

For Sale ± 294 Acres  
Designated Opportunity Zone

Approved Multi-use Zoning

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

CLEWISTON, FL

- ◆ **LAND FOR SALE DIRECTLY ACROSS FROM FLORIDA'S NEWEST AIRPORT**
- ◆ FRONTING US 27, FLORIDA'S DESIGNATED NORTH/SOUTH CARGO 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
- ◆ TO BE DELIVERED WITH COMMERCIAL/INDUSTRIAL ZONING
- ◆ UTILITIES AVAILABLE TO SITE, NEARBY CITY OF CLEWISTON AMENITIES & RAIL
- ◆ ACROSS HIGHWAY FROM FLORIDA'S NEWEST PERISHABLES AND CARGO AIRPORT!



*Exclusively Listed By:*  
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*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.*



- ◆ 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, DOT Designated North/South Freight Corridor

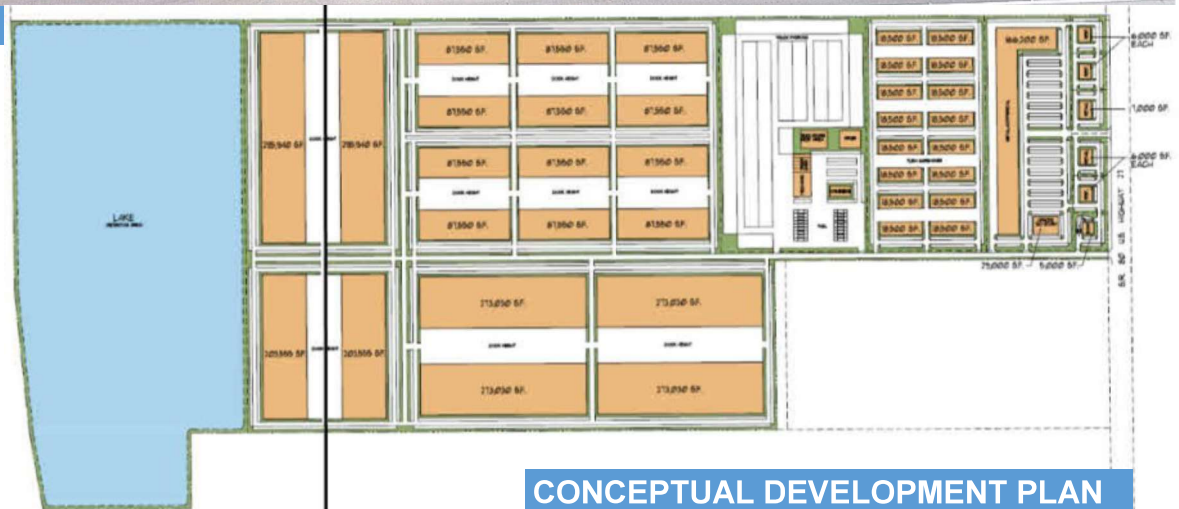


Population Summary	100 Miles	150 Miles	200 Miles
2018 Total Population	8,934,095	15,573,804	17,258,685
2023 Total Population	9,521,819	16,736,202	18,550,588



## EXISTING CONDITIONS

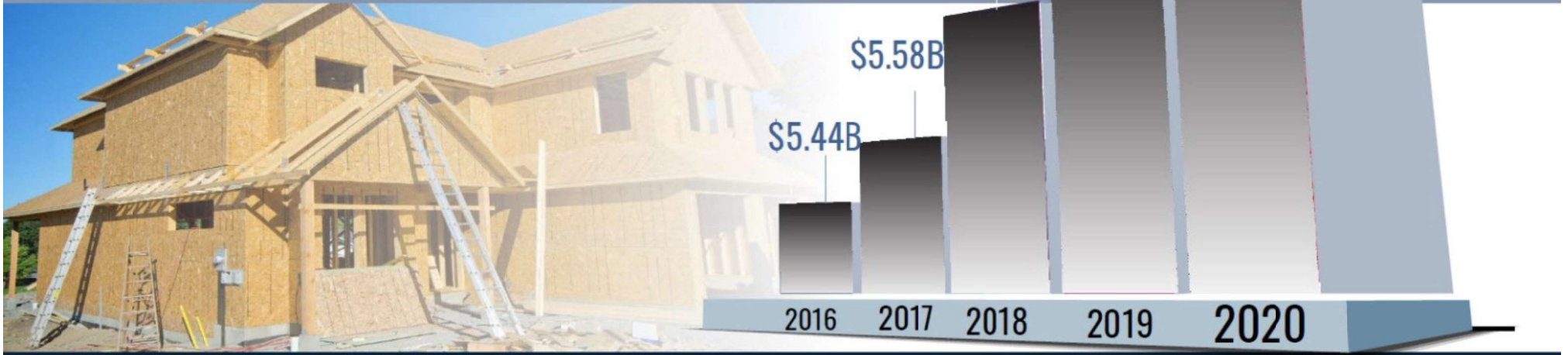
- ◆ USE: GENERAL COMMERCIAL
- ◆ DISTANCE TO AREA AMENITIES:  
7.9 MILES TO CITY OF CLEWISTON  
25.3 MILES TO CITY OF LABELLE
- ◆ 233.32 ACRES LYING IN HENDRY COUNTY PER SURVEY
- ◆ 60.53 ACRES LYING IN GLADES COUNTY PER SURVEY
- ◆ PREDOMINANTLY BALL BEARING SAND, NO KNOWN ENVIRONMENTAL IMPACTS OR DESIGNATED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



## CONCEPTUAL DEVELOPMENT PLAN

## 2020 HENDRY COUNTY MARKET VALUE

# \$6.45 BILLION



Assessment Roll Year	2016	2017	2018	2019	2020
Hendry County Market Value	\$5.44B	\$5.58B	\$5.89B	\$6.07B	\$6.45B
Hendry County Taxable Value	\$1.84B	\$1.91B	\$2.09B	\$2.19B	\$2.42B
New Construction	\$7.44M	\$22.6M	\$26.3M	\$38.8M	\$52.7M
New Homes Built (as of January 1)	57	110	143	222	301
Median Home Price (as of January 1)	\$96K	\$115K	\$108K	\$140K	\$165K
Real Estate Parcels	35,564	35,558	35,496	35,472	35,534
Tangible Personal Property Accounts	1,632	1,646	1,631	1,628	1,641

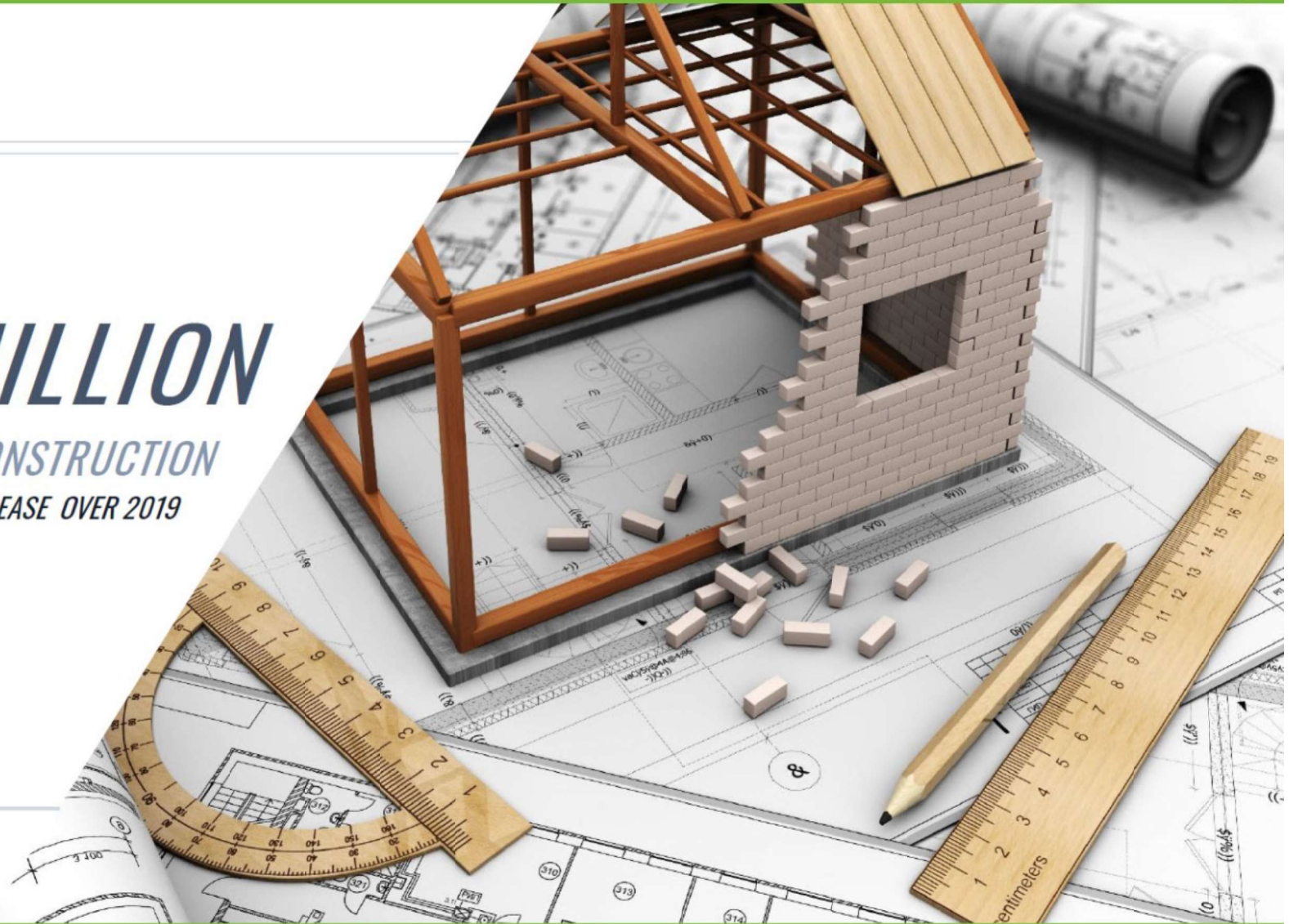
\*Data from 2020 Final

# *NEW CONSTRUCTION*

***\$52.7 MILLION***

*IN NEW CONSTRUCTION*

*35.8% INCREASE OVER 2019*

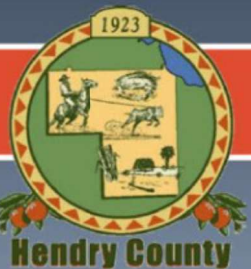


# *COMMERCIAL MARKET VALUE FOR 2020*

# *\$327.3 MILLION*

*COMMERCIAL MARKET VALUE*

*9.2% INCREASE OVER 2019*



# HENDRY COUNTY AT A GLANCE



Population  
**40,732\***



Real Estate  
Parcels  
**35,534**



TPP  
Accounts  
**1,641**



Median Household  
Income  
**\$40,820\***



Veteran Population  
**2,118\***



Median Age  
**34\***



Homestead  
Exemptions  
**6,315**



Registered  
Voters  
**19,540** \*U.S. Census Bureau

## QUICKSTATS

### Parcel Counts

Vacant Residential	16,858
Single Family	6,101
Mobile Home	4,383
Condominium	200
Multi-Family	370
Vacant Commercial	267
Commercial	629
Vacant Industrial	69
Industrial	187
Agricultural	2,990
Institutional	226
Government	1,628
Vacant With Miscellaneous	1,199
Other	427

