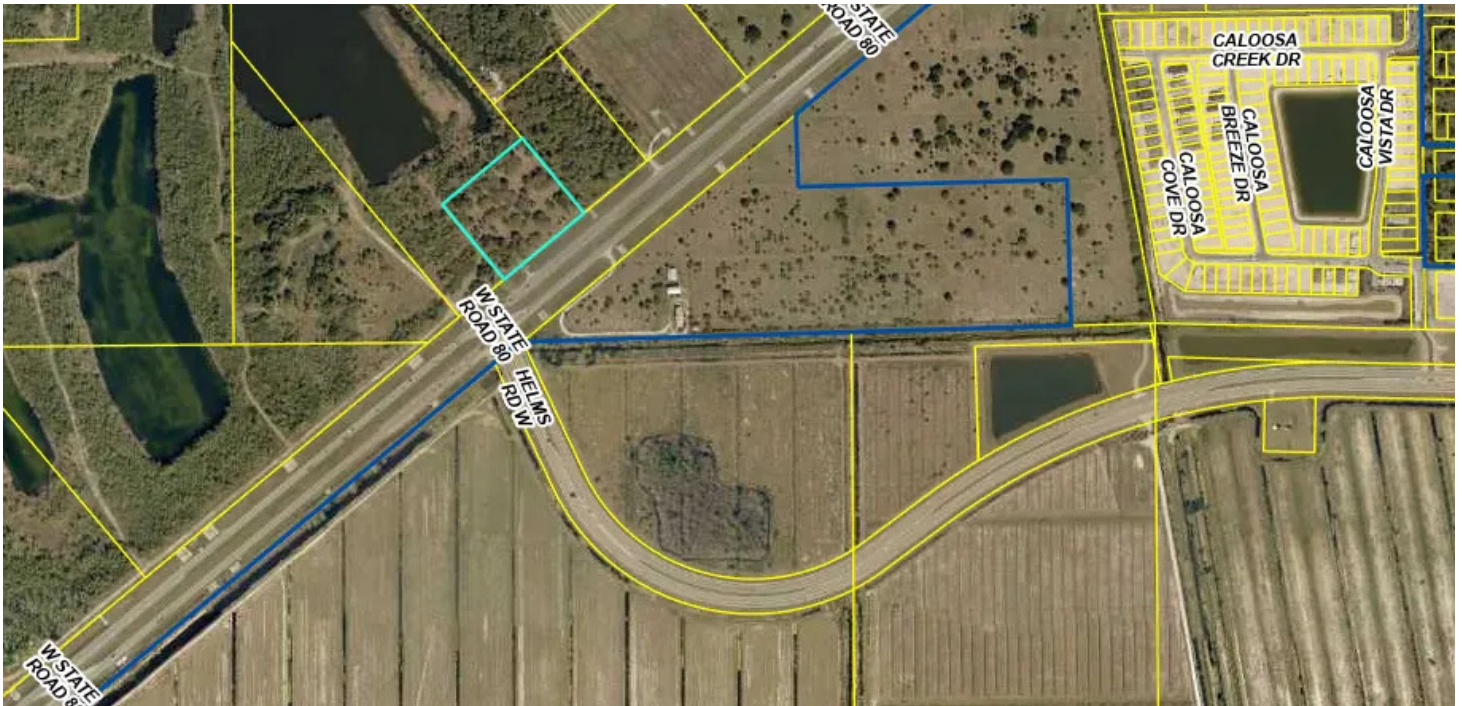


Sale

4+ Acres with Approved PUD

2490 W State Rd 80 LaBelle, FL 33935



PROPERTY DESCRIPTION

4.32 Acre with 448' frontage on SR 80 with 23,000 traffic count, at the NE quadrant of Helms and SR 80 intersection. Approved PUD (Planned Unit Development) with various allowable commercial uses is in place. Allowable uses are Office, Retail, Hotels and all vehicle-related uses such as Car Wash, Fuel Station, Auto-Repair, etc.

PROPERTY HIGHLIGHTS

- \$1,500,000 at \$347,200/acre or \$797/Sf
- 448' (frontage)X421'
- NE quadrant of SR 80 and Helms Rd intersection
- Zoned Approved PUD
- Allowable uses are Offices, Retail, Hotels, Vehicle Related
- Traffic Count: 23,000 AADT

OFFERING SUMMARY

Sale Price:	\$1,500,000
\$/Acre: \$347,200	\$/Sf: \$797
Lot Size:	4.32 Acres
PID:	1-28-43-13-A00-0044.0200

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	51	187
Total Population	35	135	504
Average HH Income	\$78,492	\$72,807	\$73,059

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