

PRIME DEVELOPMENT PROPERTY

1278 +/- ACRES ON THE

INTRACOASTAL CALOOSAHATCHEE RIVER & SR 80

State Road 80 LaBelle, Florida

Directions: From easterly LaBelle City Limits, continue on SR 80 east 5 1/2 miles to subject on North side of SR 80.

Legal Description: Survey and exact legal available by request.

Waterfront: 2 1/2 miles on the Intracoastal Waterway AKA Caloosahatchee River

Highway: 3/4 mile on SR 80

Acreage: 1278 , more or less

Property Description: Partly cleared, partly wooded in LaBelle's famous old Oaks with Spanish moss.

Utilities: Hendry Co. Water, Electric, & Phone lines in proximity.

County: Glades

Tax Year: 2007

Tax Amount: \$17,173.87

Exemptions: Agriculture

\$20,000. P/AC

Or

\$25,560,000.

Cash or acceptable terms

Listing Agent:
Lisa Cleghorn



AN INVESTMENT FOR A PROFITABLE FUTURE!

If you are an investor or developer with vision, this centrally located intracoastal waterway and highway tract is the landmark opportunity that you have been waiting for!!! One of the few large river-front tracts available, this 1278 +/- acre gem offers 2 1/2 miles of Caloosahatchee River frontage and 3/4 mile of State Road 80 Frontage! And what an ideal location: 30 miles from Fort Myers, 45 miles from Naples; 90 miles from West Palm Beach; and 120 miles from both Tampa and Miami. Land use combines agriculture, recreational, and development potential. Besides the superior river and highway frontage, this property has entitlements underway, a huge plus for the astute builder or developer and an additional bonus for the long term investor. **CALL FOR FULL INFORMATION PACKAGE.**


Southern Land Investments & Real Estate, Inc.
WWW.SOLAND.COM

(863) 675-4500 • TOLL FREE 1-877-314-3048

Fax (863) 675-6575 • Cell (863) 673-9119

700 South Main Street • LaBelle, Florida 33935

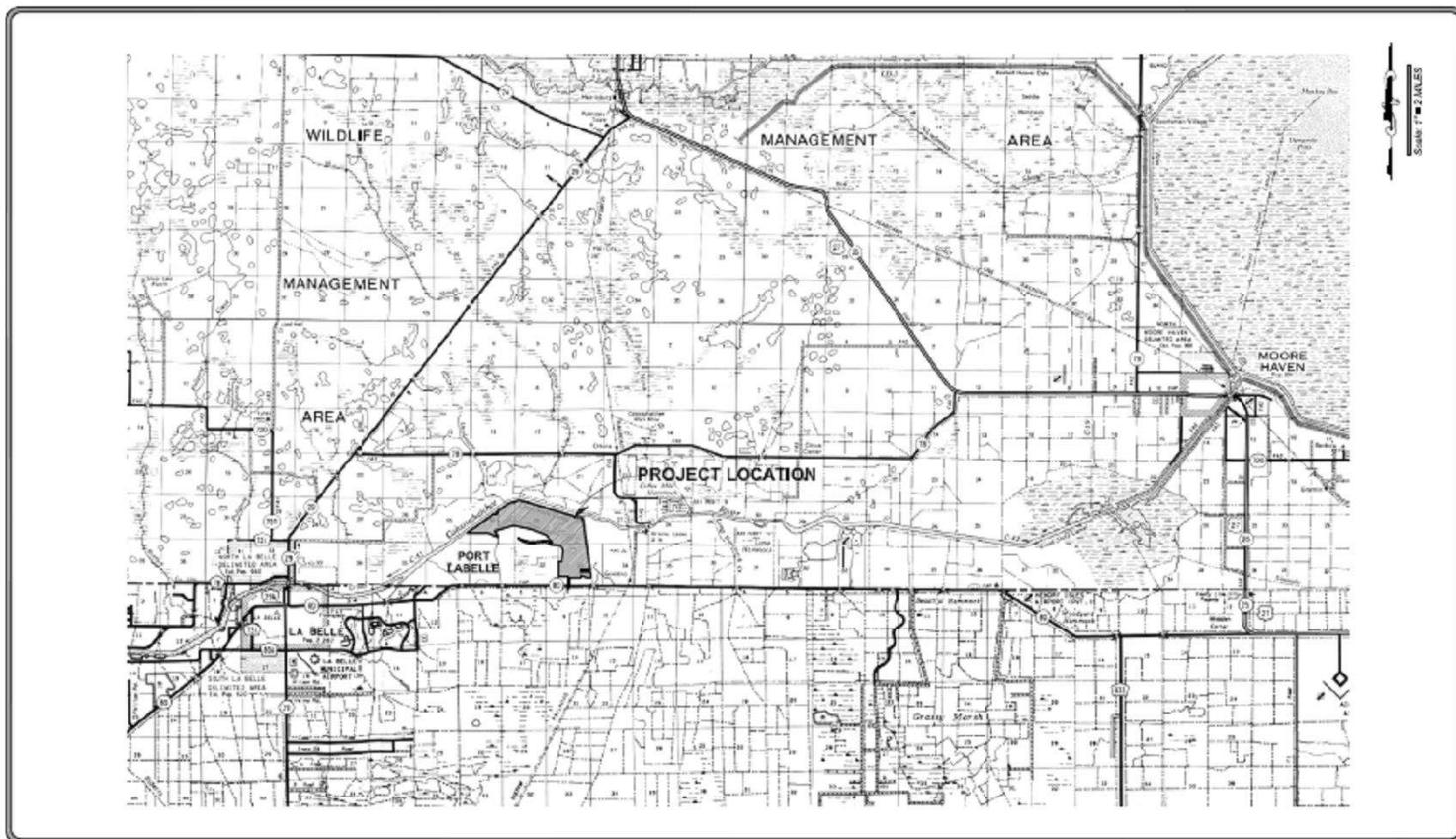
Our agency relationship is as a TRANSACTION BROKER. All information is believed to be factual & reliable, but is not warranted by broker or agents and is subject to errors, omissions and change without notice.



PROPERTY INFORMATION

Directions: From I-75 in Fort Myers, take Exit 131 to SR 80 and LaBelle. Travel east on SR 80 to LaBelle. From the easterly LaBelle City Limits, continue an additional 5 1/2 miles to subject property on the north side of SR 80. Signs and a plat are on the property

MAP:



REVISIONS	DATE	BY	DESIGNED BY	DRAWN BY	CHECKED BY
			1/5/08	MJA	ALC

SURVEYED DATE: 04/07
 FIELD BOOKS: MESP/DRS
 DRAWING DATE: 02/07
 DRAWING SCALE: 1" = 2 1/4"

JOHNSON - PREWITT & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • LAND SURVEYORS
 STATE AUTHORIZED IN FLORIDA, 19142
 P.O. BOX 1024 880 WEST VENUE AVENUE CLEARWATER FLORIDA
 PHONE: 727-891-8322 FAX: 727-891-8322 www.jpa.com

LOCATION MAP
 IN SECTIONS 28 - 30, AND 32 - 33, T. 42 S., R. 30 E.
 GLADES COUNTY, FLORIDA TO SERVE
 "AMERICAN PRIME"

EXHIBIT
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