

**+/-294 COMMERCIAL ZONED ACRES FOR SALE
AT FLORIDA'S NEXT CARGO AIRPORT
GROUND FLOOR OPPORTUNITY
AT JUST \$1.50 PER SQ. FT.!**

**FRONTS AIRGLADES INTERNATIONAL AIRPORT
6120 US 27 CLEWISTON, FL 33440
UTILITIES AVAILABLE TO SITE
\$65,000 PER ACRE!**



Qualified Opportunity Zone

**OVER 1,300 FEET ON US 27
ACROSS FROM AIRGLADES INTERNATIONAL AIRPORT
ON FLORIDA'S DESIGNATED NORTH/SOUTH CARGO CORRIDOR**

**WITHIN 200 MILES OF MIAMI, TAMPA, ORLANDO
FAST ACCESS TO MOST MAJOR FLORIDA MARKET AREAS**

**PROPERTY ADJACENT TO NEW WEIGH STATION
MIAMI CUSTOMS EXPANDING TO AIRGLADES
TO BE DELIVERED WITH COMMERCIAL/INDUSTRIAL ZONING**

**AN OUTSTANDING OPPORTUNITY FOR
DEVELOPERS, FREIGHT FORWARDERS,
PERISHABLES & INDUSTRIAL USERS**



Exclusively Listed By:
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EXISTING CONDITIONS:

USE: AGRICULTURAL

DISTANCE TO AREA AMENITIES:

7.9 MILES TO CITY OF CLEWISTON

25.3 MILES TO CITY OF LABELLE

233.32 ACRES LYING IN HENDRY COUNTY PER SURVEY

60.53 ACRES LYING IN GLADES COUNTY PER SURVEY

PREDOMINANTLY BALL BEARING SAND

NO KNOWN ENVIRONMENTAL IMPACTS

NO KNOWN OR DESIGNATED WETLANDS

UTILITIES:

GLADES ELECTRIC: NEARBY SUBSTATION

SOUTH SHORE WATER SERVICES

6" NATURAL GAS LINE ON US 27

CURRENTLY ON SEPTIC

NEARBY RAIL: SOUTH CENTRAL FLORIDA RAILROAD

CONNECTS TO CSX WEST OF LAKE OKEECHOBEE

CONNECTS TO FEC TO EAST OF LAKE OKEECHOBEE



SURVEYOR'S NOTES
 SURVEY BASED ON DESCRIPTION PROVIDED BY CLIENT.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE SEARCH.
 NO SEARCH OF THE PUBLIC RECORDS WAS CONDUCTED BY THIS OFFICE FOR EASEMENTS, RESTRICTIONS, RESERVATIONS, ZONING SET-BACKS, OR RIGHTS-OF-WAY OF RECORD.
 TREES OR SHRUBBERY, IF ANY, NOT SHOWN.
 LOCATION OR EXISTENCE OF UNDERGROUND OR NON-VISIBLE IMPROVEMENTS OR UTILITIES, IF ANY, NOT INVESTIGATED.
 ORIENTATION BASED ON THE EAST LINE OF SECTION 9 BEING ASSUMED AT S00°18'25"E.
 UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.

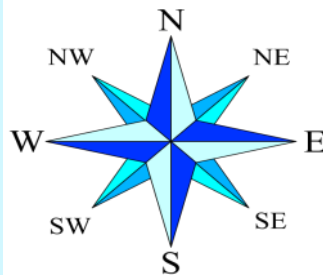
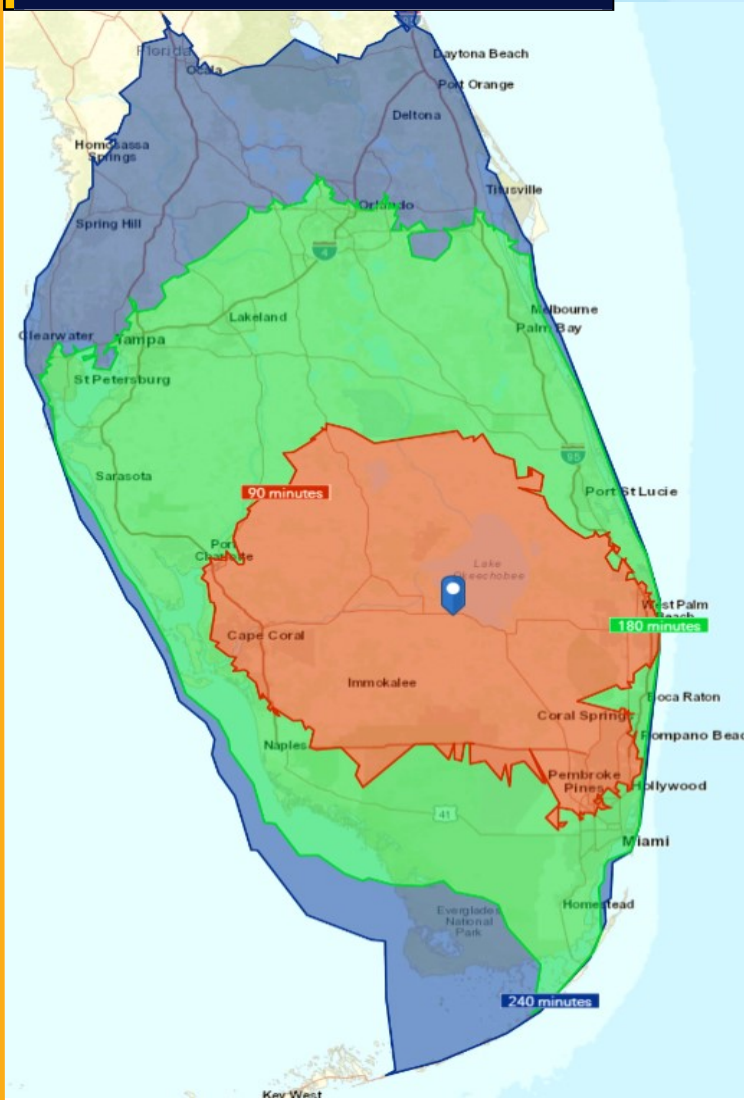
FLOOD ZONE STATEMENT
 ACCORDING TO FLOOD INSURANCE RATE MAPS, THE HENDRY COUNTY PORTION OF THIS SURVEY, FALLS IN COMMUNITY PANEL NO. 120107 0125 D, EFFECTIVE DATE: JULY 06, 2015. THIS PARCEL OF LAND IS IN FLOOD ZONE "X" AND "AE(EL16)". THE GLADES COUNTY PORTION OF THIS SURVEY FALLS IN COMMUNITY PANEL NO.120095 0545 C, EFFECTIVE DATE: SEPTEMBER 26, 2014, THIS PARCEL OF LAND IS IN FLOOD ZONE AE(EL16).



This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from market without notice.



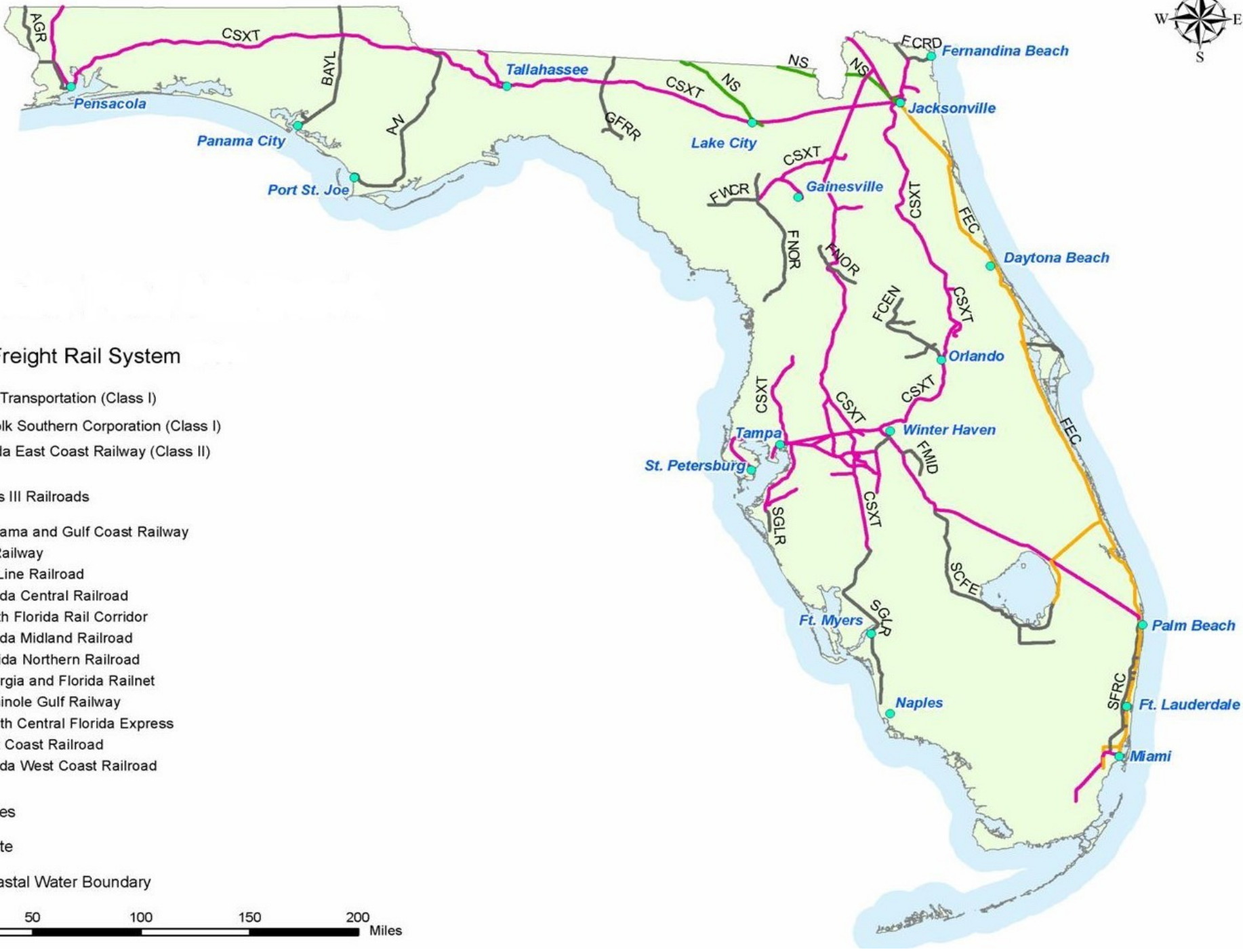
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102 miles to Port of Miami
 85 miles to Port Everglades
 355 miles to Georgia State Line
 90 miles to Miami International Airport
 82 miles to Fort Lauderdale International Airport
 Over 6,000 Trucks Pass this Site Every Day

Population Summary	100 Miles	150 Miles	200 Miles
2000 Total Population	7,007,322	11,870,442	13,116,460
2010 Total Population	8,120,916	13,969,054	15,496,082
2018 Total Population	8,934,095	15,573,804	17,258,685
2023 Total Population	9,521,819	16,736,202	18,550,588

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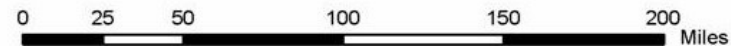


Florida Freight Rail System

- CSX Transportation (Class I)
- Norfolk Southern Corporation (Class I)
- Florida East Coast Railway (Class II)

- Class III Railroads
- AGR Alabama and Gulf Coast Railway
- AN AN Railway
- BAYL Bay Line Railroad
- FCEN Florida Central Railroad
- SFRC South Florida Rail Corridor
- FMID Florida Midland Railroad
- FNOR Florida Northern Railroad
- GFRR Georgia and Florida Railnet
- SGLR Seminole Gulf Railway
- SCFE South Central Florida Express
- FCRD First Coast Railroad
- FWCR Florida West Coast Railroad

- Cities
- State
- Coastal Water Boundary



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EXECUTIVE SUMMARY/BUSINESS CASE FOR LAND PURCHASE AND DEVELOPMENT



Miami International Airport ranks 1st of all US Airports in freight tonnage and is out of land. Their priority is passenger traffic, which has a greater revenue stream than freight. MIA is the busiest U.S. airport for perishable freight (seafood, flowers, vegetables, fruits, pharmaceuticals) handling over 64% percent of ALL U.S. perishable imports in 2016, including over 89% of the flow-ers sold in the U.S. Once on land, per-ishables are trucked to destinations all over North America. No viable solution exists for growth in perishables throughput at MIA. The lack of refriger-ated warehousing in proximity to the airport is a further detriment, as is the massive amount of traffic in Miami-

Dade County and around the airport. There is no developable land near the airport, indus-trial rents have spiked, and the costs of labor, insurance and warehousing are becoming impossible to bear by freight forwarders.

Hendry County lies about 80 miles to the Northwest. By most metrics, it is Florida's poor-est county, with the highest rate of unemployment. Its primary industry is agriculture, which is under attack by the State, due to the effects of fertilizer on the underground wa-ter supply. Further, NAFTA has caused massive price disruption and infestations of citrus canker and other maladies have clearly indicated the end of most agriculture in the State. The County and major landholders US Sugar and Hilliard Farms all agree a new economic driver must be found.

Airglades Airport is owned by the County and is adjacent to US 27, the major long haul truck route out of the State. It's location provides for shorter travel distances and reduced cost to major market areas than MIA. The County entered into an agreement with a private airport development company, Airglades International Airport, LLC, ("AIA"), which is backed by U.S Sugar and Hilliard Farms, and whose President, Fred Ford is the former man-ager of Dallas-Fort Worth International Airport, Boston's Logan International Airport and director of aviation for the Massachusetts Port Authority. AIA applied to the Federal Avia-tion Administration for development funding to massively expand AIA into a major perish-ables throughput facility, through an airport privatization program designed to promote public private partnerships where clear needs for public funding could be proved.

THE ONLY GENERAL AVIATION AIRPORT ON CONTINENTAL US SOIL TO BE ADMITTED TO THIS FAA PROGRAM IS AIA. PRELIMINARY APPROVALS HAVE BEEN GRANTED AND OVER 500 MILLION DOLLARS IN FUNDING COMMITMENTS ARE IMMINENT.

The Subject Property is adjacent to AIA. It's historical use has been purely agricultural. The Hendry County's future land use plan designates the area around the airport as commercial and industrial. The owners have applied to the State in advance of the Coun-ty, to change the permitted use of the property with the blessing and support of the County. Approvals are almost certain in the very near future, probably before 2019. Res-idential development will be restricted due to the flightpath requirements of the FAA, but commercial and industrial use will be allowed. Florida is South America's largest trading partner: Highest and best uses related to inbound airport cargo include perish-ables throughput, freezer/cooler uses and freight forwarding. Highest and best uses relat-ed to outbound airport cargo include electronics, aviation parts, medical equipment and pharmaceuticals. Of course, airport and transportation services related to equipment and personnel will also be economic drivers.

The County controls nearby potable water and waste treatment facilities, Glades Electric has a nearby substation, there is a 6" natural gas line running along the side of the prop-erty fronting US 27, and rail is a few short miles away.

The County has indicated it will cooperate with and support owner/users and develop-ers in the areas of utilities provision, jobs training, construction approvals, etc. and is currently assessing utilities expansion as AIA develops: As the Subject lies directly across US 27 from the airport, opportunities will almost certainly exist for a new owner to "piggy-back" as infrastructure expands.

THE OPPORTUNITY IS CLEAR: COMMERCIAL LAND NEAR MIA = \$25 TO \$35 PER SQUARE FOOT. COMMERCIAL LAND NEAR AIA = \$1.50 PER SQUARE FOOT.

**PLEASE CALL
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