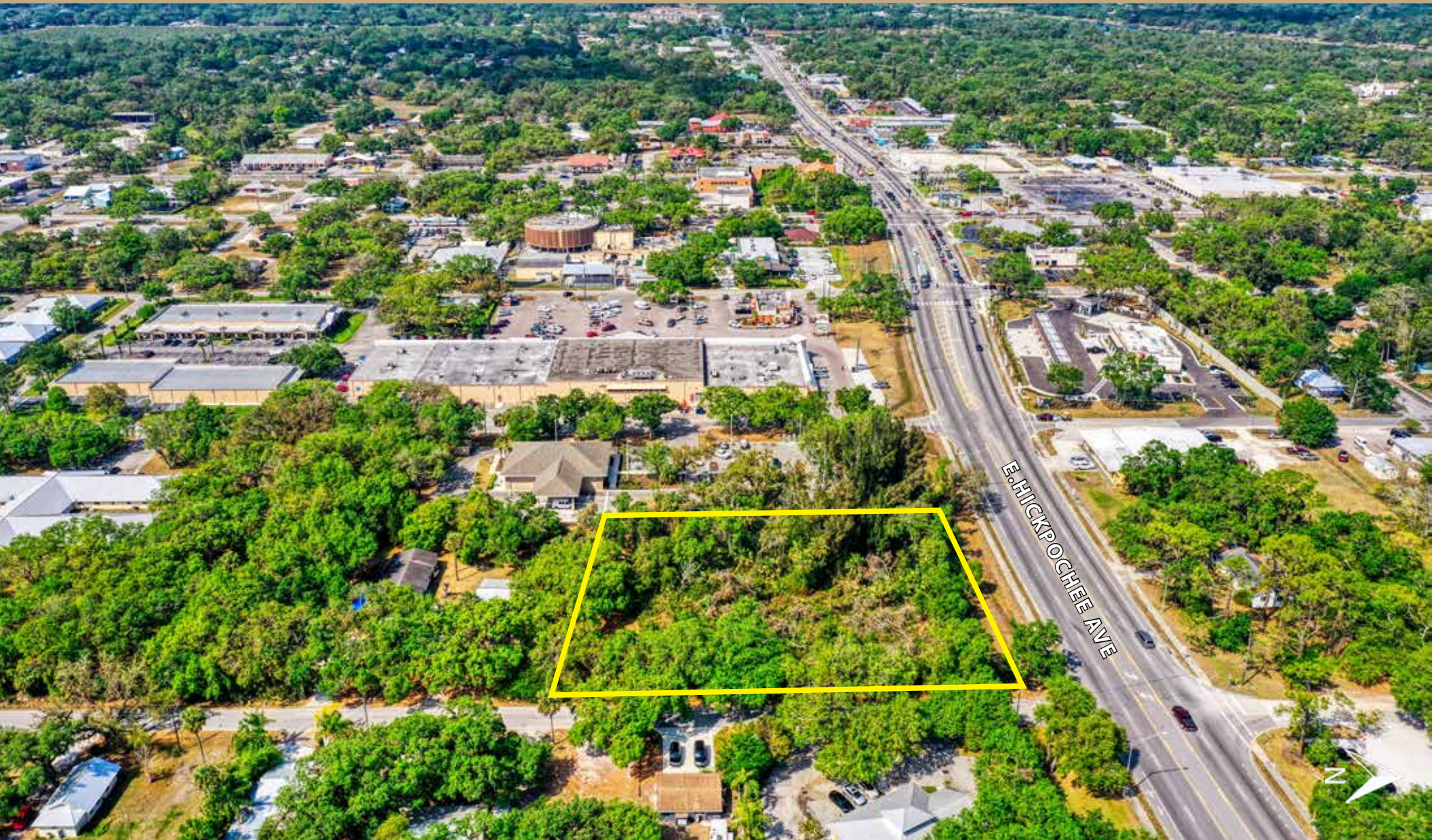


277 E. HICKPOCHEE AVENUE

LABELLE, FL



OFFERING SUMMARY

Property Address: 277 E Hickpochee Avenue
Labelle, FL 33935

County: Hendry

Property Type: Vacant Commercial

Property Size (Acres): 1.01± Acres

Property Size (Sq. Ft.): 44,083± Sq. Ft.

Zoning: B-2 (Business General)

Future Land Use: Commercial

Utilities: Water, sewer, and electricity in close proximity to the site.

STRAP Number: 2 29 43 01 010 0048-001.0

Number of Parcels: 1

2022 Tax Information: \$5,648.27

LIST PRICE

\$624,000 | \$14.16 PSF

LSI
COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Hunter Ward, CCIM
Sales Associate



Alec Burke
Sales Associate



OFFERING PROCESS

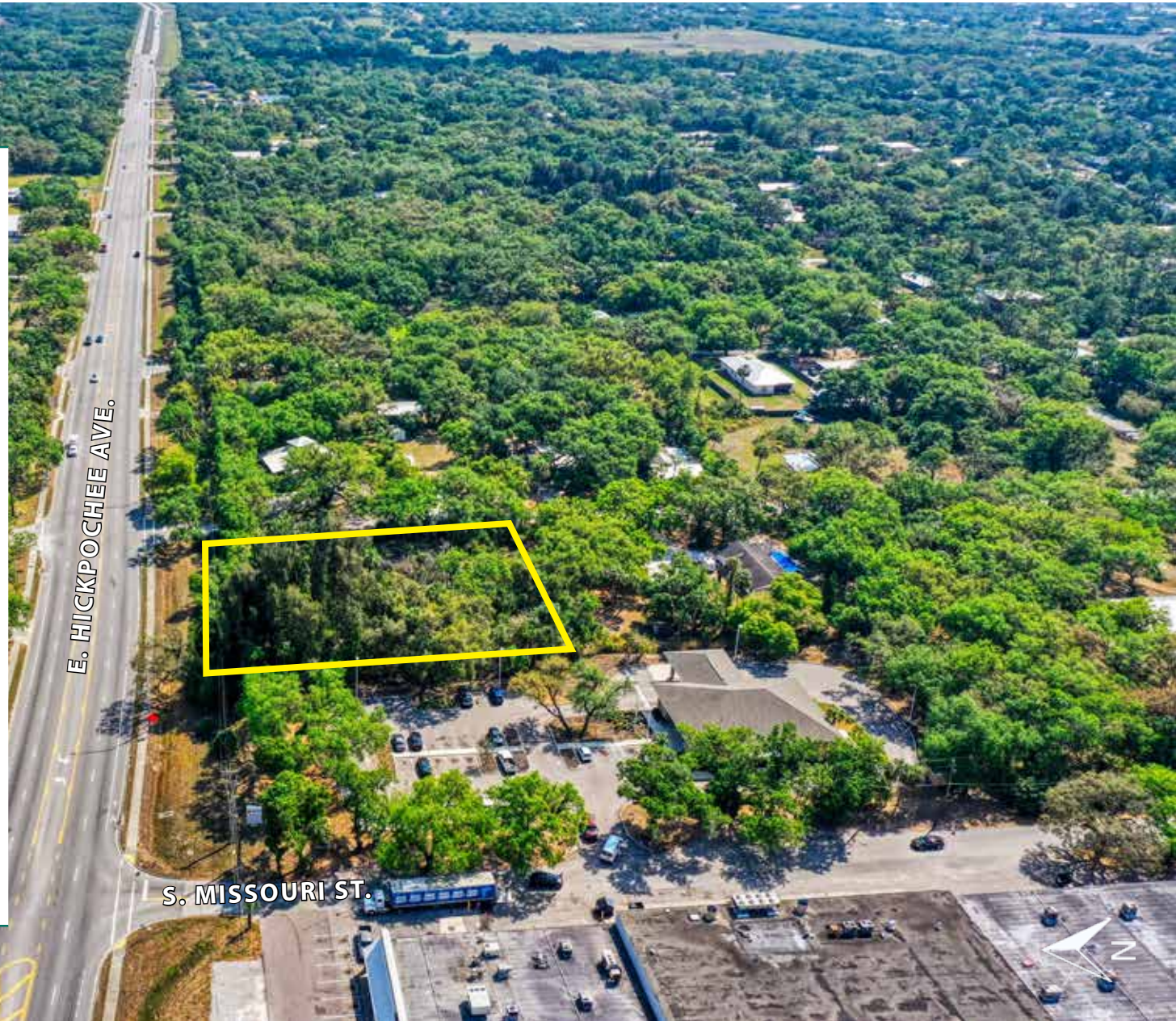
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

aburke@lsicompanies.com | 239.489.4066

WWW.LSICOMPANIES.COM

PROPERTY HIGHLIGHTS

- 1.01± acres of commercial property located at an intersection along highly trafficked State Road 80
- Excellent commercial development opportunity in rapidly growing Labelle, FL
- 210± linear feet of frontage on State Road 80. (SR-80), with strong traffic counts of nearly 15,000 vehicles per day
- Flexible commercial zoning (B-2) allows for a wide variety of uses
- Located in close proximity to major grocery stores, retail centers, and restaurants
- Water, sewer, and electricity are available to the Site
- One of the few remaining vacant commercial parcels left in the area
- Ideal for a commercial end-user looking for an intersection location along Hickpochee Ave. (SR-80)



APPROVED USES

- Cultural Institutions
- Health Care
- Government Offices
- Family or Group Care Home
- City of LaBelle Utilities
- Wireless Communication Antennas
- Indoor Amusement Facilities
- Animal Grooming
- Animal Retail Sales
- Convenience Store
- Gas Pumps
- Financial Institutions
- Alcoholic Beverage Sales Establishment, Off-Premise
- Liquor Store
- Restaurant
- Clubs/Lodges
- Wholesale Bakeries
- Maintenance and Repair Services
- Offices
- Pawnshops
- Personal Services
- Dry Cleaning
- General Retail Sales
- Heavy Equipment Sales
- Lumberyards/Building Supplies Sales
- Car Wash/Detailing
- Tattoo Establishments
- Hotels/Motels

E. HICKPOCHEE AVE.

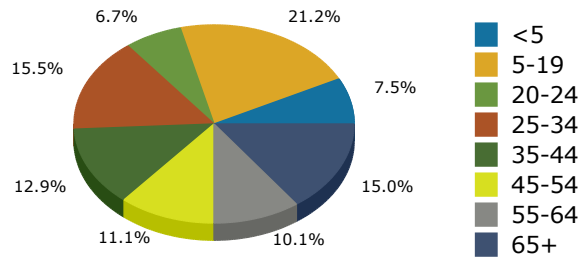
PROPERTY AERIAL



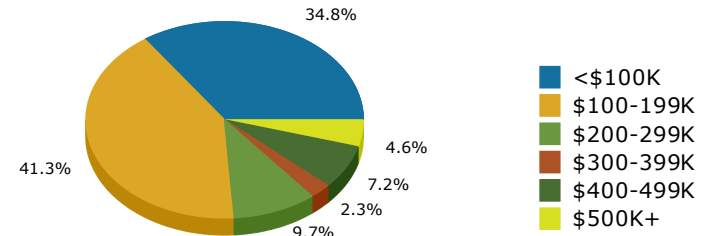
AREA DEMOGRAPHICS

10-MIN RADIUS

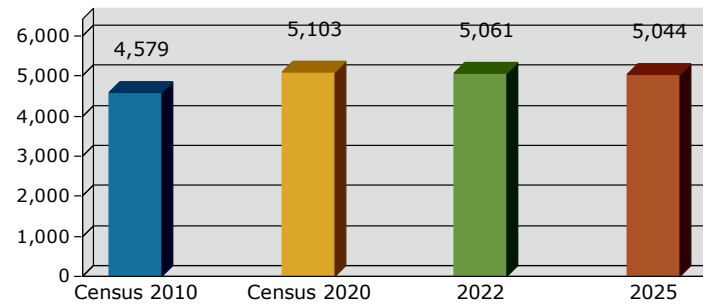
2022 Population by Age



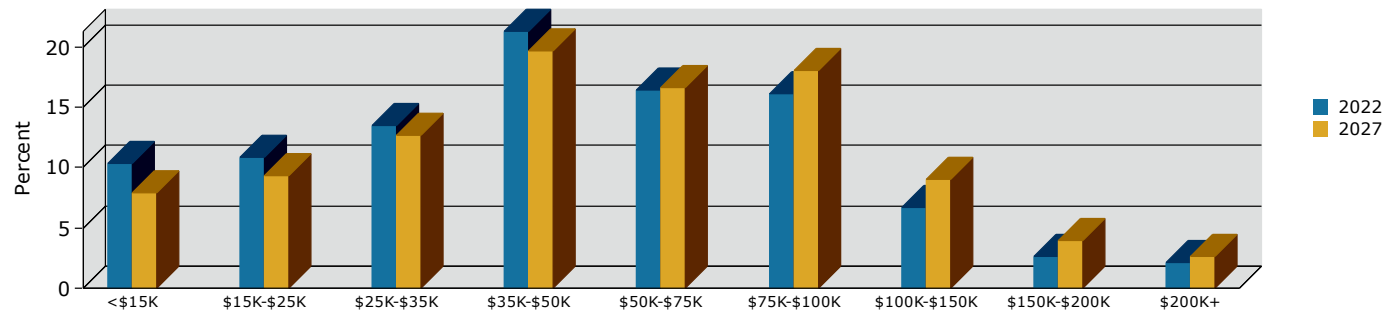
2022 Home Value



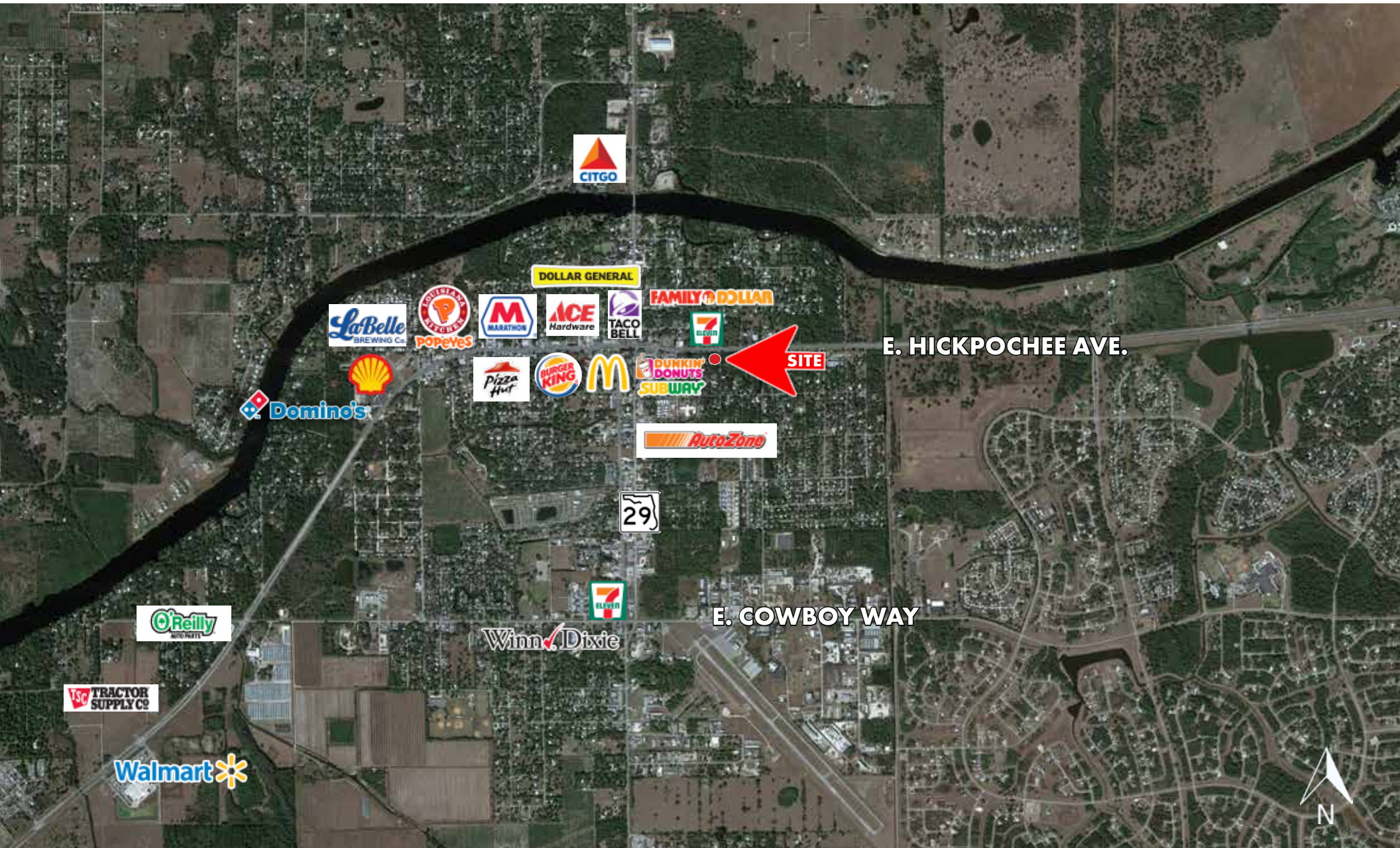
Households



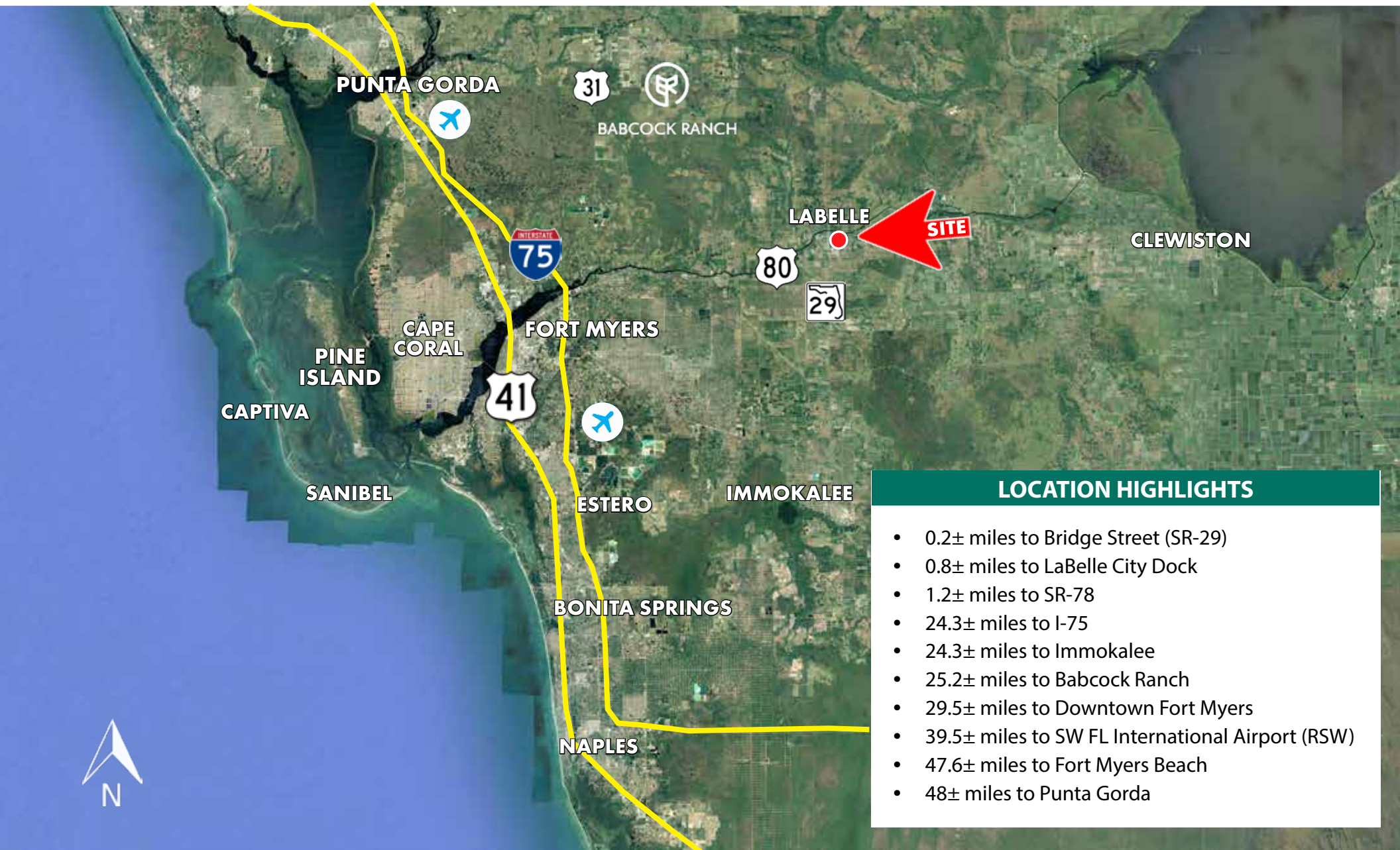
Household Income



AREAS OF INTEREST



LOCATION MAP



LOCATION HIGHLIGHTS
• 0.2± miles to Bridge Street (SR-29)
• 0.8± miles to LaBelle City Dock
• 1.2± miles to SR-78
• 24.3± miles to I-75
• 24.3± miles to Immokalee
• 25.2± miles to Babcock Ranch
• 29.5± miles to Downtown Fort Myers
• 39.5± miles to SW FL International Airport (RSW)
• 47.6± miles to Fort Myers Beach
• 48± miles to Punta Gorda



LSI COMPANIES



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