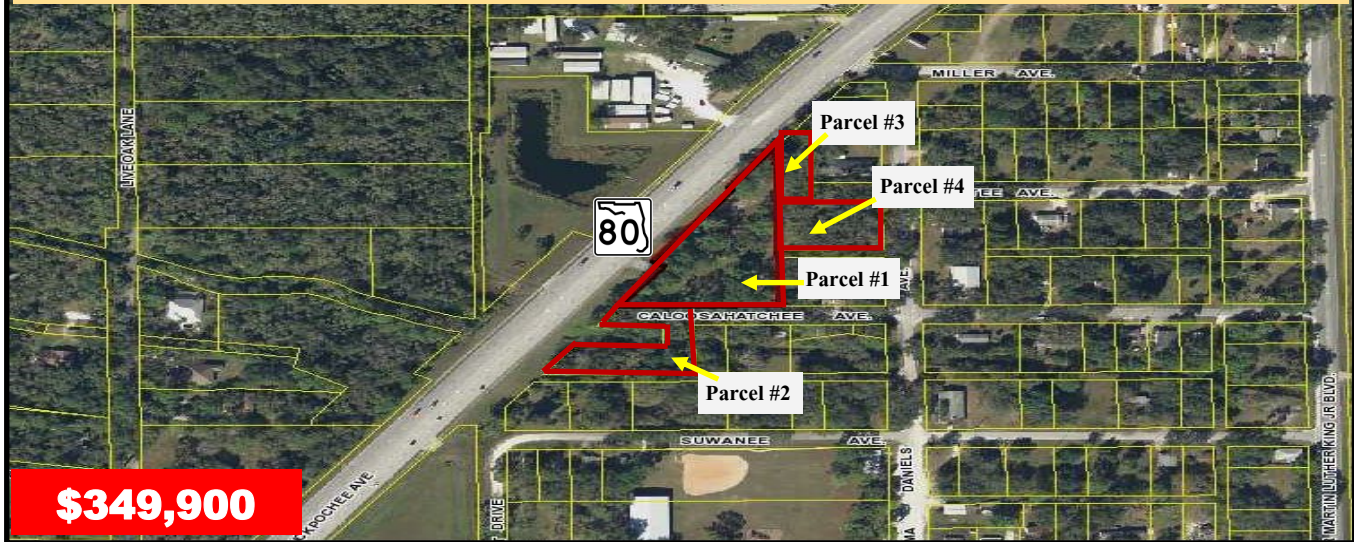


SR 80 W 2.25+ ACRES

FOR COMMERCIAL &/OR MULTI-FAMILY

**Frontage on SR 80 W, Manatee Avenue,
& Caloosahatchee Avenue, LaBelle, FL 33935**



City of LaBelle 2.25+/- acre site with city water and sewer line availability for your commercial and/or multi-family residential (or both) project! This tract boasts over 550+ feet on SR 80 W—aka W Hickpochee—and is well-located on the south side of SR 80 on the direct route between Fort Myers and West Palm Beach! Property has a 24' curb cut with culvert on SR 80 so no turn-in or turn-out lanes will be required. Shape is an irregular triangle with the 550+/- SR 80 frontage being the longest dimension. See City of LaBelle Planner Alexis Crespo to help plan your project in this great location in between downtown and Wal-Mart—a location with the majority of traffic passing daily! A great location for a bank, financial, office location, and/or apartment complex. Excellent franchise location—big enough for 2 fast food franchises or a large stand-alone restaurant/retailer. Future Land Use is Outlying Mixed Use designation which will require PUD approval. Only 1 mile west of Hendry County courthouse and State Road 29; 1+ mile east of Wal-Mart location; and 25+/- miles east of Fort Myers. CAN BE SUBDIVIDED—SELL WHAT YOU

DON'T NEED!



Sherri Denning, Broker/Owner
Cell: (863) 673-0829
Sherri@soland.com

See all our listings & get full details at
www.soland.com.

- ◆ Hendry County ID #s
 - 1) 2-29-43-08-A00-0009.0000
 - 2) 2-29-43-02-280-0000-036.0
 - 3) 2-29-43-02-280-0000-021.0
 - 4) 2-29-43-02-280-0000-022.0
- ◆ 2.25 Ac, m/l
- ◆ Zoning: B-2 (Business General); Future Land Use: Outlying Mixed Use
- ◆ City water & sewer line availability
- ◆ 550+/- Highway Frontage
- ◆ 2023 Taxes: \$7,765.27
- ◆ Paved—SR 80

Seller financing available with 25% cash down at 8% interest, amortized with a 3 to 5 year balloon payment


Southern Heritage
REAL ESTATE & INVESTMENTS
180 N Bridge St.
LaBelle, FL 33935
Office: (863) 675-4500

PROPERTY LOCATION:

