

Williams Road

SUBJECT PROPERTY
39.11 AC

**River Forest Yachting
Center**

Meadow Shores RV Park

Caloosahatchee (C-43) Canal

Intracoastal Waterway

Ortona Lock

FOR SALE

ENTITLED RV DEVELOPMENT

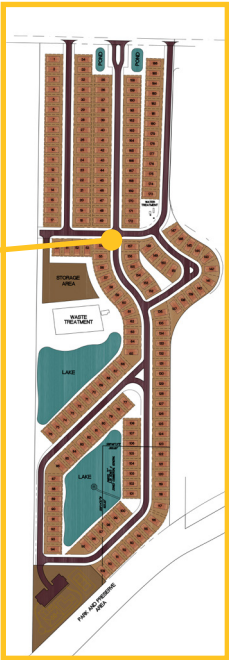
1694 Williams Road, Moore Haven, FL 33471

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PROPERTY OVERVIEW



This offering is a proposed, fully entitled, RV resort located on the Intracoastal waterway just upstream of the Ortona Lock at Marker 93. The site contains approximately 39 acres, of which approximately 35 will be developed. The remaining portion is an easement for the Caloosahatchee River (Canal C-43) which is the Intracoastal Waterway from the Gulf of Mexico near Fort Myers to Lake Okeechobee at Moore Haven in Glades County (Marker 78) with passage on to the Atlantic Ocean. The project also includes the construction of a storm water management system in order to manage as well as treat the potential storm water runoff from the site.

The property is located between LaBelle, county seat of Hendry County and Moore Haven, the county seat of Glades County. Both cities are located on the Intracoastal Waterway with LaBelle being downstream 8.84 miles and Moore Haven being upstream 13.1 miles. The distance to each is nearly the same overland allowing the seasonal and permanent residents at the property to enjoy the Old Florida charm of each of these quaint towns.

Within a few hundred feet of the property is the recently constructed River Forest Yachting Center (opened 2012/2013). This center provides boat owners secure, long-term boat storage. They offer indoor boat and yacht storage for over 300 vessels from 20-90 feet. Located just 25± miles from this site is the Airglades International Airport (AIA). This airport sits within 100 miles of the Punta Gorda, Fort Myers, Palm Beach, Fort Lauderdale and Miami airports and fits perfectly into the logistics for import companies. The AIA is also absorbing part of the traffic overflow in Miami with its accessibility, low gas prices, and spectacular efficiency for import companies.

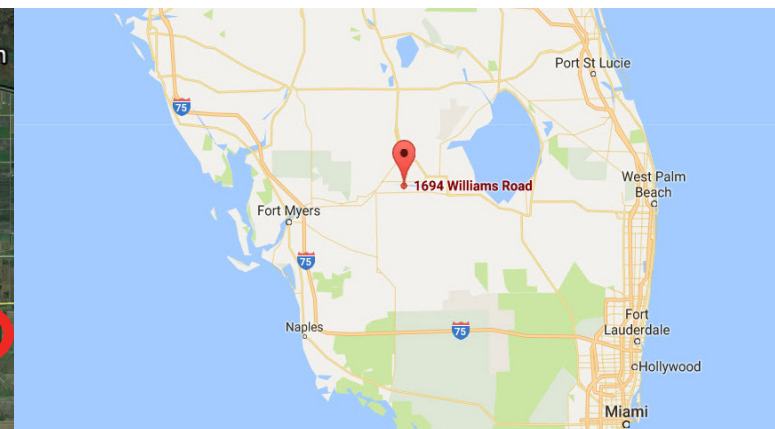
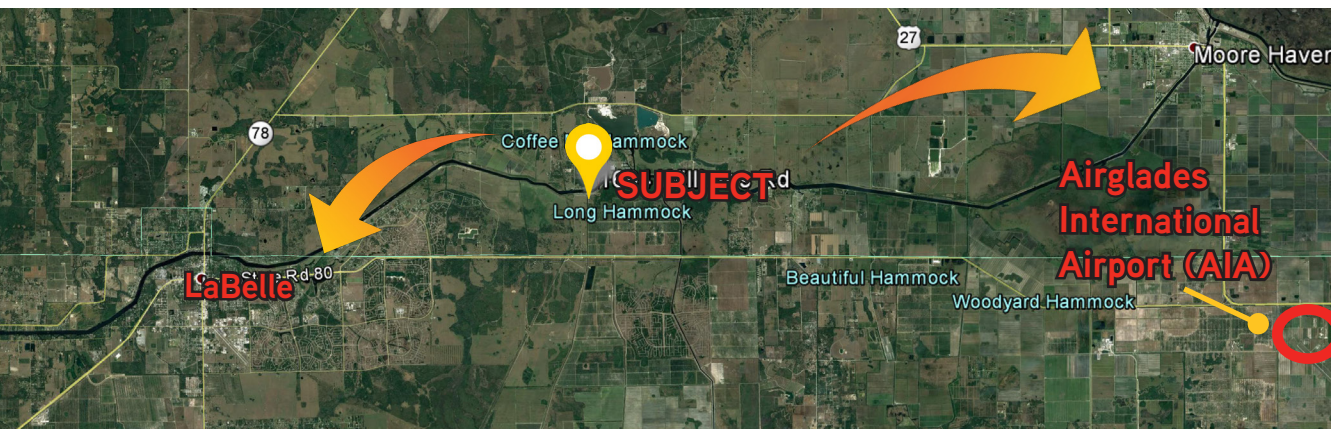
LaBelle is referred to as the “City of Oaks”. It is a beautiful town, filled with a rich history that spans as far back as the 1880s. Draped by the cooling canopies of its namesake, LaBelle plays host to yearly festivals, shopping, dining, and sightseeing, which are just some of the many activities sightseers indulge in while visiting.

Moore Haven offers some of the best freshwater fishing, camping and scenic hiking trails in Florida. It is located at the apex of Lake Okeechobee and the Caloosahatchee River, Moore Haven is the home of the Sour Orange and Cane Grinding festivals. In Moore Haven, sweeping views of Lake Okeechobee offer potential sightings of herons and other species of birds as they wade along the edge of the lake. One of the oldest cities in the Lake Okeechobee region, Moore Haven invites you to visit, and to experience the quiet, relaxed – and natural – atmosphere.

PROPERTY DETAILS

Land Area:	34.85 AC Gross
Zoning:	C-RV - Commercial Recreational Vehicle (Zoning Ordinance #: RZ16-03)
FLU:	Commercial (Ordinance #: Comp16-04LS)
Parcel IDs:	A26-42-30-A00-0030-0000 (1694 Williams Rd.) A26-42-30-A00-003C-0000 (1688 Williams Rd.)
Existing/Proposed Land Use:	Entitled R.V. Resort Maximum of 10 units per acre per Glades County staff
Utilities:	Wastewater and potable water treatment plants on site and included in sale. Proposed site plan of 186 units can be developed without upgrading the wastewater and potable water plants.

PRICE: \$1,650,000 at \$1.09/SF





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