



# PRIME HIGH VISIBILITY 30 AC. COMMERCIAL SITE!

**\$7,500,000**  
(\$5.74 PER SQ. FT.)

- 30+/- acre development site with 1,500+/- ft on SR 80
- High visibility location on four-lane commercial corridor
- Situated just feet from Walmart, Tractor Supply, and O'Reilly Auto Parts, with planned development for the new LaBelle High School, a car dealership, car wash, hotel, and fast-food restaurant nearby
- Location offers convenient connectivity to both the east and west coasts of Florida, with Miami approximately 2½ hours away and Orlando approximately 3 hours away



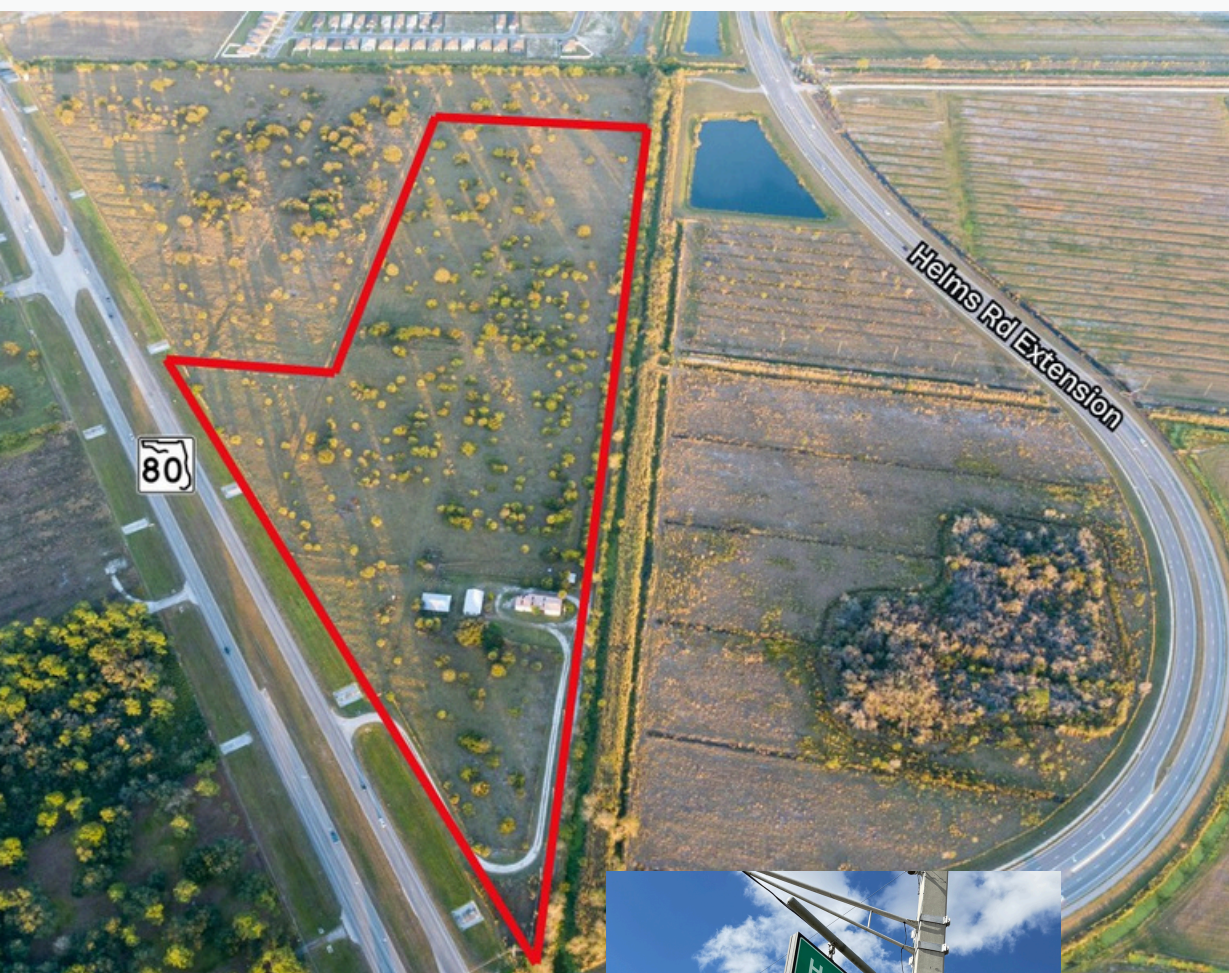
CALL SHERRI DENNING & K.C. STANLEY-LYNN TODAY!

 **863-673-0829 or 239-634-6525**

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- The property is currently zoned Agricultural (AG-2) and benefits from an agricultural exemption, keeping holding costs exceptionally low until development.
- Rezoning for commercial use through Hendry County is anticipated to be straightforward, offering an excellent land-banking or phased development opportunity.
- The land consists of semi-improved pasture and includes a wood-frame stilt caretaker's residence.
- Utilities are currently in place to Walmart, with planned extensions to the Lee/Hendry County line, supporting future commercial development.



- Hendry County ID  
1-28-43-13-A00-0047.0200
- 2025 Taxes: \$3,953.36 with  
Ag Exemption

