

We know this land.



Eshenbaugh LAND COMPANY



The Dirt Dog.

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



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COOPER ROAD TRACT // 4108 COOPER RD PLANT CITY, FL 33565

Property Description

PROPERTY DESCRIPTION

Perfectly positioned in the thriving Plant City area, this property presents a compelling land investment opportunity comprising just over 9 acres. The expansive site is zoned AS-1, allowing for a variety of potential uses subject to the appropriate approvals. Its central Plant City location offers convenient access to established commercial areas, major roadways, and regional transportation corridors. This offering is well-suited for investors or end users seeking a strategically located parcel with long-term redevelopment or repositioning potential in a growing market.

Infrastructure on site includes a home, two horse barns, and a detached garage. The property is being sold as-is.

LOCATION DESCRIPTION

Located in the vibrant city of Plant City, FL, the area surrounding the property is known for its thriving business community and abundant amenities. Just a short distance from the property, investors will find popular attractions such as the historic Plant City Downtown, featuring charming shops and local dining. For those seeking natural tranquility, the nearby Edward Medard Park offers pristine lakes and scenic trails. Additionally, the property is conveniently situated near major roadways and transportation hubs, making it an ideal location for an office or office building investment. With its blend of commercial opportunities and local charm, Plant City presents an exciting prospect for real estate investors.

MUNICIPALITY

Unincorporated Hillsborough County

PROPERTY SIZE

9.32 Acres

ZONING

AS-1

FUTURE LAND USE

Residential-1

PRICE

\$685,000

BROKER CONTACT INFO

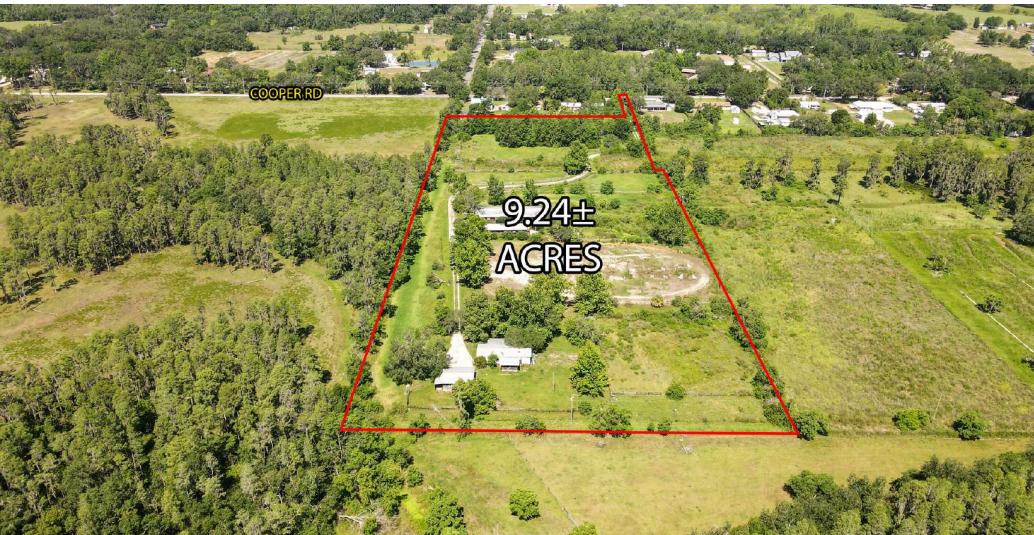
Richie Timmons

Advisor

813.287.8787 x116

richie@thedirtdog.com

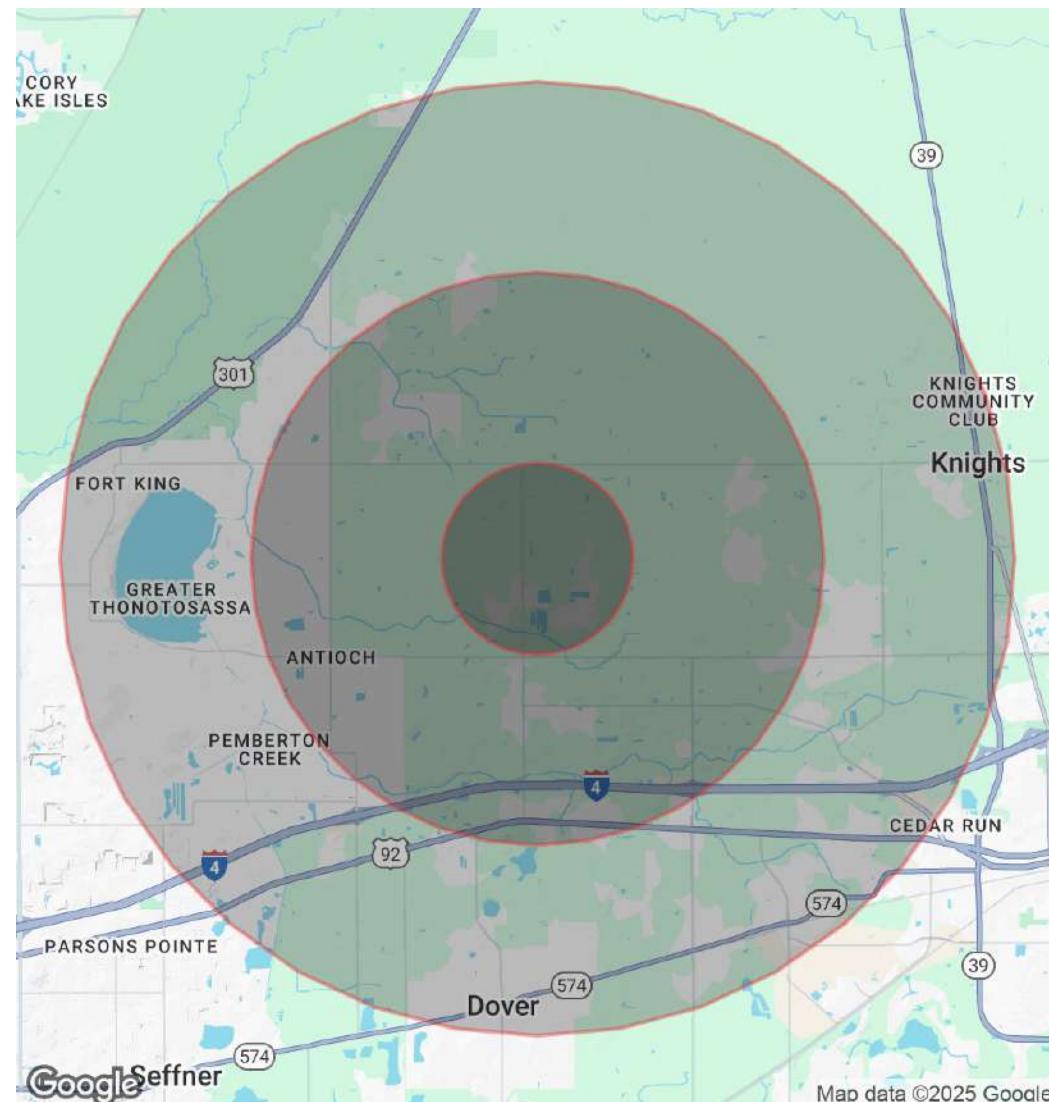
Additional Photos



Demographics Map & Report

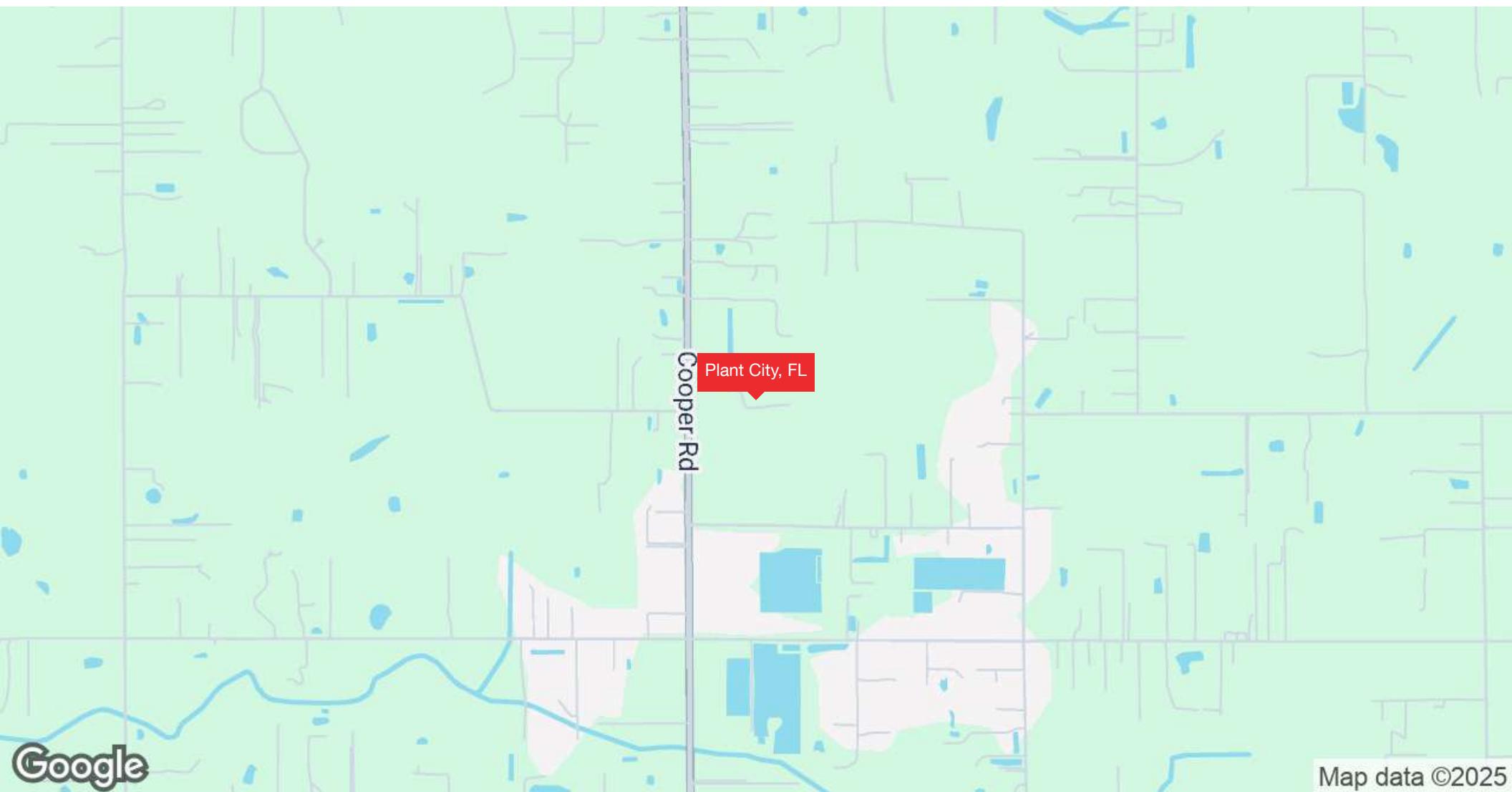
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,425	11,394	34,463
Average Age	43	42	42
Average Age (Male)	43	41	41
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	518	3,916	12,301
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$90,550	\$98,964	\$93,899
Average House Value	\$353,651	\$418,327	\$409,000

Demographics data derived from AlphaMap

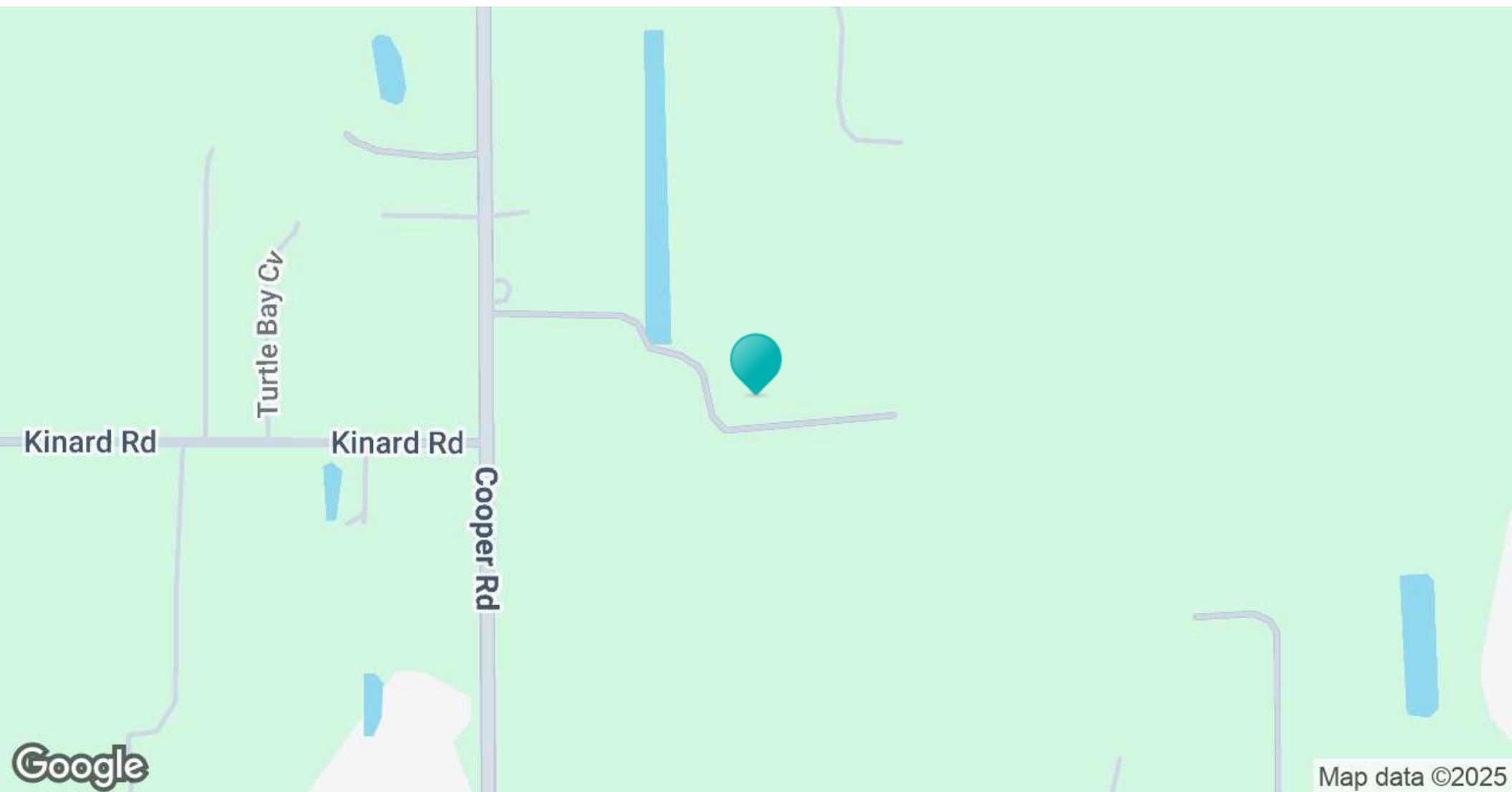


Map data ©2025 Google

Regional Map



Location Map



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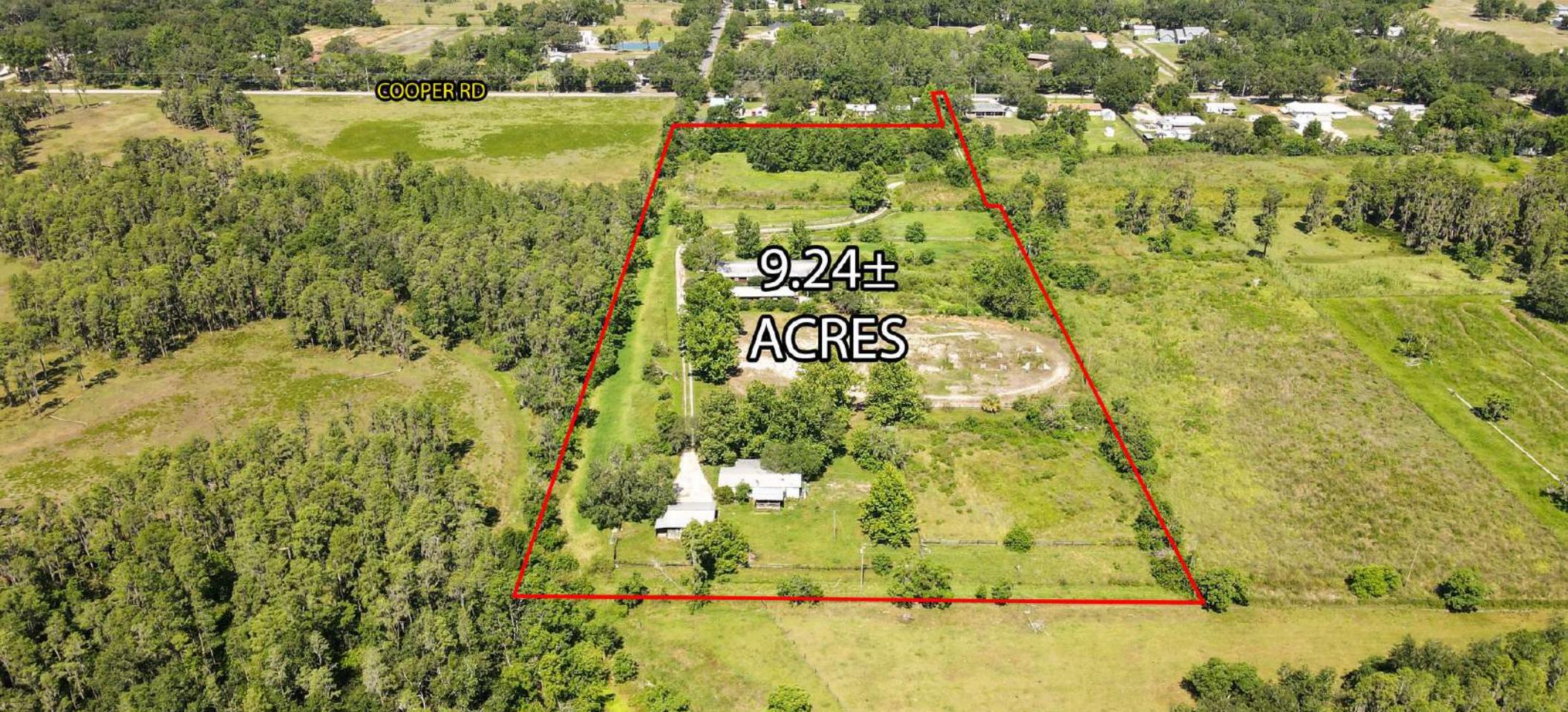
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



Richie Timmons
Advisor
813.287.8787 x116
richie@thedirtdog.com

Questions | Give us a call or drop us an email

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