



Offering Memorandum

WEST HICKPOCHEE AVE. (+/-) 26,000

BELMONT-ST.

2ND AVE.

HO

SO

LABELLE VACANT COMMERCIAL LAND

230 HOWE AVE & 25 2ND AVE, LABELLE, FL 33935

PRESENTED BY:

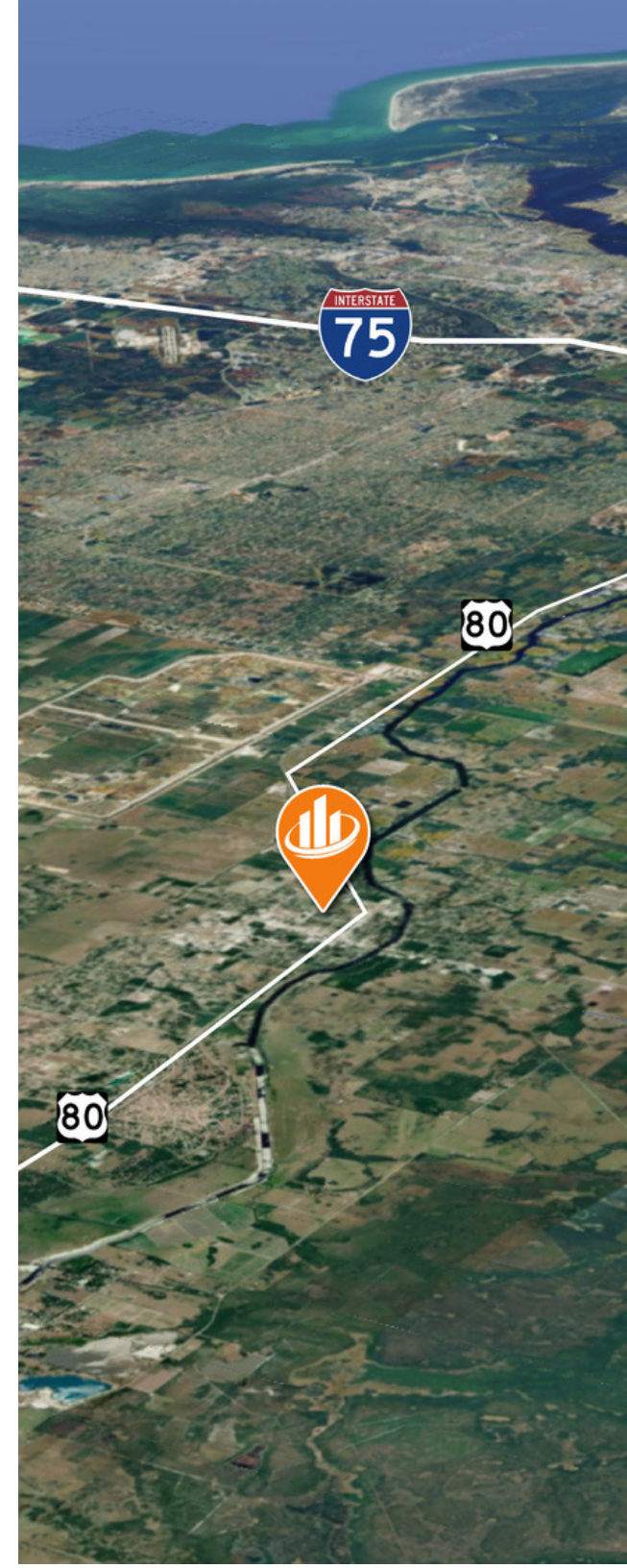
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Google Earth

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An aerial photograph of a suburban neighborhood. A dark blue rectangular label with white text is positioned over a road. A white line points from the label to a specific location on the map. Another white line points from a label on the right to a different location. A third label is at the bottom right. A large orange outline of a house is centered on the map, with an orange location pin icon containing a white bar chart symbol placed on its roof. The map shows various houses, trees, and parking lots.

WEST HICKPOCHEE AVE.
(+/-) 26,000

HOWE AVE.

SOUTH MAIN ST.

Property Information

PROPERTY SUMMARY

LABELLE VACANT LAND

230 HOWE AVE & 25 2ND AVE
LABELLE, FL 33935

OFFERING SUMMARY

SALE PRICE: \$1,500,000

LOT SIZE: 4.22 Acres

ZONING: Business Professional

PROPERTY SUMMARY

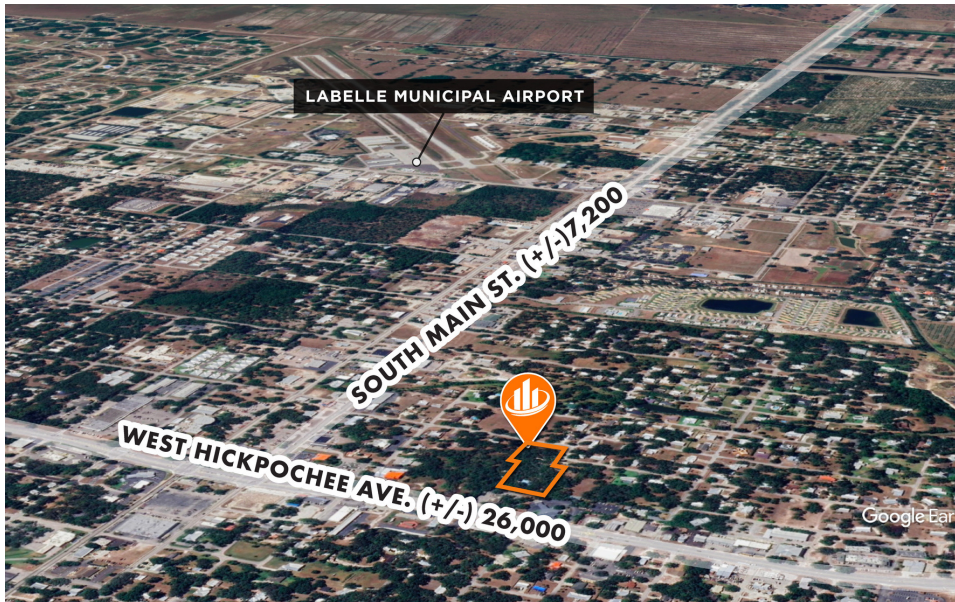
Positioned directly adjacent to the newly completed Family Health Centers of Southwest Florida medical campus, this property offers a rare opportunity to secure a location within one of LaBelle's emerging healthcare and service corridors. The newly developed 20,785-square-foot medical facility at 169 W. Hickpochee Avenue provides pediatric, dental, social service, and healthcare operations under one roof, creating a strong daily traffic driver for the surrounding area.

The surrounding area continues to experience residential and commercial growth as LaBelle expands eastward from the Fort Myers and Lehigh Acres markets. With excellent visibility, accessibility, and proximity to established community services, the property is well positioned for medical office, pharmacy, wellness, retail, restaurant, or professional office uses seeking exposure to increasing consumer and healthcare activity.

This location presents an exceptional opportunity to capitalize on LaBelle's continued growth while benefiting from adjacency to one of the area's newest healthcare investments.

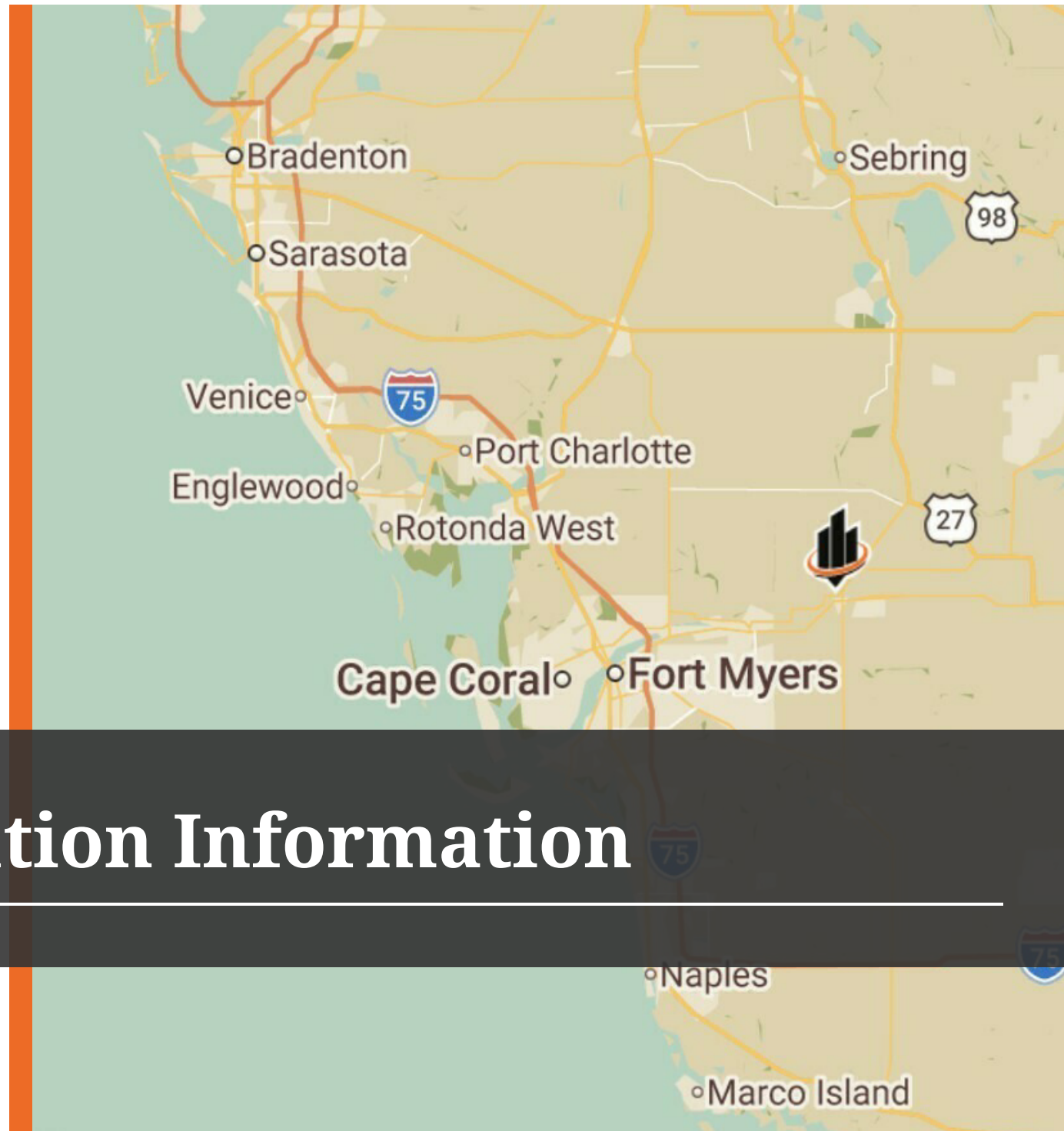


PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Adjacent to the newly completed Family Health Centers medical campus
- Located near the signalized corridor of W. Hickpochee Avenue in the heart of LaBelle
- Positioned within one of Hendry County's growing healthcare and service corridors
- Excellent opportunity for medical, professional office, retail, pharmacy, wellness, or service-related users
- Strong daytime population driven by healthcare traffic and surrounding residential growth
- Convenient access to Downtown LaBelle, SR-80, and surrounding communities
- Ideal for owner-users, investors, or future redevelopment
- Growing demand for complementary healthcare and neighborhood commercial services in the immediate area
- Lower land costs and minimal congestion make LaBelle an attractive alternative to the tighter, high-cost markets in neighboring counties
- Direct access to the four-lane SR-80 corridor connects LaBelle to Fort Myers, Labelle South, and West Palm Beach, making it a growing commuter-friendly community
- Downtown LaBelle has seen ongoing improvements with updated streetscapes, small business growth, community events, and new investment from local entrepreneurs.
- Residents enjoy easy access to employment hubs in Fort Myers, Lehigh Acres, and Clewiston while benefiting from LaBelle's more relaxed pace of living.
- The site falls in qualifying census tracts for affordable housing funding
- Grandfathered Tree Survey has been completed
- The property is located within the City of LaBelle limits



Location Information

LOCATION DESCRIPTION

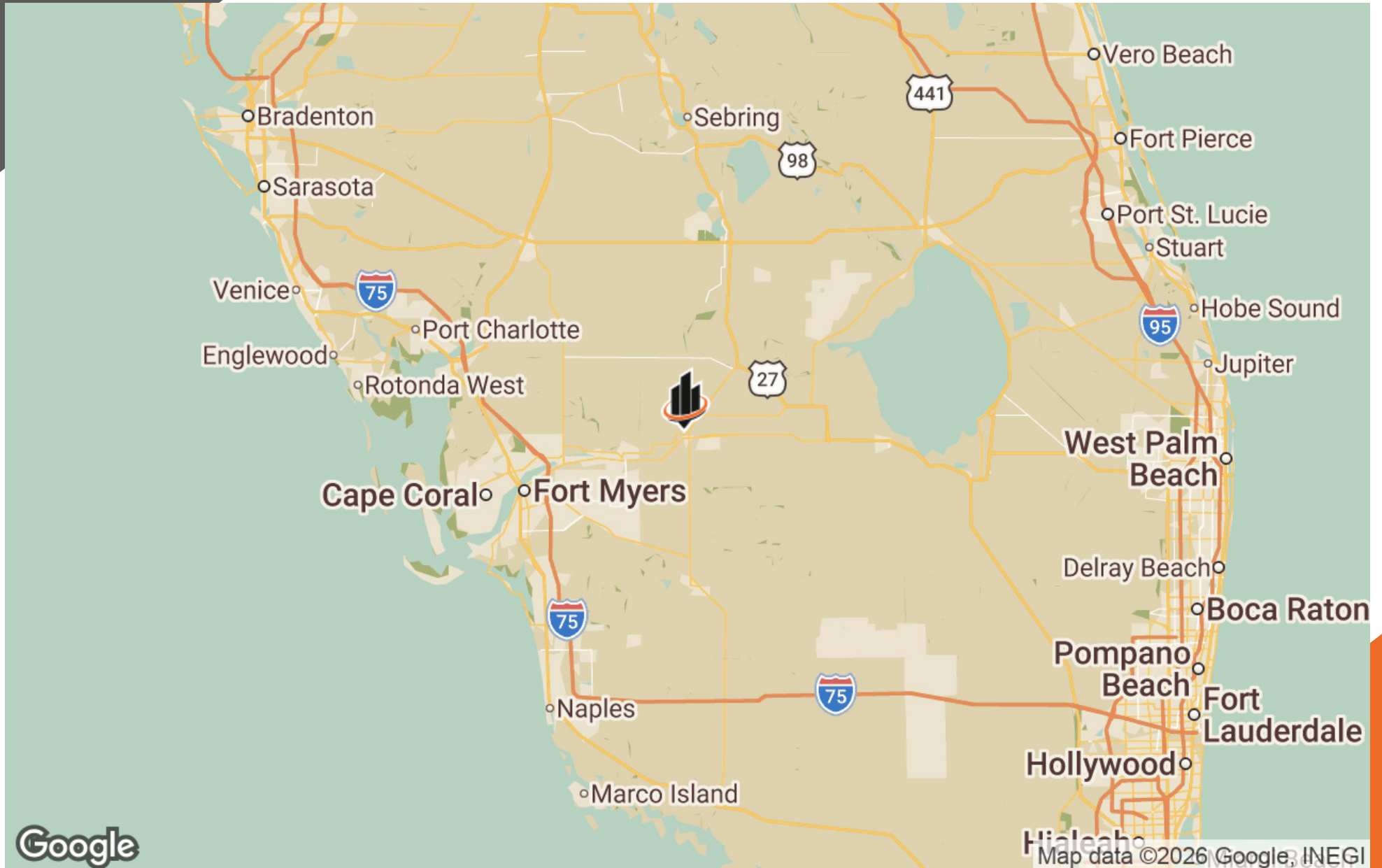
Discover a versatile commercial opportunity in the heart of LaBelle. Located just off main commercial artery SR-80, 230 Howe Avenue offers excellent accessibility, and proximity to major east-west travel corridors. This well-positioned property sits adjacent to the Family Health Centers of Florida. The Family health centers consists of approximately 21,000 sf specializing in Pediatric Care, Family Dental Services, Social & Lab Services, and separate sick well waiting areas opened Spring of 2026. This is significant for Labelle and Henry County for needed healthcare services as the population grows east of Lee County this connects Alva, Labelle and Clewiston with their Healthcare needs.



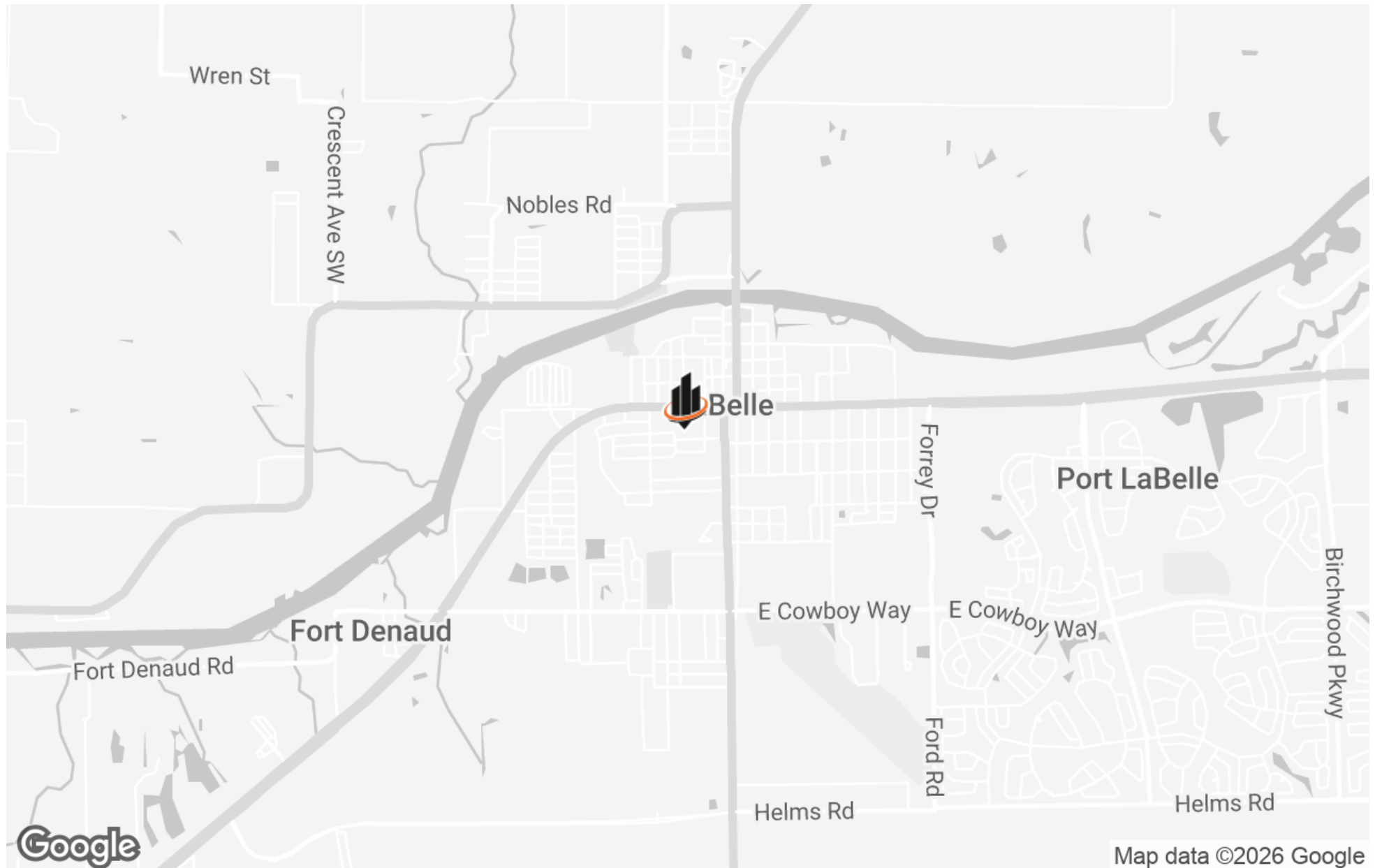
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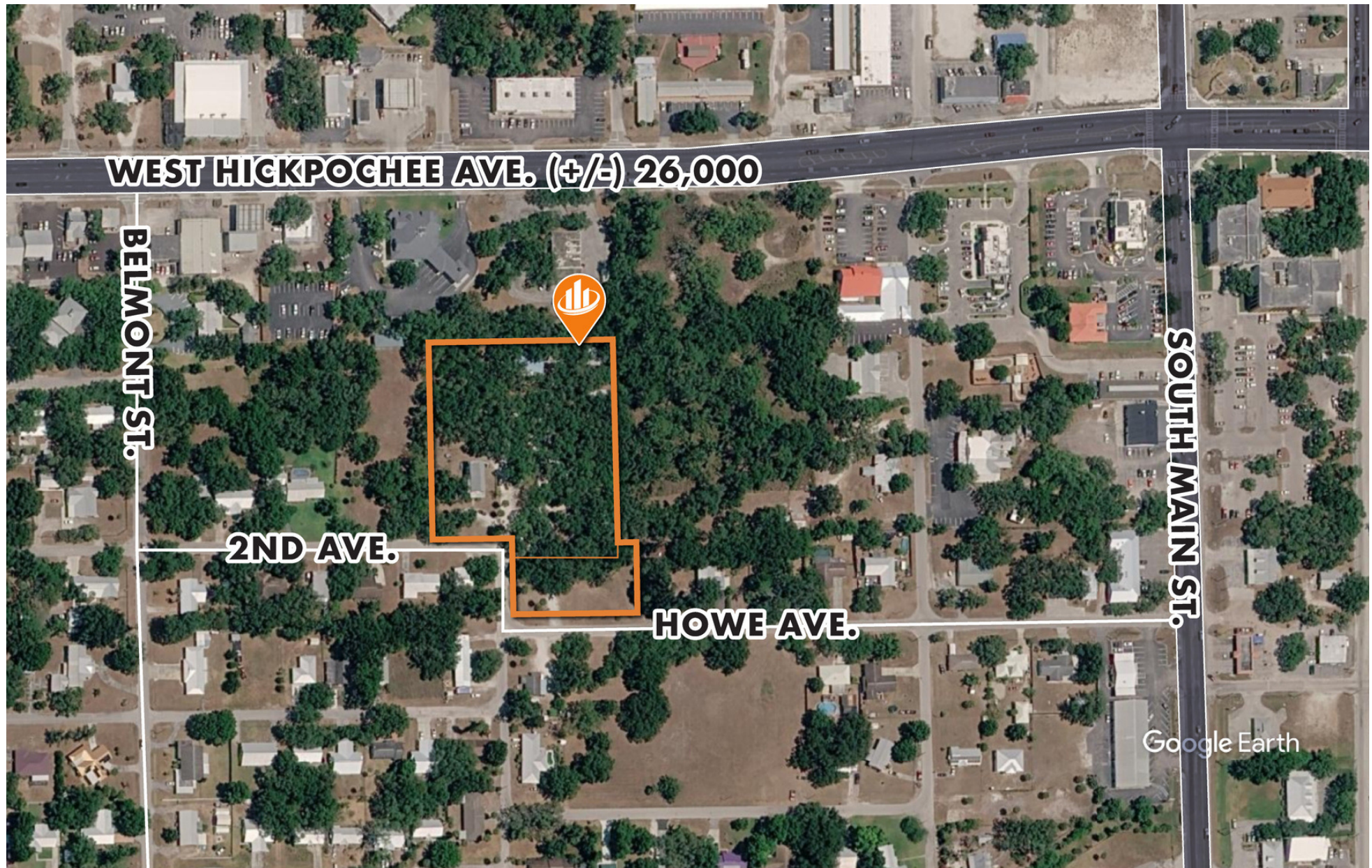
REGIONAL MAP



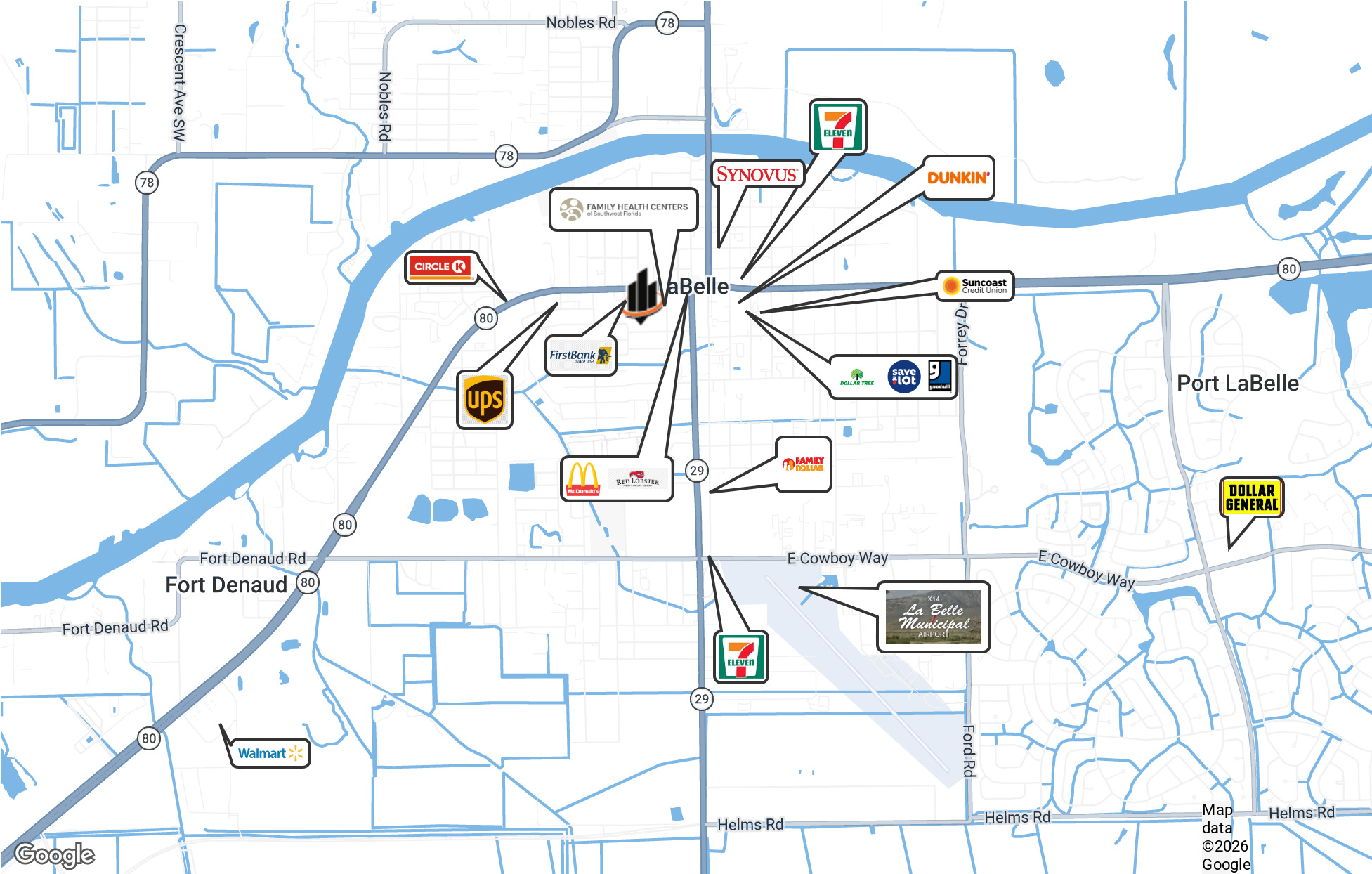
LOCATION MAP



AERIAL MAP

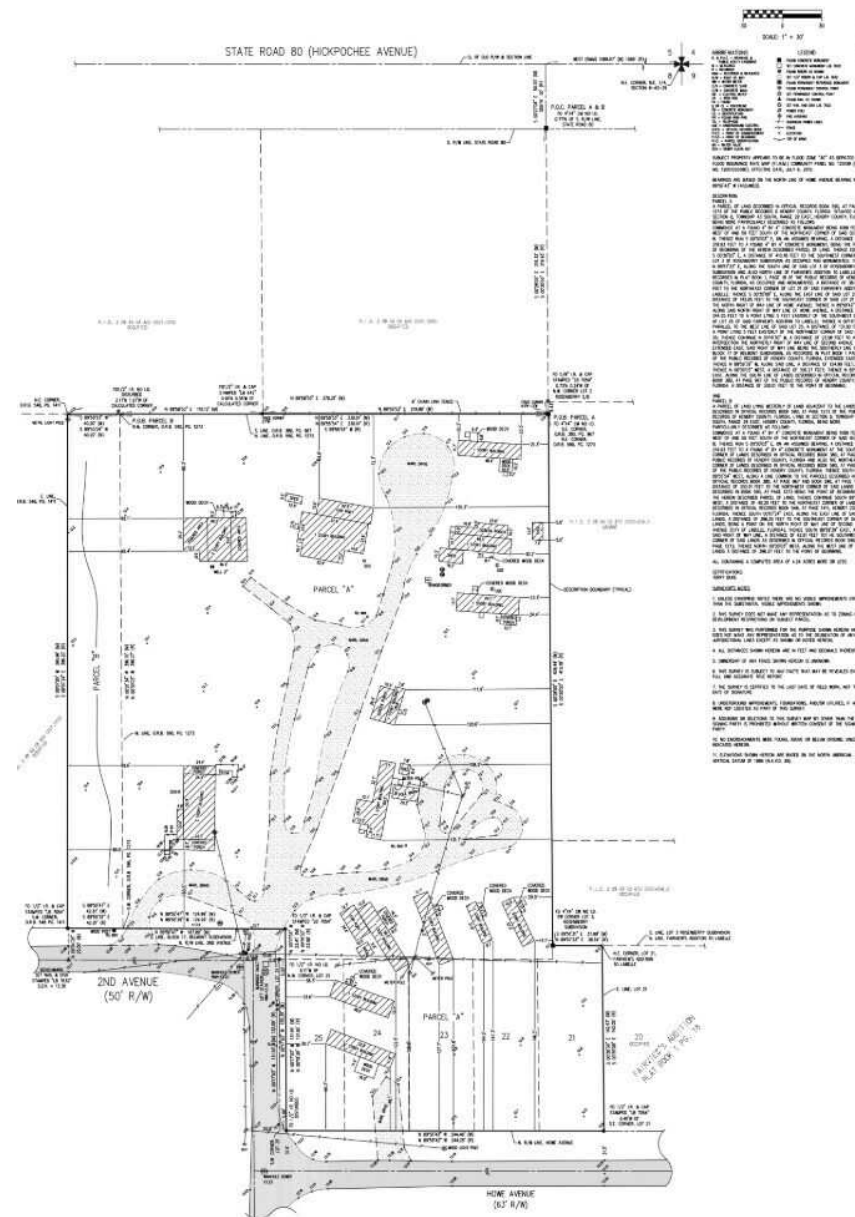


RETAILER MAP

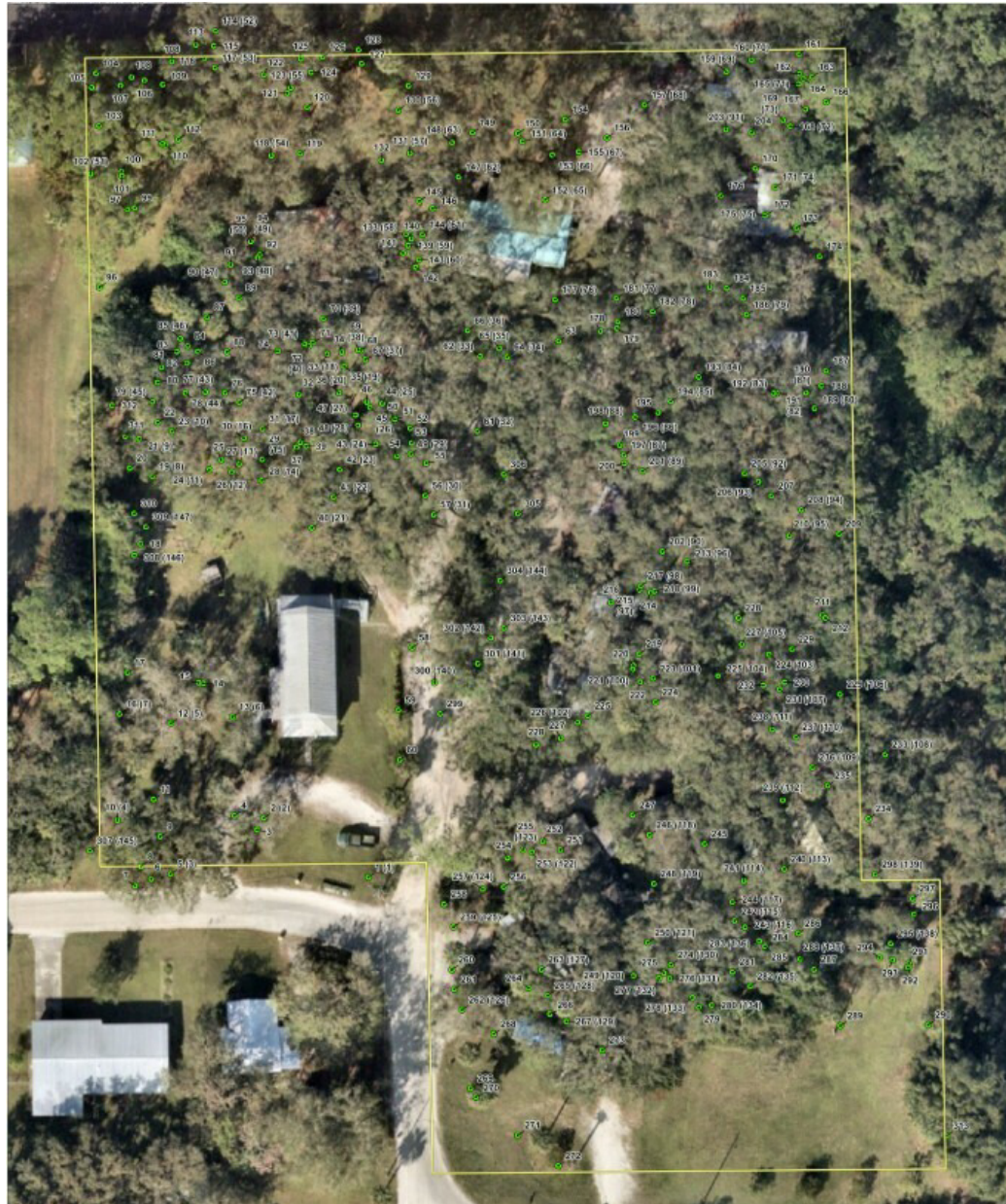


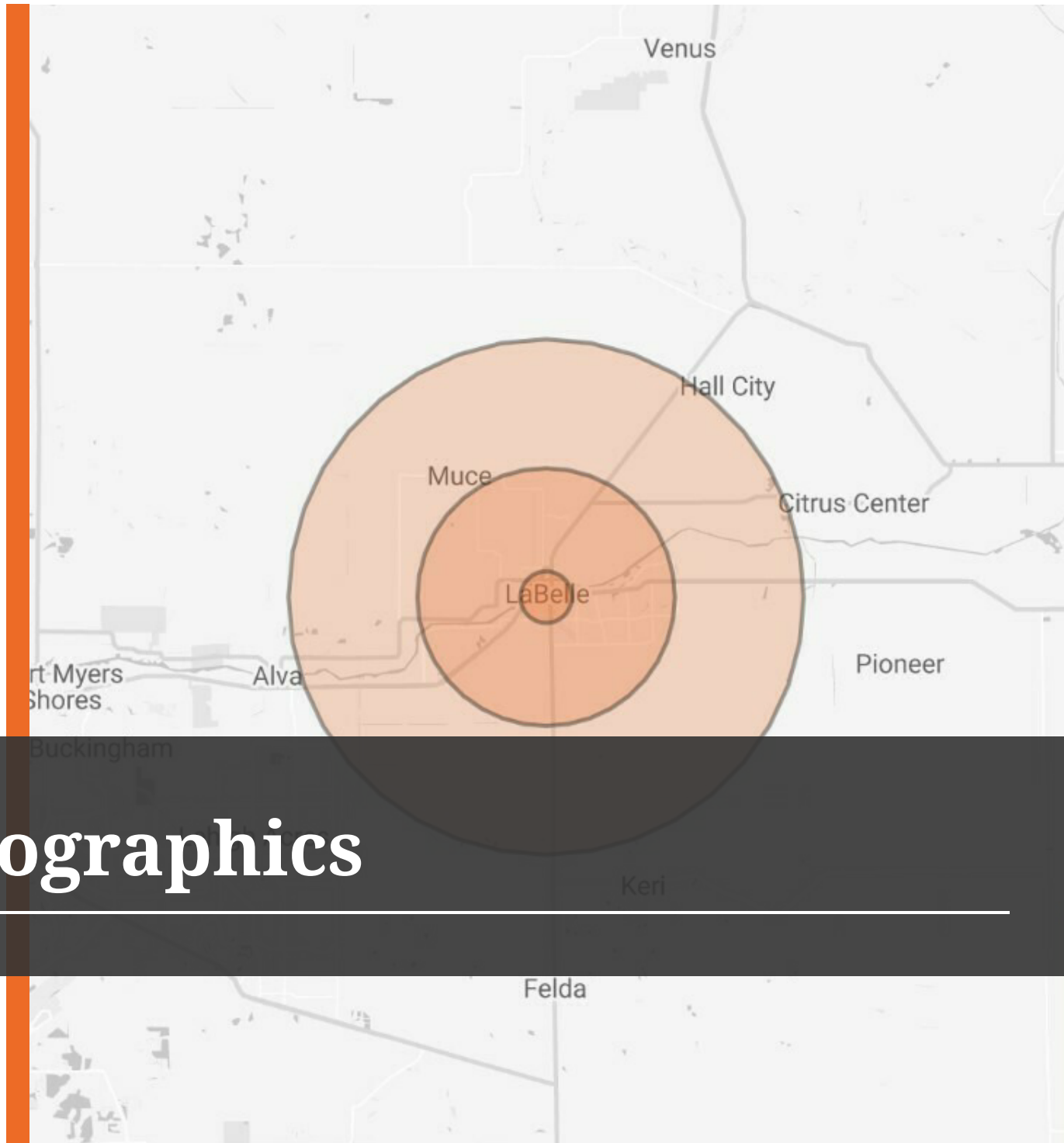


Site Plans & Surveys



TREE SURVEY SITE PLAN





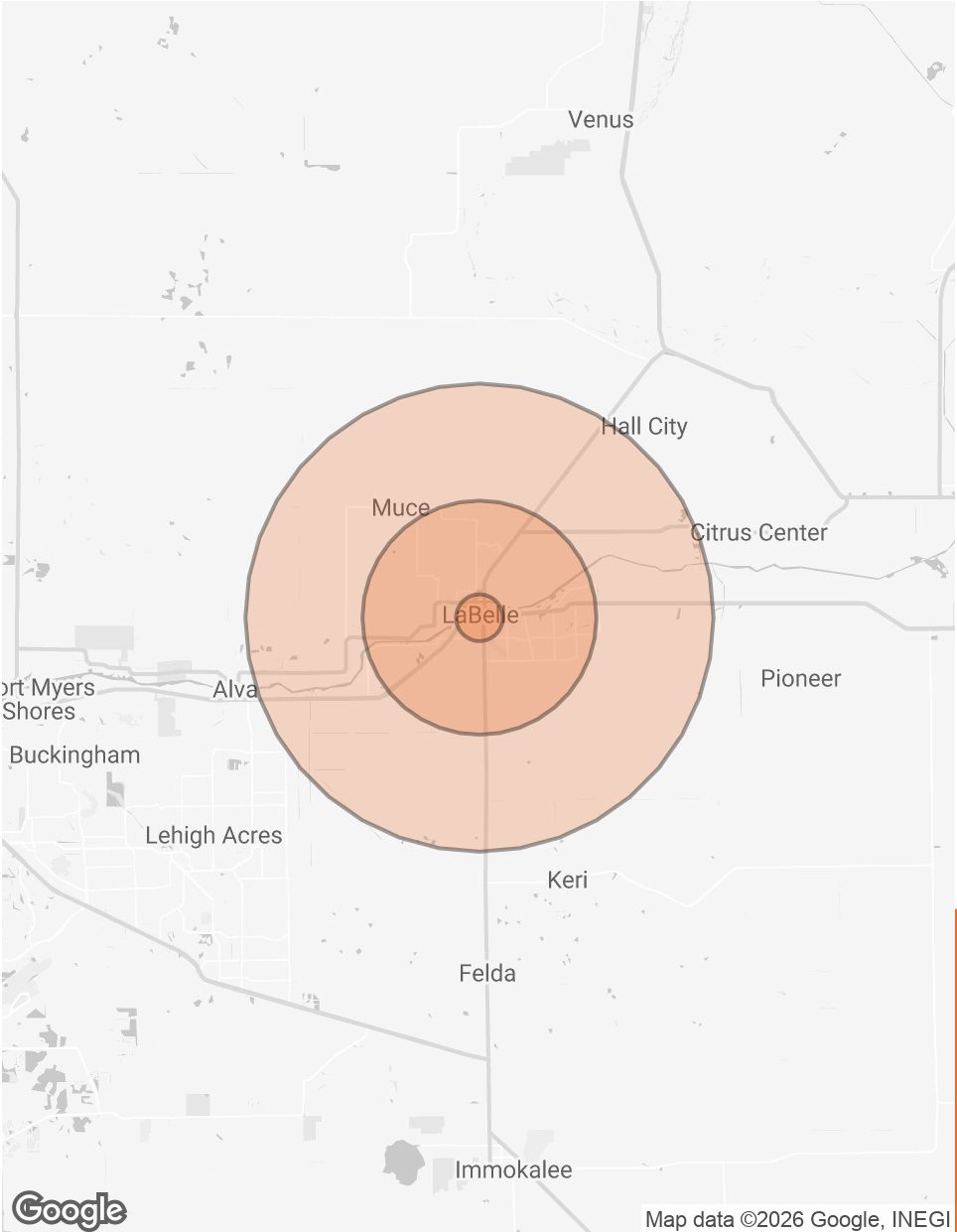
Demographics

DEMOGRAPHICS MAP & REPORT

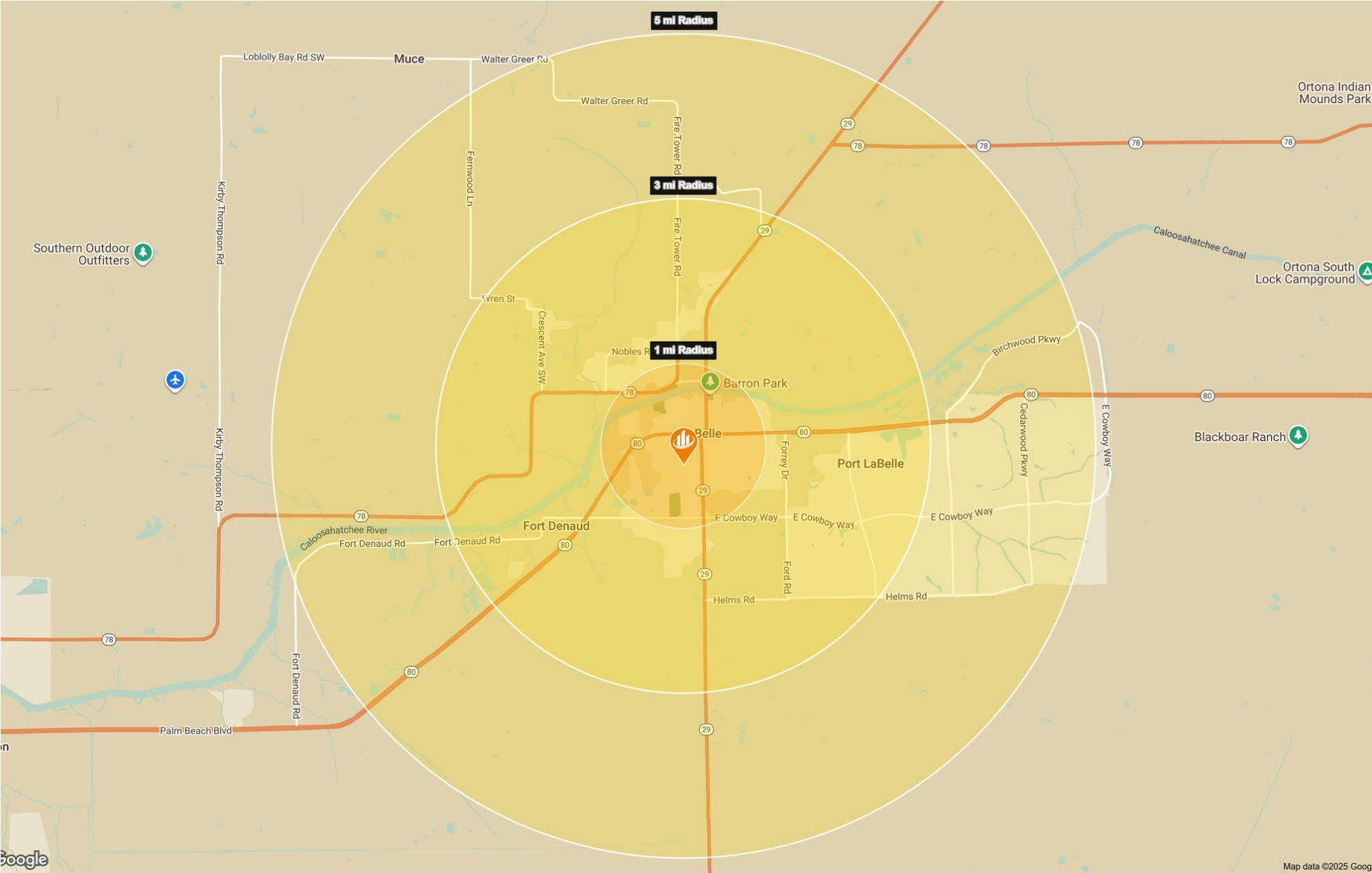
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,555	13,972	21,947
AVERAGE AGE	34.3	36	37.8
AVERAGE AGE (MALE)	34.1	35.3	36.7
AVERAGE AGE (FEMALE)	36.5	37.1	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,150	4,837	7,706
# OF PERSONS PER HH	3.1	2.9	2.8
AVERAGE HH INCOME	\$87,674	\$75,337	\$78,435
AVERAGE HOUSE VALUE	\$175,102	\$189,581	\$204,371

2023 American Community Survey (ACS)



DRIVE TIME MAP





DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. **SOME PHOTOS MAY HAVE BEEN ENHANCED BY ARTIFICIAL INTELLIGENCE**



Collective Strength, Accelerated Growth

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