

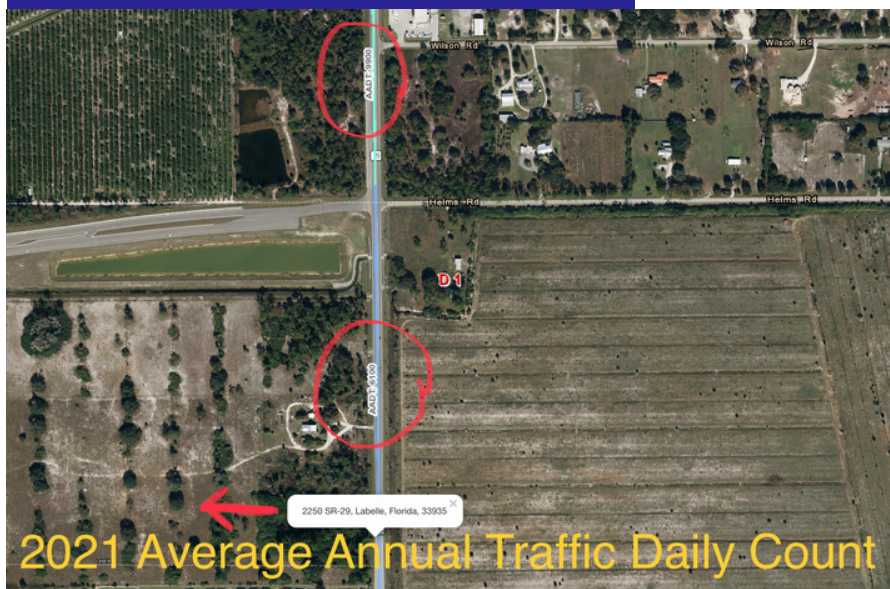


...IN THE PATH OF  
**GROWTH**

**SR 29 & HELMS WAY  
INTERSECTION IS WITHIN  
1500' OF SUBJECT PARCEL**

## ABOUT PROPERTY

Acreage: 26.12 Acres (+/-)  
Dimensions: 450' x 2550; (+/-)  
Zoning: A2 (Ag & Res 1 per 5 ac)  
County: Hendry  
FLU: R3 (High Density Residential)  
6 units per acre



Pond on  
east end of  
property



Wetlands  
(3 +/- ac) on  
west end of  
property

**ASKING PRICE \$749,000**

**CONTACT**

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# REAL ESTATE FOR SALE

Prime location in the path of growth on SR 29 (hurricane evacuation route & plans with FDOT for 4-Lane). 26+ acres, zoned A2 in LaBelle (Hendry County), Florida. Future Land Use is R3 (residential high density) which includes multi-family of six units per acre and potentially up to 10 units per acre when central sewer is added. A PUD will allow for up to 15% of this property to be used for commercial purposes. The west 3+/- acres are wetlands. Pond on the east end for retention area or simply a pond to fish in, as the current zoning of A2 allows for agricultural and/or residential use (1 unit/5 acres; SF, modular or mobile homes). Currently this parcel is not within LaBelle's city limits, but it is adjoined by both north and south parcels that have already been annexed into the city. The choice is up to you! Pick the one whose zoning and FLU suits you the best. Helms Way is within 1500 feet directly north of this parcel. Helms Way bypasses downtown LaBelle and takes you to west or east SR 80. SR 80 is a main highway. Westbound leads to I-75 (20 miles) or Fort Myers (25-30 miles)/Naples (50 miles) while SR 80 east leads to Clewiston (20 miles) or WPB/Ft. Lauderdale/Miami.

 2250 State Road 29 South, LaBelle, FL 33935

**\$0.75/SQ FT**



-Minutes from  
downtown LaBelle

-Surrounded by several  
new planned communities  
and development.

-20 Miles to I-75  
-25 Miles to Ft. Myers  
-25 Miles to Immokalee  
-In the middle of it all.

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