

PALM BEACH BLVD

BIRCHWOOD PKWY

OXBOW DR

FOR SALE

FORMER HOTEL & CONVENTION CENTER

45.78± ACRES

Located between a natural spring & the Caloosahatchee River

CALL FOR OFFERS

TCG

LABELLE, FL

1563 OXBOW DR | LABELLE, FL 33935

OFFERING SUMMARY

LIST PRICE	CALL FOR OFFERS
LAND AREA	45.78± ACRES
BUILDING	30,618± SF
YEAR BUILT	1981
ZONING	C-1, C-3, & AG

INVESTMENT HIGHLIGHTS

- **Rare 45.78± Acre Waterfront Holding:** Between a natural spring and the Caloosahatchee River, steps from Port LaBelle Marina.
- **Existing Hospitality Infrastructure:** A 30,618± SF former hotel and convention center offers a head start for renovation or adaptive reuse.
- **Redevelopment Potential:** Extensive acreage and hospitality improvements support repositioning or phased development, subject to approvals.
- **Multiple Exit Strategies:** Potential for a hotel, resort, RV resort, wellness retreat and spa, or mixed-use project.
- **Growing Trade Area:** Projected annual population growth of 5.0% within 3 miles from 2026–2031 outpaces 3.8% within 10 miles.
- **Natural Spring & Agricultural Potential:** On-site natural spring adds appeal for farming and agricultural companies, subject to water-use and land-use approvals.



ASSET SNAPSHOT	
ADDRESS	1563 Oxbow Dr, LaBelle, FL 33935
CROSS STREETS	SR 80 & N Birchwood Pkwy
PROPERTY TYPE	Former Hotel & Convention Center / Land
LAND AREA	45.78± Acres
BUILDING SIZE	30,618± SF (Hotel & Convention Center)
YEAR BUILT	1981
ZONING	C-1, C-3, & AG
COUNTY	Hendry & Glades
UTILITIES	Water / Sewer / Electric
WATER FEATURES	Caloosahatchee River • Natural Spring • Port LaBelle Marina
SALE PRICE	Call for Offers



12,861
PEOPLE IN A 3 MILE RADIUS

$106,627
AVG. HOUSEHOLD INCOME (3 MILES)

5.0%
PROJECTED ANNUAL POP. GROWTH (3 MI)

THE OPPORTUNITY

Positioned between a natural spring and the Caloosahatchee River, with the Port LaBelle Marina just steps away, this 45.78± acre property is anchored by a 30,618± SF former hotel and convention center built in 1981. The existing improvements, waterfront setting and flexible zoning give a hospitality group, RV resort operator, wellness brand or developer a rare chance to reposition a large-scale Old Florida destination.



HOTEL & RESORT RENOVATION

- Existing 30,618± SF hotel and convention structure offers a head start versus ground-up construction
- Marina-adjacent setting supports a boutique or destination resort concept
- Meeting and event space suited to weddings, retreats and regional groups
- Potential to reflag with a national hotel brand following renovation



RV & OUTDOOR RESORT

- 45.78± acres provides room for a large-scale RV, cabin and glamping resort (subject to approvals)
- Draws boaters and anglers traveling the Okeechobee Waterway
- Seasonal winter-visitor demand across Southwest and inland Florida
- Former hotel can convert to a clubhouse, guest services and amenity center



WELLNESS SPA & RETREAT

- Natural spring and nearby creates a private, nature-immersive setting
- Existing guest rooms and gathering spaces suit a retreat, spa or healing center
- Removed from coastal congestion: a true "Old Florida" getaway
- Room for trails, gardens, water features and outdoor programming



MIXED-USE DEVELOPMENT

- 45.78± acres with existing hotel and convention center improvements
- SR 80 corridor connects LaBelle to Fort Myers and Interstate 75
- Potential for phased hospitality, residential or commercial development, subject to approvals
- C-1, C-3, and AG zoning across the property, with permitted uses subject to parcel-specific requirements



AGRICULTURAL & FARM OPERATIONS

- Natural spring and 45.78± acres offer farming and agricultural potential
- AG-zoned portions offer agricultural options, subject to parcel-specific requirements
- Existing buildings offer potential office, training or support space through adaptive reuse
- SR 80 connects to regional agricultural markets and Interstate 75

Secluded by nature. Connected by water and highway. A 45-acre blank canvas on the Caloosahatchee.

NATURAL SETTING





NATURAL SPRING

A spring-fed water feature on site creates a distinctive, nature-immersive amenity, ideal as the centerpiece of a wellness, spa or resort concept.



CALOOSAHATCHEE RIVER

The property is located in LaBelle, a riverfront community on the Caloosahatchee River, part of the Okeechobee Waterway, a navigable cross-Florida route linking the Gulf Coast to the Atlantic by way of Lake Okeechobee.



PORT LABELLE MARINA

The Port LaBelle Marina sits just steps from the property, offering boat access and a Marathon gas pump for boat fueling, with opportunities to support dockside lodging, RV-and-boat stays, fishing charters and waterfront dining.

SITE AERIAL


CALOOSAHATCHEE RIVER
80
PORT LABELLE MARINA
SUBJECT PROPERTY 45.78± ACRES
BIRCHWOOD PKWY
NATURAL SPRING
MARATHON
GAS PUMP
FORMER HOTEL & CONVENTION CENTER
OXBOW DR
N

BUILDING PHOTOS









COURTYARD PHOTOS









COMMON AREA PHOTOS









OFFICES & MAINTENANCE PHOTOS









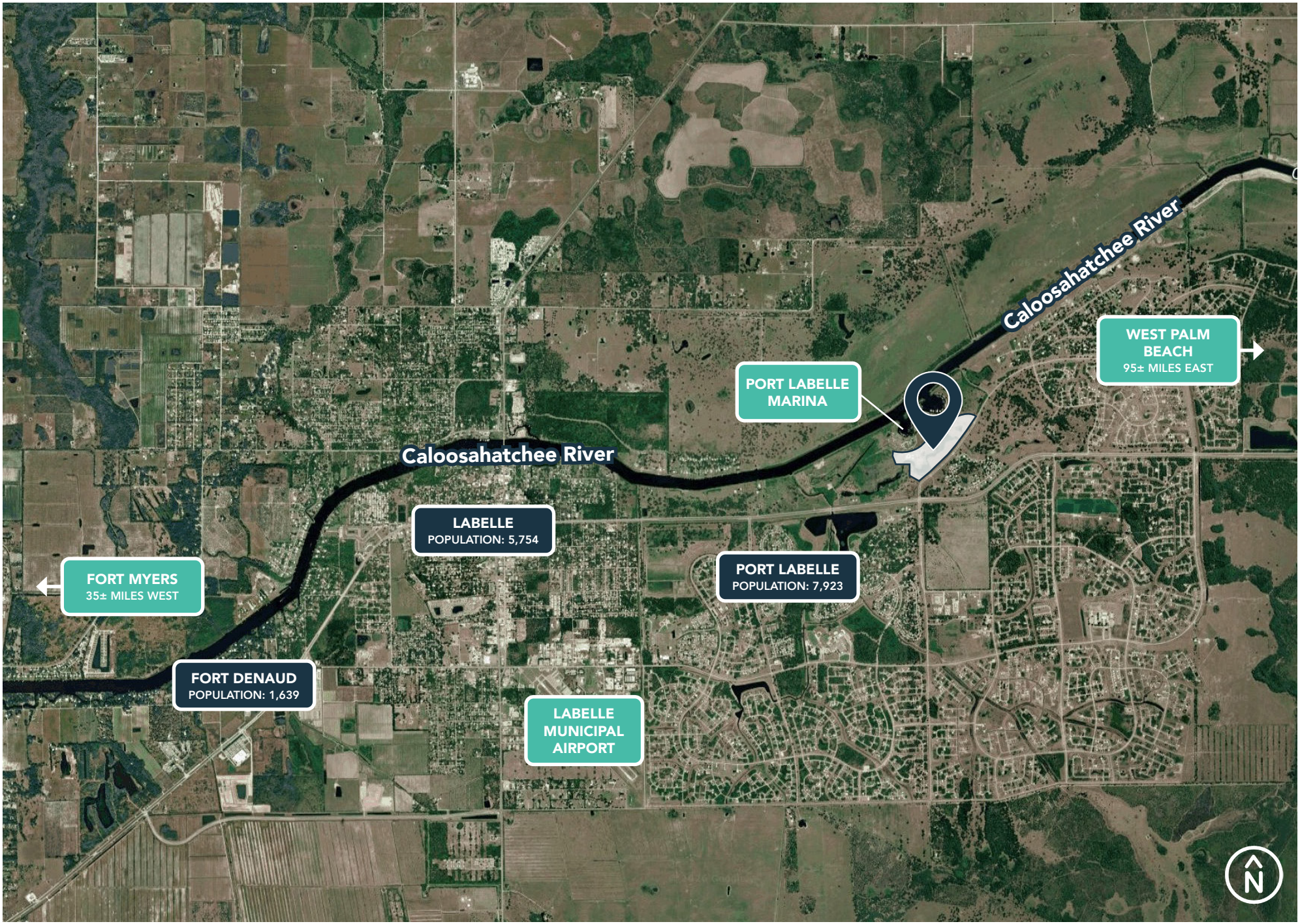
COUNTY & ZONING MAP



ZONING SUMMARY

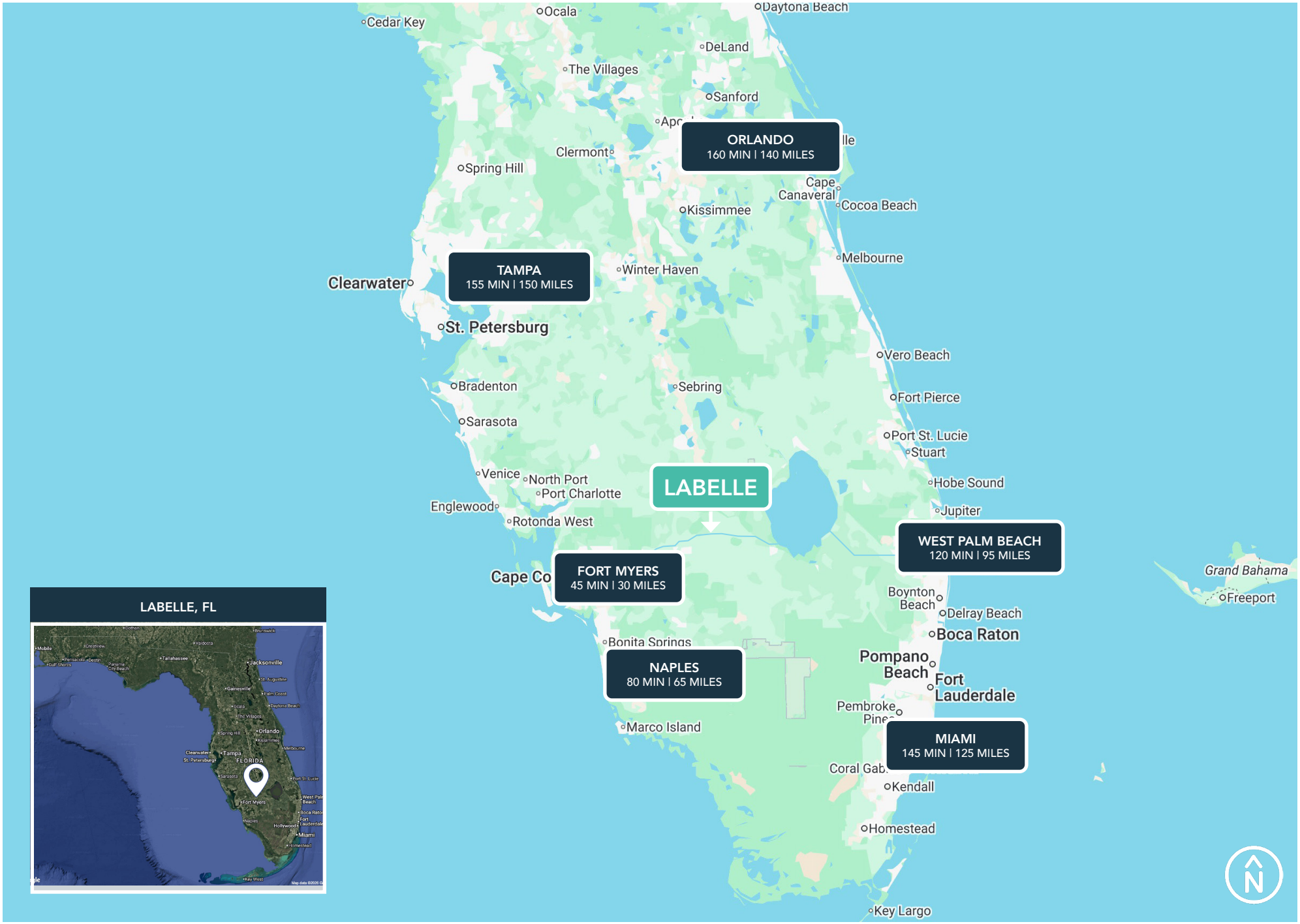
PARCEL	COUNTY	ZONING	ACRES	PARCEL ID
Parcel 1	Glades	C-1	0.92±	A35-42-29-A00-004A-0040
Parcel 2	Glades	C-1	0.38±	A35-42-29-A00-004A-0030
Parcel 3	Glades	C-1	18.38±	A36-42-29-A00-004A-0000
Parcel 4	Glades	C-1	5.72±	A36-42-29-A00-001A-0000
Parcel 5	Hendry	C-3	5.05±	4-29-43-02-A00-0001.0100
Parcel 6	Hendry	AG	1.77±	4-29-43-02-A00-0002.0100
Parcel 7	Hendry	AG	0.80±	4-29-43-02-A00-0002.0000
Parcel 8	Hendry	AG	9.10±	4-29-43-01-A00-0001.0100
Parcel 9	Hendry	AG	3.66±	4-29-43-02-A00-0002.0000
TOTAL			45.78±	

VICINITY AERIAL



REGIONAL LOCATION

TCG



LABELLE, FL

AREA OVERVIEW





LABELLE, FLORIDA

LaBelle, the county seat of Hendry County, sits on the banks of the Caloosahatchee River in inland Southwest Florida. Known for its oak-lined historic downtown, Old Florida character and the annual Swamp Cabbage Festival, the city offers a relaxed, small-town lifestyle within reach of the Gulf Coast's larger markets.

State Road 80 connects LaBelle west to Fort Myers and Interstate 75, and east toward Clewiston and Lake Okeechobee. The Caloosahatchee is part of the Okeechobee Waterway, a cross-state boating route between Florida's Gulf Coast and the Atlantic, which brings a steady flow of boaters, anglers and nature-based visitors through the area.

Growth across eastern Lee and Hendry counties continues to expand demand for lodging, recreation, housing and services. Within three miles of the site, population is projected to grow 5.0% annually from 2026 to 2031, with an average household income of $106,627.

AREA HIGHLIGHTS

- Scenic riverfront setting along the Caloosahatchee, offering boating, fishing, and waterfront recreation.
- Coast-to-coast boating access via the Okeechobee Waterway, connecting the Gulf and Atlantic.
- Strategic SR 80 location connecting LaBelle with Fort Myers and West Palm Beach.
- Regional connectivity via SR 29, linking the area with Immokalee and U.S. 27.
- Historic downtown charm with oak-lined streets, locally owned shops, restaurants, and cultural attractions.
- Riverfront parks and nature trails, including Barron Park and LaBelle Nature Park.
- Nearby wilderness recreation at Okaloacoochee Slough and Spirit-of-the-Wild wildlife management areas.
- Home to the Swamp Cabbage Festival, attracting visitors for entertainment, food, and local traditions.
- Convenient aviation access through LaBelle Municipal Airport, close to downtown and area attractions.
- Established regional commercial hub serving western Hendry County and southern Glades County.





1563 OXBOW DR	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION				
2026 Estimated Population	873	12,861	22,168	29,415
2031 Projected Population	1,105	16,053	26,652	34,947
2020 Census Population	591	7,894	17,285	23,298
2010 Census Population	449	6,455	15,303	21,110
Projected Annual Growth 2026 to 2031	5.3%	5.0%	4.0%	3.8%
Historical Annual Growth 2010 to 2026	5.9%	6.2%	2.8%	2.5%
2026 Median Age	34.7	34.7	35.1	36.5
HOUSEHOLDS				
2026 Estimated Households	304	4,330	7,289	9,902
2031 Projected Households	376	5,317	8,701	11,701
2020 Census Households	201	2,531	5,277	7,344
2010 Census Households	153	2,057	4,761	6,816
Projected Annual Growth 2026 to 2031	4.7%	4.6%	3.9%	3.6%
Historical Annual Growth 2010 to 2026	6.2%	6.9%	3.3%	2.8%
INCOME				
2026 Estimated Average Household Income	$109,106	$106,627	$103,348	$101,800
2026 Estimated Median Household Income	$76,978	$76,337	$70,064	$71,558
2026 Estimated Per Capita Income	$38,034	$35,959	$34,641	$35,067
BUSINESS				
2026 Estimated Total Businesses	7	369	726	883
2026 Estimated Total Employees	38	3,034	6,954	7,598
2026 Est. Employee Population per Business	5.7	8.2	9.6	8.6
2026 Est. Residential Population per Business	132.1	34.8	30.5	33.3



$3,000,000,000+

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SOUTHWEST FL OFFICE
9450 Corkscrew Palms Cir
Suite #101
Estero, FL 33928
P: 239.334.3040

PRESENTED BY:

Ty Hensley
Partner
239.334.3040
Ty.Hensley@TrinityCRE.com

Stephanie Bovinett
Associate
239.221.3002
Stephanie.Bovinett@TrinityCRE.com

Michael Mucci
Associate
239.221.3002
Michael.Mucci@TrinityCRE.com

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