

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

CLEWISTON, FL

- ◆ FRONTING US 27, FLORIDA'S DESIGNATED NORTH/SOUTH CARGO CORRIDOR
- ◆ OVER 1,300 FEET ADJACENT TO AIRGLADES INTERNATIONAL AIRPORT
- ◆ WITHIN 200 MILES OF MIAMI, TAMPA, ORLANDO MARKET AREAS
- ◆ FAST ACCESS TO MOST MAJOR FLORIDA MARKET AREAS
- ◆ ADJACENT TO NEW WEIGH STATION: MIAMI CUSTOMS EXPANDING TO AIRGLADES
- ◆ TO BE DELIVERED WITH COMMERCIAL/INDUSTRIAL ZONING
- ◆ UTILITIES AVAILABLE TO SITE, NEARBY CITY OF CLEWISTON AMENITIES & RAIL
- ◆ ACROSS HIGHWAY FROM FLORIDA'S NEWEST PERISHABLES AND CARGO AIRPORT!

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.



Exclusively Listed By:
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- ◆ 102 miles to Port of Miami
- ◆ 85 miles to Port Everglades
- ◆ 78 miles to Port of Palm Beach
- ◆ 355 miles to Georgia State Line
- ◆ 90 miles to Miami International Airport
- ◆ 59 miles to Palm Beach International Airport
- ◆ 82 miles to Fort Lauderdale International Airport
- ◆ Over 6,000 Trucks Pass This Site Every Day
- ◆ Within 150 Miles of Tampa, Orlando, Metros
- ◆ Within 100 Miles: Ft. Lauderdale Palm Beach & Miami Metros
- ◆ Fronts US 27, DOT Designated North/South Freight Corridor

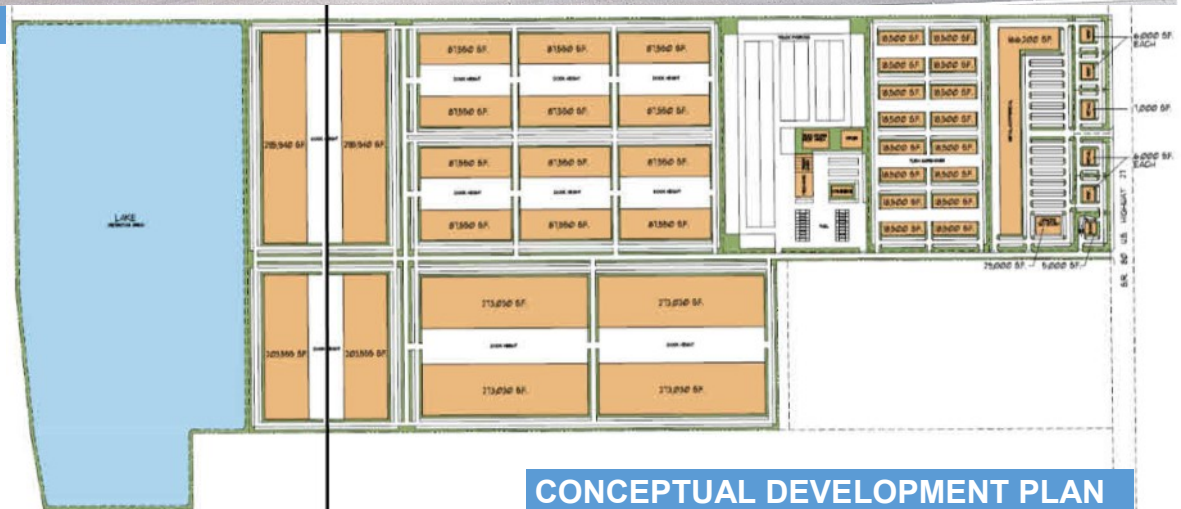


Population Summary	100 Miles	150 Miles	200 Miles
2018 Total Population	8,934,095	15,573,804	17,258,685
2023 Total Population	9,521,819	16,736,202	18,550,588



EXISTING CONDITIONS

- ◆ USE: GENERAL COMMERCIAL
- ◆ 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 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 EAST OF LAKE OKEECHOBEE



CONCEPTUAL DEVELOPMENT PLAN