

“INVESTOR’S DREAM”

50+ ACRES

FRONTAGE ON SR 80 & RIVER!

\$1,250,000

(\$25,000 p/ac)

(\$0.57 p/sq. ft.)



A DEVELOPER COULD NOT ASK FOR MORE! Located next to Port LaBelle condos and villas and just west of Port LaBelle Inn, this unique property has over 400 feet on 4-laned State Road 80 and over 1800+ on the Caloosahatchee River, part of the intracoastal waterway! With Port LaBelle utility lines in close proximity and high elevations, this is a dream property! Ingress and Egress is on both 4-laned SR 80 AND Oxbow Drive. Property currently is leased for cattle to keep annual tax bill cheap—cheap—cheap, currently at only \$3,624.38 per year. Property is located mainly in Hendry County with river frontage in Glades County. Hendry County zoning is A-2 with a Future Land Use of Special Density Residential; Glades County zoning is Commercial (C-1) with a Future Land Use of Residential. Property is in improved pasture cleared for cattle but with nice trees throughout—and was once part of the Oxbow Golf Course which includes a small canal that runs through a portion of the property—a great development feature! Property shape is irregular for easier development layout! **DON'T MISS THE OPPORTUNITY! TAKE A LOOK AT THIS TODAY BEFORE IT GETS SCOOPED UP!**

Strap #s:

- 1) 4-29-43-02-A00-0005.0000 (Hendry)
- 2) 4-29-43-02-A00-0009.0000 (Hendry)
- 3) 4-29-43-02-A00-0001.0000 (Hendry)
- 4) A35-42-29-A00-004A-0020 (Glades)
- 5) A35-42-29-A00-004B-0000 (Glades)

Lot Size: 50.03 Ac, M/L

Zoning: AG-2 (Hendry Co) & C-1 (Glades Co)

2020 Taxes: \$3,624.38 (w/ Ag Exemption)

Utilities: Availability of water & sewer lines in close proximity

Waterfront Frontage: 1,800+/- on River; 400+/- on SR 80 E



REAL ESTATE & INVESTMENTS

180 N Bridge St.
LaBelle, FL 33935
Office: (863) 675-4500

Represented by: Sherri Denning, Owner/Broker 863.673.0829/sherri@soland.com

2618/2500/2688 E SR 80; 0 E SR 80 & 0 Oxbow Dr., LaBelle, FL

www.soland.com