the site's proximity to existing residential communities and major transportation corridors positions it directly in the path of continued growth and expansion throughout Hendry County and the greater SR-80 corridor.

Seminole Grove offers a highly flexible investment profile with multiple viable exit strategies. The property can be repositioned as transitional land for future residential or mixed-use development through the entitlement process, capitalizing on the ongoing migration of population and development eastward from Fort Myers. Alternatively, the site's scale and infrastructure make it well-suited for large-format uses such as solar energy generation, data center campuses, or conversion to other productive agricultural operations better aligned with current market dynamics.

Surrounded by significant preservation lands that limit future competing supply, Seminole Grove benefits from a built-in scarcity factor that enhances its long-term value proposition. Whether pursued as a land banking opportunity, phased development play, or immediate repositioning for alternative uses, this offering provides investors with the ability to control a large-scale asset in a rapidly evolving market with strong upside potential.



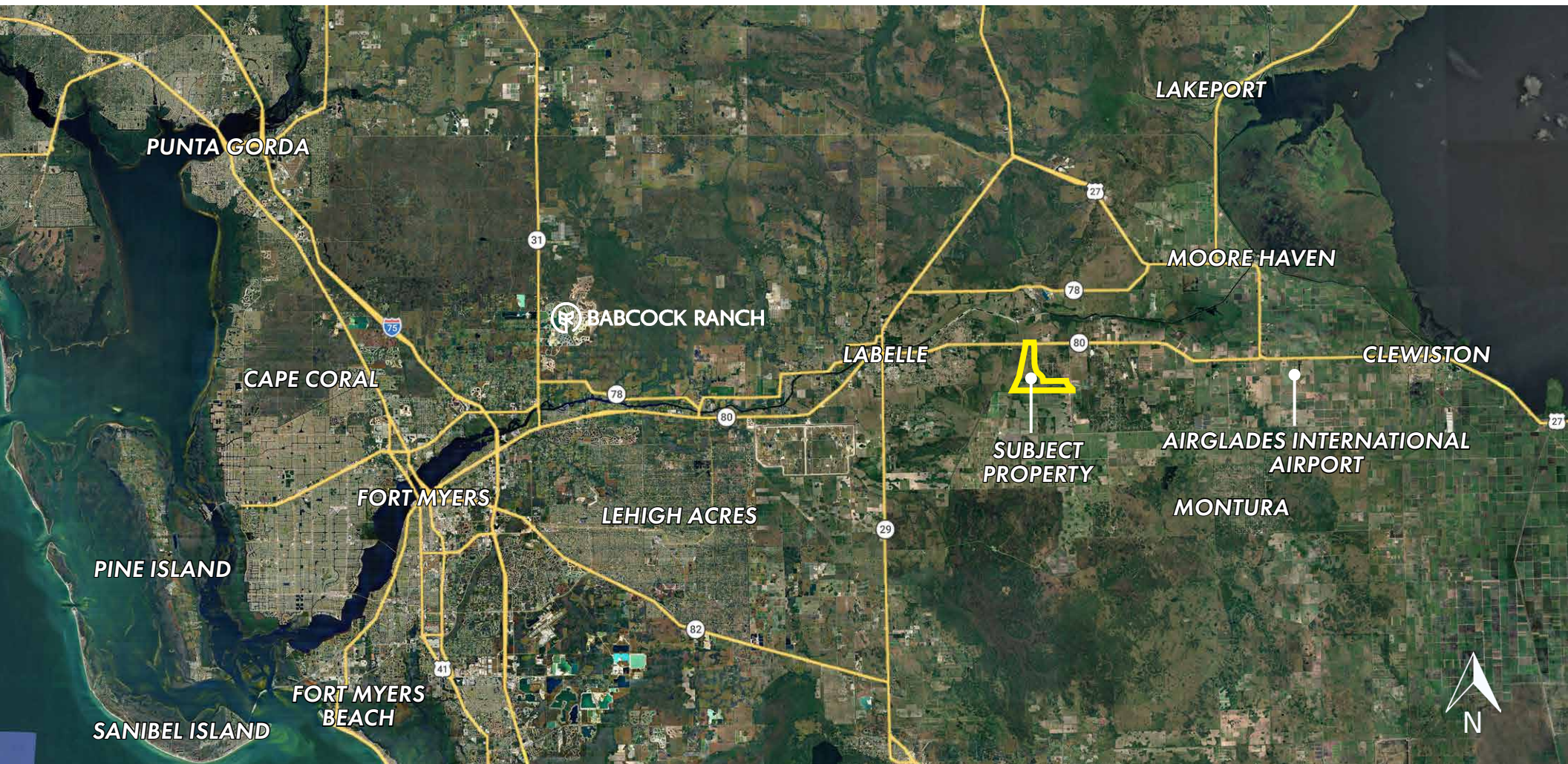
- **2,157± contiguous acres:** large-scale tract capable of supporting phased or master-planned development.
- **Prime SR-80 Location:** Positioned in the direct path of growth from Fort Myers into Port LaBelle.
- **Transitional Land Opportunity:** Former citrus grove ready for repositioning to higher-value uses.
- **Water Rights & Infrastructure in Place:** existing permits and canal system provide a head start over raw land.
- **Multiple Development Paths:** Residential, solar, data center, or alternative agricultural uses.
- **Institutional-Scale Opportunity:** Size and layout support large users and long-term development strategies.
- **Limited Competing Supply:** Surrounding conservation land restricts future large-scale development.



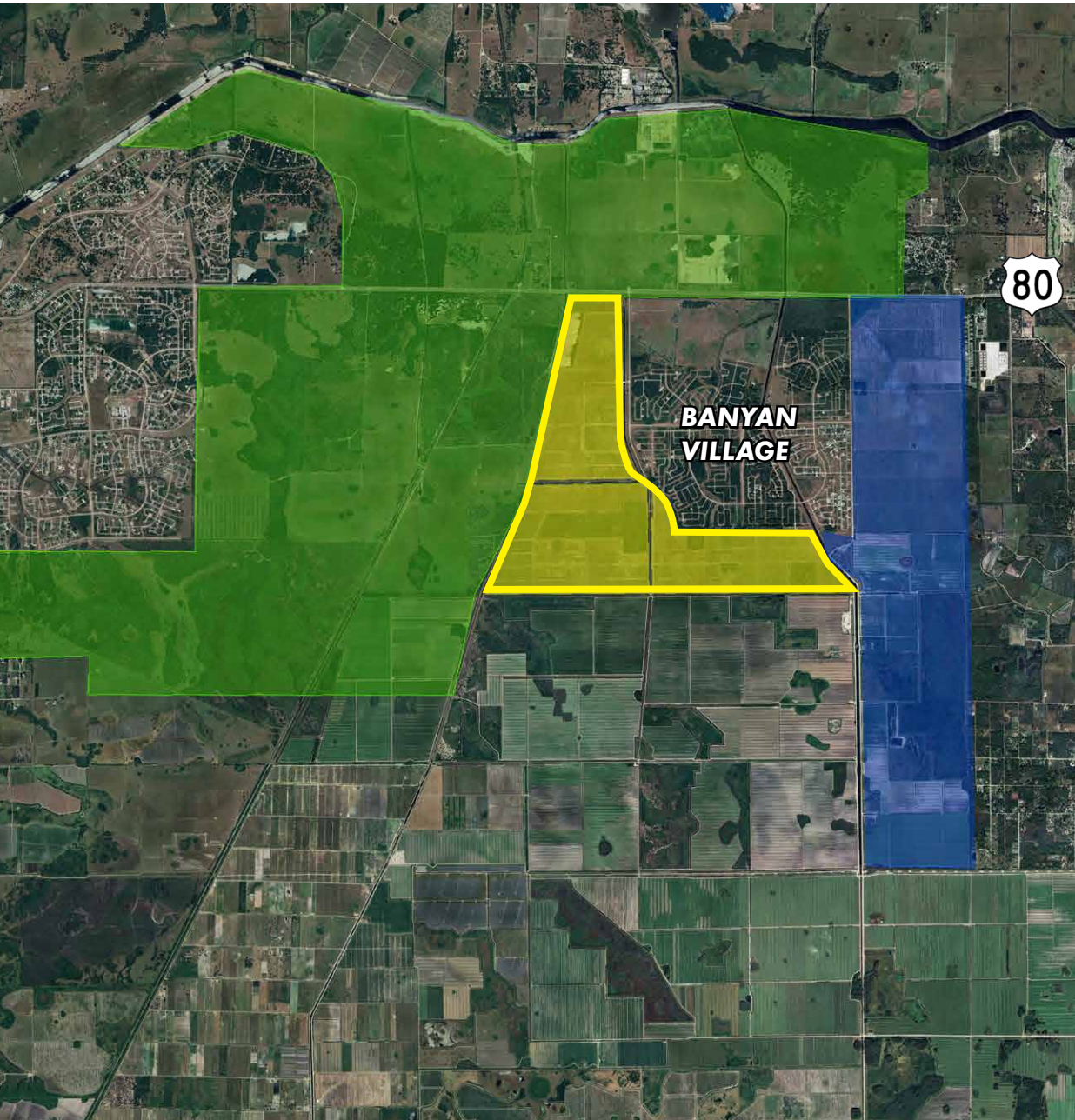
LOCATION OVERVIEW

Seminole Grove is located along the south side of State Road 80 in Port LaBelle, Hendry County—one of the primary east-west corridors connecting the Fort Myers MSA to the inland communities. As growth continues to expand east from Fort Myers, development pressure is increasingly pushing into the LaBelle and Port LaBelle markets, driven by housing demand, relative affordability, and the limited availability of large-scale developable land closer to the coast.

The property sits immediately adjacent to existing residential communities, including Banyan Village, where active homebuilding is already underway. This direct adjacency places the site within an established growth pattern rather than a speculative outlying location, significantly strengthening its long-term residential development potential.



LOCATION OVERVIEW



While the property appears to be further out from active development, it is important to note that a substantial portion of the land situated between existing development and the subject site has been placed into permanent preservation. This removes a meaningful amount of acreage from future development potential and reduces long-term competitive pressure.


A majority of the surrounding land holdings are encumbered by various conservation easements. These restrictions significantly limit the supply of future developable tracts in the area, further enhancing the subject property's strategic position and its potential suitability for a future master-planned community.

WATER, SEWER AND SURROUNDING DEVELOPMENT

The property is adjacent to an active scattered lot community known as Banyan Village. Banyan Village is serviced by municipal water and septic, which runs adjacent to the site. Exact locations and tie-in points are unknown at this time and should be confirmed through a formal utility availability letter.

Active Builders in Banyan village include:

- DR Horton Homes
- Heartland Homes of Florida
- GKG Homes
- Blue Line Homes
- Labelle Homes Inc
- Luna Homes of Florida

	Preservation Land
	Power and Light Solar Fields (FPL) Proposed Solar Fields

REDEVELOPMENT SCENARIO 1 MASTER PLANNED RESIDENTIAL COMMUNITY

Seminole Grove offers a rare opportunity to control 2,157± contiguous acres positioned directly along the SR-80 growth corridor in Port LaBelle. The property sits immediately adjacent to existing residential development, placing it directly in the path of continued eastward expansion from Fort Myers.

The site's scale supports a wide range of residential outcomes, including large-lot development, conventional subdivisions, or a phased master-planned community with integrated amenities and neighborhood commercial uses. Unlike smaller infill tracts, Seminole Grove provides the ability to execute a cohesive long-term vision at scale.

Currently zoned agricultural, the property represents a true transitional land play with strong long-term upside through the entitlement process.

ENTITLEMENT PATHWAY

Residential development will require a full entitlement process, including:

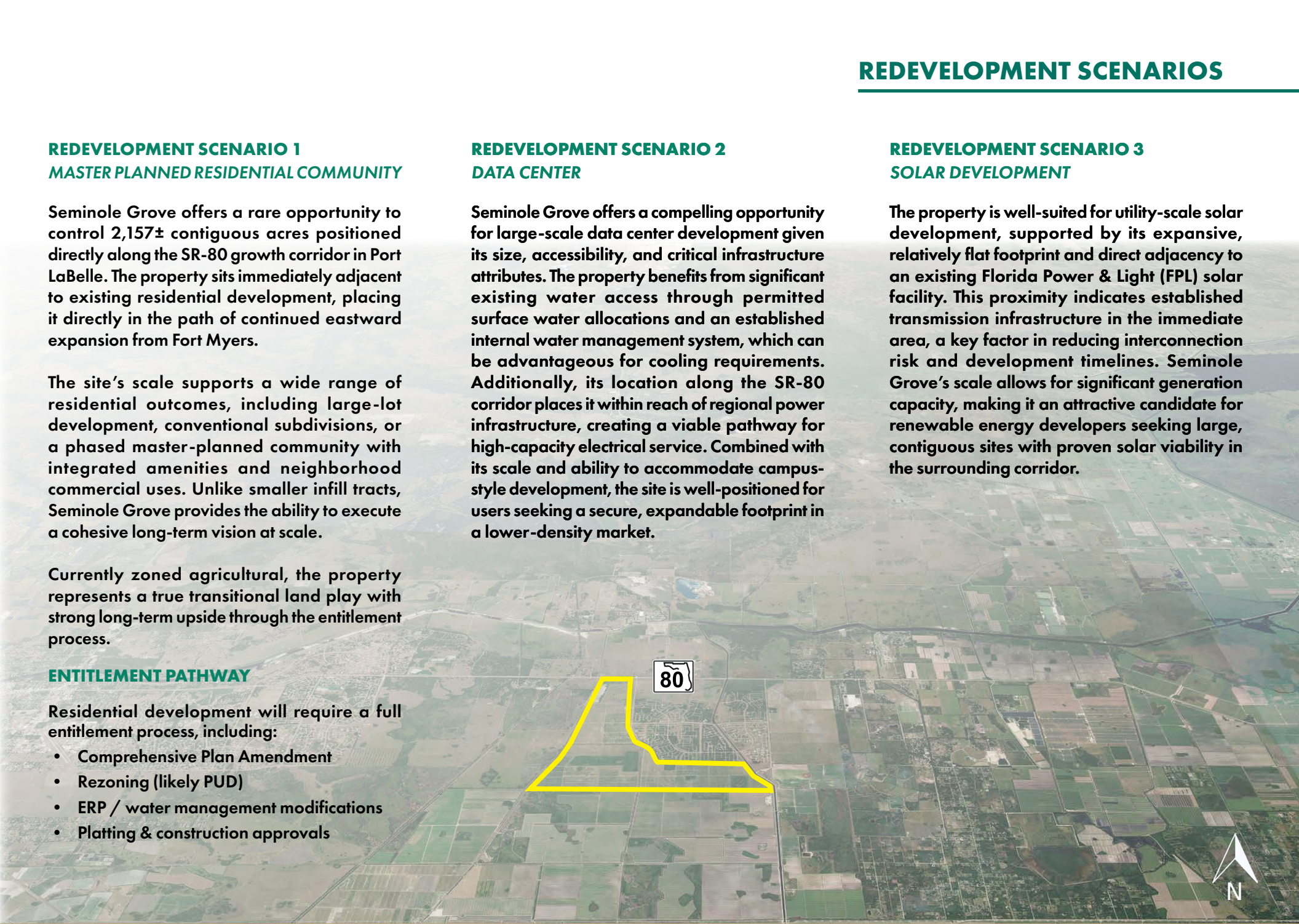
- Comprehensive Plan Amendment
- Rezoning (likely PUD)
- ERP / water management modifications
- Platting & construction approvals

REDEVELOPMENT SCENARIO 2 DATA CENTER

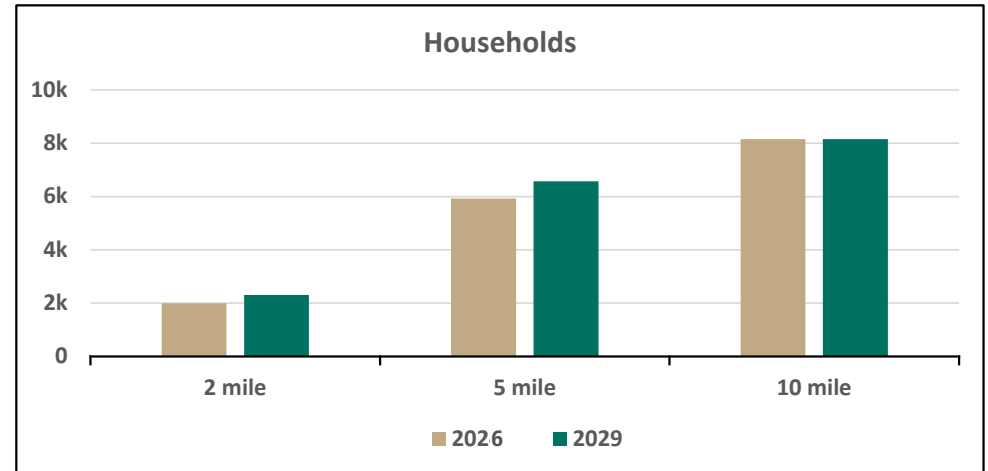
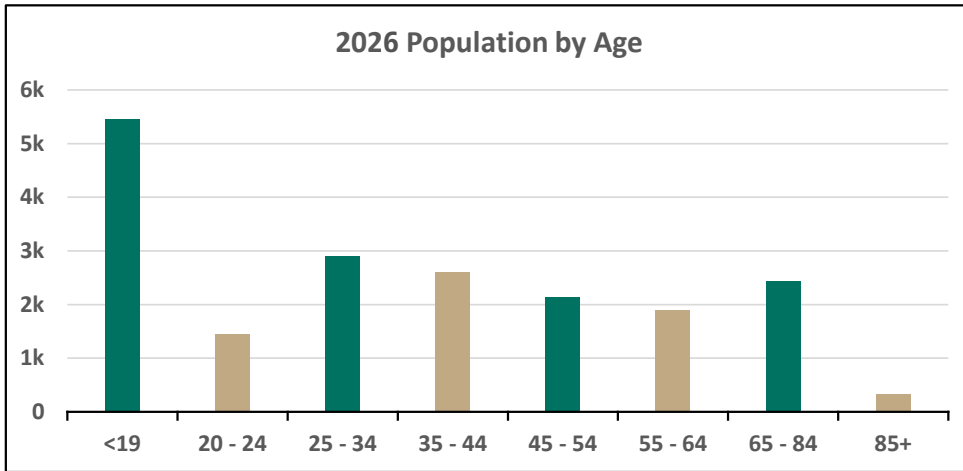
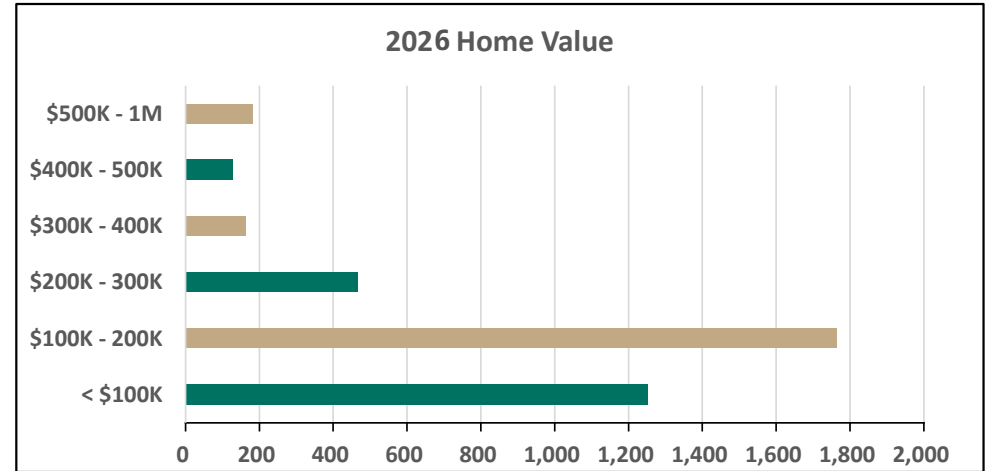
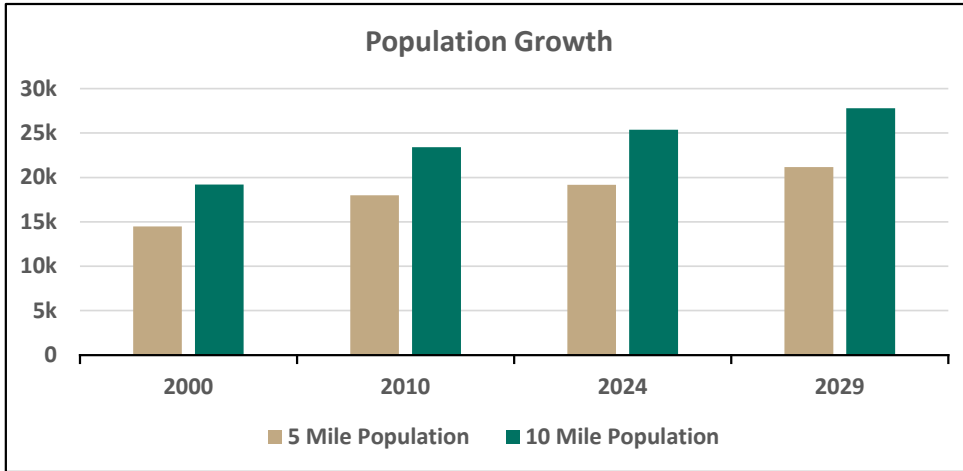
Seminole Grove offers a compelling opportunity for large-scale data center development given its size, accessibility, and critical infrastructure attributes. The property benefits from significant existing water access through permitted surface water allocations and an established internal water management system, which can be advantageous for cooling requirements. Additionally, its location along the SR-80 corridor places it within reach of regional power infrastructure, creating a viable pathway for high-capacity electrical service. Combined with its scale and ability to accommodate campus-style development, the site is well-positioned for users seeking a secure, expandable footprint in a lower-density market.

REDEVELOPMENT SCENARIO 3 SOLAR DEVELOPMENT

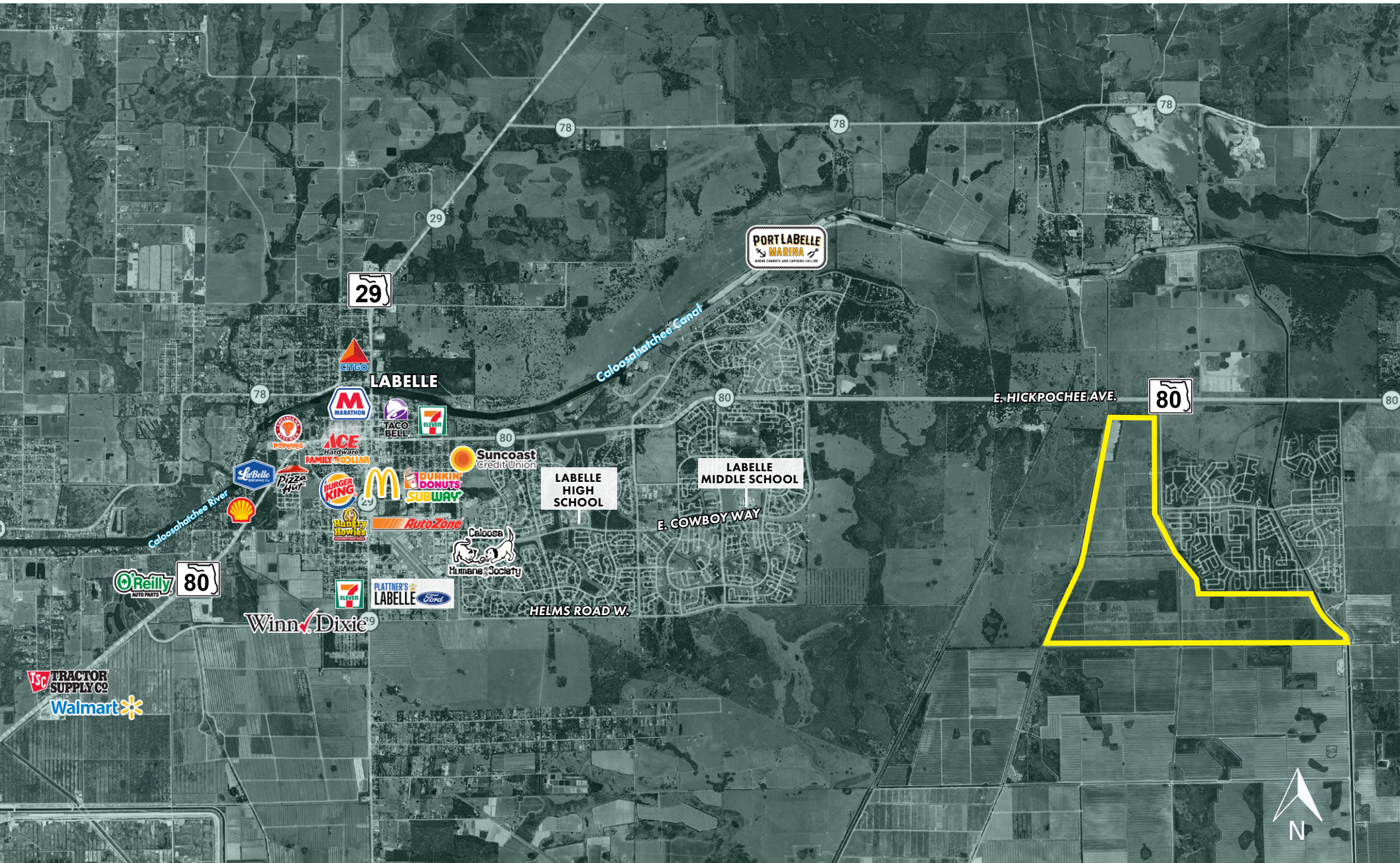
The property is well-suited for utility-scale solar development, supported by its expansive, relatively flat footprint and direct adjacency to an existing Florida Power & Light (FPL) solar facility. This proximity indicates established transmission infrastructure in the immediate area, a key factor in reducing interconnection risk and development timelines. Seminole Grove's scale allows for significant generation capacity, making it an attractive candidate for renewable energy developers seeking large, contiguous sites with proven solar viability in the surrounding corridor.



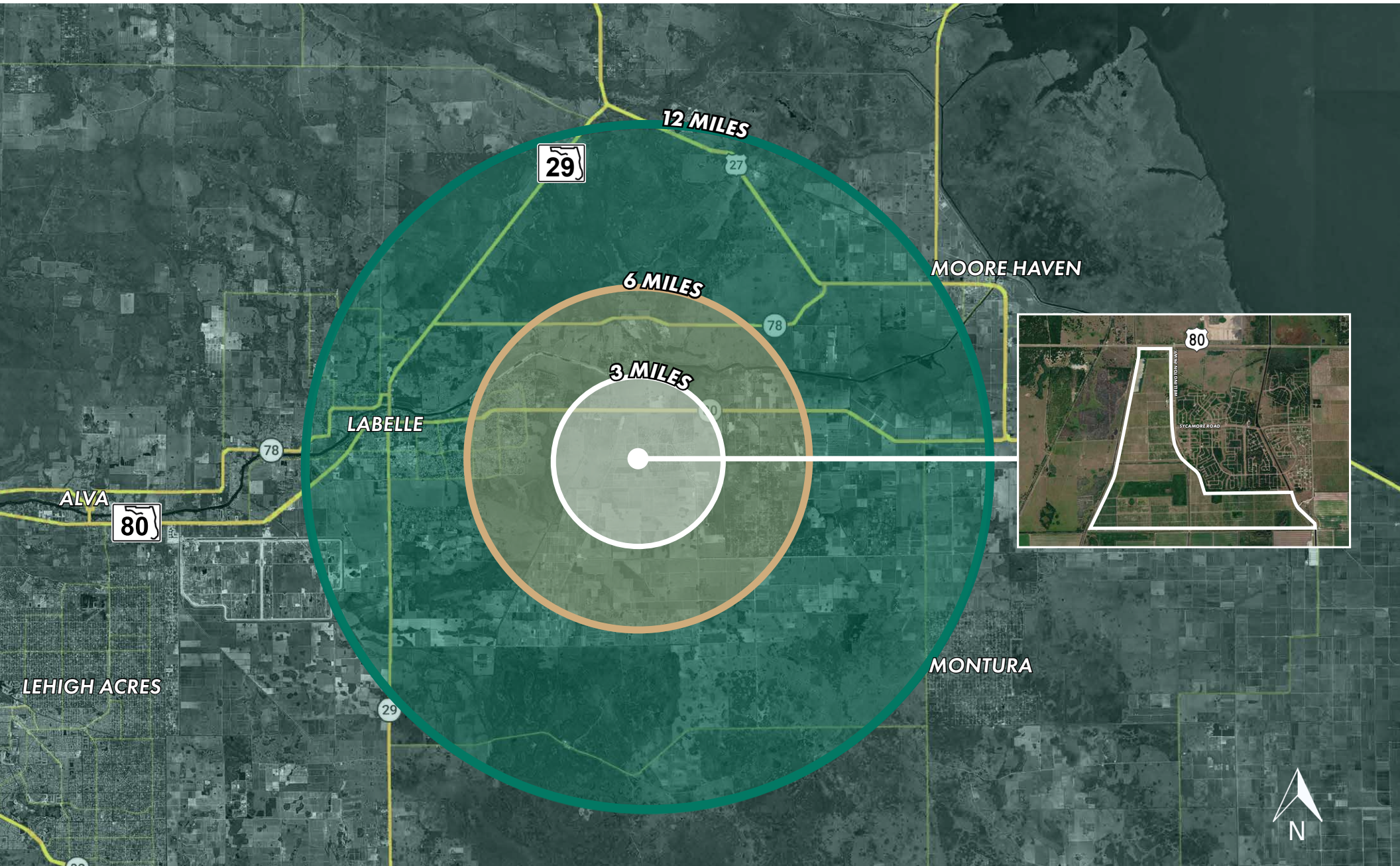
AREA DEMOGRAPHICS



RETAIL MAP



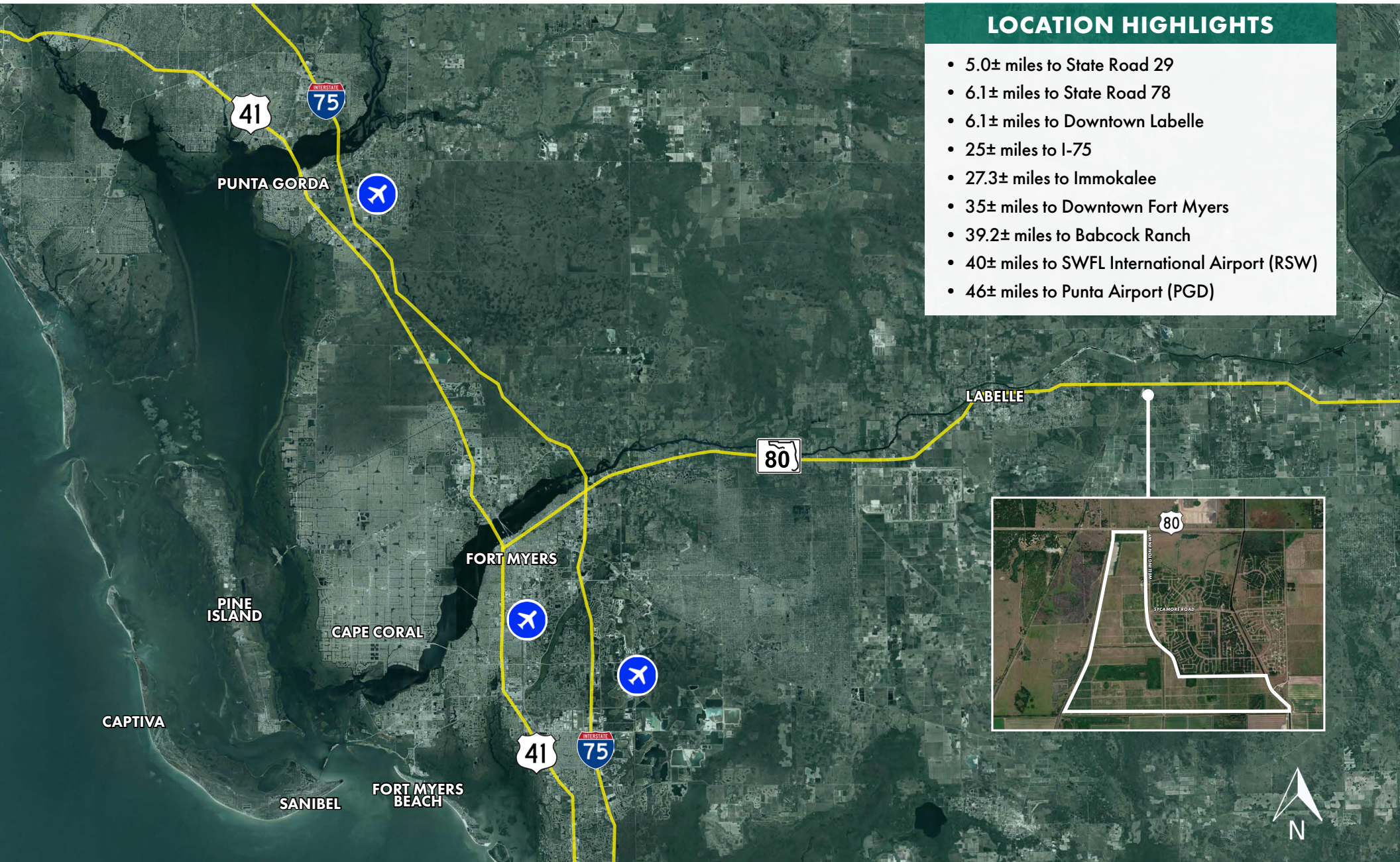
DRIVE TIME MAP



LOCATION MAP

LOCATION HIGHLIGHTS

- 5.0± miles to State Road 29
- 6.1± miles to State Road 78
- 6.1± miles to Downtown Labelle
- 25± miles to I-75
- 27.3± miles to Immokalee
- 35± miles to Downtown Fort Myers
- 39.2± miles to Babcock Ranch
- 40± miles to SWFL International Airport (RSW)
- 46± miles to Punta Airport (PGD)





LIMITATIONS AND DISCLAIMERS

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