



BELLE HATCHEE
BOAT YARD &
MARINA

BELLE HATCHEE BOAT YARD & MARINA

121 Riverbend Drive - LaBelle, FL 33935

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Belle Hatchee Boat Yard & Marina Located at 121 Riverbend Drive in LaBelle, FL. This Deal Includes a Full Service DIY Boat Yard And Marina on Over 19 Acres and Below Market Rates With \$1M + in Equipment and the Potential to Significantly Increase Cashflow And Streamline Operations, Providing For a Secured Investment.

Sale Price

\$6,000,000

OFFERING SUMMARY

Price / SF:

\$480.00

BUILDING INFORMATION

Street Address:	121 Riverbend Drive
City, State, Zip:	LaBelle, FL 33935
County:	Hendry
Total Building Size:	12,500 SF
Lot Size:	19.18 Acres

Building Breakdown:

3BD / 2BA Home:	912 SF
1BD / 1 BA Home:	798 SF
Shop:	3,000 SF
Outdoor Dry Storage:	325,000 SF



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

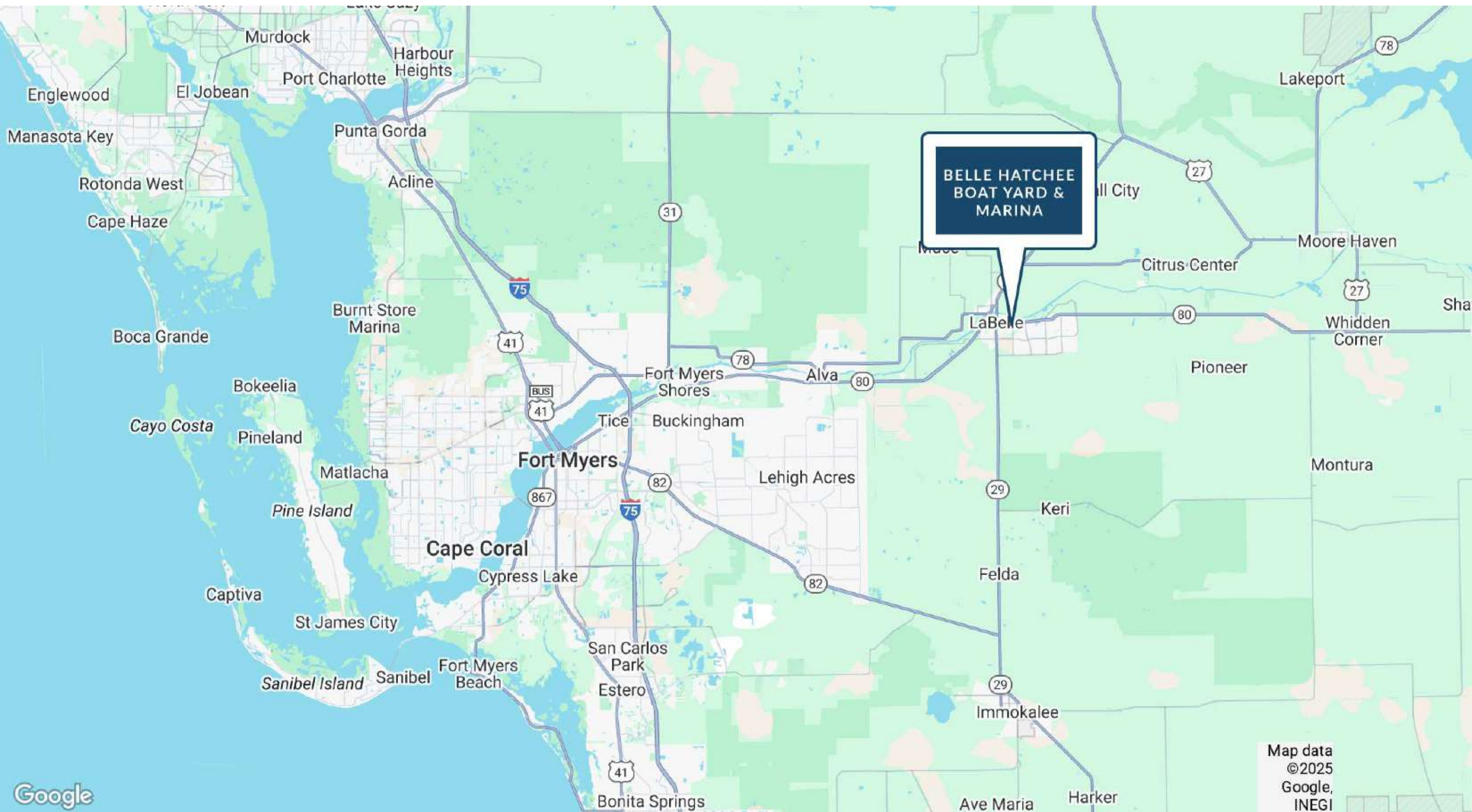
- Full Service DIY Boat Yard and Marina on Over 19 Acres
- 1,900 Feet of Hurricane-Protected Water Frontage on Caloosahatchee River Providing Gulf Access; Inner Canal Provides Multiple Layout Options to Reposition Waterfront For More Dockage
- Over 325,000 SF (7.5 Acres) of Outdoor Dry Storage With Room to Expand
- \$1M+ of Equipment (Lifts, Trailers, Cranes, Tractors, and More) Included in Sale - Inquire For Details
- Below Market Rates With Potential to Significantly Increase Cashflow and Streamline Operations
- Current Rates of: \$18/Day Per Foot in DIY Yard | \$6/Foot Haul Out | \$6/Foot Launch | \$6/Foot/Month Outdoor Dry Storage
- Boater's Lounge With Clean Restrooms, Showers, and Laundry Facilities
- 12,500 SF of Building Area Consisting of 6 Single Family Homes and 3,000 SF Shop
- Single Family Homes Consist of: 912 SF 3 Bed 2 Bath, 798 SF 1 Bed 1 Bath, 2,750 SF 3 Bed 3 Bath, 1,779 SF 3 Bed 2 Bath, 1,700 SF 2 Bed 1 Bath, 1,760 SF 2 Bed 2 Bath
- 3 Single Family Homes Rented and Occupied, 3 Are Rented For Storage, Providing Additional Income on Top of Marina Operations
- New Owner Can Realize Additional Upside By: - Renting Vacant Homes - Monetizing Waterfront More Efficiently - Cleaning Up and Laying Out Dry Storage More Efficiently - Raising Rates to Market Levels - Offer More Services in House - Monetizing the Shop and Old Boat Supply Store



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



West Glades
School

Inspire
Communities

WASTE CONNECTIONS
Connect with the Future

BELLE HATCHEE
BOAT YARD &
MARINA

Shewmaker Animal
Hospital

78

ACTION
POWER
EQUIPMENT

Custom Stainless
Steel Equipment Co

East Coast Marine &
Dockside Service

29

(14,787 VPD)



Old County Rd 78
(1,996 VPD)

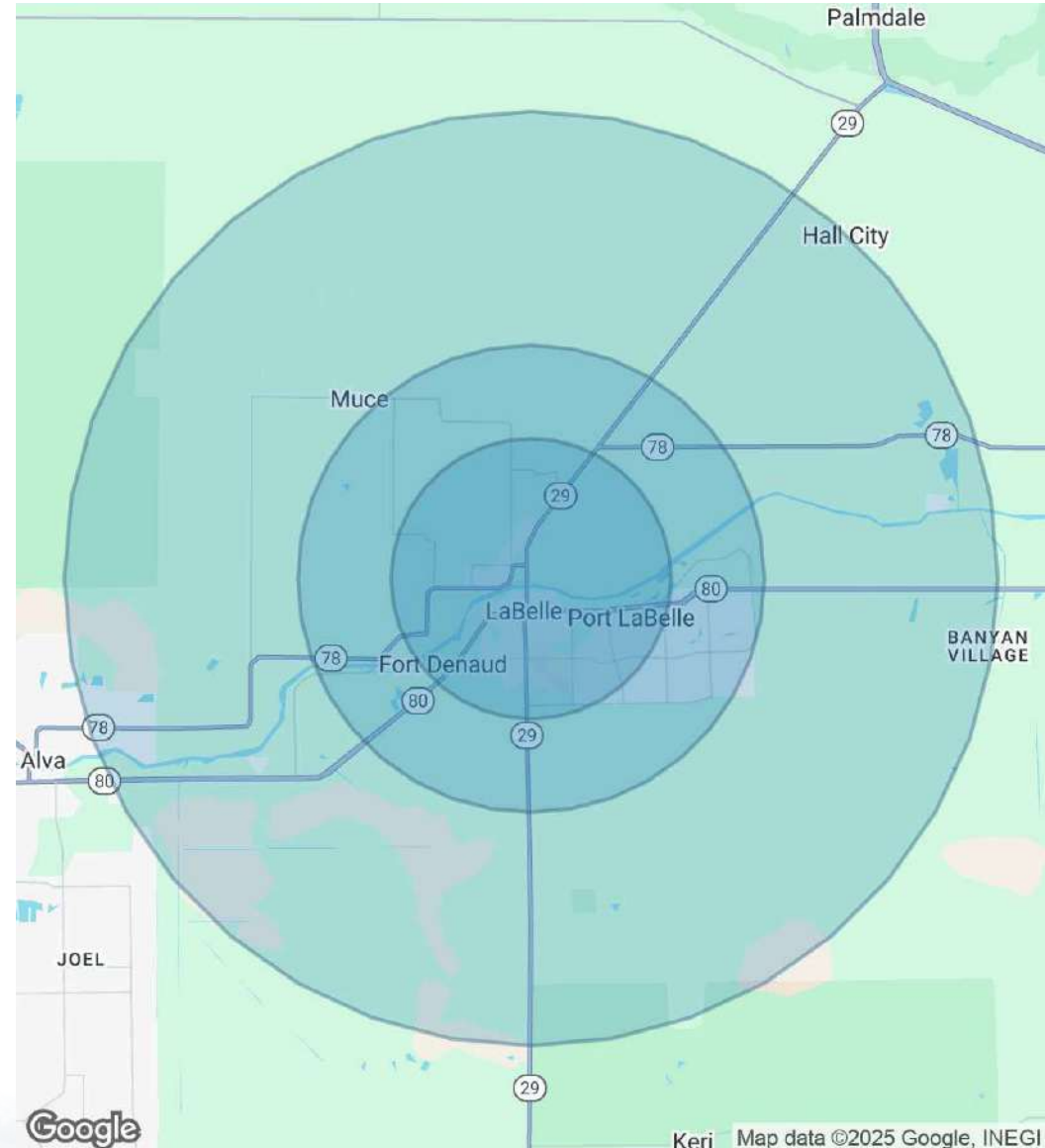
Riverbend Dr

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,938	21,910	25,859
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,679	6,900	8,209
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$67,036	\$70,849	\$72,780
Average House Value	\$228,385	\$225,272	\$229,459

TRAFFIC COUNTS		
State Highway 29		14,787 VPD
Old County Road 78		1,996 VPD
Hickpochee Avenue		21,446 VPD



Keri Map data ©2025 Google, INEGI



SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Fort Myers, FL



The Swamp Cabbage Festival

LABELLE, FL

LaBelle, Florida, is a small, charming city located in Hendry County, in the southwestern part of the state. LaBelle is known as the "City of Oaks" due to its picturesque oak trees draped with Spanish moss. It's also recognized for its rural charm and connection to Florida's agricultural heritage. It is about 30 miles east of Fort Myers and near the Caloosahatchee River. The City of LaBelle had a population of 5,113 as of July 1, 2024.

LaBelle, Florida's economy is deeply rooted in its agricultural heritage, with other industries contributing to its economic landscape. LaBelle is a part of Florida's citrus belt, with oranges, grapefruits, and lemons being key crops. Citrus processing and distribution play significant roles in the local economy. The Swamp Cabbage Festival and other cultural events bring seasonal tourism and boost local businesses. A few small-scale manufacturers operate in and around LaBelle, focusing on agricultural equipment, food processing, and packaging. : Given its proximity to larger cities like Fort Myers and Naples, LaBelle serves as a logistical hub for distributing agricultural goods. Small businesses, including restaurants, retail stores, and service providers, form the backbone of LaBelle's economy. Many cater to residents and visitors.

LaBelle, Florida, offers a variety of attractions that highlight its rich history, natural beauty, and small-town charm. Though its major festival celebrates the cabbage palm, LaBelle, the county seat of Hendry County, has been nicknamed the "City Under the Oaks" and "The Belle of the Caloosahatchee." Downtown, visitors can stroll the oak-lined streets, shop, dine, and take the Downtown LaBelle Self-Guided Historic Walking Tour to learn about the area's historic sites and buildings. LaBelle Nature Park, located in the downtown area along the river, offers kid-friendly activities in nature, including geocaching and gentle hiking on a short nature trail. Boaters can use the city dock or go five miles east of downtown LaBelle to Port LaBelle Marina for boat slips and access to both coasts, Gulf and Atlantic, via the Okeechobee Waterway. For rugged land-based adventures, Spirit-of-the-Wild and Okaloacoochee Slough wildlife management areas have opportunities for hiking, biking, fishing, birding, and wildlife viewing. Hendry County also offers access to the Florida Everglades and Big Cypress Reservation, airboat tours, and famed Lake Okeechobee, Florida's largest lake.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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