

PROPERTY ANALYSIS

Subject Property

Address: 7030 Brazil Ct
City: Port Labelle
Zipcode: 33935
County: Hendry
Floodzone: X
Lot Size: 14,375 SqFt
Zoning: RG-3
PID: 4 29 43 10 070 2241-053.0

Projected Sale Price

Recommended listing: \$30,000
Recommended sold: \$28,000
Approximate DOM: 69 days

Average Prices

Average listing: \$29,280
Average sold: \$20,680

MAP



HIGHEST SOLD PROPERTIES

	Address	Date	Price	\$/SqFt	Lot Size	Distance
1	7005 blue ct	01/08/2026	\$22,000	\$2.20	10,019sqft	0.20 miles
2	7005 blue ct	01/08/2026	\$22,000	\$2.20	10,018sqft	0.22 miles
3	7026 calder ct	06/27/2025	\$21,500	\$1.54	13,939sqft	0.57 miles
4	9002 luau ct	10/02/2025	\$23,900	\$1.96	12,196sqft	0.58 miles
5	7015 calder cir	06/02/2025	\$14,000	\$1.11	12,632sqft	0.68 miles

HIGHEST FOR SALE PROPERTIES

	Address	DOM	Price	\$/SqFt	Lot Size	Distance
1	7062 brazil cir	7	\$24,900	\$2.49	10,019sqft	0.07 miles
2	7034 lotus cir	31	\$28,000	\$2.79	10,018sqft	0.27 miles
3	7040 lotus cir	210	\$35,000	\$3.49	10,018sqft	0.28 miles
4	7002 lotus ct	3	\$28,500	\$1.82	15,681sqft	0.28 miles
5	7024 hero ct	93	\$30,000	\$2.99	10,018sqft	0.31 miles



Javier Santana
MANAGING BROKER

Rangely Adames
SALES ASSOCIATE

Nestled in the heart of Port LaBelle, this property enjoys a charming semi-rural vibe in Hendry County, blending small-town appeal with Florida's open spaces. Surrounding ranch-style homes and vacant lots offer generous yards, while a freshwater canal along the eastern edge provides serene access for kayaking or fishing, connecting to the Caloosahatchee River nearby. Paved roads like Bridge Street link easily to LaBelle's downtown in under 10 minutes, amid green pastures and emerging canal-front developments that enhance community appeal without overcrowding.

To determine pricing, we analyzed recent sold comparables within one mile, focusing on similar lot sizes around 14,375 sqft. Key sales include properties at \$21,500 to \$23,900, yielding an average of \$1.90 per sqft. This supports an estimated sold value of \$28,000. We recommend listing at \$30,000 to provide negotiation flexibility, aligning with our strategy to attract buyers in this active market while maximizing your return.



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