

FOR SALE - VACANT LAND

VACANT LAND

W Hickpochee Avenue, Labelle, FL 33935



OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	2.2 Acres
Price / Acre:	\$181,818
Zoning:	B-1
Traffic Count:	21,594
APN:	2-29-43-05-A00-0034.0300

PROPERTY OVERVIEW

The subject property is located behind the parking lot of Popeye's Louisiana Kitchen takeout restaurant. The site is just set back from the main artery road between Southwest Florida and Palm Beach County on the East Coast.

PROPERTY HIGHLIGHTS

- Located on the North Side of W. Hickpochee Road
- SR80 is a high traffic major artery connecting the East and West Coast of Florida
- Hendry County has low impact fees

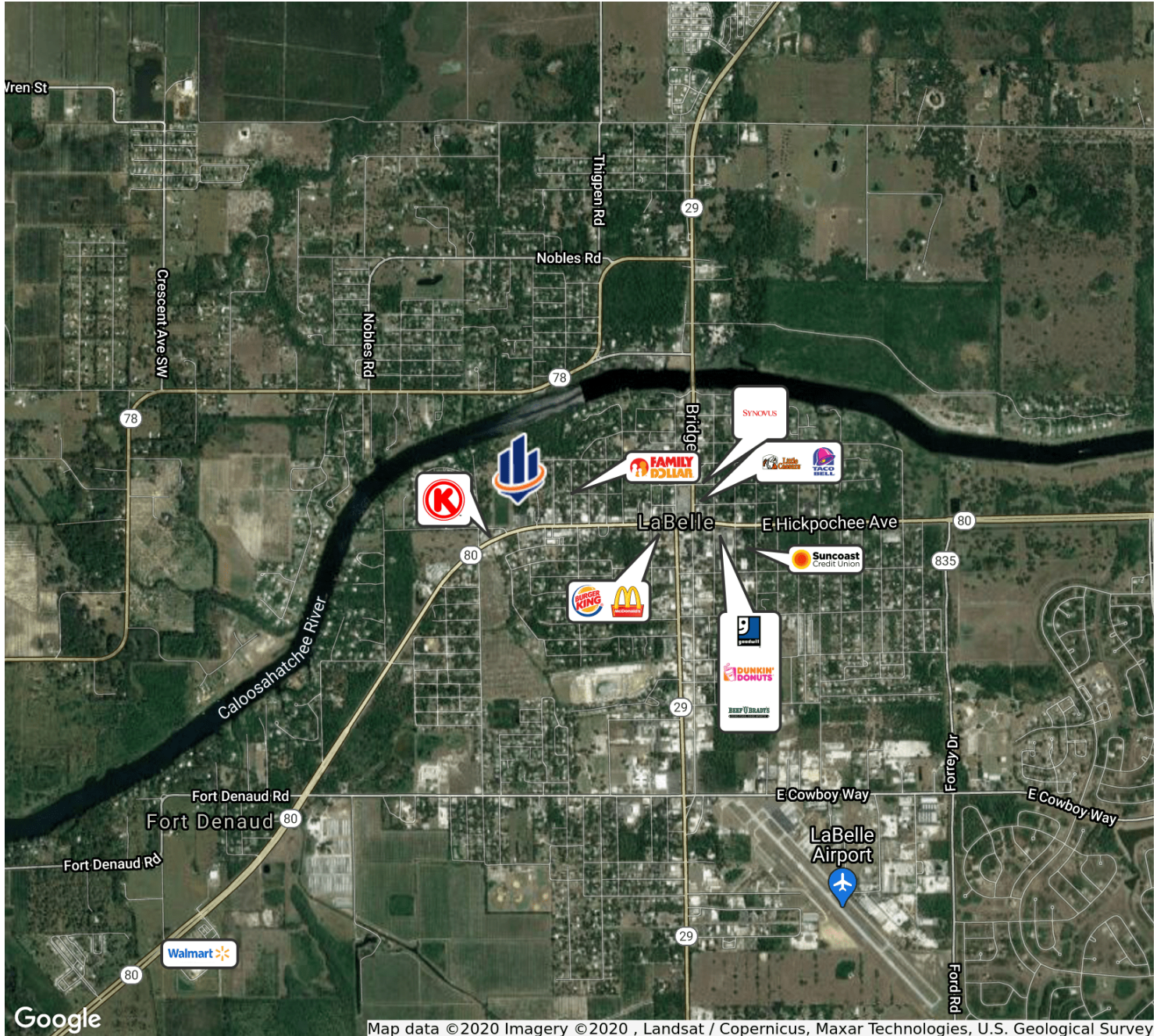
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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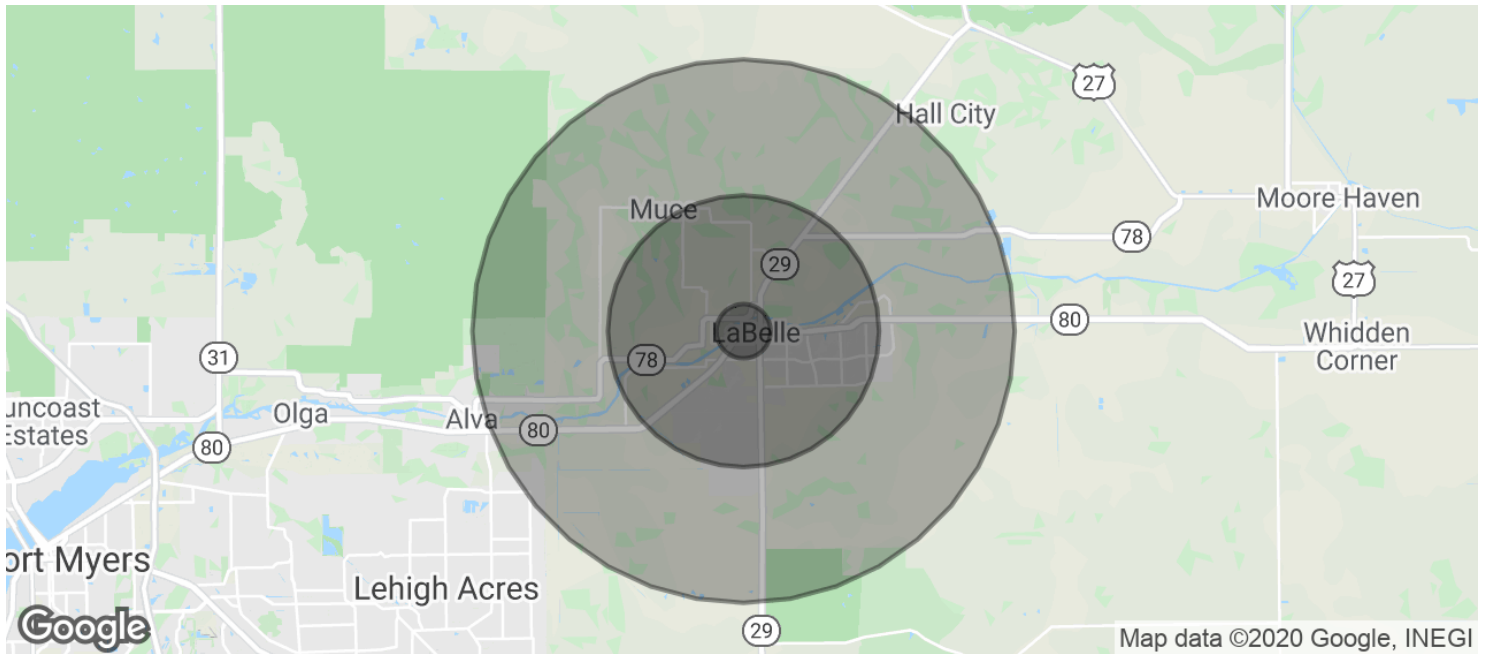
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,395	9,218	17,814
Average age	37.1	37.1	37.3
Average age (Male)	39.1	39.0	38.9
Average age (Female)	34.0	34.2	34.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	478	3,107	5,890
# of persons per HH	2.9	3.0	3.0
Average HH income	\$54,853	\$54,158	\$54,150
Average house value	\$190,772	\$188,927	\$199,533

* Demographic data derived from 2010 US Census

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