

MOORE DEVELOPMENT COMMERCIAL

LABELLE, FL

LSI
COMPANIES



OFFERING MEMORANDUM

OFFERING SUMMARY

Property Address: W Hickpochee Ave.
Labelle, FL

County: Hendry

Property Type: Vacant Commercial Land

Property Size (Acres): 19.64± Acres | 855,518 Sq. Ft.

Zoning: Planned Unit Development (PUD)

Future Land Use: Employment Village

Utilities: Water, sewer, & electricity stubbed to site

STRAP Number: 2 29 43 18 080 0000 003 0
2 29 43 18 A00 0018 0000
1 29 43 18 A00 0009 0100
1 29 43 18 A00 0014 0000
1 29 43 18 A00 0015 0000

Number of Parcels: 5

LIST PRICE

\$5,300,000 | \$6.20 PSF

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM, ALC
Broker Associate



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.

hward@lsicompanies.com | 239.489.4066

WWW.LSICOMPANIES.COM

THE OPPORTUNITY



PROPERTY HIGHLIGHTS

- 19.64 acres of vacant commercial land located adjacent to Walmart.
- Exceptional access via a lighted intersection shared by Tractor Supply and Walmart.
- The offering includes fully developed pad sites and vacant land for expansion, retention, or fill.
- Strong traffic counts at 21,000 VPD in a rapidly growing community
- 1,500 feet of linear frontage along State Road 80.
- Excellent opportunity for a retailer or developer looking to capitalize on the success of existing big-box neighbors.

COMMERCIAL APPROVED USES



- *Within the commercial district the following uses shall be permitted:*
- Accessory Uses/Structures Agriculture
- Animal Sales and Services
- Car Washes
- Equipment Sales & Services
- Lodges
- Cultural Institutions
- Day Care
- Financial Institutions
- Food and Beverage Establishments,
- Health Care
- Hotel / Motel
- Offices
- Maintenance and Repair Services Offices
- Outdoor Sales Area
- Outdoor Storage Area
- Personal Services
- Plant/Nursery
- Retail Store Private

**Please inquire for full list of approved and conditional uses*

APPROVED BUILDING SIZE/UNITS

- Up to 23,000 SF of commercial floor area

AGRICULTURAL APPROVED USES

- Within the agriculture (AG) district the following uses shall be permitted:
- Farming
- Dairying
- Pasturage
- Apiculture
- Horticulture
- Floriculture
- Silviculture
- Single-family detached dwellings
- Public parks
- Houses of worship; provided that minimum parcel size shall not be less than two (2) acres
- Cemetery
- Private recreational camps
- Excavation, borrow pits

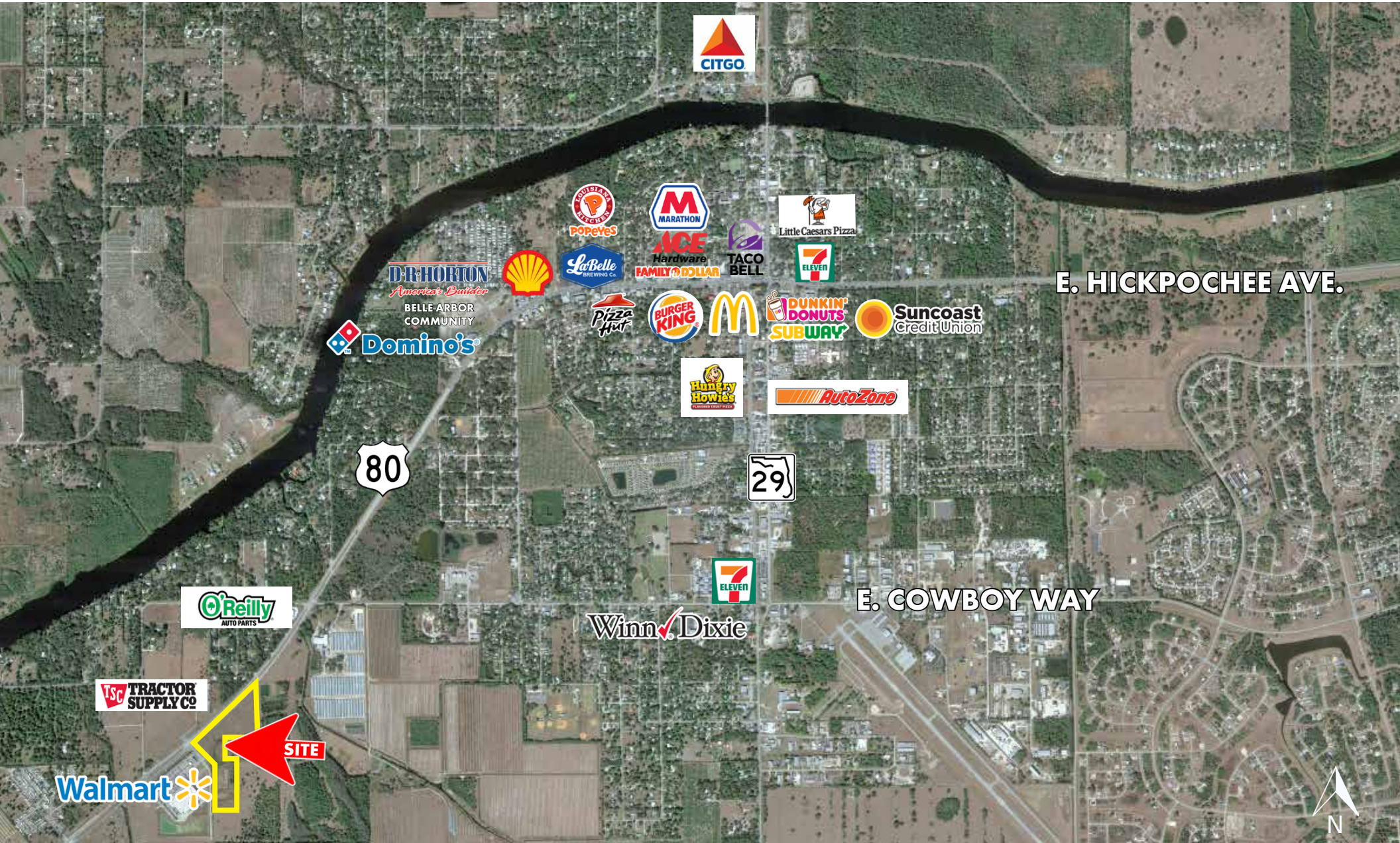
**Please inquire for full list of approved and conditional uses*



PROPERTY AERIAL



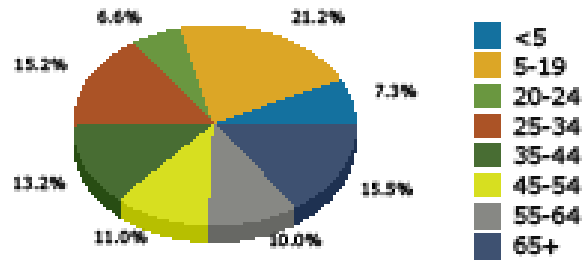
AREAS OF INTEREST



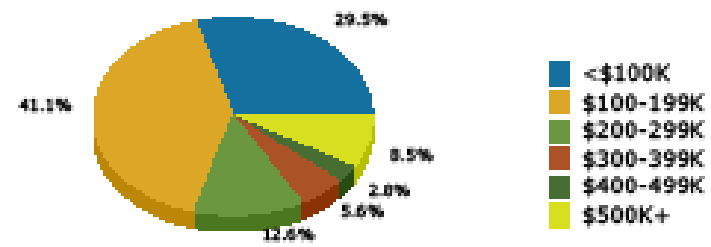
AREA DEMOGRAPHICS

10-MIN RADIUS

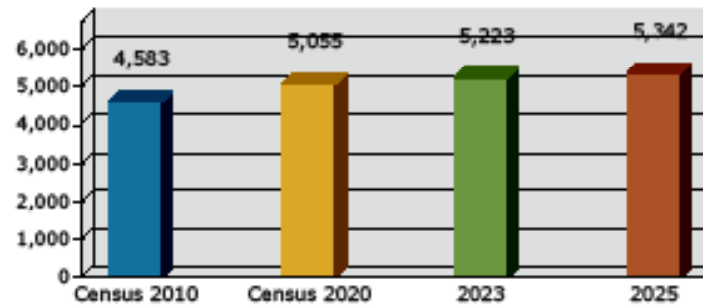
2023 Population by Age



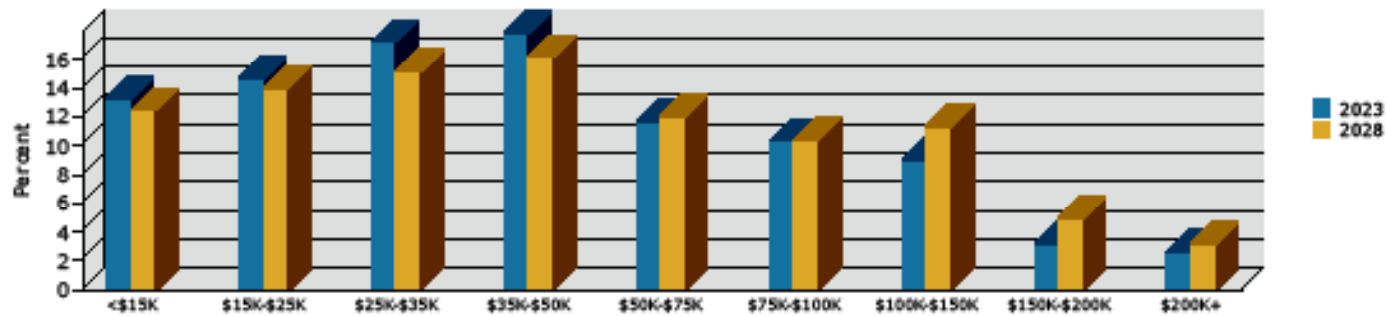
2023 Home Value



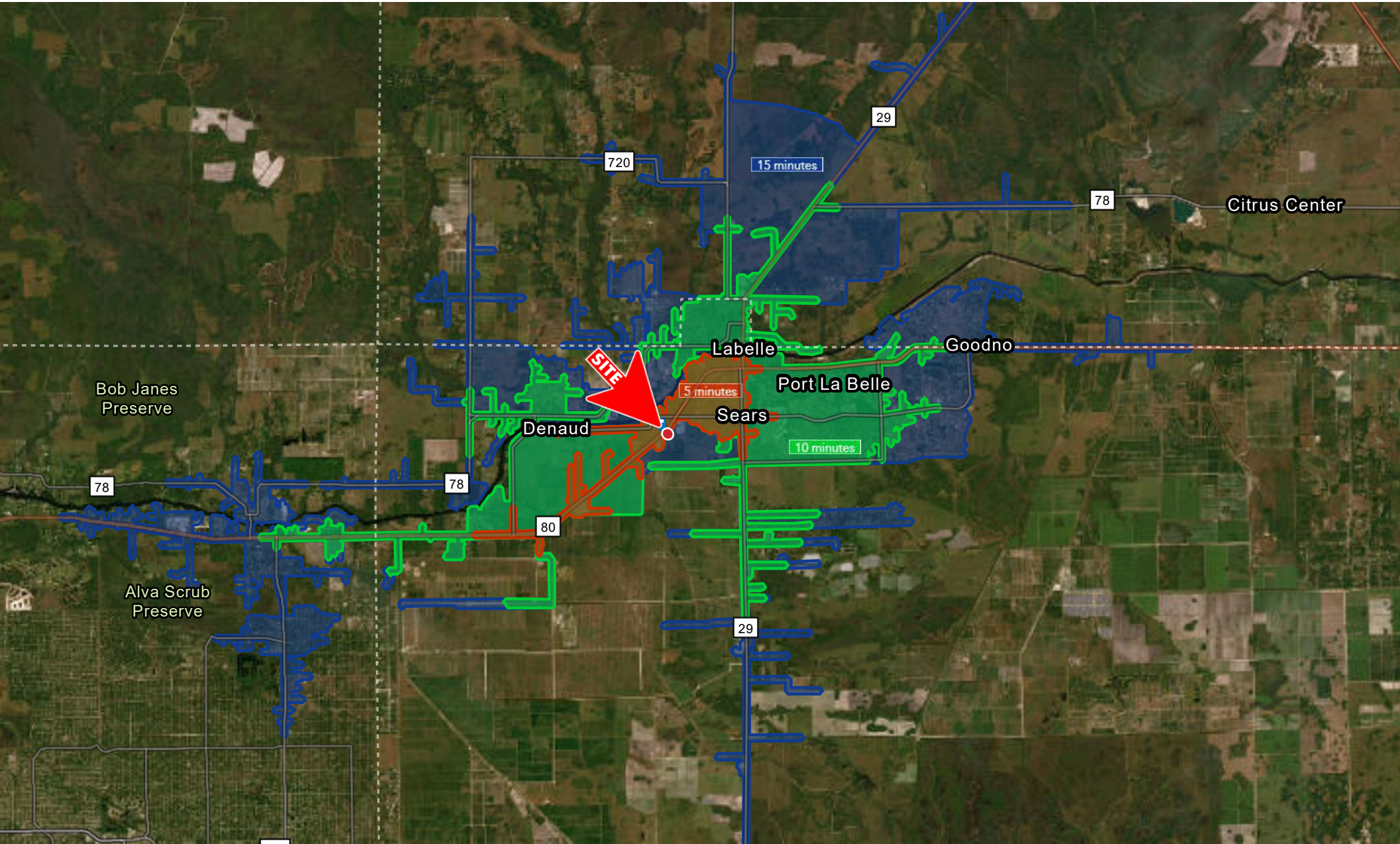
Households



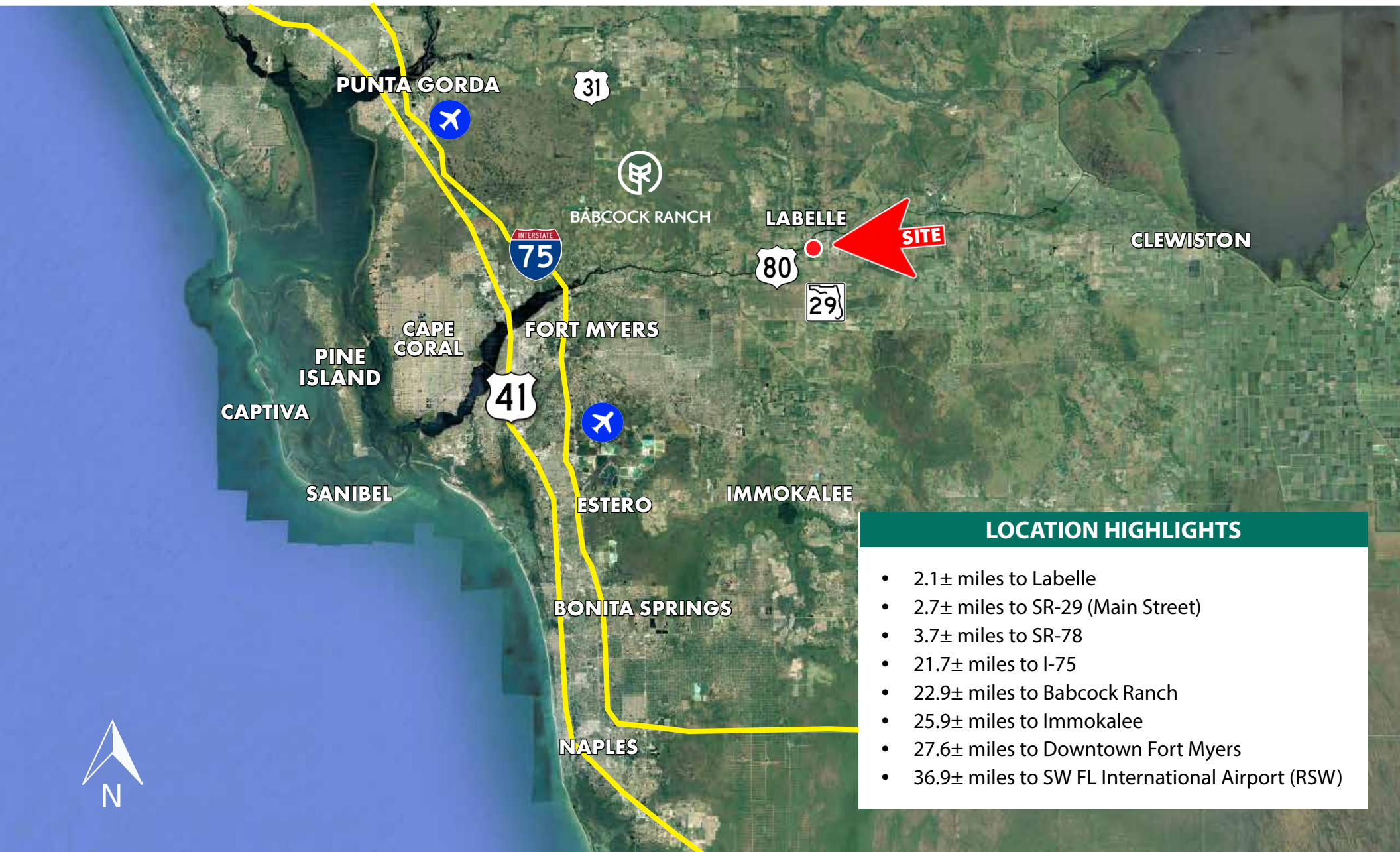
Household Income



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 2.1± miles to Labelle
- 2.7± miles to SR-29 (Main Street)
- 3.7± miles to SR-78
- 21.7± miles to I-75
- 22.9± miles to Babcock Ranch
- 25.9± miles to Immokalee
- 27.6± miles to Downtown Fort Myers
- 36.9± miles to SW FL International Airport (RSW)



Walmart

BEN MOORE DRIVE

TSC TRACTOR SUPPLY CO

80

AADT: 21,000



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LIMITATIONS AND DISCLAIMERS

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