

CALOOSA ESTATES

500± ACRE FUTURE RESIDENTIAL DEVELOPMENT OPPORTUNITY

SELLER FINANCING AVAILABLE



OFFERING SUMMARY

Location: 3250 N River Rd.
Labelle, FL 33935

County: Hendry

Property Size: 500.44± Total Acres
Caretaker Residence: 1,920± Sq.Ft.

Zoning: Agricultural 2 (321 Acres);
Rural Residential (179 Acres)

Future Land Use: Agricultural (321 Acres)
Residential Medium Density (179 Acres)

Permits: Consumptive Water Use Permit for
irrigation and Freeze

Estimated Density: 1,011 Homesites

Utilities: Well and Septic

Parcel ID: 1 28 43 02 A00 0001.0000;
1 28 43 01 A00 0028.0000

2020 Taxes: \$18,553.10

Price: **\$15,000,000 | \$30,000 Per Acre**

LSI
COMPANIES

WWW.LSICOMPANIES.COM



CALOOSA ESTATES

LABELLE, FLORIDA

SALES TEAM



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Hunter Ward, CCIM | hward@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 Inc. is pleased to present Caloosa Estates, a 500± acre transitional land opportunity located in Labelle, FL, poised for future residential growth.

Caloosa Estates affords potential buyers the opportunity to purchase producing Florida agricultural land with existing residential development entitlements already in place. The new owner can then continue the existing citrus operations until they are ready to develop the property into future residential home sites.

The current agricultural operation, coupled with the existing residential entitlements, makes this property a great investment opportunity with abundant potential for future appreciation.

Caloosa Grove totals 500.44 gross acres. The property currently operates as Valencia Citrus Grove and is in a transition period to a potential residential community

RESIDENTIAL DEVELOPMENT OPPORTUNITY

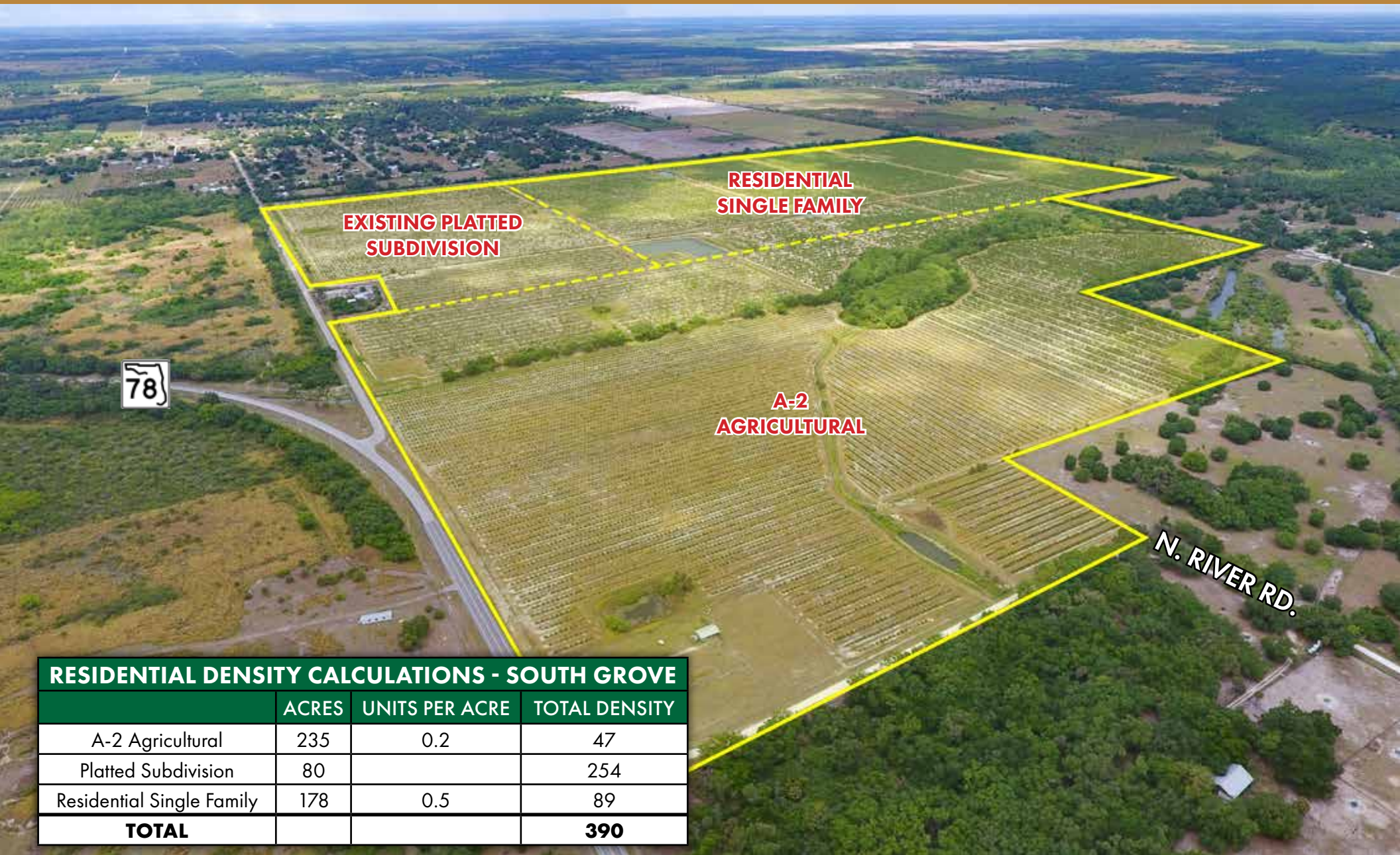
Caloosa Groves is located within the Muse Community of Labelle, FL., a desirable area for homeowners seeking agricultural estates with breathtaking natural views. The area is mainly comprised of small ranches and homesites ranging from 2-20 acres and is an area that caters to homeowners who value privacy and seclusion. While the feeling and atmosphere of Muse are one of old Florida, residents also enjoy the benefits of being minutes from the city of Labelle and only a 20-minute drive from larger cities such as Fort Myers. All these characteristics have made Muse a highly sought-after community for families that desire larger homesites to live and play.

Due to the current zonings and previous platting of Caloosa Groves, residential density is already vested in the properties. Under these zonings and plats, the owner is permitted to build up to 390 homesites across the entire property, of which 254 have already been platted and are set up to allow for Single-family and/or Manufactured housing units. The remaining 136 residential units come from density calcs derived under current zonings.

Currently, the owner is undergoing the zoning process to increase the residential density allowed on the property. Based on the consultant's direction, the owners are seeking a density increase to 1,011 residential home sites. The consultants are well on their way to completing the rezone. A developer would find great demand for this product as the current supply within Muse has been constrained for quite some time now.

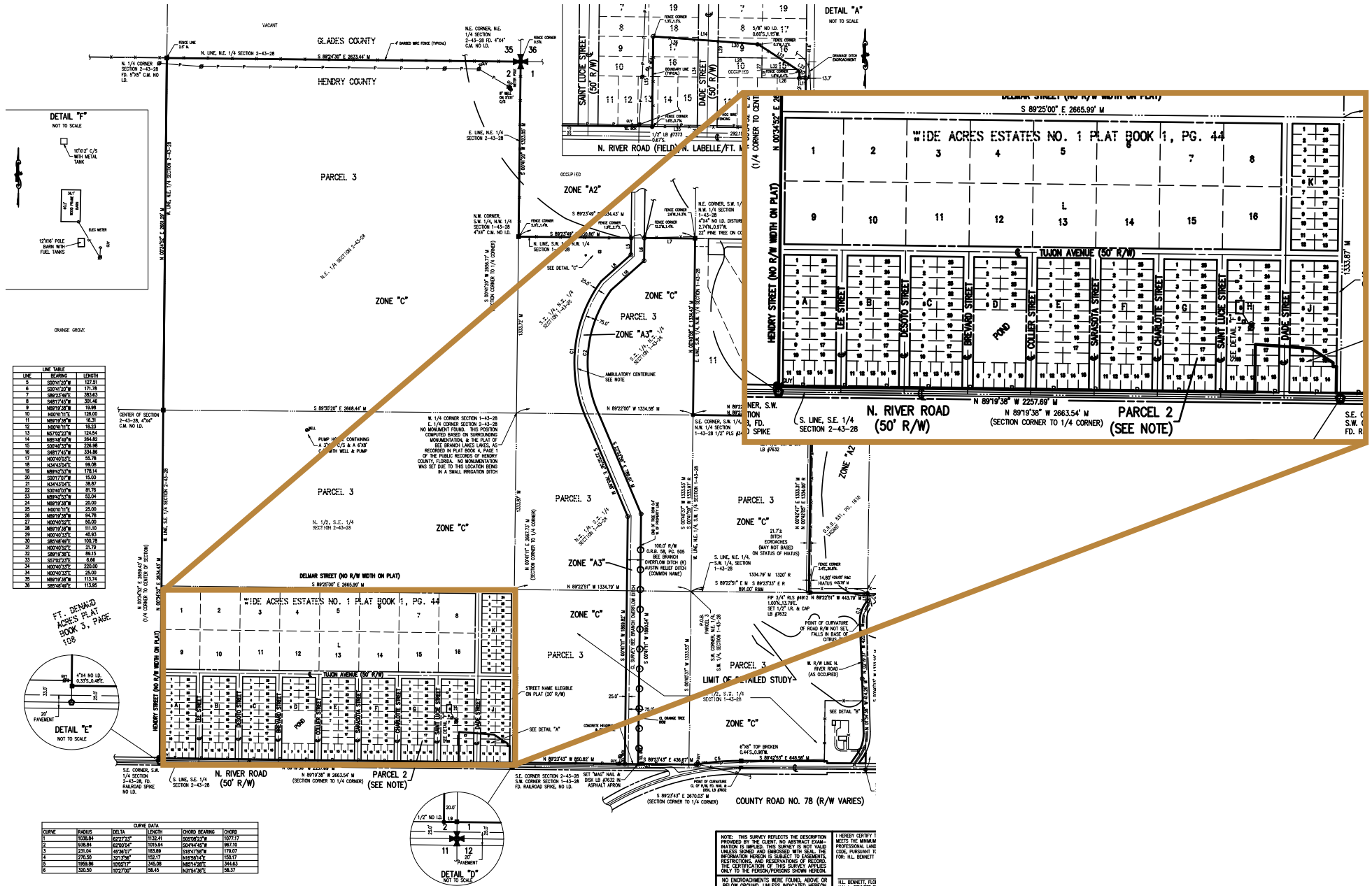


CALOOSA ESTATES CURRENT ZONING AND DENSITY



RESIDENTIAL DENSITY CALCULATIONS - SOUTH GROVE			
	ACRES	UNITS PER ACRE	TOTAL DENSITY
A-2 Agricultural	235	0.2	47
Platted Subdivision	80		254
Residential Single Family	178	0.5	89
TOTAL			390

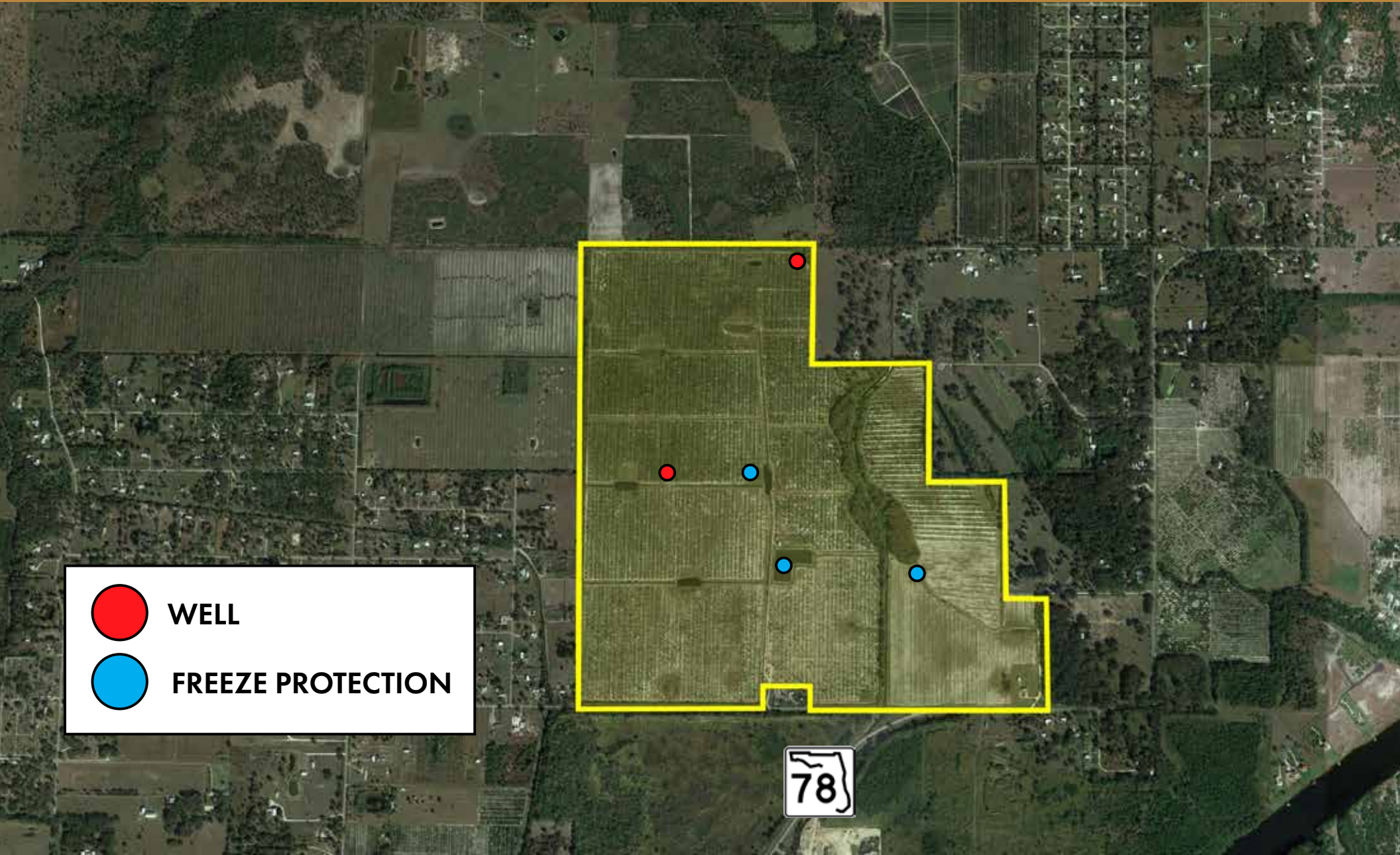
CALOOSA ESTATES PLAT - 254 UNITS



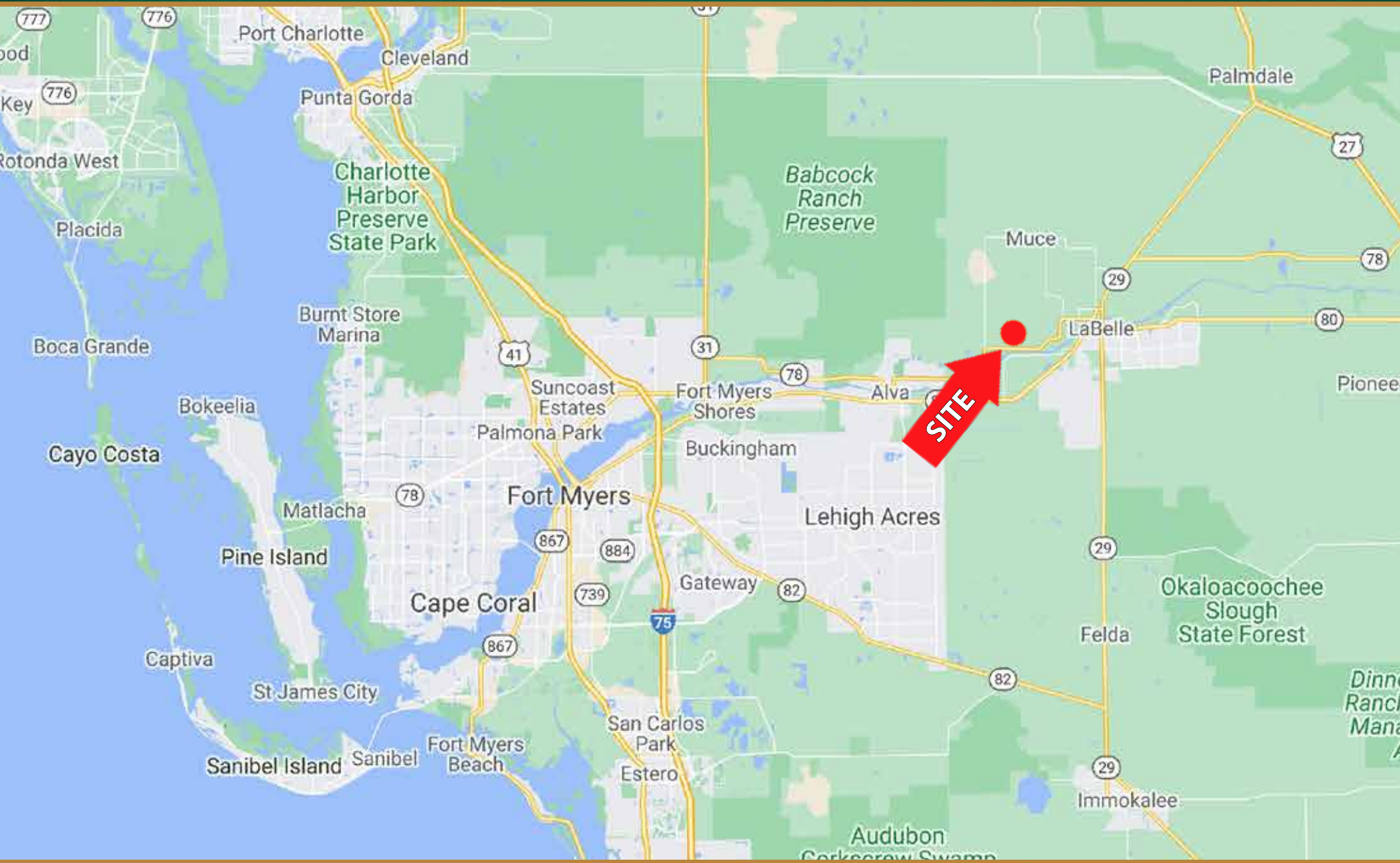
PROPERTY AERIAL



WELL LOCATION MAP



LOCATION MAP



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LSI
COMPANIES

Land Solutions LSI COMMERCIAL Development Solutions

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