



LAND

6120 HIGHWAY 27
Clewiston, Florida

For Sale



Offered at
\$65,000 Per Acre

PROPERTY HIGHLIGHTS

- Designated Opportunity Zone with Approved Multi Use Zoning
- **Land is located Directly Across from Florida's Newest Airport**
- Over 1300 Feet Fronting US 27, South Florida's Designated North/South Freight Corridor
- Within 200 Miles of **MIAMI, TAMPA, & ORLANDO** Market Areas
- Fast Access To Most Major Florida Market Areas
- Adjacent To New Weigh Station: Miami Customs Expanding To AIRGLADES

± 294 Acres

**OUTSTANDING OPPORTUNITY FOR DEVELOPERS, MANUFACTURING,
FREIGHT FORWARDERS, PERISHABLES & INDUSTRIAL USERS**

This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from market without notice.

Infinity Commercial Real Estate

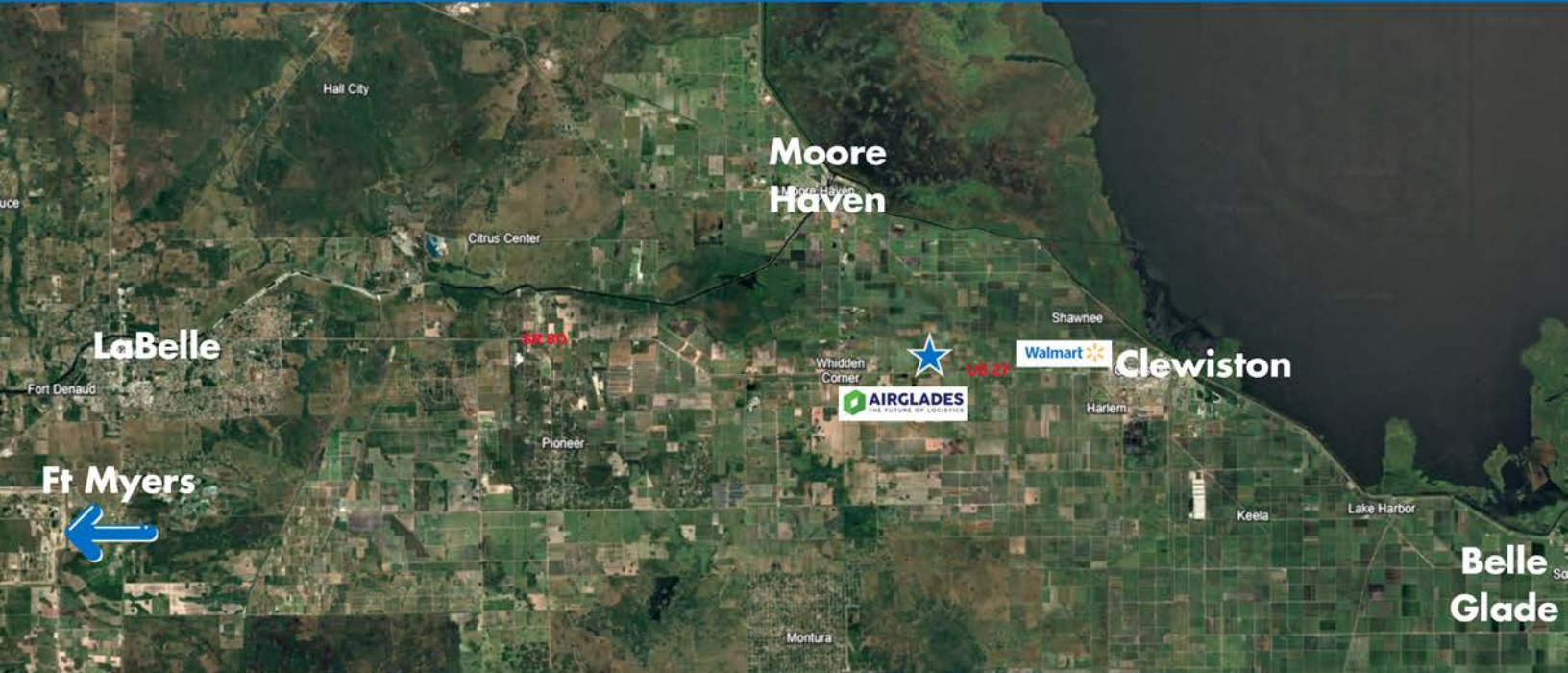
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Sherri D. Beregovoy

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Call Agent : 305-803-3781



- 102 miles to Port of Miami
- 85 miles to Port Everglades
- 78 miles to Port of Palm Beach
- 355 miles to Georgia State Line
- 90 miles to Miami International Airport
- 59 miles to Palm Beach International Airport
- 82 miles to Fort Lauderdale International Airport
- Over 6,000 Trucks Pass This Site Every Day
- Within 150 Miles of Tampa, Orlando, Metros
- Within 100 Miles: Ft. Lauderdale Palm Beach & Miami Metros
- Fronts US 27, FDOT Designated North/South Freight Corridor



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THE REGION IN A SNAPSHOT

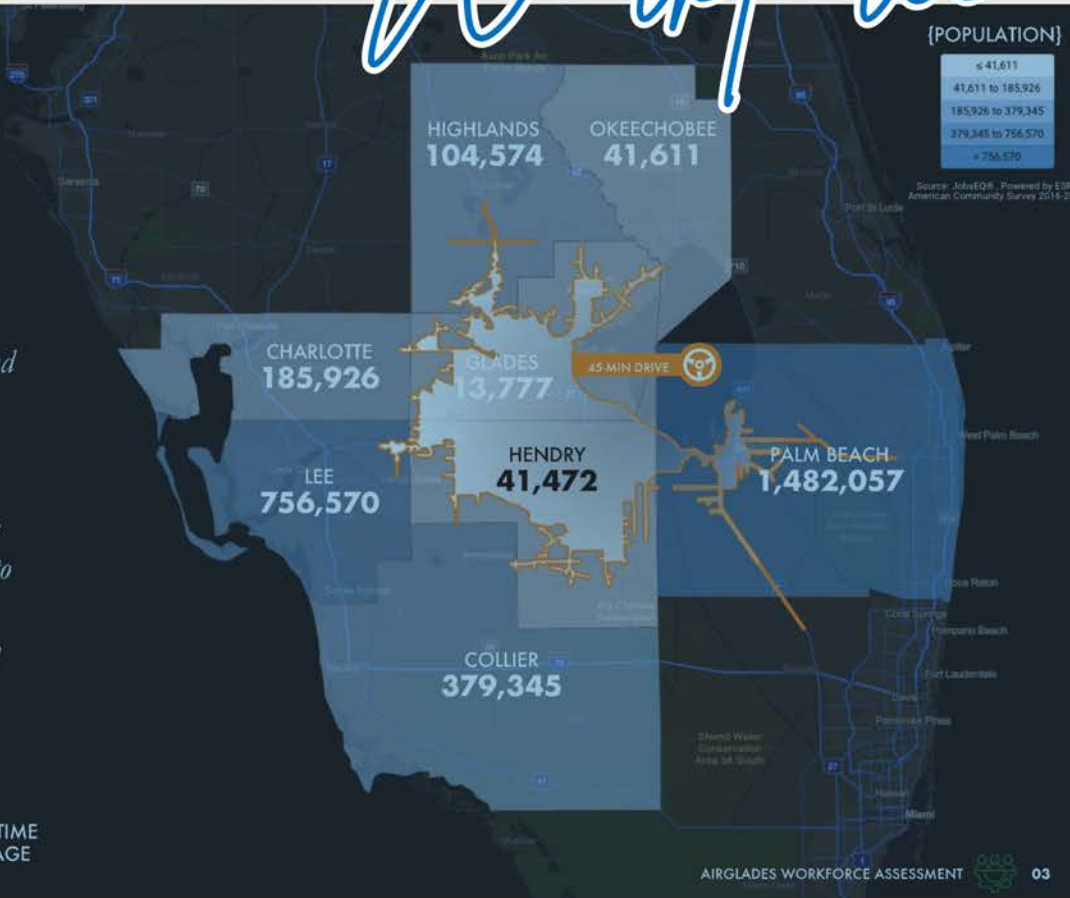
45-MINUTE DRIVE TIME & LABORSHED

The 45-minute drive time indicates a labor draw to employers with wages and benefits equal to or above the region's average annual salary.

The counties within a 45-minute drive time indicates the potential laborshed to employers offering more competitive wages and benefits – often significantly above the region's average salary.

\$48,948
HENDRY COUNTY
AVG. ANNUAL WAGE

\$51,821
45-MINUTE DRIVE TIME
AVG. ANNUAL WAGE



01 CURRENT TALENT

THE REGION'S LABORSHED OFFERS ~3M OR MORE

THE LABORSHED HAS 331.8 PEOPLE PER SQUARE MILE
REFLECTING A HIGH CONCENTRATION POOL OF POTENTIAL EMPLOYEES
FLORIDA (400.5 PPSM) / USA (92.9 PPSM)

1.7% LABORSHED GROWTH RATE
OUTPACING THE NATIONAL AVERAGE

WITH A LOWER COST OF LIVING THROUGHOUT THE REGION
95.8% HENDRY COUNTY | 105.6% FLORIDA
HENDRY COUNTY IS PRIME FOR CONTINUED GROWTH



LABOR FORCE

83,000+
45-MINUTE DRIVE TIME

1.39M+
8-COUNTY LABORSHED



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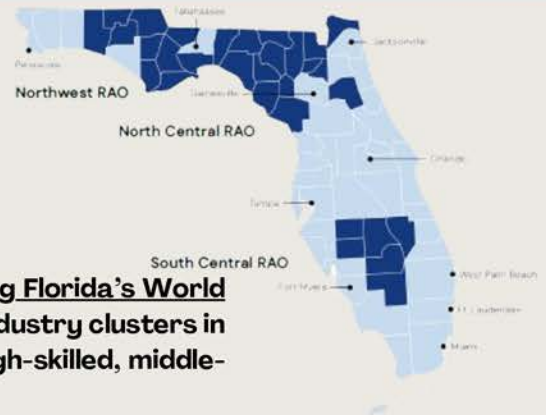
Florida's economic foundations are strong and create a platform for future economic growth. A comparison of the nation's top 10 most populous states demonstrates Florida's outperformance.

- Ranked #1 in GDP growth
- Ranked #2 in per capita GDP growth
- Ranked #1 in personal income growth
- Ranked #1 in disposable personal income growth
- Ranked #2 in unemployment rate
- Ranked #2 in year-over-year job increases
- Ranked #1 in entrepreneurship

Executive Office of the Governor, 2023, October 23; Florida ranks #1 in the nation for entrepreneurship. <https://www.flgov.com/2023/10/23/florida-ranks-1-in-the-nation-for-entrepreneurship/>; U.S. Bureau of Economic Analysis; U.S. Bureau of Labor Statistics; U.S. Census Bureau

FLORIDA RURAL AREAS OF OPPORTUNITY

Florida's Rural Areas of Opportunity (RAO)



The Florida Council of 100 produced an analysis, **Beyond Sunshine: Advancing Florida's World Class Economy for the Next Generation**, which identified high opportunity industry clusters in each region and rural Florida based on their job growth (all jobs including high-skilled, middle-skilled, and "gateway"), wage level, resiliency, regional specialization, talent base, and investment.

Gateway' occupations are proven springboards to economic advancement.

'Gateways' are a diverse set of occupations that have unlocked progressions into Targets': middle- to higher-wage occupations that are good quality by being resilient to automation and accessible based on job experience, not just credentials.

Gateway occupations exist across foundation, asset, and emerging clusters, including cross-sector IT and digital roles, healthcare roles, business and commercial professionals, etc.

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SOUTHWEST FLORIDA

Southwest Florida's pristine natural beauty inspires a growing CleanTech economy, complemented by ongoing investments in life sciences expertise.

- Population: 1.5 million residents
- GDP: \$70 billion
- Employment landscape: 800,000 jobs
- Average per capita income: \$79,000
- Largest cities: Fort Myers

Best Bets

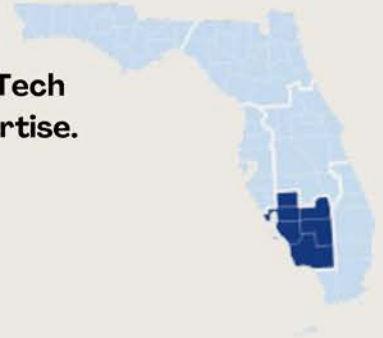
- Distribution & eCommerce: GDP (\$3.1 billion); Direct Jobs (10,200); Economic Multiplier (3.0); High productivity
- Health Services + MedTech
 - Health Services: GDP (\$6.9 billion); Direct Jobs (71,000); Economic Multiplier (2.3); High geographic concentration; High productivity; 2022 Venture Capital (\$32.2 million)
 - MedTech: GDP (\$439.4 million); Direct Jobs (2,400); Economic Multiplier (2.6); High geographic concentration; Positive growth during recessions; 2022 Venture Capital (\$32.2 million)

Emerging Clusters

- CleanTech: GDP (\$496.8 million); Direct Jobs (3,700); Economic Multiplier (2.6); 2022 Venture Capital (\$12.5 million)

Foundations

- Transportation & Logistics: GDP (\$1.9 billion); Direct Jobs (11,400)



Includes the following counties:
Charlotte, Collier, DeSoto, Glades,
Hendry, and Lee.

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RURAL FLORIDA

Composed of three Rural Areas of Opportunity, Rural Florida's historic agricultural roots have broadened into other higher-wage industries focusing on the manufacturing and transportation of goods.

- Population: 1.1 million residents
- GDP: \$32.8 billion
- Employment landscape: 460,000 jobs
- Average per capita income: \$47,000

Best Bets

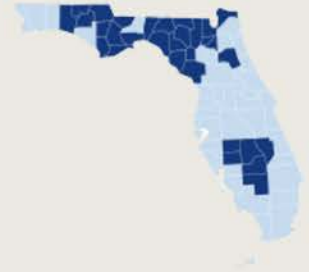
- **Manufacturing: GDP (\$2.6 billion); Direct Jobs (18,400); Economic Multiplier (2.8); High Tradability**
- **Distribution & Logistics**
- **Distribution & eCommerce: GDP (\$1.6 billion); Direct Jobs (16,300); Economic Multiplier (3.0)**
- **Transportation & Logistics: GDP (\$3.1 billion); Direct Jobs (17,800); Economic Multiplier (2.6); High geographic concentration; High Productivity**

Emerging Cluster

- **Agri-business: Value-added agriculture provides new ways for farmers to add value to their products and increase their revenue. Transforming raw agricultural products into finished goods with a higher value diversifies income streams and reduces dependence on a single crop or industry. This approach has helped reinforce regional economies against changing market conditions and created additional jobs in the processing, packaging, and marketing industries.**

Foundations

- **Business Services: GDP (\$815.1 million); Direct Jobs (22,300)**
- **Health Services: GDP (\$2.1 billion); Direct Jobs (28,000)**
- **Hospitality & Tourism: GDP (\$2.1 billion); Direct Jobs (38,900)**



The following counties include areas meeting the statutory definition of being "rural communities": Baker, Bradford, Calhoun, Columbia, Dixie, DeSoto, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Highlands, Holmes, Jackson, Jefferson, Lafayette, Levy, Liberty, Madison, Nassau, Okeechobee, Putnam, Suwannee, Taylor, Union, Wakulla, Walton, and Washington.

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- **USE: GENERAL COMMERCIAL**
- **DISTANCE TO AREA AMENITIES:**
 - **7.9 MILES TO CITY OF CLEWISTON**
 - **25.3 MILES TO CITY OF LABELLE**
- **233.32 ACRES LYING IN HENDRY COUNTY PER SURVEY**
- **60.53 ACRES LYING IN GLADES COUNTY PER SURVEY**
- **PREDOMINANTLY BALL BEARING SAND, NO KNOWN ENVIRONMENTAL IMPACTS OR DESIGNATED WETLANDS**
- **UTILITIES:**
 - **GLADES ELECTRIC: NEARBY SUBSTATION**
 - **SOUTH SHORE WATER SERVICES**
 - **6" NATURAL GAS LINE ON US 27**
 - **CURRENTLY ON SEPTIC, FORCE MAIN IN PROGRESS FROM CLEWISTION TO AIRGLADES**
- **NEARBY RAIL: SOUTH CENTRAL FLORIDA RAILROAD**
 - **CONNECTS TO CSX WEST OF LAKE OKEECHOBEE**
 - **CONNECTS TO FEC EAST OF LAKE OKEECHOBEE**



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