

CALOOSA GROVES

500± ACRE CITRUS GROVE & FUTURE RESIDENTIAL DEVELOPMENT OPPORTUNITY



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

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: \$4,500,000 | \$9,000/Acre

LSI
COMPANIES

WWW.LSICOMPANIES.COM



CALOOSA GROVES

EXECUTIVE 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.

LSI Companies Inc. is pleased to present Caloosa Groves, a 500± acre producing citrus grove located in Labelle, FL.

Caloosa Groves 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 property is comprised of 500.44± acres and has been maintained and are operated to high industry standards with special attention to caretaking and tree resets.

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

CALOOSA GROVES CITRUS OPERATION

Caloosa Grove totals 500.44 gross acres and 415 net tree acres. This grove is 100% Valencia's which has previously averaged fair production numbers (not including stalled operations due to Hurricane Irma). A large portion of this grove has recently been replanted and resets have been occurring as needed. Irrigation comes from two (2) ten (10) inch wells which is dispersed via a micro-jet system.

In addition, three (3) twelve (12) inch wells have recently been installed for freeze protection. The current fruit contract in place at \$2.90-\$3.20 / pound solids which is set to expire in the 2021/2022 crop season.

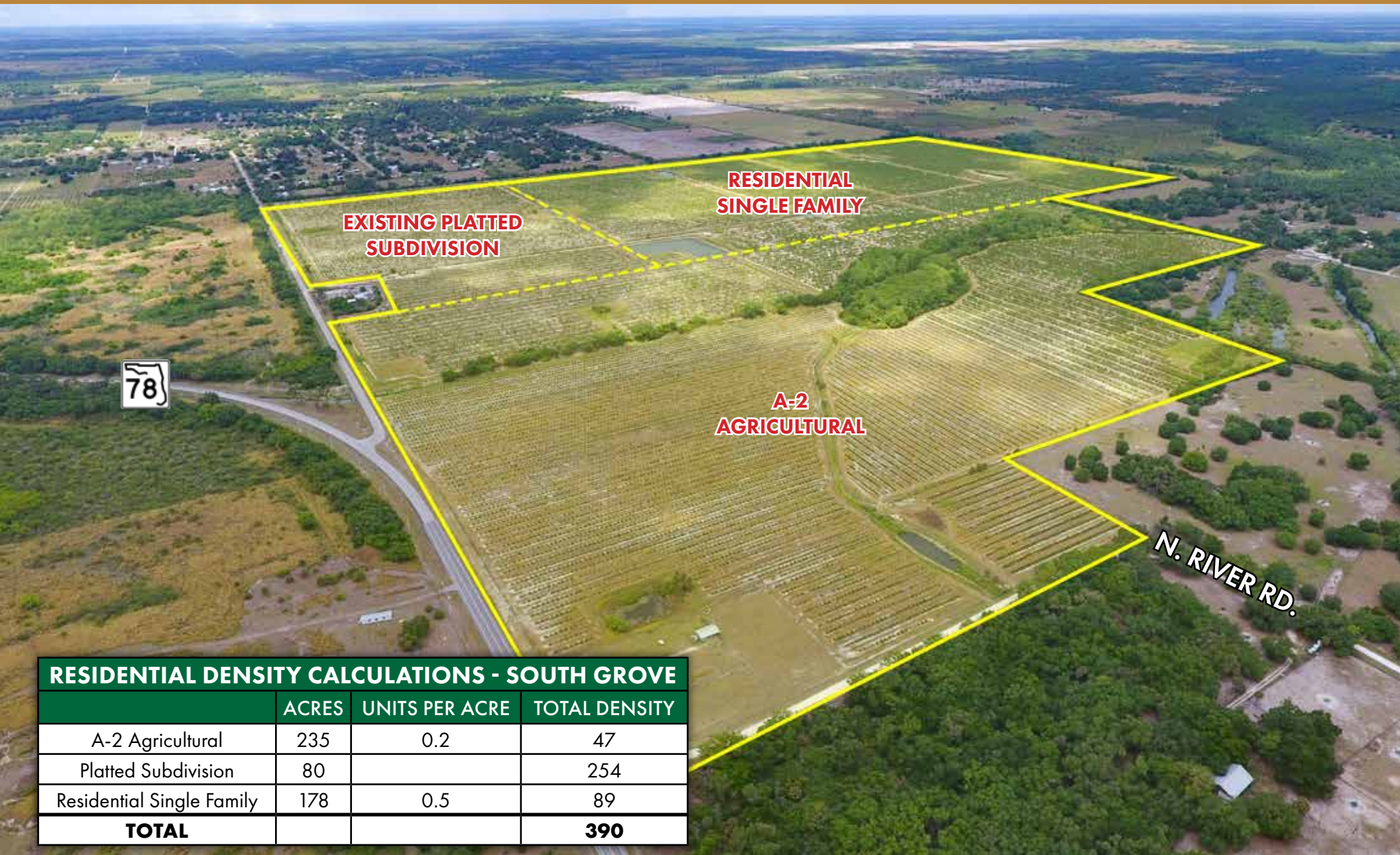
RESIDENTIAL DEVELOPMENT OPPORTUNITY

Caloosa Groves is located within the Muse Community of Labelle, FL., a very desirable area for homeowners seeking agricultural estates with breathtaking natural views. The area is comprised mostly 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 is one of old Florida, residents also enjoy the benefits of being minutes from the city of Labelle and close proximity to larger cities such as Fort Myers, which is roughly a 20-minute drive. All of 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. 254 of these homesites 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. These homesites would be best served by carefully designing lots in the 1-20 acre range that is consistent with the surrounding community. A developer would find great demand for this product as current supply within Muse has been constrained for quite some time now.

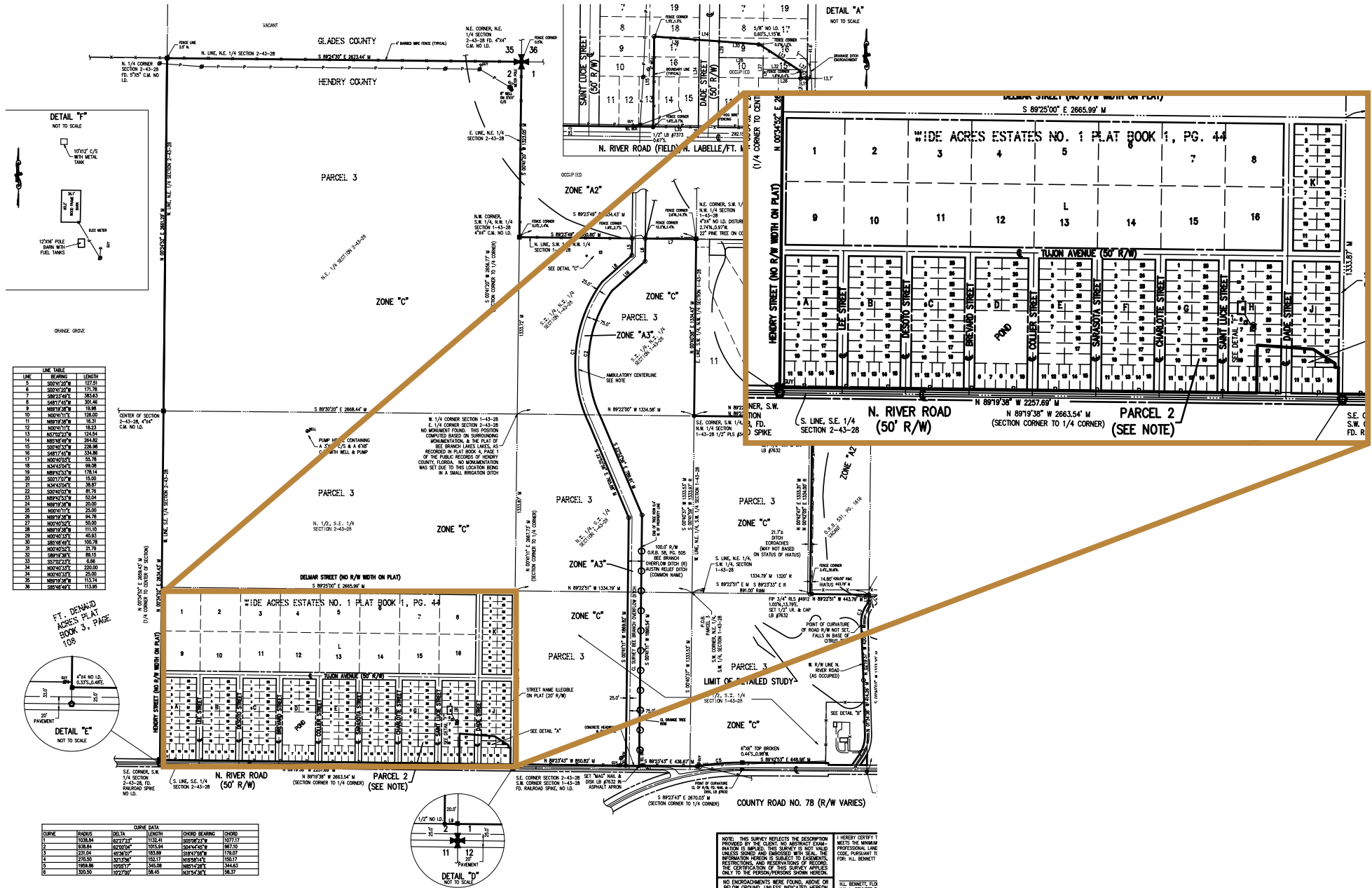
New agricultural estate lots and ranchettes are extremely desirable in this area. A developer with the foresight to design an agricultural community on larger acreages would experience tremendous success in Caloosa Groves.

CALOOSA GROVES



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 GROVES PLAT - 254 UNITS



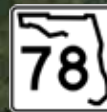
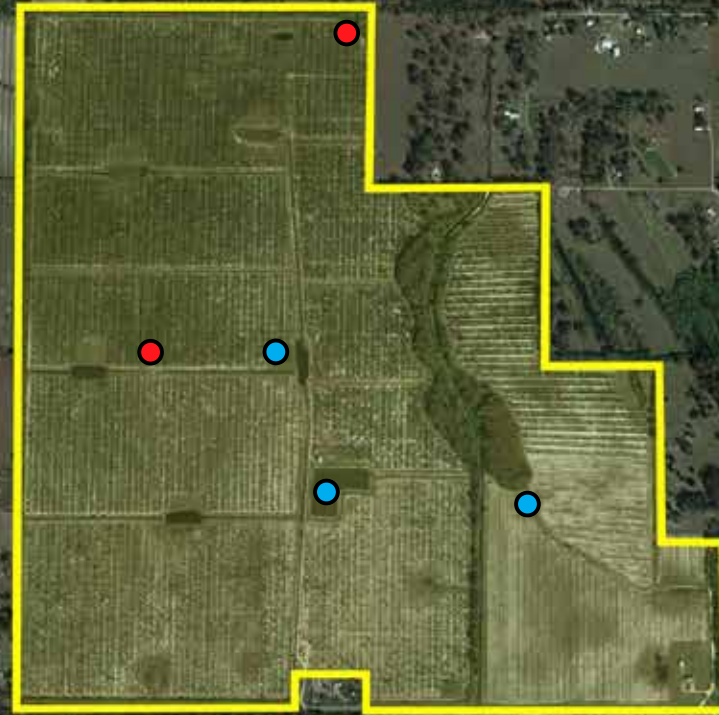
CALOOSA GROVES



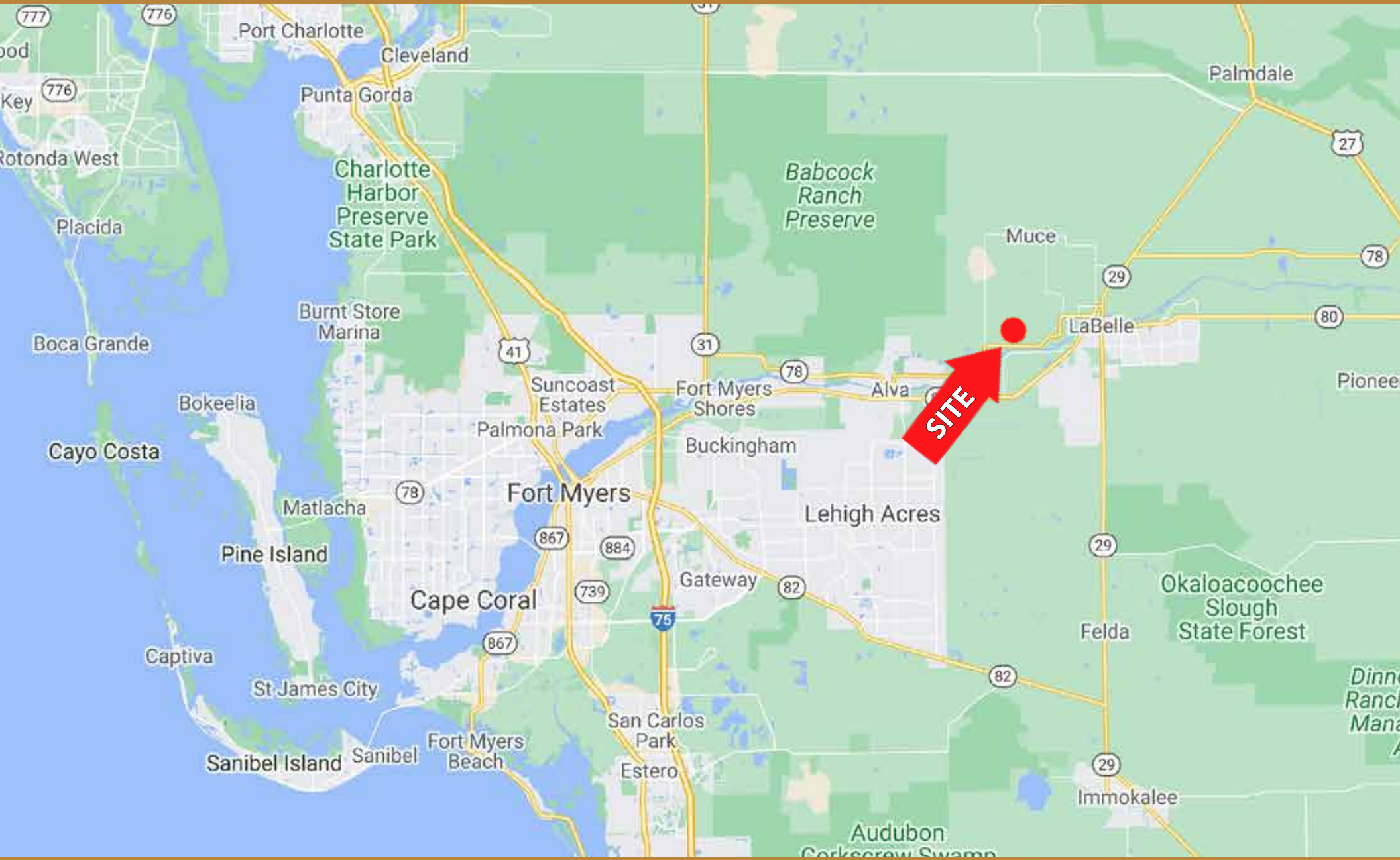
WELL LOCATION MAP

 WELL

 FREEZE PROTECTION



LOCATION MAP



CALOOSA GROVES

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies, Inc. disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Hendry County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

CALOOSA GROVES

500± ACRE CITRUS GROVE & FUTURE RESIDENTIAL DEVELOPMENT OPPORTUNITY

