



MURRAY ROAD

PHILLIPS ROAD

PALM BEACH BLVD. - AADT 22,000±

LSI
COMPANIES

OFFERING MEMORANDUM

2830 MURRAY ROAD

84± ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 2830 Murray Rd. & W. SR 80
LaBelle, FL 33935

County: Hendry

Property Type: Vacant Land

Parcel Size: 84.64± Acres

Zoning: A-2 (General Agriculture)

Future Land Use: Residential, Pre-Existing Rural
Estates & Multi-Use

Utilities: Water and sewer in place,
electricity in close proximity

Tax Information: \$1,534,129 & \$111,629
(2023 Assessed)

STRAP Number: 1 28 43 23 A00 0001.0000;
1 28 43 26 A00 0003.0000

LIST PRICE:

\$4,000,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Hunter Ward, CCIM, ALC
Senior Broker Associate



William Rollins, CCIM, ALC
Senior Broker



Drew Davis
Research Associate



DIRECT ALL OFFERS TO:

Hunter Ward, CCIM, ALC - hward@lsicompanies.com
William Rollins, CCIM, ALC - wrollins@lsicompanies.com
Drew Davis - ddavis@lsicompanies.com
(239) 489-4066

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.

EXECUTIVE SUMMARY



LSI Companies is proud to present 2830 Murray Road, an exceptional 84± acre development opportunity in the rapidly growing market of LaBelle, Florida.

This expansive property is located just outside the City of LaBelle with direct access to State Road 80, a major arterial roadway (AADT 25,000±) that connects Florida's east and west coasts. Murray Road an ideal location for a variety of potential uses, including residential communities, mixed-use developments, or commercial projects. With increasing demand for connectivity between the two coasts, this site offers unmatched potential for future residential and commercial development.

LaBelle and the surrounding Hendry County area are experiencing a surge in demand for affordable new housing, driven by population growth and an influx of new businesses. Four of the nation's top ten builders have recently initiated projects in the area, reflecting the market's strong growth potential. This property is primed to meet that demand, making it highly attractive to developers and builders looking to capitalize on the area's momentum.

Hendry county is quickly establishing itself as a bedroom community for Fort Myers and Cape Coral. Affordability coupled with a tranquil way of life has driven demand for housing in this area. As such, development tracts in the area are well poised to experience continued appreciation as more rooftops and business push further east.

Whether you are looking to develop residential neighborhoods, commercial complexes, or a combination of both, 2830 Murray Rd provides the perfect platform for growth in one of Florida's fastest-growing regions.

PROPERTY HIGHLIGHTS

- 84± acres of prime land well suited for investment or development
- With 1,700± linear feet of frontage on State Road 80
- Located less than half a mile from the City of LaBelle with direct access to State Road 80 (AADT 22,000), a major arterial roadway that connects the East and West coasts of Florida
- Supported by local government initiatives to encourage fast-tracked development
- Located in an area with high demand for affordable housing and commercial development
- Multiple national builders have recently broken ground on new residential projects in the area



PROPERTY AERIAL



LIBERTY SHORES

Caloosahatchee River

TRACTOR SUPPLY CO

Walmart

PHILLIPS ROAD

MURRAY ROAD

80

PALM BEACH BLVD. - AADT 22,000±

REINFORCED EARTH
SUSTAINABLE TECHNOLOGY

PROPERTY AERIAL



CALOOSAHATCHEE
BASIN STORAGE RESERVOIR



PALM BEACH BLVD. - AADT 22,000 ±



MURRAY ROAD

PHILLIPS ROAD



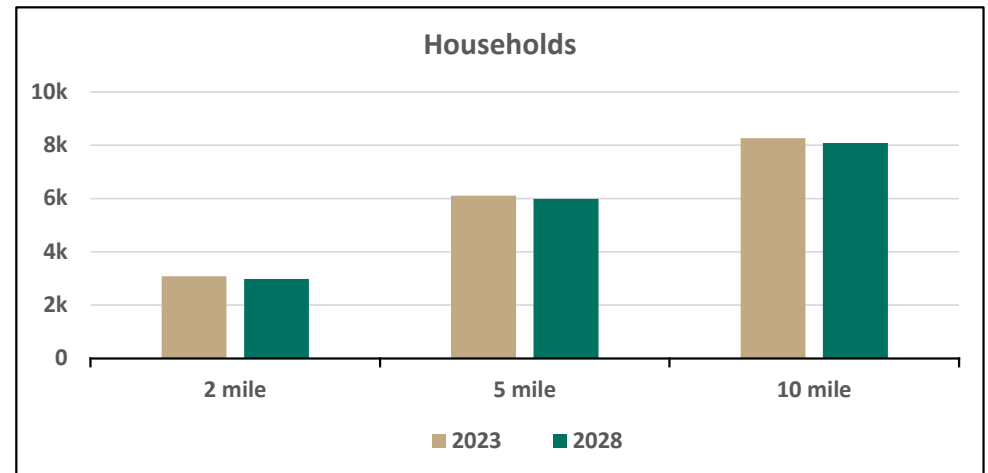
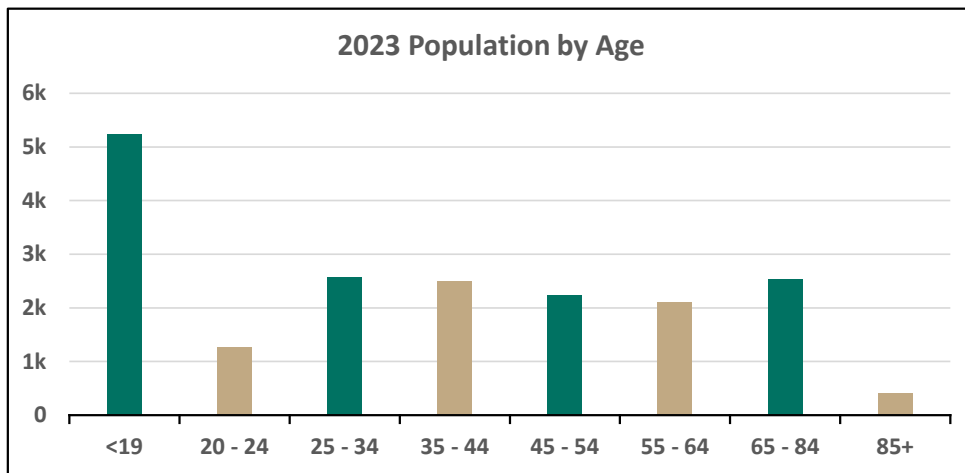
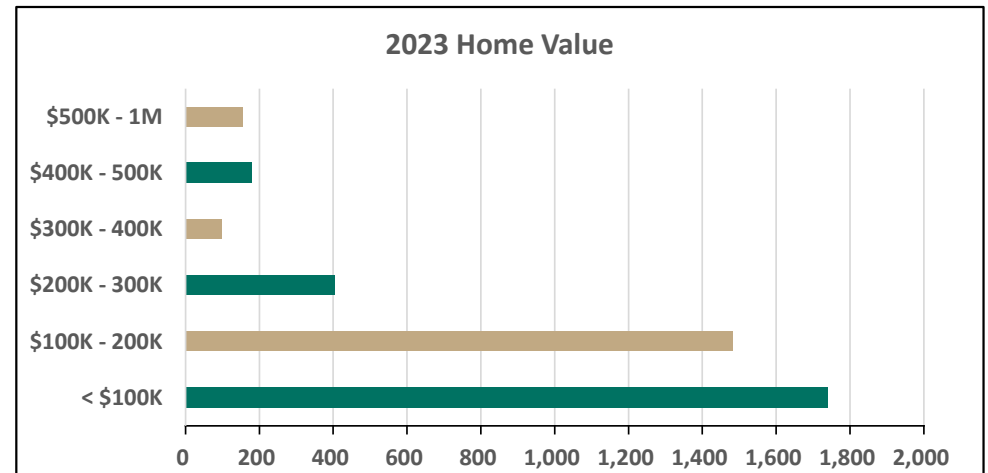
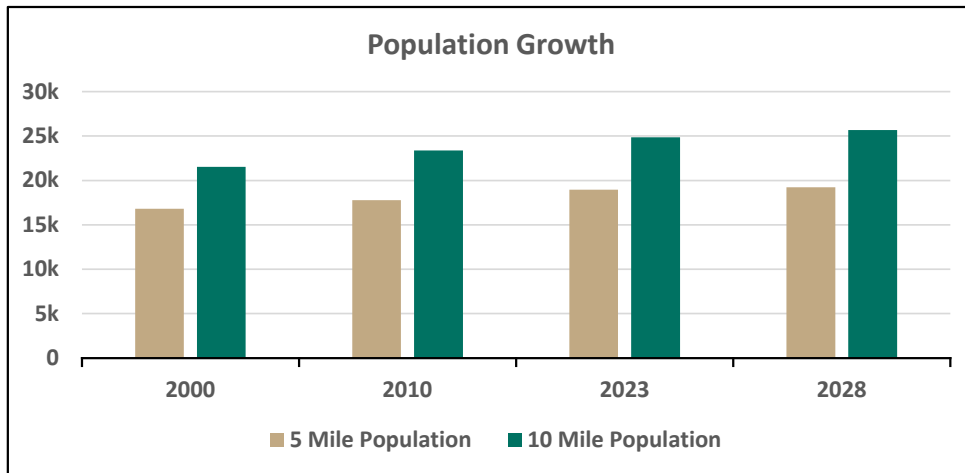
RESIDENTIAL

- Community Residential Home (Minor)
- Manufactured Home
- Modular Home
- Single-Family Dwelling

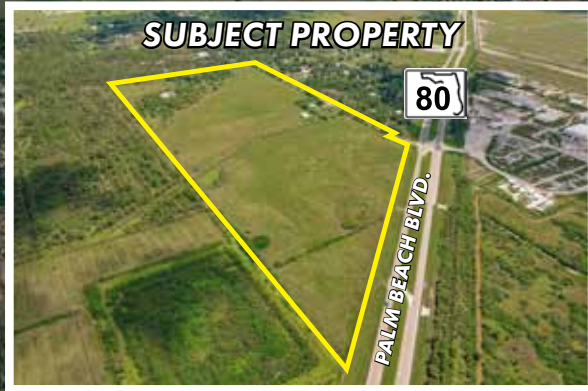
*Please contact LSI Companies for a full list of approved uses



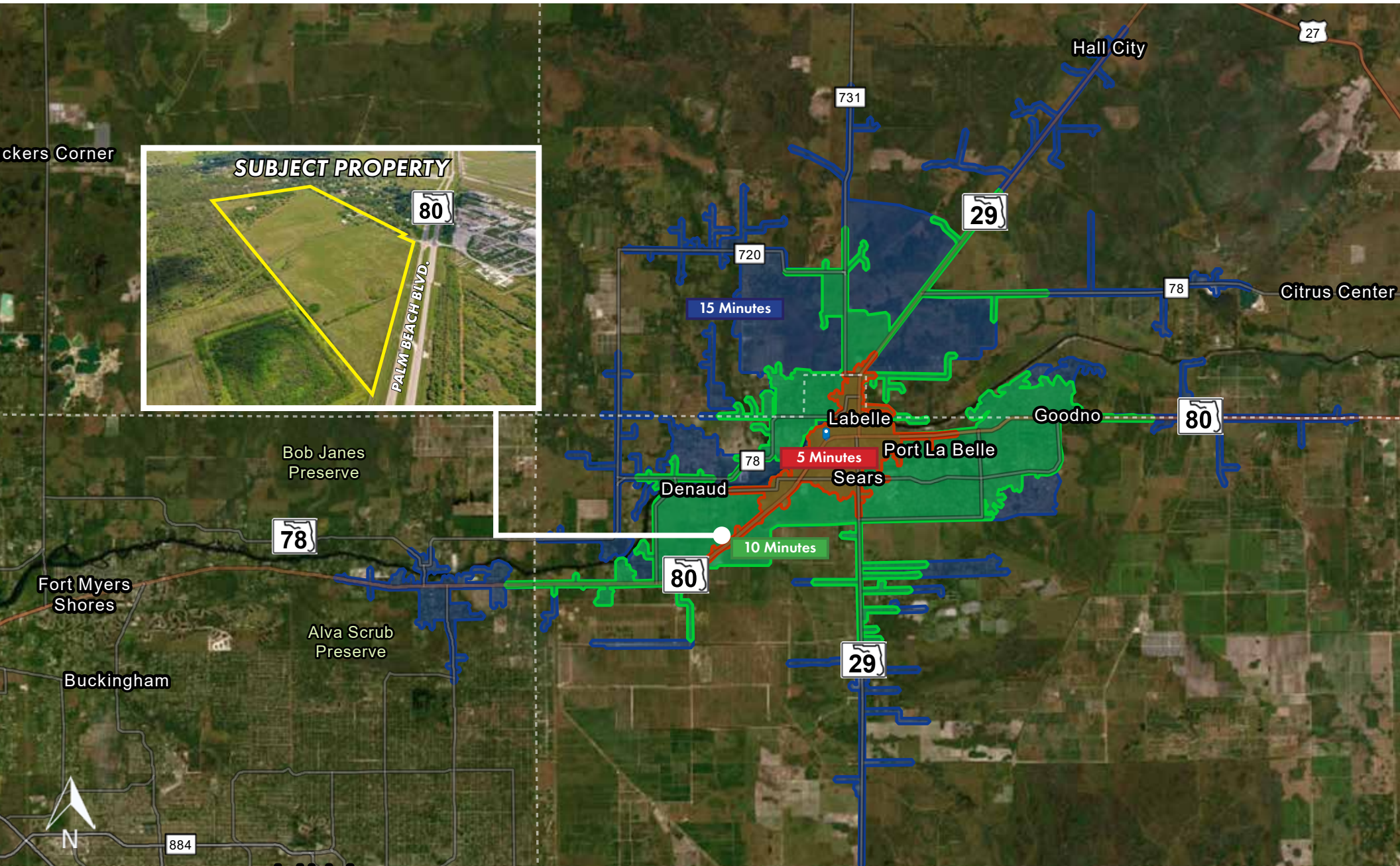
AREA DEMOGRAPHICS



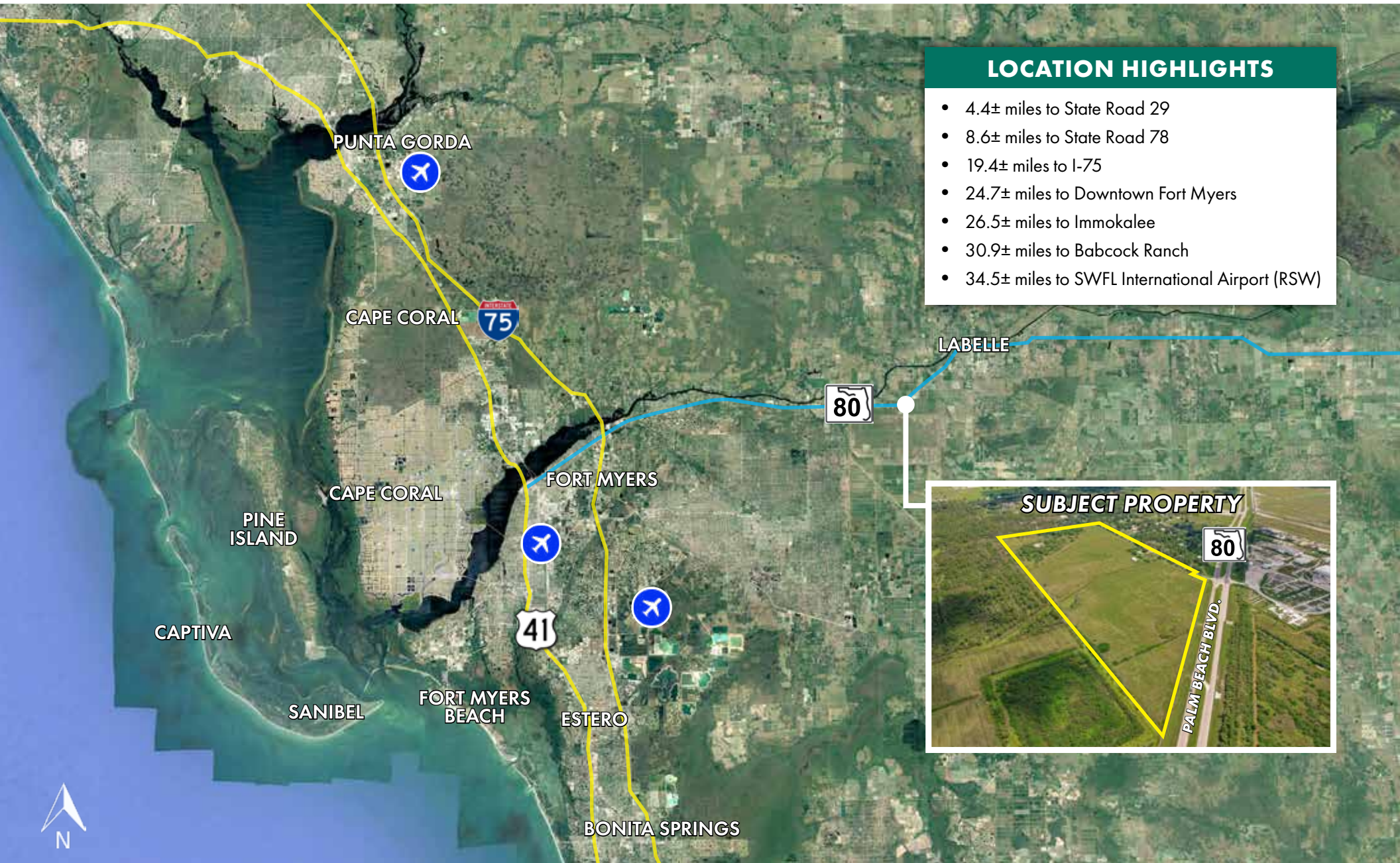
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 4.4± miles to State Road 29
- 8.6± miles to State Road 78
- 19.4± miles to I-75
- 24.7± miles to Downtown Fort Myers
- 26.5± miles to Immokalee
- 30.9± miles to Babcock Ranch
- 34.5± miles to SWFL International Airport (RSW)





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.