

WALKER STREET

1202 S WALKER ST
PLANT CITY, FL 33563



FLORIDA STRAWBERRY FESTIVAL
AT POMPONA BEACH - 1908 - 1910
RICHARD J. SPARKMAN - ART & DESIGN
MURDER THROUGH AN EYE FOR RUBY JOHNSON

WESTINGHOUSE TRAIN CARS
BUILT AT THE WESTINGHOUSE WORKS
PLANT CITY, FLORIDA - 1908 - 1910
BY THE WESTINGHOUSE ELECTRICAL
CORPORATION



INVESTMENT SUMMARY

REI Brokerage House is pleased to bring to market Walker Street Apartments. This Small Multifamily Development site offers an investor or developer the opportunity to offer affordable units in market with high demand and growth. The 3.11 Acre Parcel has a future land use of R-2 and in the process of Rezoning to fit up to 36 units. Preliminary plan set for 9 buildings at 4 units each to fit perfectly on the site.

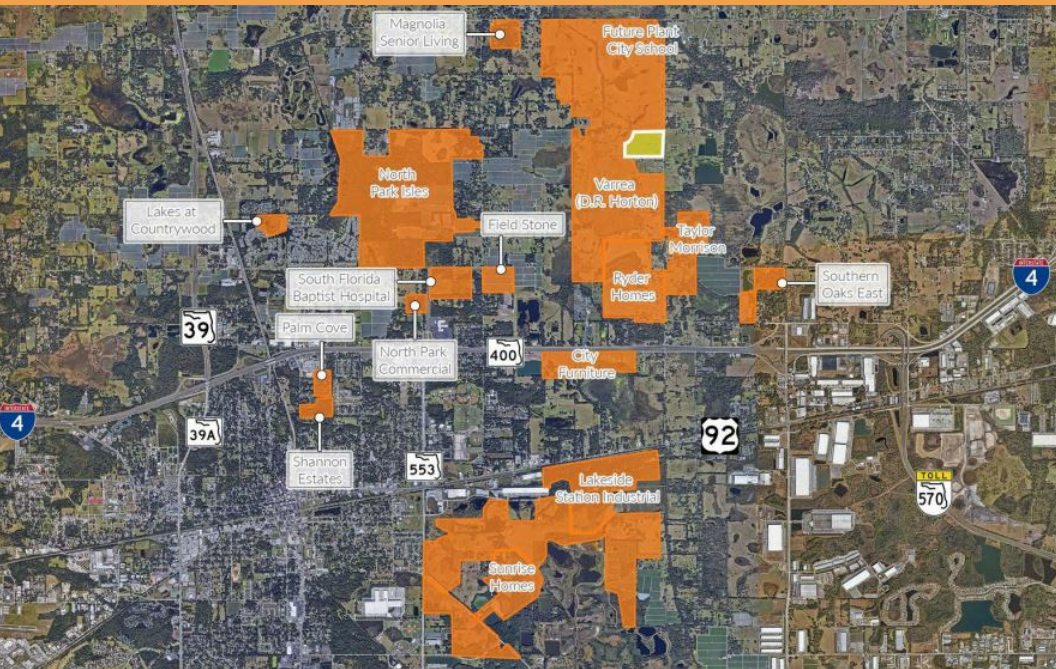
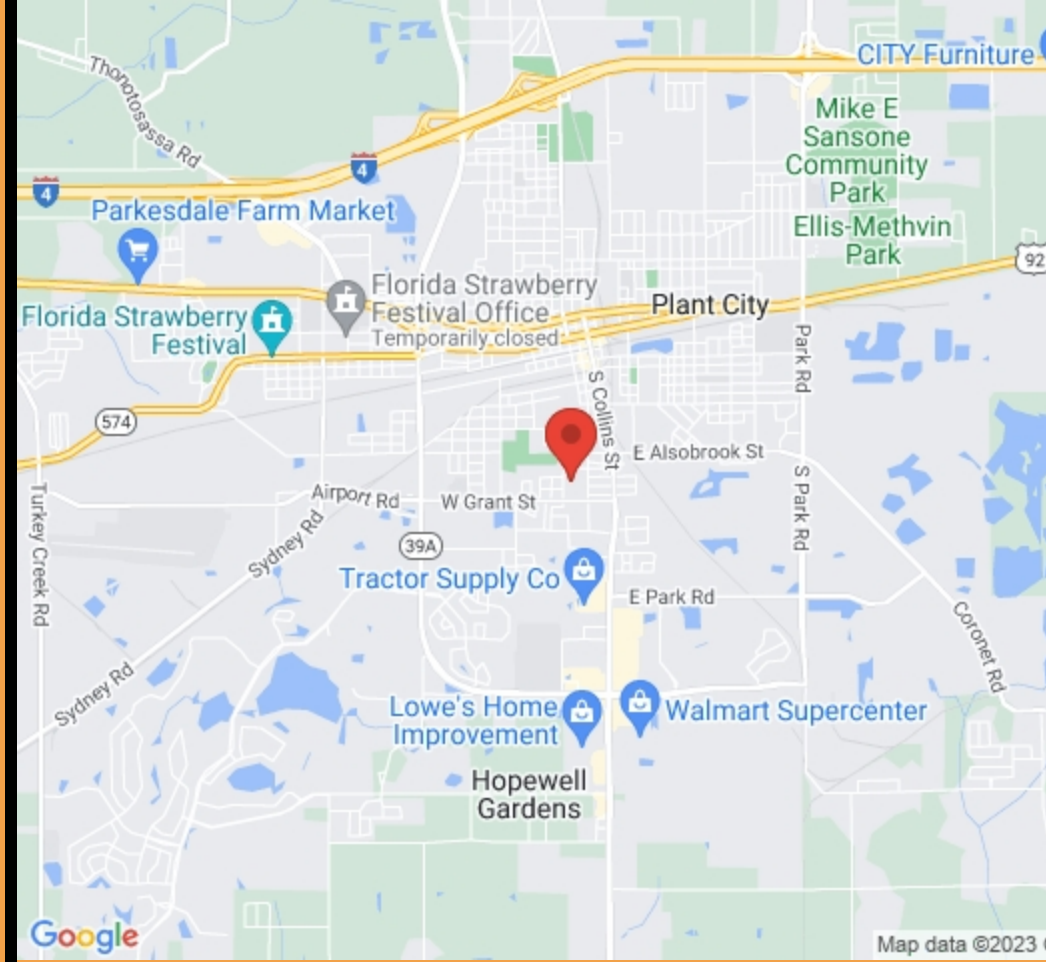


PROPERTY SUMMARY

Offering Price	\$1,250,000.00
Lot Size (acres)	3.11
Parcel ID	P322822ZZZ000006105500
Zoning Type	Residential
County	Hillsborough
Frontage	0.00 Ft
Coordinates	28.005097,-82.124900
Lot Size (SF)	97,139.00 SqFt

INVESTMENT HIGHLIGHTS

- High Growth Submarket that outperforms Tampa MSA
- City Limits of Plant City
- New Development Senior Housing walking distance Grace Manor 300+ beds
- Taylor Morrison Homes New Construction 257 SFR Lots Coming Soon
- Future Plant City School 15 Acres in Planning Stage
- South Baptist Hospital Under Construction 512,000 Sq Ft and 176 Beds





LOCATION HIGHLIGHTS

- Dense Residential Neighborhood.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- Excellent access, frontage and visibility.
- Adjacent to a large retirement community.
- Quick Timeline to Construction
- 36 Unit Small Multifamily Development Site
- Multi-Family Market Rents of \$1,524/Unit With Vacancy of 6.5% And 5.3% 2022 Rent Growth in This Submarket



SITE PLAN

S 00°15'23" W 667.21'(F)

N 00°15'23" E 337.08'(F)

S 00°15'23" W 336.17'(F)

EDGE OF PAVEMENT

PROPOSED ASPHALT PAVEMENT

PARCEL 1

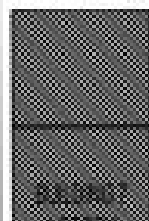
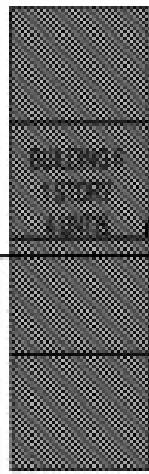
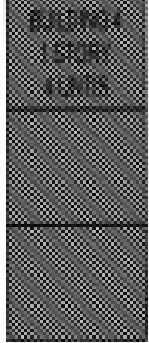
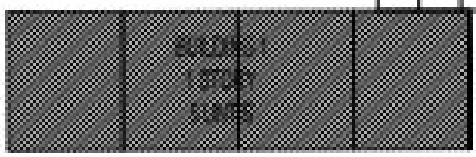
FOLIO # 208656-0000

PROPOSED ASPHALT PAVEMENT

PARCEL 2

FOLIO # 208650-0100

FOLIO # 208660-0050



S.I.R.C.

S.I.R.C.

S.I.R.C.

N 89°52'28" W 88.25'(F)
87.5'(D)

N 89°52'28" W 318.59'(F) (O/A)
207.00'(F)
207.5'(D)

PD 1'L.P.

4'HOGWIRE FENCE

N 00°17'50" W 203'

S 00°23'07" W 203'

CITY OF PLANT CITY

COUNTY HILLSBOROUGH

AREA

CITY 29.1 SQ MI
LAND 28.2 SQ MI
WATER 0.9 SQ MI
ELEVATION 128 FT

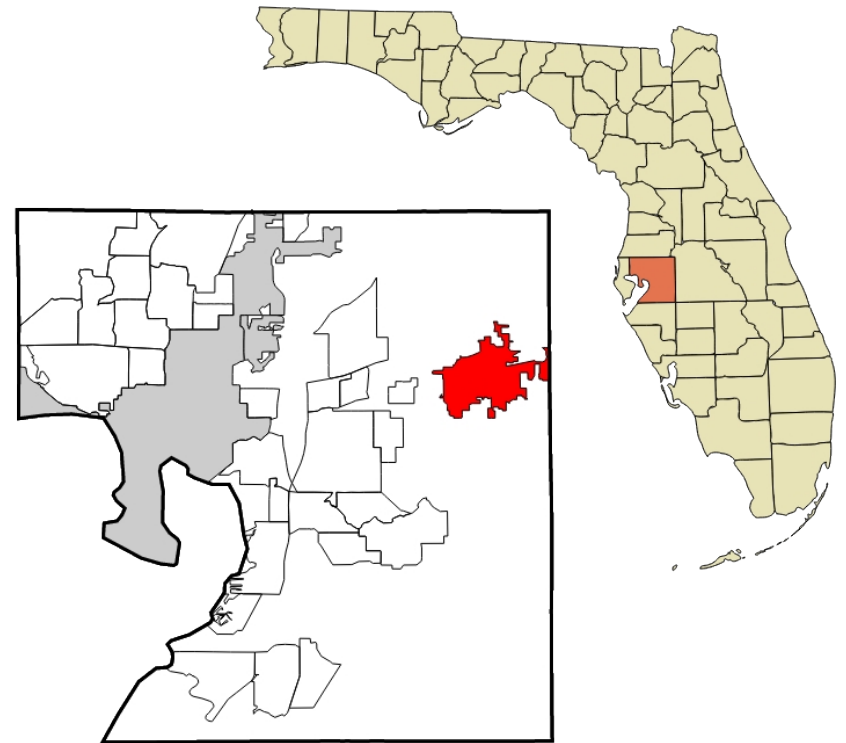
POPULATION

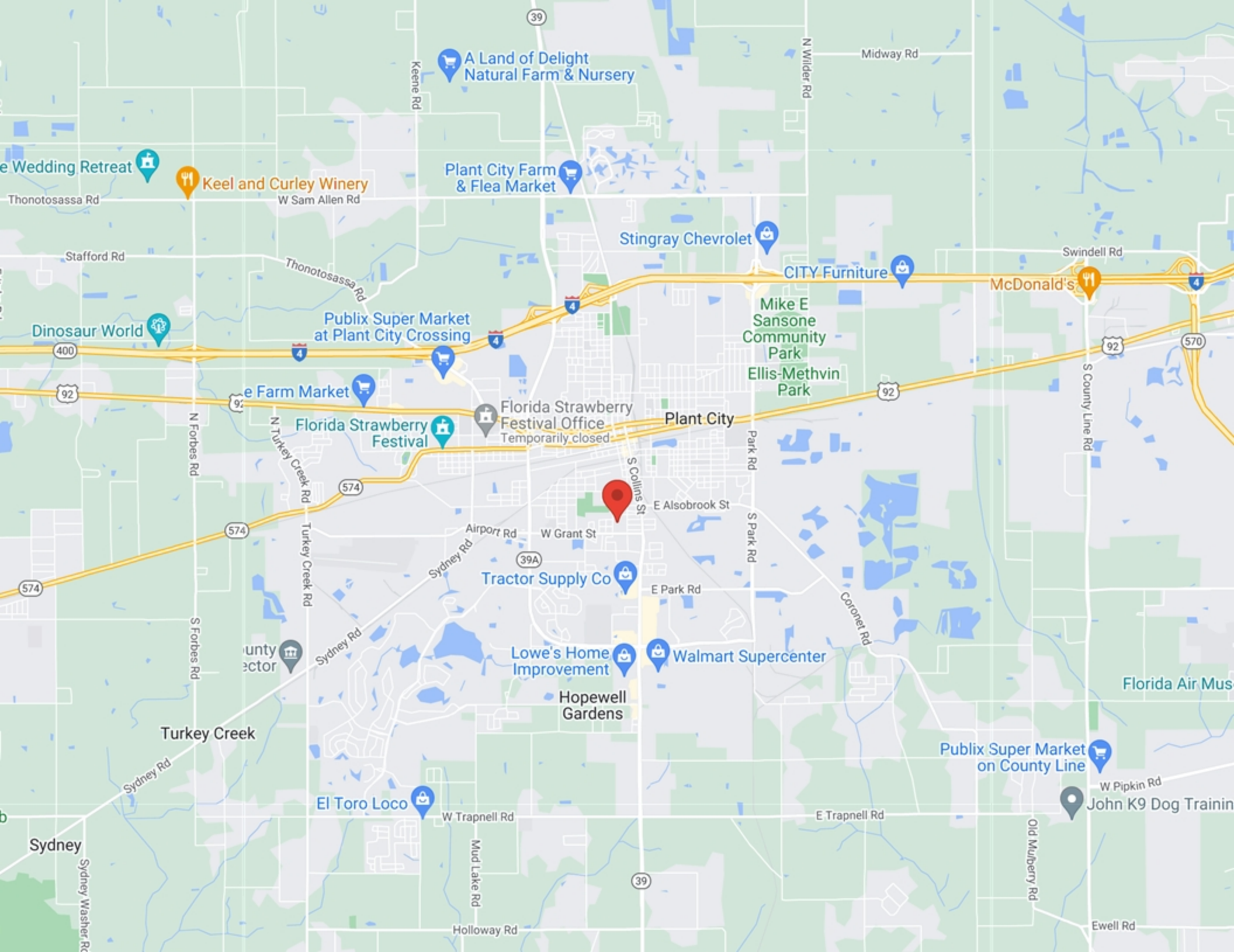
POPULATION 39,764
DENSITY 1,410.42 SQ MI



ABOUT PLANT CITY

Plant City is an incorporated city in Hillsborough County, Florida, United States, approximately midway between Brandon and Lakeland along Interstate 4. The population was 39,764 at the 2020 census. Despite many thinking it was named for flora grown at plant nurseries (especially vegetables and fruits, as well as tropical houseplants) in its tropical Gulf Coast climate, it was named after prominent railroad developer Henry B. Plant (see Plant System). Plant City is known as the winter strawberry capital of the world and hosts the annual Flo...





A Land of Delight Natural Farm & Nursery

Keel and Curley Winery

Plant City Farm & Flea Market

Stingray Chevrolet

CITY Furniture

McDonald's

Dinosaur World

Publix Super Market at Plant City Crossing

Mike E Sansone Community Park

Ellis-Methvin Park

The Farm Market

Florida Strawberry Festival

Florida Strawberry Festival Office Temporarily closed

Plant City

Tractor Supply Co

Lowe's Home Improvement

Walmart Supercenter

Hopewell Gardens

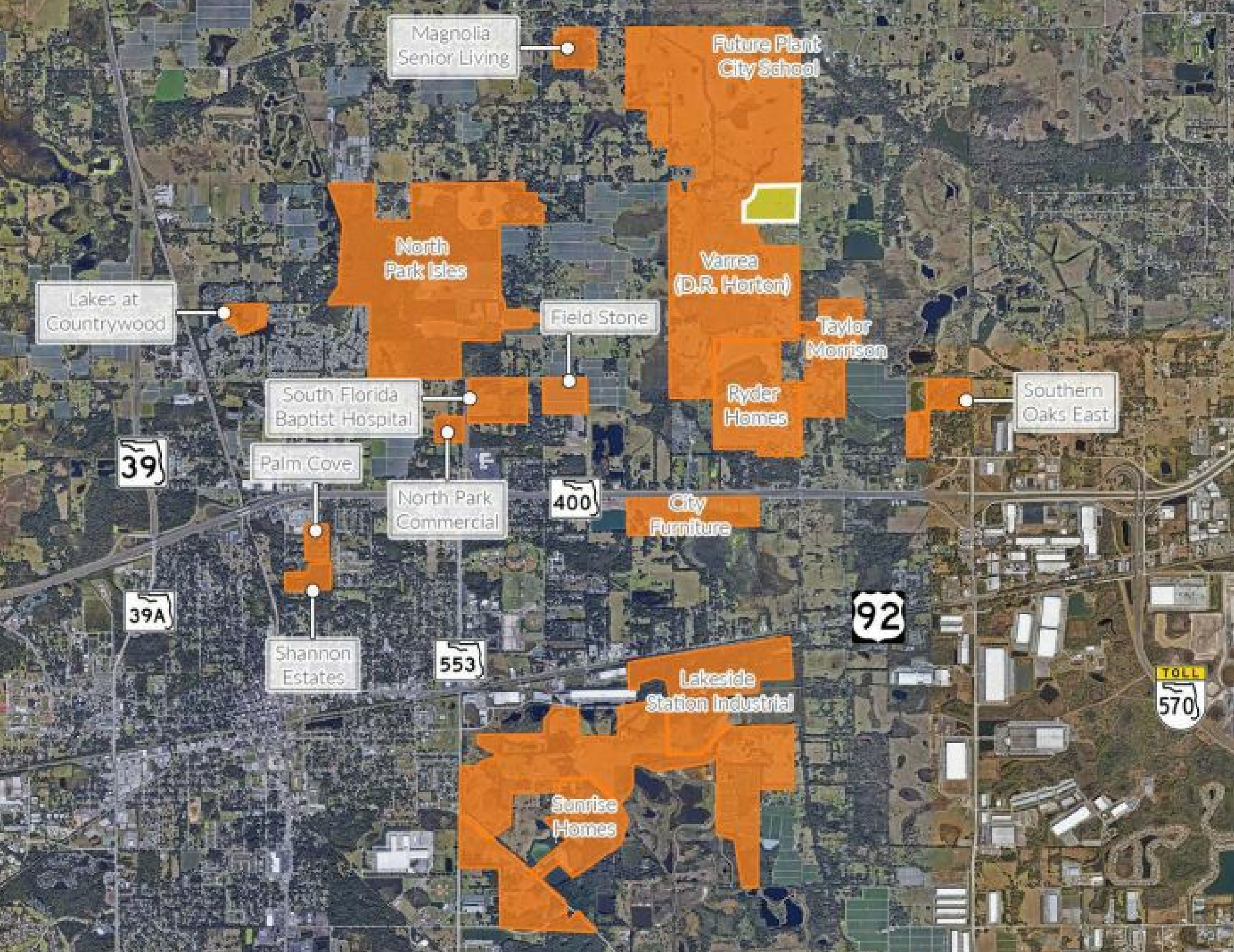
El Toro Loco

Publix Super Market on County Line

John K9 Dog Training

Sydney

Florida Air Museum



Magnolia Senior Living

Future Plant City School

North Park Isles

Vanrea (D.R. Horton)

Lakes at Countrywood

Field Stone

Taylor Morrison

South Florida Baptist Hospital

Ryder Homes

Southern Oaks East

39

Palm Cove

400

North Park Commercial

City Furniture

92

39A

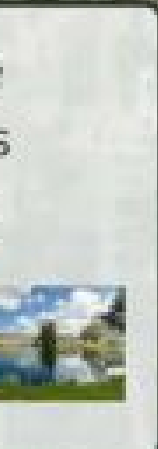
Shannon Estates

553

Lakeside Station Industrial

TOLL 570


Sunrise Homes



Century Lakehouse
Apartments
125 units








BIG LOTS! **bealls** **Save a lot**
OUTLET.

FAMILY DOLLAR



Publix **CVS**
pharmacy

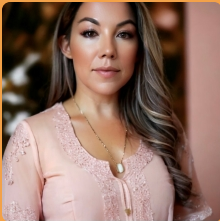
CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REI BROKERAGE HOUSE and it should not be made available to any other person or entity without the written consent of REI BROKERAGE HOUSE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to REI BROKERAGE HOUSE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. REI BROKERAGE HOUSE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, REI BROKERAGE HOUSE has not verified, and will not verify, any of the information contained herein, nor has REI BROKERAGE HOUSE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE REI BROKERAGE HOUSE ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



SHALIMAR SANTIAGO

Broker

Mobile: 813-389-7881

shalimar@reibh.com

License #: BK3055923



REI Brokerage House

14502 N Dale Mabry Hwy Suite 200
Tampa, FL 33618

Office: 813-389-7881
www.reibh.com