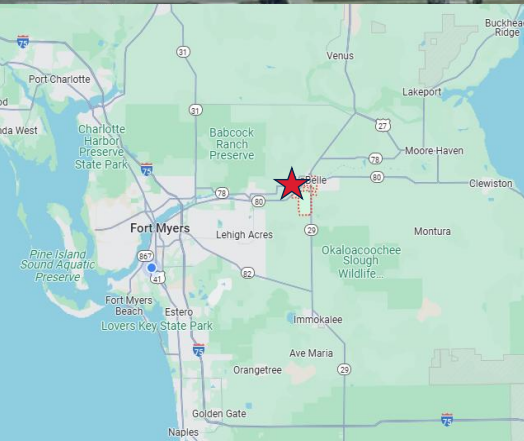


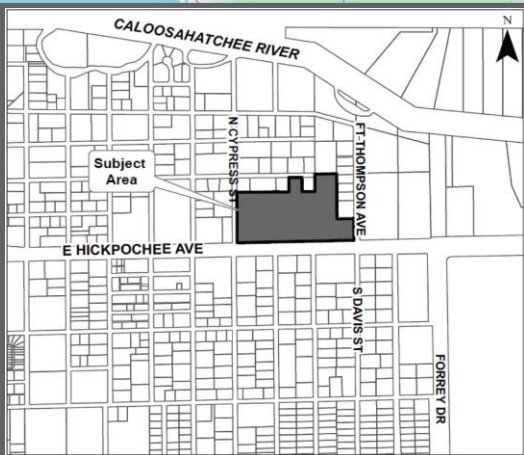


FOR SALE – Mixed Use Development Opportunity N of SR 80 & W of E. Fort Thompson Ave. LaBelle, FL 33935

SALE PRICE: \$2,900,000 (\$4.17 PSF) (\$181,818 per acre)

Total Acreage: 15.95±

Property Description: This parcel has been approved for a PUD, including a 64-Unit Multi-Family Development and a 20,000 Sq Ft Commercial Building Development.



Zoning:	PUD – Planned Unit Development Ordinance: 2023-12 Birkland PUD
STRAP #:	2 29 43 01 010 0035-001.0 2 29 43 01 010 0036-001.0 2 29 43 01 010 0104-001.0 2 29 43 01 010 0104-004.0 2 29 43 01 010 0104-005.0 2 29 43 01 010 0104-006.0 2 29 43 01 010 0104-007.0



Michael J. Frye, CCIM|CEO
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Abby Kesslak, ACP
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RE/MAX Realty Group
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Fort Myers, FL 33907
O: (239) 489-0444
ftmyerscommercial.com



**For Sale – Mixed Use Land
LaBelle, FL**



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SCHEDULE OF USES

RESIDENTIAL

- Administrative Offices
- Accessory Uses and Structures
- City of LaBelle Essential Public Utility Stations
- Excavation, Water Retention
- Fences, Walls
- Dwellings, Multi-Family
- Parking Lot
- Public/Quasi-Public Utilities
- Recreational Facilities (private)
- Signs (in accordance with Appendix B, Section 4-81)

COMMERCIAL

- Accessory Uses and Structures
- Business Services
- City of LaBelle Utilities
- Clubs/Lodges
- Cultural Institutions
- Financial Institutions
- Health Care Facilities
- Government Offices
- Medical Offices
- Professional Offices
- Personal Services
- Pharmacies
- Retail Sales
- Restaurants (no outdoor seating, on-site or off-site consumption of alcohol requires a PUD Amendment requiring public hearings)

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RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



For Sale – Mixed Use Land
LaBelle, FL



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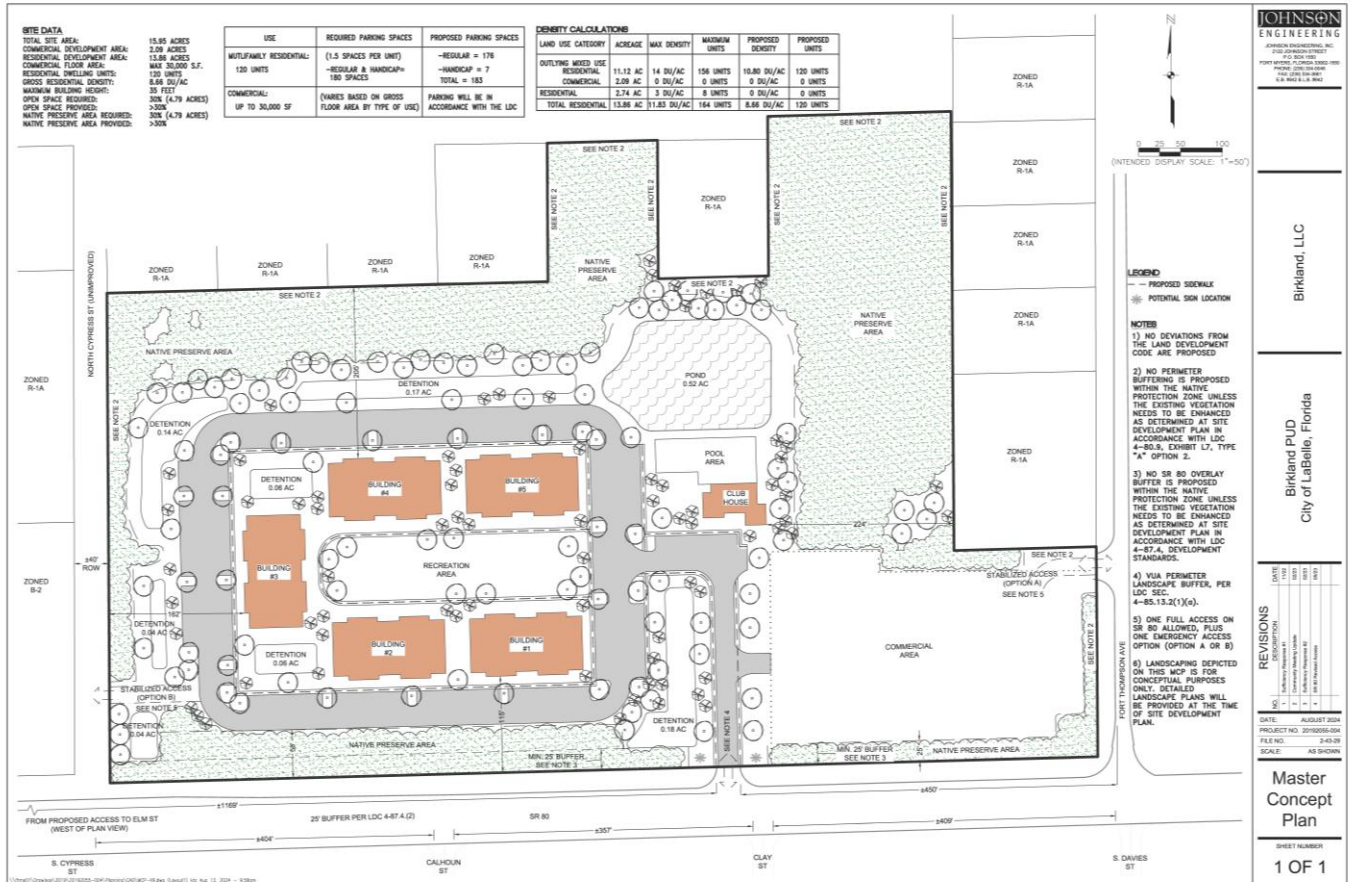


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MASTER CONCEPT PLAN

PROPOSED MCP of 120 Units | No Commercial



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**For Sale – Mixed Use Land
LaBelle, FL**



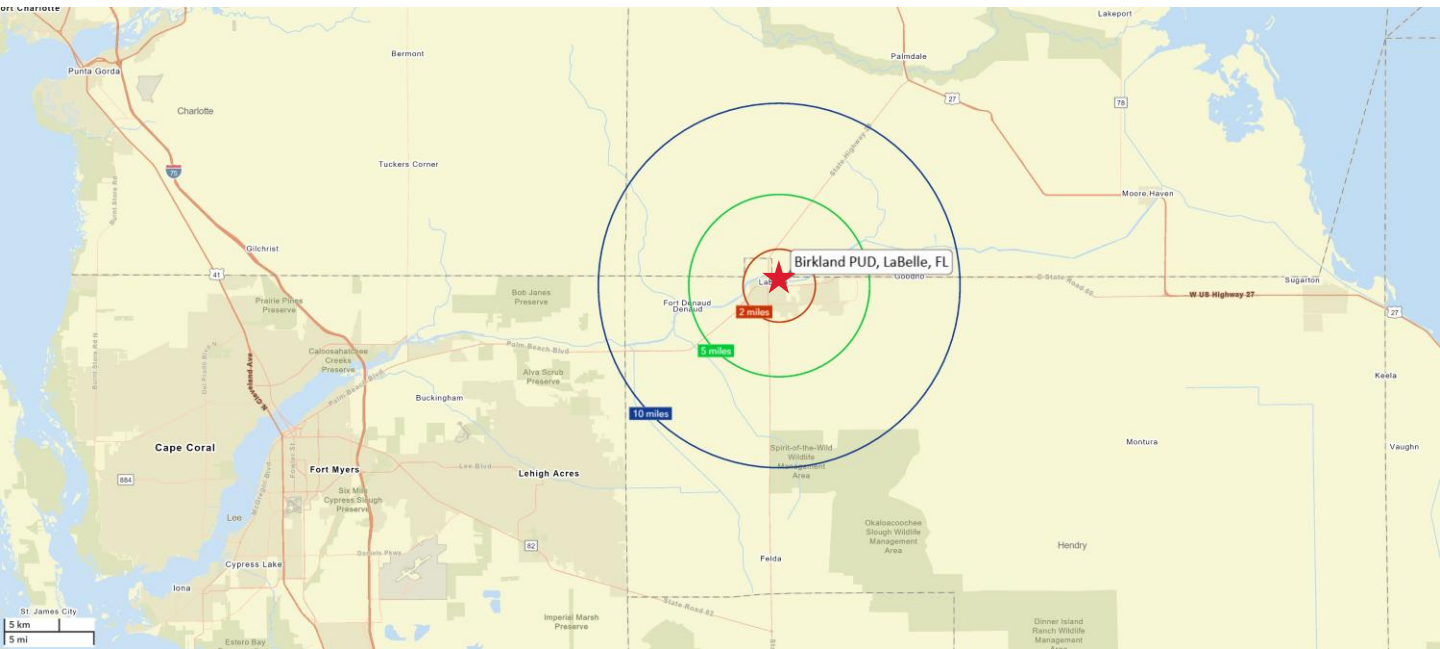
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DEMOGRAPHICS

DEMOGRAPHICS (2024)			
Birkland PUD., LaBelle, FL			
	2 Miles	5 Miles	10 Miles
Total Population	12,611	22,068	25,658
Median Age	34	35	35
Total Households	3,879	6,947	8,152
Traffic Count: SR 80 – 18,400 (Bridge Str. to Forrey Dr.)			



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