



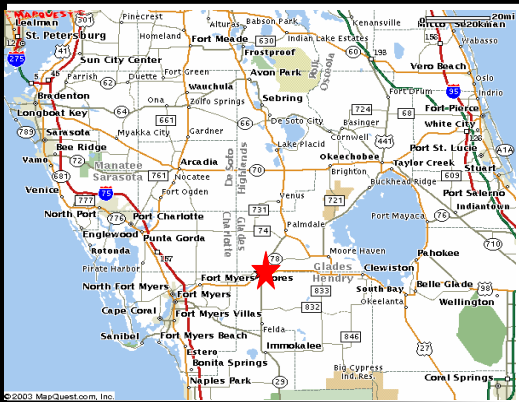
Crossroads Center of LaBelle A Commercial Development Opportunity

Presented by Keystone Companies, LLC



- SR80 Frontage Available
- Only 20 minutes to Downtown Fort Myers
- 2003 Traffic Counts-23,000 VPD
- Allowable Uses include Retail, Office, Big Box, mini storage, auto and equipment dealers and Fast Food
- City of LaBelle Zoning-B-3
- Allowable Lot Coverage- 40%
- 5-Mile Population- 16,000
- Average HH Income-\$36,300
- One Mile to SR 29

This convenient location on the west boundary of the City of LaBelle is ideal for retail, office, and virtually all types of commercial use, including car dealerships and mini storage. The property fronts on two highways, with approximately 3,100 +/- ft on Hwy 80 West, LaBelle's main thoroughfare, recently 4-laned to Fort Myers, and approximately 2,200 +/- on Hwy 80A (Cowboy Way) an active secondary Road which leads to four schools, the LaBelle Airport, governmental offices and many businesses and homes. The Fort Denaud Road links residents from north and south of the Caloosahatchee, right to your front door.



Contact David Farmer
6017 Pine Ridge Road
Suite 326
Naples, Florida 34119
Phone: (239) 292-6081
Fax: (239) 353-5140
dave@keystonellc.net
www.keystonellc.net

