

COMMERCIAL

W State Road 80

W State Road 80, Labelle, Florida, 33935, United States

Property Details

Type	**Commercial**
MLS #	**225014035**
View	**Partial Buildings, Trees Woods**
Lot size	**12 acres**
Neighborhood	**HD01 - Hendry County**
Subdivision	**LABELLE**

Description

EXPLOSIVE GROWTH LABELLE W SR 80 CORRIDOR FRONTAGE LOCATED IN BETWEEN WALMART AND O'REILLY AUTO PARTS STORE. Close proximity to Helms Road Extension, new LaBelle High School (under construction), Tractor Supply, and stop light at SR 80 W and Cowboy Way (east)/Fort Denaud Road (west). 12+/- acres with approximately 1,100+/- feet of frontage. Seller may split this property into retail/professional space/medical sites on W SR 80. Property currently zoned Agricultural for low-low taxes (2025 taxes were $92.84) with that use continuing even after annexation until development takes place (if pasture use continues). Seller will work with new Buyer on obtaining a Planned Unit Development. This property can be annexed into the City of LaBelle for access to utilities for your project. LaBelle is centrally located on SR 80 (Fort Myers/Cape Coral evacuation route) which is crossed in downtown by SR 29 (Naples/Collier County evacuation route). This property is only 30 minutes from downtown Fort Myers and 18 miles from I-75; 2+/- hours from Miami; 3+/- hours from Orlando. 30 miles east of this site is Airglades Airport site in Clewiston, which is already on the way to becoming the new inland port for produce, flowers, and other items from South America.