

**Brandywine
Hendry County, FL
Executive Summary**

Location:

The property consists of two parcels located on Fort Denaud Road in northwestern Hendry County, LaBelle, Florida. It is 1.5 miles north of State Road 80, 10 minutes from LaBelle, 20 minutes from downtown Fort Myers, 45 minutes from Southwest Florida International airport. I-75 is 15 minutes to the west via State Road 80. The properties are located between I-75 and US 27, allowing for easy north – south commuting.

Area facts:

To the east of the subject property is the rural community of LaBelle, comprised largely of agricultural production activities, including citrus production, row crop farming and cattle operations. The area provides passive outdoor activities such as hunting, fishing, water sports and horseback riding. In addition, LaBelle has deep historic roots as one of the early pioneer cities of Florida and has numerous annual events and family oriented activities promoting it. On the other hand, Fort Myers lies to the west of the property and provides a more metropolitan lifestyle, including numerous retail centers such as Coconut Point Mall and Gulf Coast Town Center, which offer endless shops, movies and restaurants. The area is noted for some of the best beaches in Florida.

Property History:

The property was acquired by Brandywine, LLC with the intention of re-zoning the property for a residential community. Today, an investor or builder/developer has the opportunity to complete the development of a residential community with waterfront amenities in Hendry County.

Property Facts:

The properties consist of a total of 263.8 +/- acres. Parcel A, located on the east side of Fort Denaud Road, is 260.3± acres and is currently zoned PUD, allowing up to 243 single family units, one unit per acre with a ½ acre minimum lot size requirement. Parcel B, on the west side of Fort Denaud Road, is 3.5± acres located directly on the Caloosahatchee River. It is zoned RG-1 and permitted for boat ramp, picnic facilities, and on-site parking for vehicles and boat trailers. Planned amenities include club house , swimming pool, tennis courts, basketball courts and walking trail. Environmental, soils and protected species test are complete. The site is currently vacant land, partially fenced.

By the Numbers:

Real estate taxes for 2008 were \$64,494.33