

# 101± AC INDUSTRIAL LAND OPPORTUNITY

STATE ROAD 29, LABELLE, FL, 33935



LABELLE, FL



## OFFERING:

ASKING PRICE      \$12,125,000 (\$2.75 PSF)

## PROPERTY SPECIFICATIONS:

ADDRESS      State Road 29, LaBelle, FL

ACREAGE      101.40± AC

ZONING      AG

JURISDICTION      Hendry County

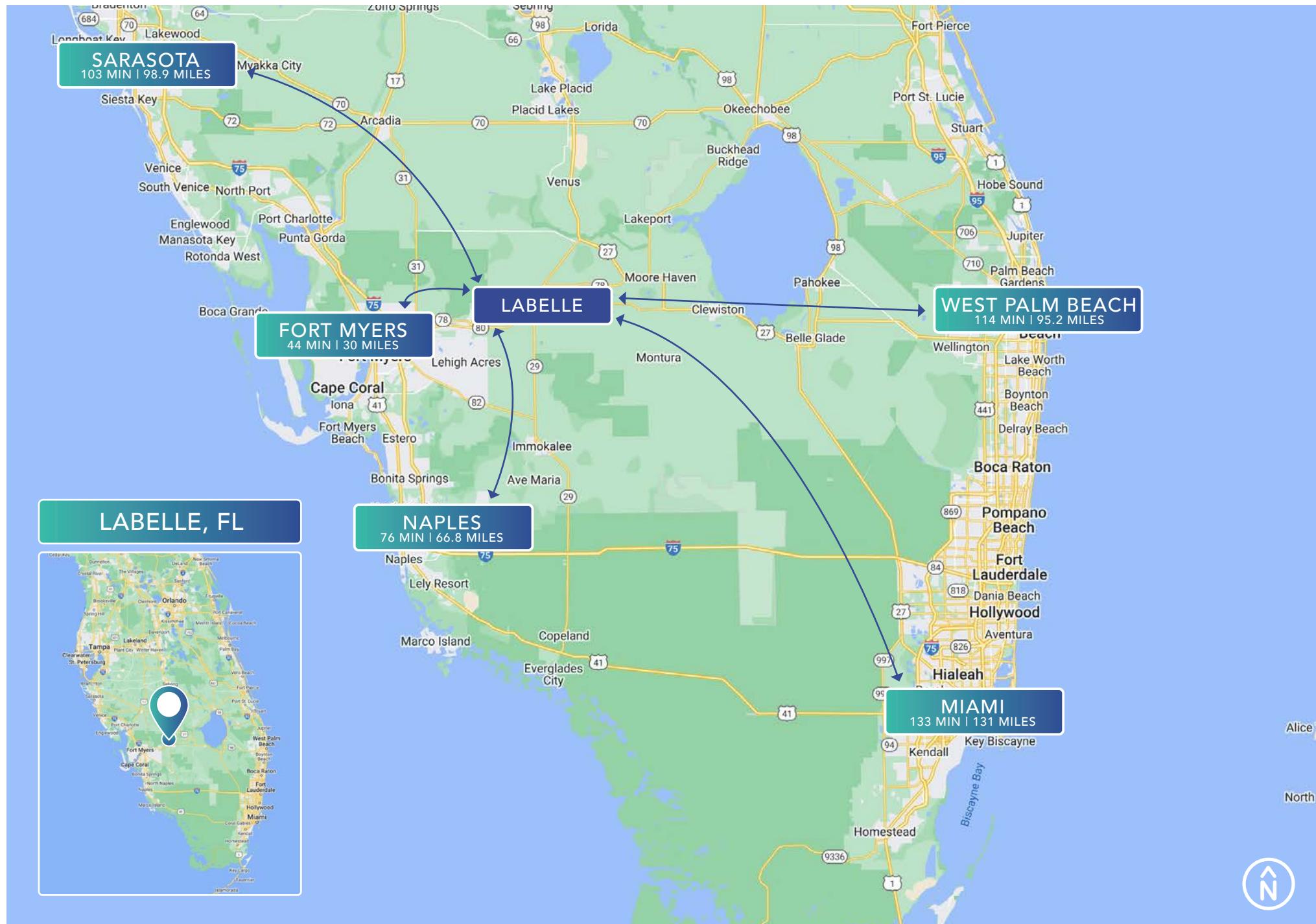
LAND USE      Industrial (Future Land Use)

## INVESTMENT HIGHLIGHTS

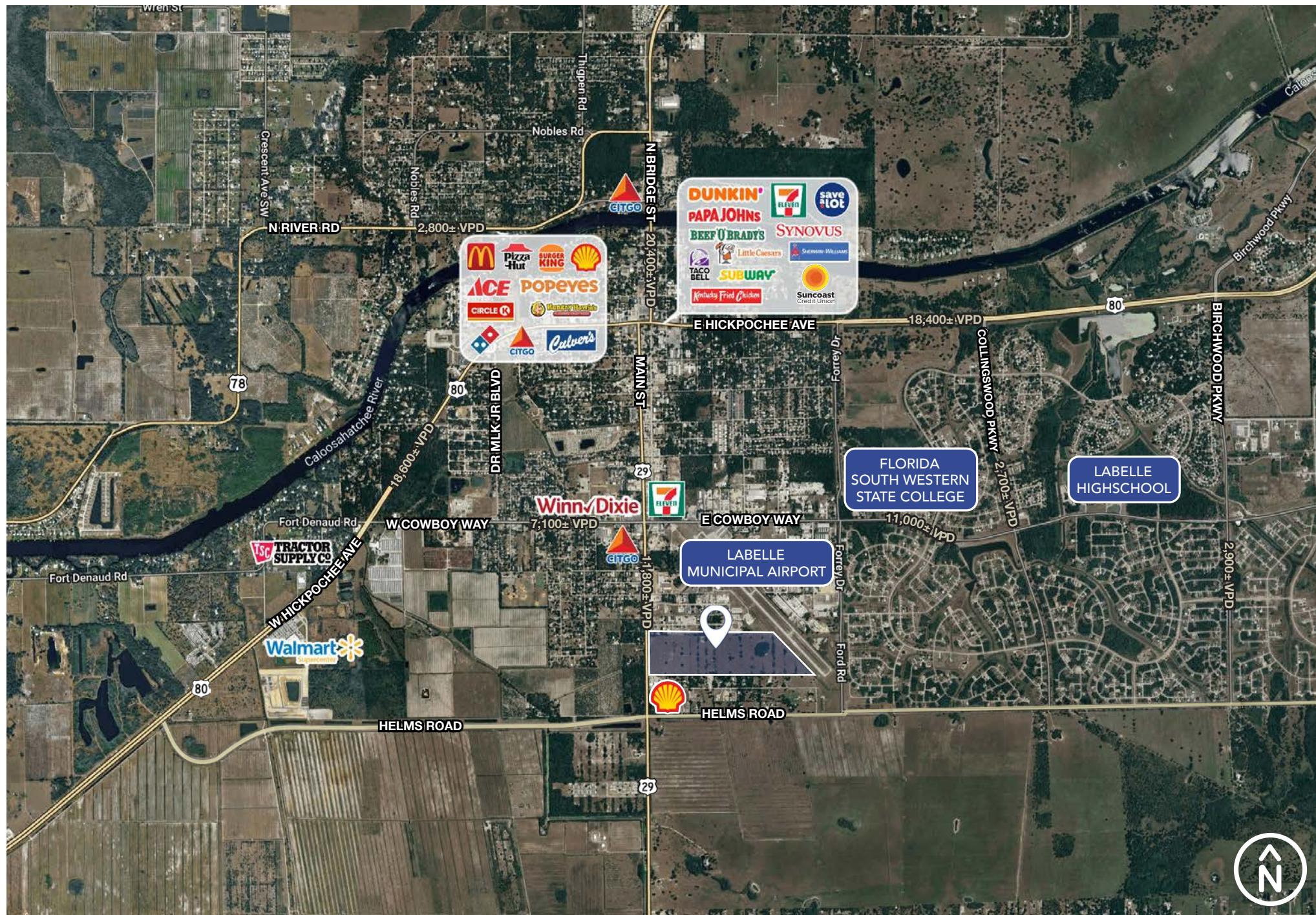
- Strong traffic exposure with approximately 11,800 vehicles per day along SR-29, supporting visibility and access within the LaBelle market.
- Direct frontage along SR-29 near the intersection of SR 80, and SR 78, providing connectivity to I-75 and Southwest Florida International Airport.
- Adjacent to LaBelle Municipal Airport, supporting aviation-related uses including flight training, MRO, aviation services, and contractor yards.
- Designated Industrial (Future Land Use) by the City of LaBelle, with city water and sewer available to the site.
- RSW serves as a major regional air hub, handling approximately 11 million passengers annually and generating \$8.4 billion in annual economic impact for Lee County.
- Lee County continues to target aviation, logistics, manufacturing, and industrial services as priority growth sectors, supporting long-term demand.
- Southwest Florida's industrial market continues to show positive absorption, reflecting ongoing user demand despite new supply deliveries.



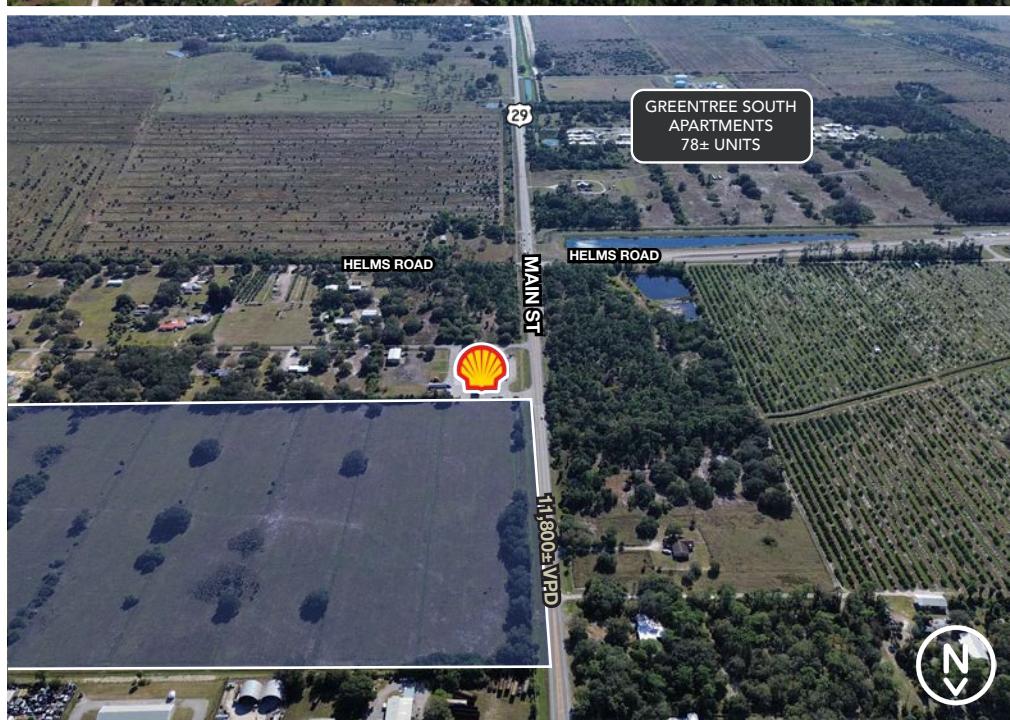
# REGIONAL LOCATION



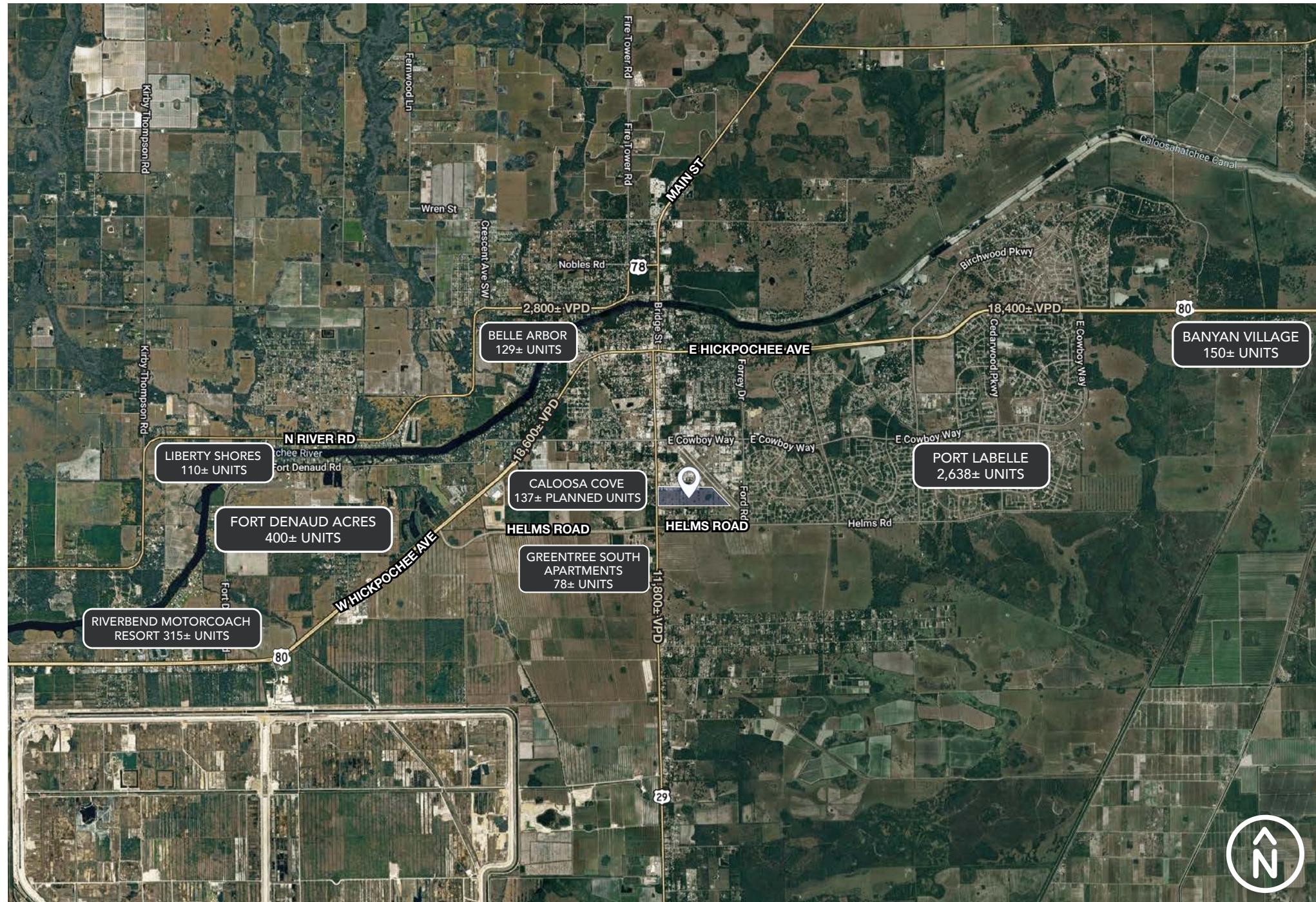
# AERIAL MAP



# PROPERTY PHOTOS



# RESIDENTIAL MAP



# DEMOGRAPHICS

## LABELLE, FLORIDA

### STATE ROAD 29, LABELLE, FL

	1 Mile	3 Miles	5 Miles	15 Min Drive Time
<b>Population</b>				
2025 Estimated Population	1,594	15,958	24,296	23,636
2030 Projected Population	2,009	18,438	28,408	27,582
2020 Census Population	1,311	14,129	19,957	18,982
2010 Census Population	1,085	12,604	17,942	16,791
Projected Annual Growth 2025 to 2030	5.2%	3.1%	3.4%	3.3%
Historical Annual Growth 2010 to 2025	4.3%	2.6%	4.3%	4.9%
2025 Median Age	31.2	34.5	35.5	35.7
<b>Households</b>				
2025 Estimated Households	424	5,072	7,948	7,744
2030 Projected Households	550	5,953	9,353	9,096
2020 Census Households	305	4,244	6,169	5,892
2010 Census Households	290	3,893	5,675	5,363
Projected Annual Growth 2025 to 2030	5.9%	3.4%	3.5%	3.5%
Historical Annual Growth 2010 to 2025	1.7%	2.0%	2.6%	3.0%
<b>Income</b>				
2025 Estimated Average Household Income	\$83,269	\$86,322	\$87,986	\$89,786
2025 Estimated Median Household Income	\$64,269	\$55,458	\$60,617	\$61,512
2025 Estimated Per Capita Income	\$24,182	\$28,261	\$29,485	\$30,109
<b>Business</b>				
2025 Estimated Total Businesses	119	657	798	792
2025 Estimated Total Employees	808	4,951	5,633	5,615
2025 Estimated Employee Population per Business	6.8	7.5	7.1	7.1
2025 Estimated Residential Population per Business	13.4	24.3	30.4	29.9



**LaBelle is widely known as the Cowboy Capital of Florida, rooted in the state's historic cattle and ranching industry.**

**43,000+**

Hendry County Residents

**2,400**

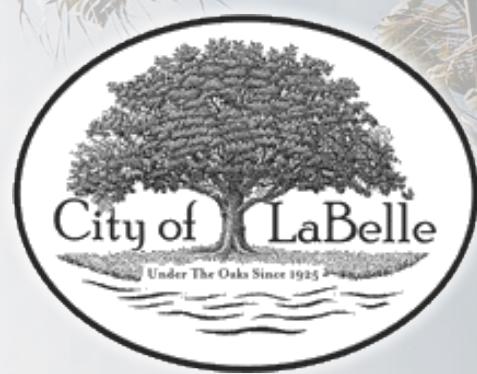
Employment Anchored by Government, Healthcare, and Education



3 State Corridor Intersections

**70%**

Owner Occupied Housing



**"A beautiful area known for its agricultural roots and Old Florida charm."**

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official touring site  
for Florida

LaBelle is the county seat of Hendry County and serves as the primary governmental, commercial, and service center for the surrounding region. The city concentrates public services, healthcare, professional offices, and essential retail, drawing daily activity from nearby residential and agricultural communities.

LaBelle is located at the intersection of three state road corridors: SR 29, SR 80 (Bridge Street), and SR 29A, creating a key regional crossroads within inland Southwest Florida. These routes provide north-south and east-west connectivity linking LaBelle to Fort Myers, Clewiston, Immokalee, and surrounding markets, supporting consistent traffic flow through the city.

The local economy is anchored by stable employment sectors including government, healthcare, education, agriculture, and construction, which support year-round activity. Residential demand is driven by Port LaBelle, established neighborhoods, and new single-family development, reinforcing LaBelle's role as the primary service and retail destination for the broader trade area.



**\$2,500,000,000+**

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**SOUTHWEST FL OFFICE**  
9450 Corkscrew Palms Cir  
Suite #101  
Estero, FL 33928

P: 239.334.3040

**PRESENTED BY:**

**Tim Schneider**  
Partner  
239.334.3040  
Tim.Schneider@TrinityCRE.com

**Tony Mangione**  
Partner  
239.334.3040  
Tony.Mangione@TrinityCRE.com

**Kaleb Gerald**  
Associate  
239.334.3040  
Kaleb.Gerald@TrinityCRE.com

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