
$3,500,000
ACREAGE
9930 State Road 80
9930 State Road 80, Moore Haven, Florida, 33471, United States
FGCMLS

Property Details

Type	**Acreage**
MLS #	**2025002524**
View	**Trees Woods**
Lot size	**55.48 acres**
Neighborhood	**GC01 - Glades County**
Subdivision	**NOT APPLICABLE**

Description

OPPORTUNITY ZONE | 55.48± ACRES | HIGH-UPSIDE LAND PLAY WITH ENTITLEMENT HISTORY Rare chance to secure a large-scale acreage position along the SR 80 growth corridor in Glades County—strategically located between LaBelle and Clewiston, with direct access and strong long-term development trajectory. This 55.48± acre tract offers immediate investor appeal with a documented history of permitted mining activity, including approximately 22 acres previously approved for excavation. While the prior ERP has expired, the groundwork has already been laid—extensive due diligence materials are available, including engineering plans, soil borings, monitoring data, and prior permit documentation. For experienced operators and developers, this represents a significant head start in the entitlement process. The property is rich in natural materials historically identified on-site, including lime rock, shell, and sand, offering potential value through resource extraction (subject to approvals). Beyond mining, this site is a true multi-strategy asset—ideal for land banking, agricultural use, mitigation, or future development as demand continues pushing east from the Fort Myers market. Located within a federally designated Opportunity Zone, this property may offer substantial tax advantages for qualified investors, making it especially attractive for long-term hold or phased development strategies. No existing structures or improvements—providing a blank canvas for execution. Key Highlights: * 55.48± acres with direct SR 80 access * Prior 22± acre mining footprint (expired ERP) * Opportunity Zone designation * Extensive due diligence package available * Multiple potential use paths (subject to approvals) * Positioned in path of regional growth Opportunities of this size, location, and flexibility are increasingly scarce. Buyers to conduct all due diligence and verify allowable uses, permitting requirements, and development potential.