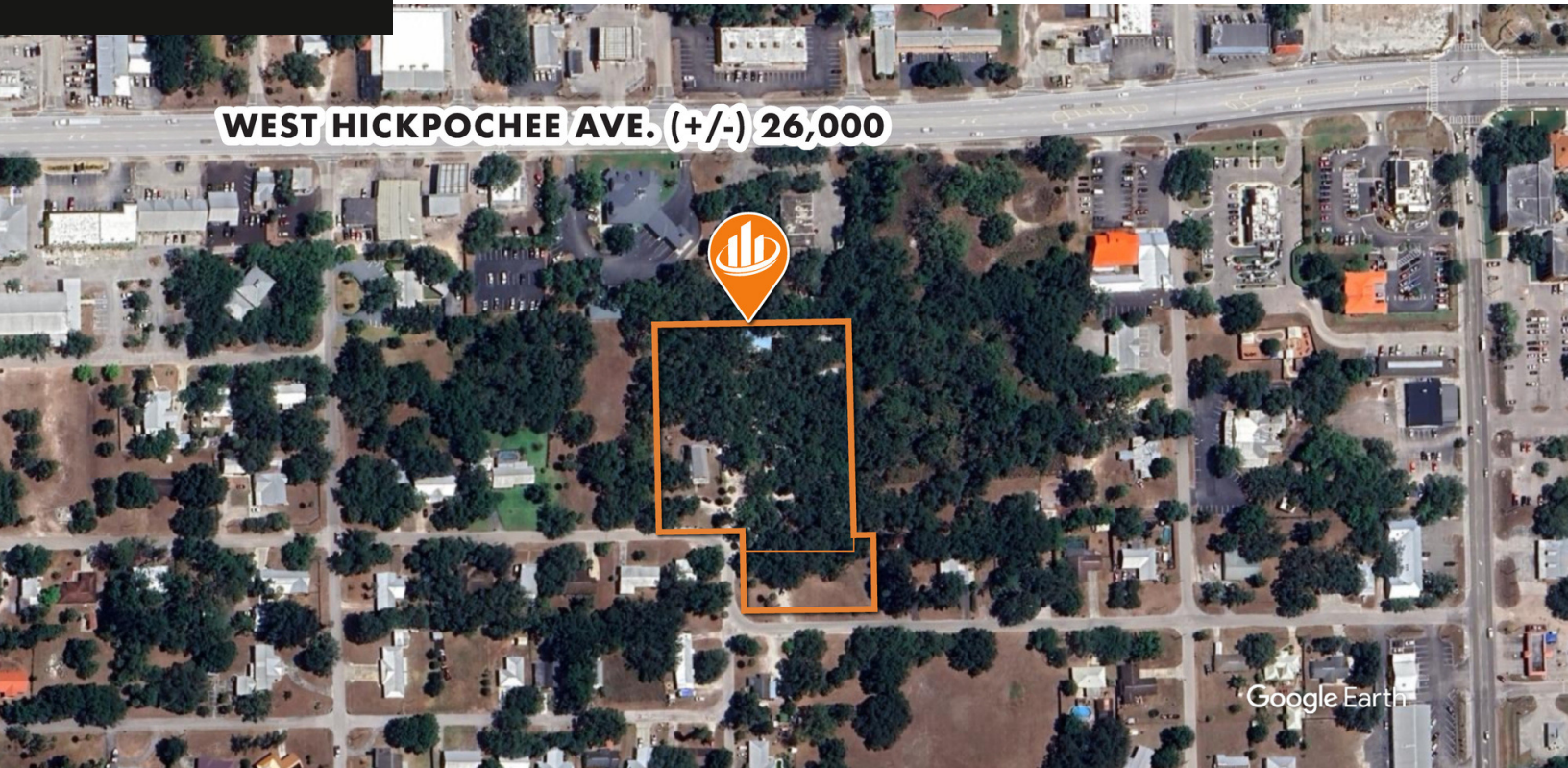




For Sale

LABELLE VACANT LAND

230 Howe Ave & 25 2nd Ave, Labelle, FL 33935



PROPERTY SUMMARY

Discover a versatile commercial opportunity in the heart of LaBelle. Located just off SR-80, 230 Howe Avenue offers excellent accessibility, strong visibility, and proximity to major east-west travel corridors. This well-positioned property sits within a growing trade area, surrounded by established businesses, local services, and residential neighborhoods, making it ideal for a wide range of commercial uses. The site provides ample space for operations, parking, or future expansion, and benefits from convenient access to Downtown LaBelle, the Hendry County Courthouse, and nearby retail centers. Whether you are seeking a headquarters location, a service-based facility, or an investment in a high-growth market, this property delivers both functionality and long-term upside. With LaBelle experiencing continued population and commercial growth, 230 Howe Avenue presents a unique opportunity to secure a strategically placed asset in one of Southwest Florida's most up-and-coming markets.

PROPERTY HIGHLIGHTS

- Lower land costs and minimal congestion make LaBelle an attractive alternative to the tighter, high-cost markets in neighboring counties
- Direct access to the four-lane SR-80 corridor connects LaBelle to Fort Myers, Labelle South, and West Palm Beach, making it a growing commuter-friendly community
- Downtown LaBelle has seen ongoing improvements with updated streetscapes, small business growth, community events, and new investment from local entrepreneurs.
- Residents enjoy easy access to employment hubs in Fort Myers, Lehigh Acres, and Clewiston while benefiting from LaBelle's more relaxed pace of living.

Asking Price

Site Size

Building Size

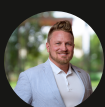
Year Built

CALL FOR DETAILS

4.22 Acres

672 SF

1980



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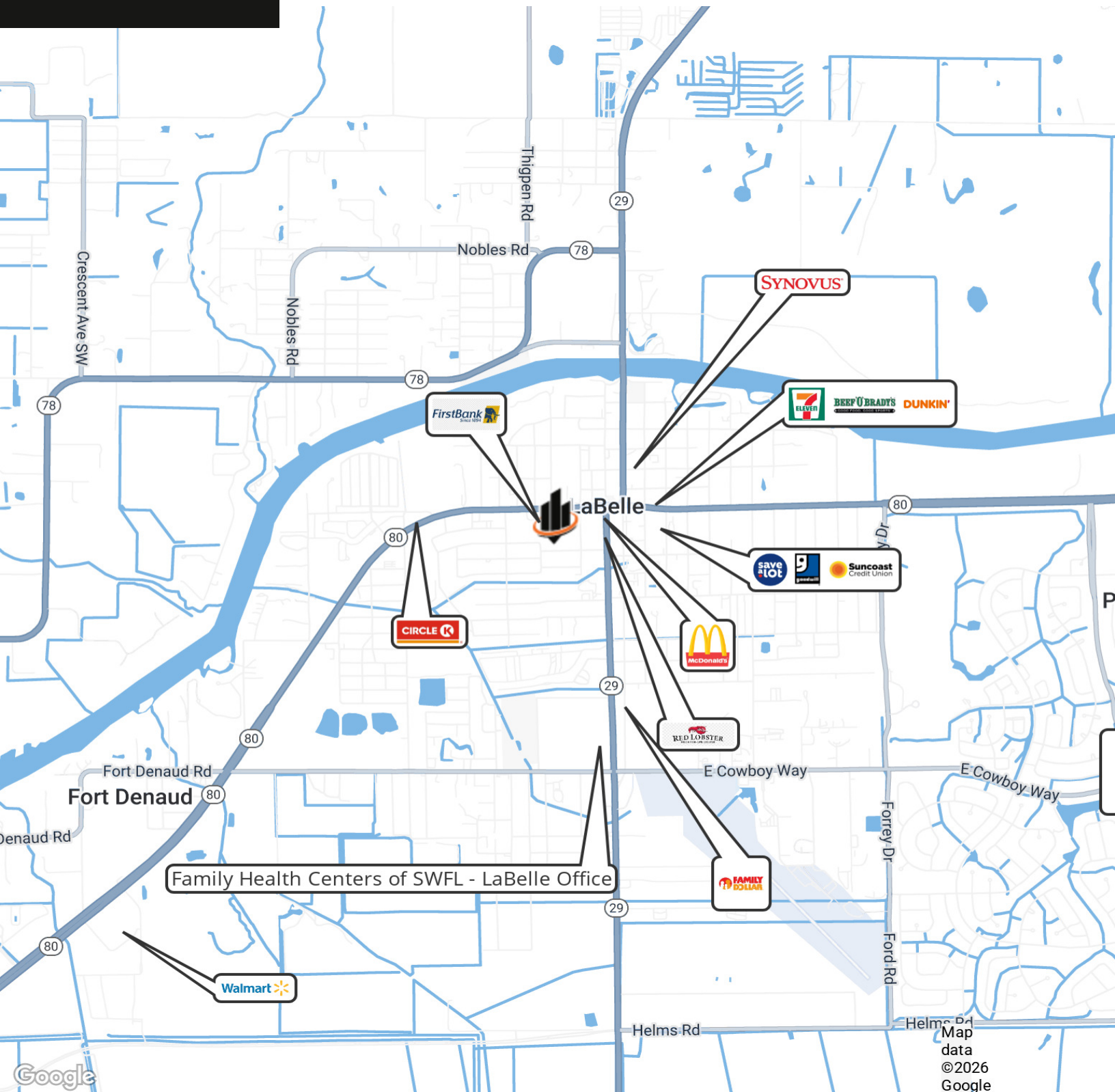




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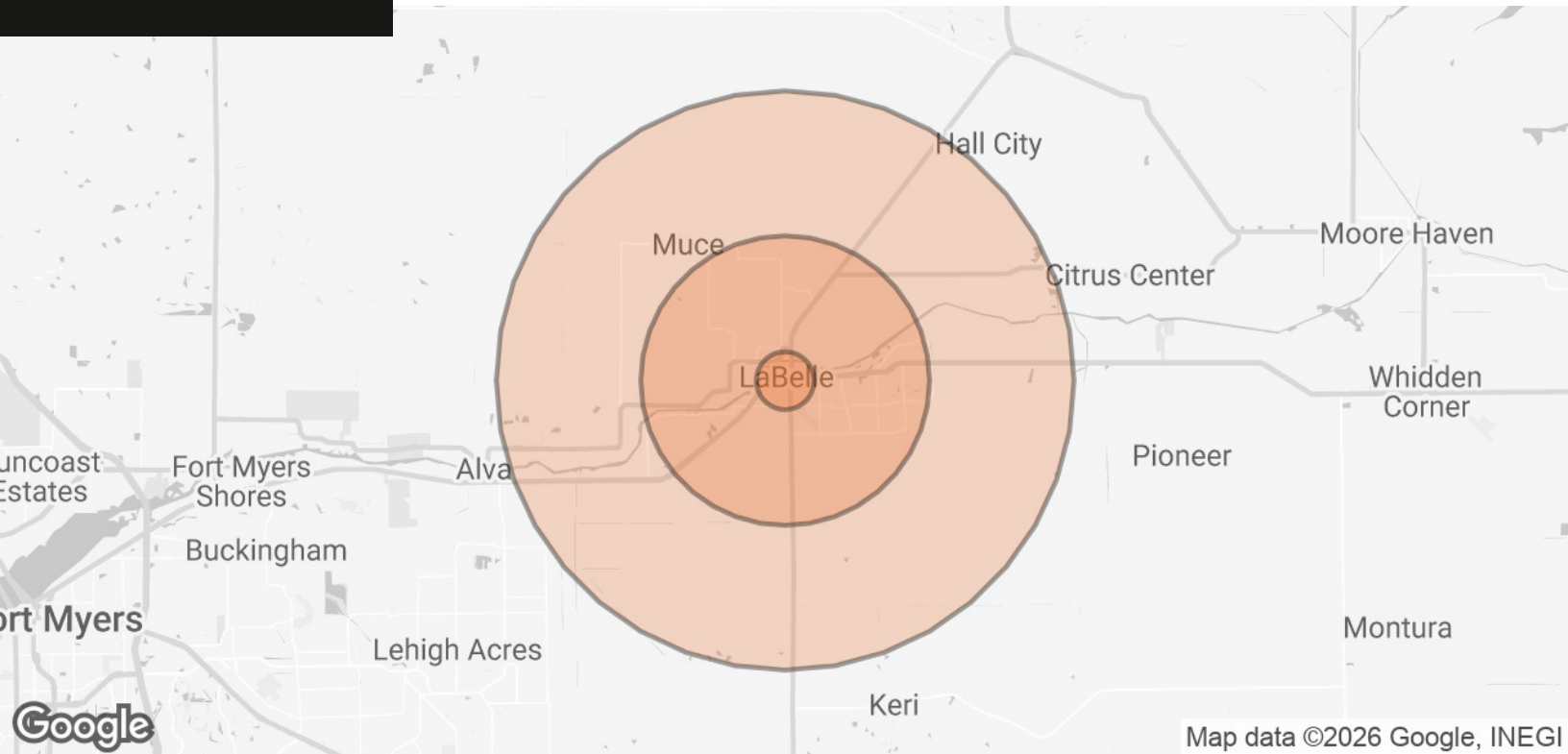




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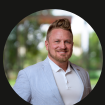
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,555	13,972	21,947
AVERAGE AGE	34.3	36.0	37.8
AVERAGE AGE (MALE)	34.1	35.3	36.7
AVERAGE AGE (FEMALE)	36.5	37.1	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,150	4,837	7,706
# OF PERSONS PER HH	3.1	2.9	2.8
AVERAGE HH INCOME	\$87,674	\$75,337	\$78,435
AVERAGE HOUSE VALUE	\$175,102	\$189,581	\$204,371

2023 American Community Survey (ACS)



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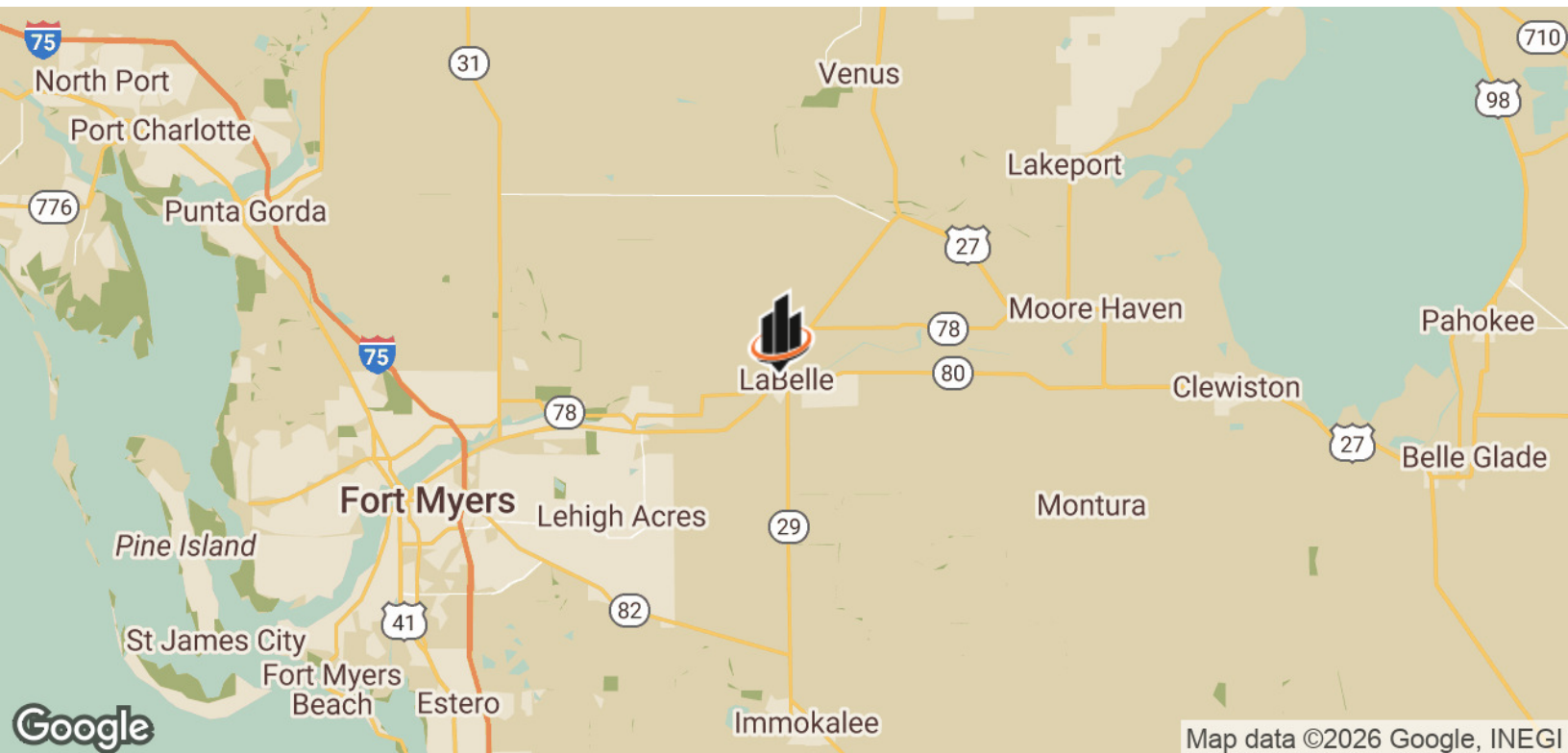
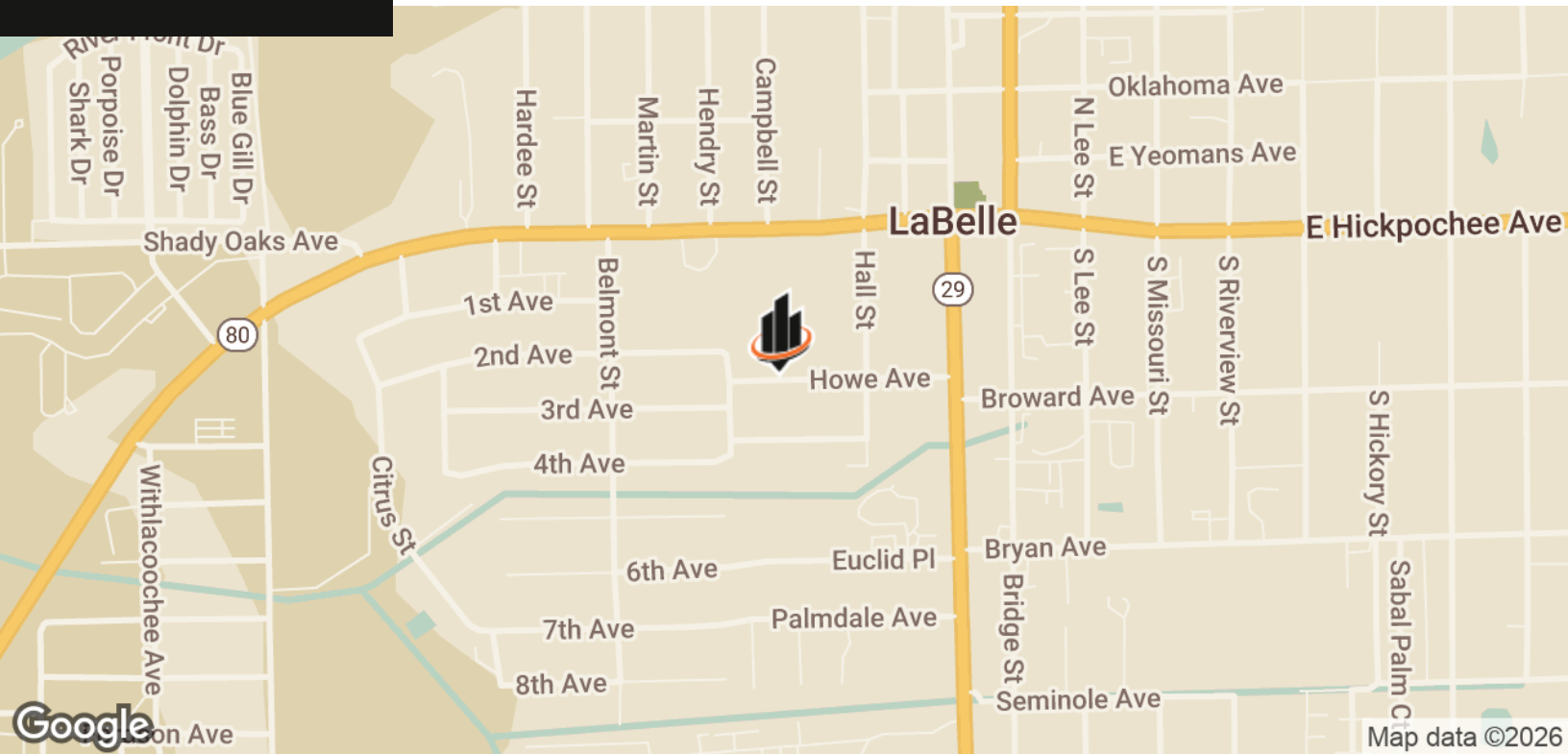




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