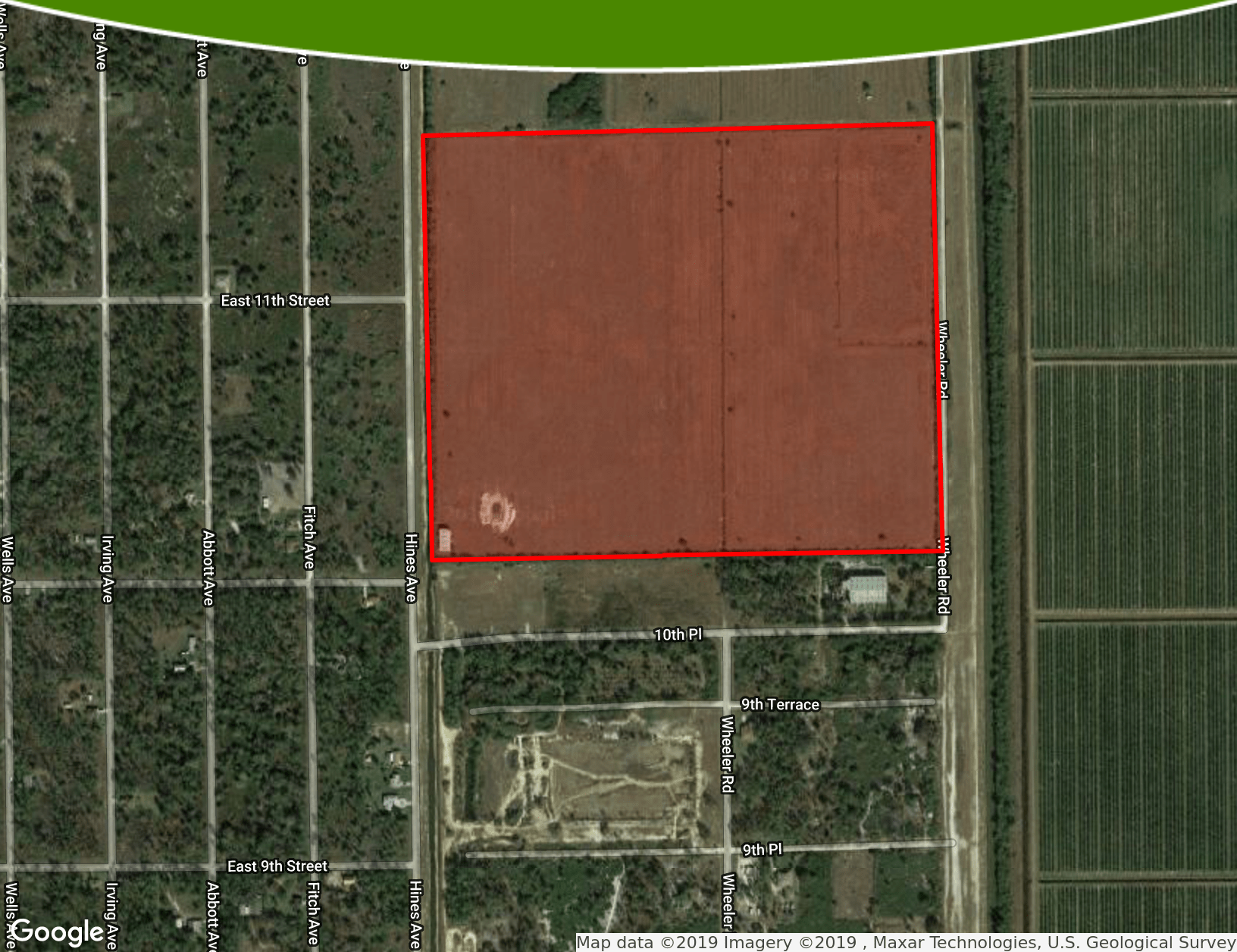


FOR SALE > LAND

\$399,000

# +/-104 ACRE AGRICULTURAL LAND

8251 WHEELER RD, LABELLE, FL 33935



Trevor C. Williams, MA  
trevor@crosbydirt.com



Caleb McDow, CCIM, ALC  
caleb@crosbydirt.com





## OFFERING SUMMARY

<b>Listing Price</b>	\$399,000
<b>Acres</b>	104.81 Acres
<b>Price Per Acre</b>	\$3,807
<b>County</b>	Hendry
<b>Zoning</b>	A-2
<b>Utilities</b>	Water (Lehigh Acres)
<b>Soils</b>	Sandy
<b>Taxes</b>	\$19,656
<b>Parcel IDs</b>	1284419A000002.0200
<b>Coordinates</b>	26.639358, -81.56215399999999

## PROPERTY OVERVIEW

Located in the eastern part of Lehigh Acres, near Labelle, this site represents an investment opportunity that can support agricultural uses as the area matures. Suitable for livestock, farming, hunting, or homesites.

## PROPERTY HIGHLIGHTS

- Fenced
- Suitable for farming or ranching
- Hunting
- Investment

ID#: 482702



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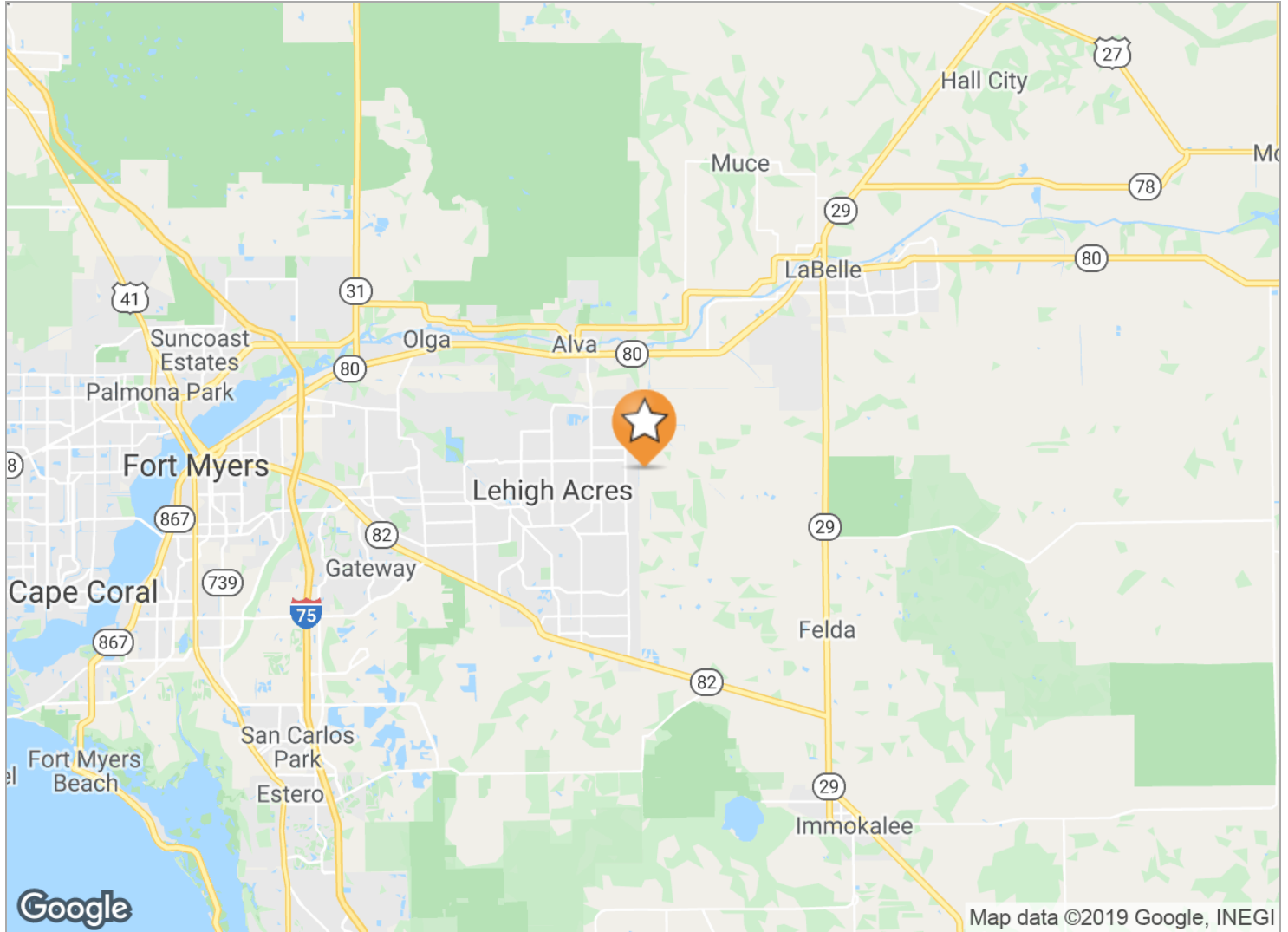


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#### LOCATION DESCRIPTION

Located in Lehigh Acres in an agricultural area.

#### DRIVE TIMES

Located 40 minutes to Fort Myers, or 30 minutes to Immokalee.

#### DRIVING DIRECTIONS

From the intersection of Hwy 29 and Hwy 80 in Labelle, travel west on Hwy 80 for 11.5 miles to Joel Blvd. Turn south on Joel Blvd and travel 5 miles to East 10th Street. Turn east on to East 10th St. and travel 2 miles to Hines St. Property will be in front of you to the east and northeast.

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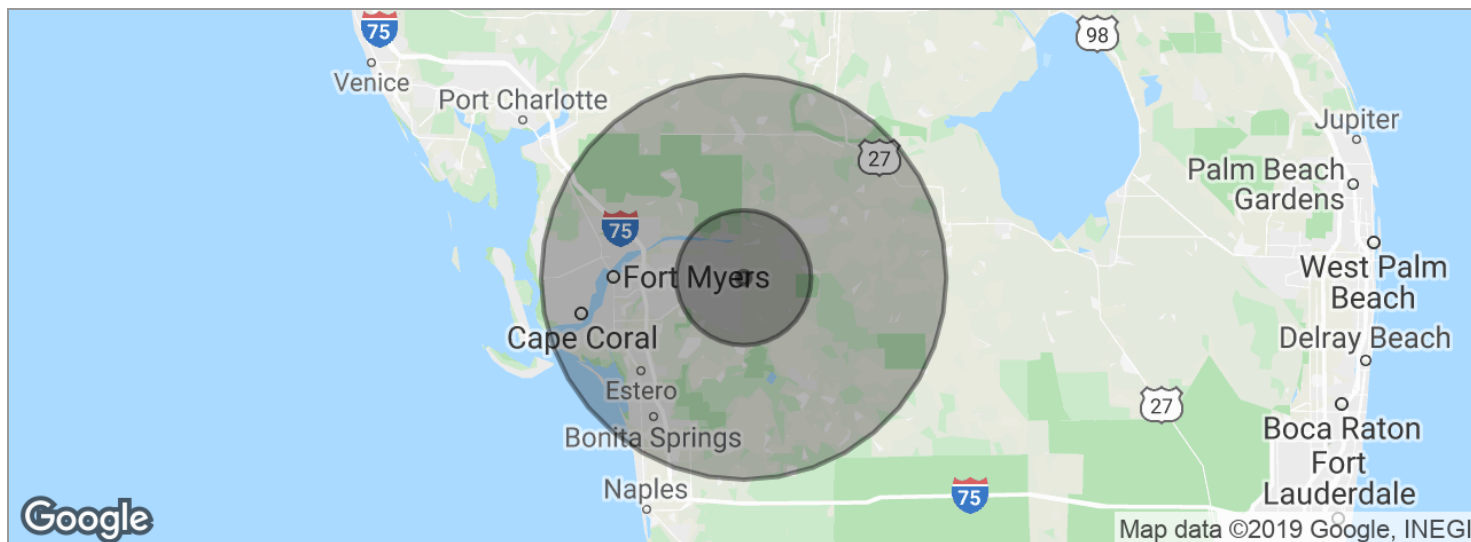
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	261	86,369	745,793
Median age	35.5	36.6	43.4
Median age (male)	37.8	34.6	42.5
Median age (Female)	30.5	37.9	44.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	82	28,641	291,109
# of persons per HH	3.2	3.0	2.6
Average HH income	\$47,367	\$58,241	\$70,171
Average house value	\$171,086	\$215,977	\$275,189

*\* Demographic data derived from 2010 US Census*

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**TREVOR C. WILLIAMS, MA**

Land Specialist, REALTOR®



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.289.7222  
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FL #SL3292508

**PROFESSIONAL BACKGROUND**

As a native Floridian from Polk County, I know and love the beautiful land of The Sunshine State. Holding a Master's degree in Communication, I am able to effectively interact with buyers and sellers, providing reliable and prompt service. I've earned a reputation for tenacious and pro-active real estate representation, and promise to apply those qualities to your real estate project. As a well-rounded real estate professional focusing in ranches, farmland, vacant land, and investments, my love for Florida land and dedication to clients is unmistakable.

**EDUCATION**

Bachelor of Arts - Media Studies; Florida State University 2006  
Master of Arts - Communication; Florida State University 2008

**MEMBERSHIPS & AFFILIATIONS**

National Association of Realtors (NAR)  
Florida Gulf Coast Association of Realtors (FGCAR)  
Realtors Land Institute (RLI)  
Polk County Farm Bureau  
Florida Cattlemen's Association (FCA)

**ID#: 482702**



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**CALEB MCDOW, CCIM, ALC**

**Land Specialist**



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**PROFESSIONAL BACKGROUND**

Caleb holds a Bachelor's degree in Business Administration from Auburn University and a Masters of Science in Real Estate (MSRE) from the University of Florida. He also holds the prestigious Accredited Land Consultant (ALC) designation from the REALTORS Land Institute (RLI) as well as the Certified Commercial Investment Member (CCIM) designation. He currently works in land sales in Florida and Georgia - specializing in row crops, pasture, and development land. Caleb is a past member of the board of directors of RLI, serving as chairman of the Future Leaders Committee, liaison for the Military Transition Program, and was a past president of the Florida Chapter. He is also the recipient of the Realtors Land Institute 2017 Rising Star Award. Prior to his real estate career, Caleb spent 9 years flying F/A-18s for the US Navy and continues to serve in the US Navy Reserve as a member of Unmanned Aerial Patrol Squadron Nineteen (VUP-19). Caleb has experience in agricultural and development land, office and retail leasing, and single family investment properties. He is also a guest contributor to the webpage blogs of the REALTORS Land Institute and LandThink.

**EDUCATION**

Bachelor of Science in Business Administration from Auburn University  
Masters of Science in Real Estate (MSRE) from the University of Florida  
Accredited Land Consultant (ALC) designation from the REALTORS Land Institute  
Certified Commercial Investment Member (CCIM) designation

**MEMBERSHIPS & AFFILIATIONS**

REALTORS Land Institute (RLI): Board of Directors, Future Leaders Committee  
Chairman President, RLI Florida Chapter  
Florida Association of REALTORS (FAR): Board of Directors  
CCIM, Florida Chapter

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