

## FOR SALE – Commercial Corner Land

**351 E Hickpochee Ave./S Oak St.**  
**LaBelle, FL 33935**

**PRICE: \$649,000**

**Total Acreage: 1.27± Acres (2 Parcels)**

**Year Built: 1930 (Home Structure)**

**Zoned: Commercial B-2**

**Strap #: 2 29 43 01 010 0049-011.0 (E. Hickpochee Ave.)**  
**2 29 43 01 010 0049-012.0 (S Oak St.)**

**Location: Just East of Downtown LaBelle and East of Dunkin' and 7-11 on SR 80.**



### PROPERTY DESCRIPTION:

- 1.27± cleared corner parcel on busy Hickpochee Ave. (SR 80)
- 1,414 SF home/structure with garage
- 14 x 18 pole barn
- Shed with electrical
- 3 bedrooms, 1.5 baths
- Front and back porch.

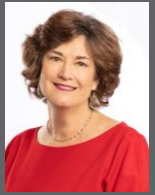


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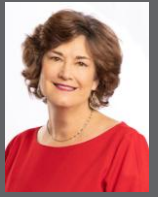


## Demographics

DEMOGRAPHICS			
351 E Hickpochee Ave., LaBelle, FL 33935			
	2 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	12,038	22,605	26,839
<b>MEDIAN AGES</b>	34	35	36
<b>HOUSEHOLDS</b>	3,739	7,233	8,590
<b>TRAFFIC COUNT</b>	19,200 E Hickpochee Ave (From Bridge St. to Forrey Dr.)		



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## Area Businesses



### COMMERCIAL DEVELOPMENT OUTLOOK

Key areas expected to attract future commercial development include:

- SR 80 corridor east and west of downtown
- SR 29 corridor
- Cowboy Way area (Near the new high school being constructed between Helms Rd. & Cowboy Way)
- Opportunity Park industrial district
- Jack Paul Industrial Park vicinity (Surrounded by 5,000 acres identified for future residential/commercial development)

Retail growth is expected to follow continued population increases, with demand for grocery, restaurant, medical, and service-oriented businesses.

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## Property Pictures



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