



LSI
COMPANIES

OFFERING MEMORANDUM

80 HELMS ROAD COMMERCIAL

18.38± ACRES VACANT COMMERCIAL PARCEL - LABELLE, FL

PROPERTY SUMMARY

Property Address: 80 Helms Road W.
LaBelle, FL 33935

County: Hendry

Property Type: Vacant Land

Property Size: 18.38± Acres | 800,632± Sq. Ft.

Zoning: A-2

Future Land Use: Commercial

Tax Information: \$4,984 (2024)

STRAP Number: 36-44-24-P3-00700.0110

LIST PRICE:

\$1,300,000

\$1.62 PSF

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SALES EXECUTIVES



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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 pleased to present approximately 18.38± acres in LaBelle, Florida.

Situated at the signalized intersection of State Road 29 and Helms Road, close to the LaBelle Airport, this property offers excellent visibility and accessibility. Its size and strategic location at the intersection makes it an attractive opportunity for developers seeking to create retail, office, or mixed-use projects in LaBelle's expanding market. With traffic counts of approximately 11,800± AADT and a future land use designation of commercial, this property is ideally suited for a community commercial center.

PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP

AREA DEMOGRAPHICS - 5 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



SURROUNDING NOTABLE RETAIL

1. LABELLE - HICKPOCHEE AVENUE & STATE ROAD 29

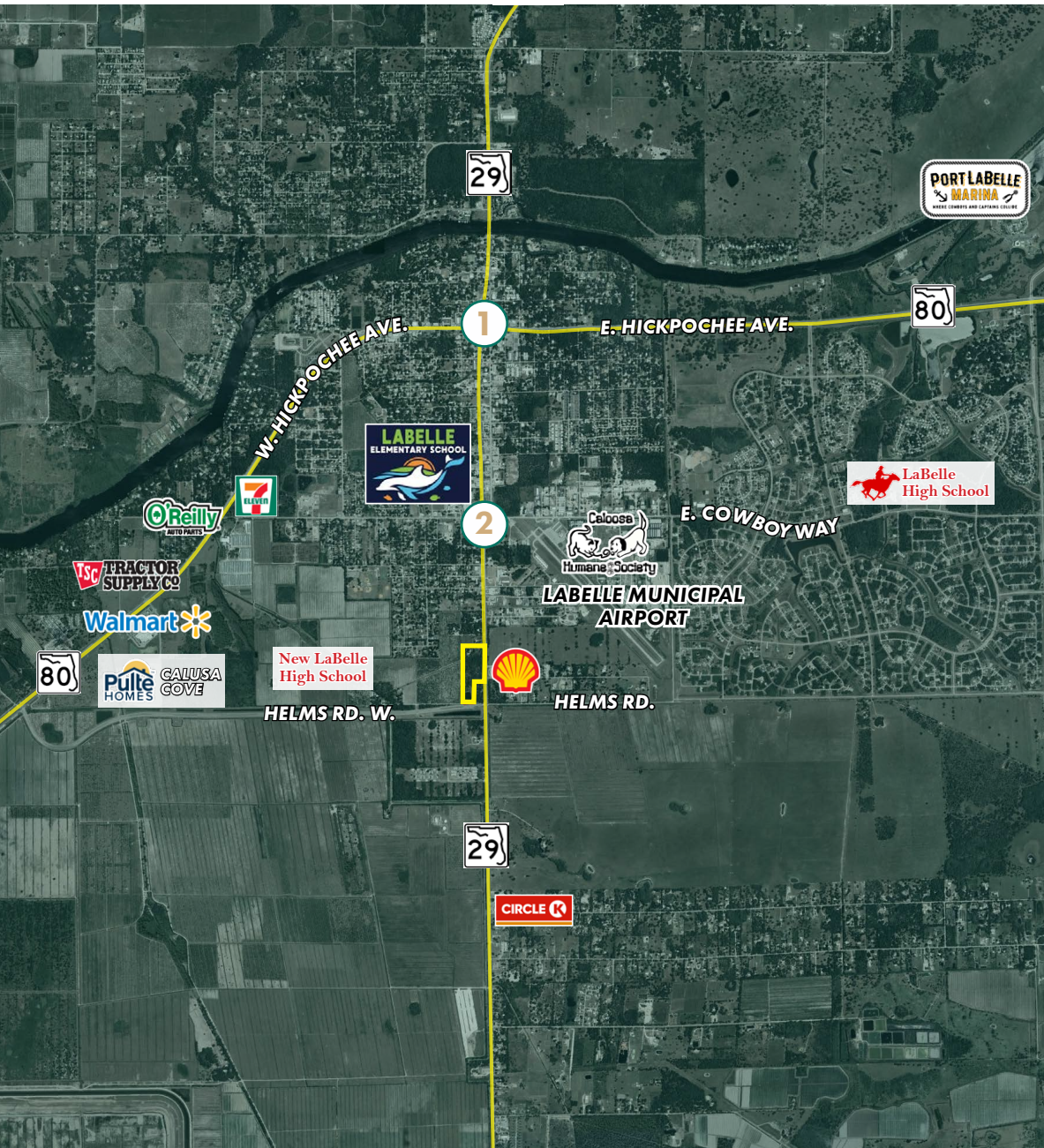


2. STATE ROAD 29



LOCATION HIGHLIGHTS

- 0.96± miles to LaBelle Elementary
- 1.0± mile to LaBelle Airport
- 3.2± miles to Walmart
- 4.81± miles to Port LaBelle Marina





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller 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 Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller 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. Buyer 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 Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.