



Land For Sale

Plant City Mixed Use Development Land  
**3309 Gloria Ave, Tampa, FL 33610**

**For More Information:**

813-254-6756 | EXT 4

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)







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### Additional Photos



**Bay Street Commercial** | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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Property Webpage: [www.properties.baystreetcommercial.com/1565615-sale](http://www.properties.baystreetcommercial.com/1565615-sale)

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### Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,525,000
Price / Acre:	\$348,174
Lot Size:	4.38 Acres
Zoning:	C-1A - Neighborhood Business - Plant City
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	10,800

### PROPERTY OVERVIEW

This 4.38 acre, C-1A zoned parcel is mostly clear, level, high and dry and is ready for development along busy Baker Street in Plant City, Florida. The site currently stretches from Baker Street all the way back to Gloria Avenue to the North and sits alongside one of the busier shopping centers in the area. The site consists of two buildings that total 2,296 SF. There is a commercial building along Baker Street currently occupied by an auto dealer and a house along Gloria Avenue currently utilized by the owner. There is also an Ice Kiosk tenant on the site. All leases are month to month. The site has a Future Land Use of Commercial (16 DU/Acre - FAR .35) meaning that there is a potential mixed use development of up to 70 units and 66,777 SF of development. There may be an opportunity for commercial development long the Baker frontage and residential infill along the Florida side.

Disclaimer: All references to potential development are based upon Future Land Use in the municipal development code. Brokers make no representations as to allowable use or development limits. Purchaser should consult professionals and the local municipality to determine property suitability.

### LOCATION OVERVIEW

Located in Plant City just south of I-4 with easy access to surrounding areas.





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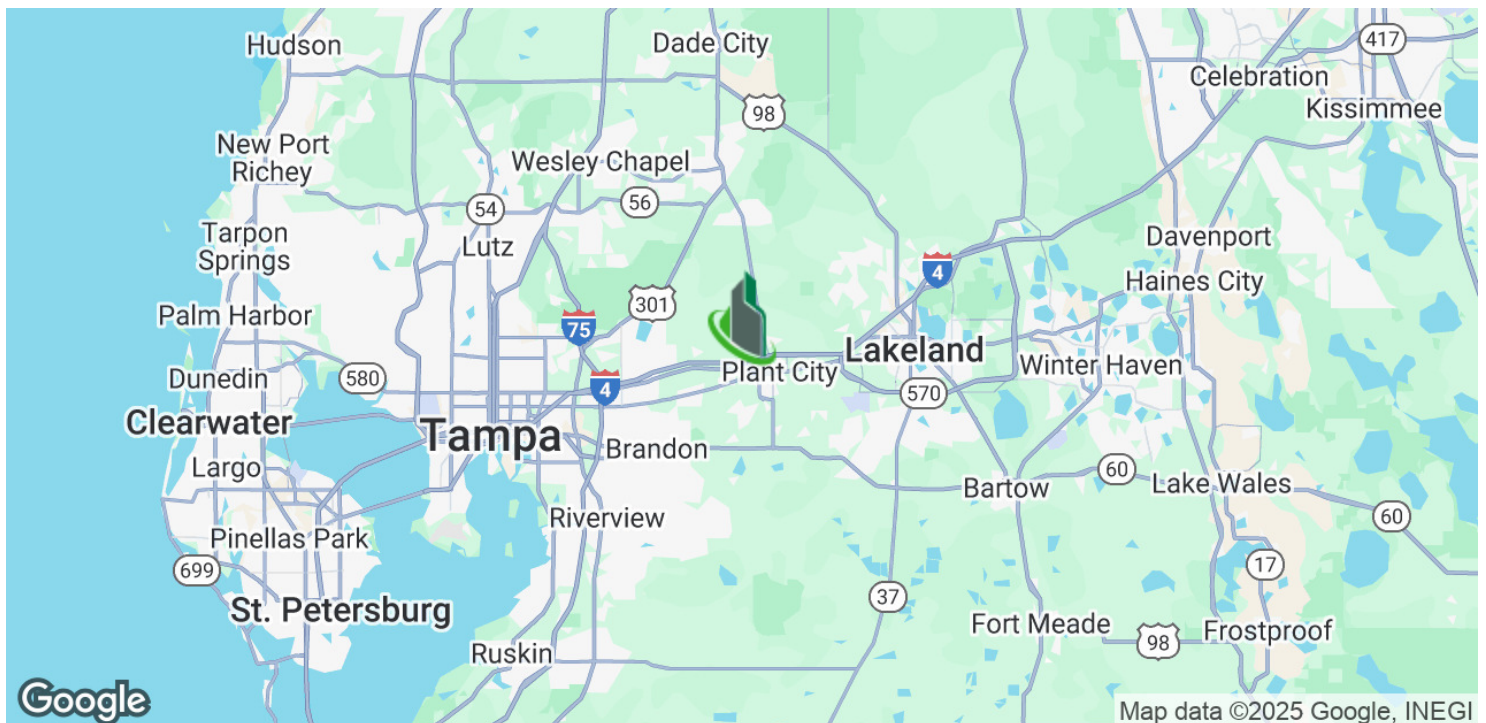
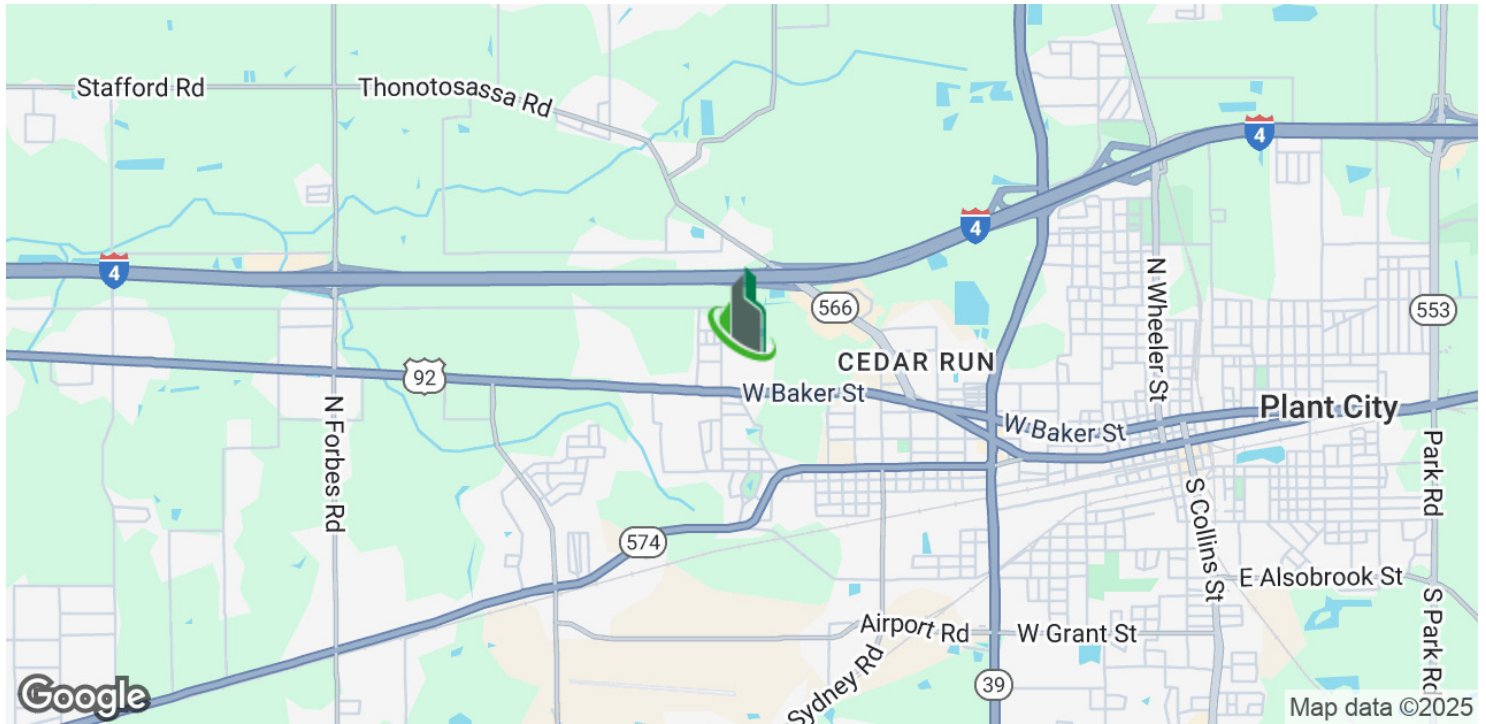




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### Location Map



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### Retailer Map



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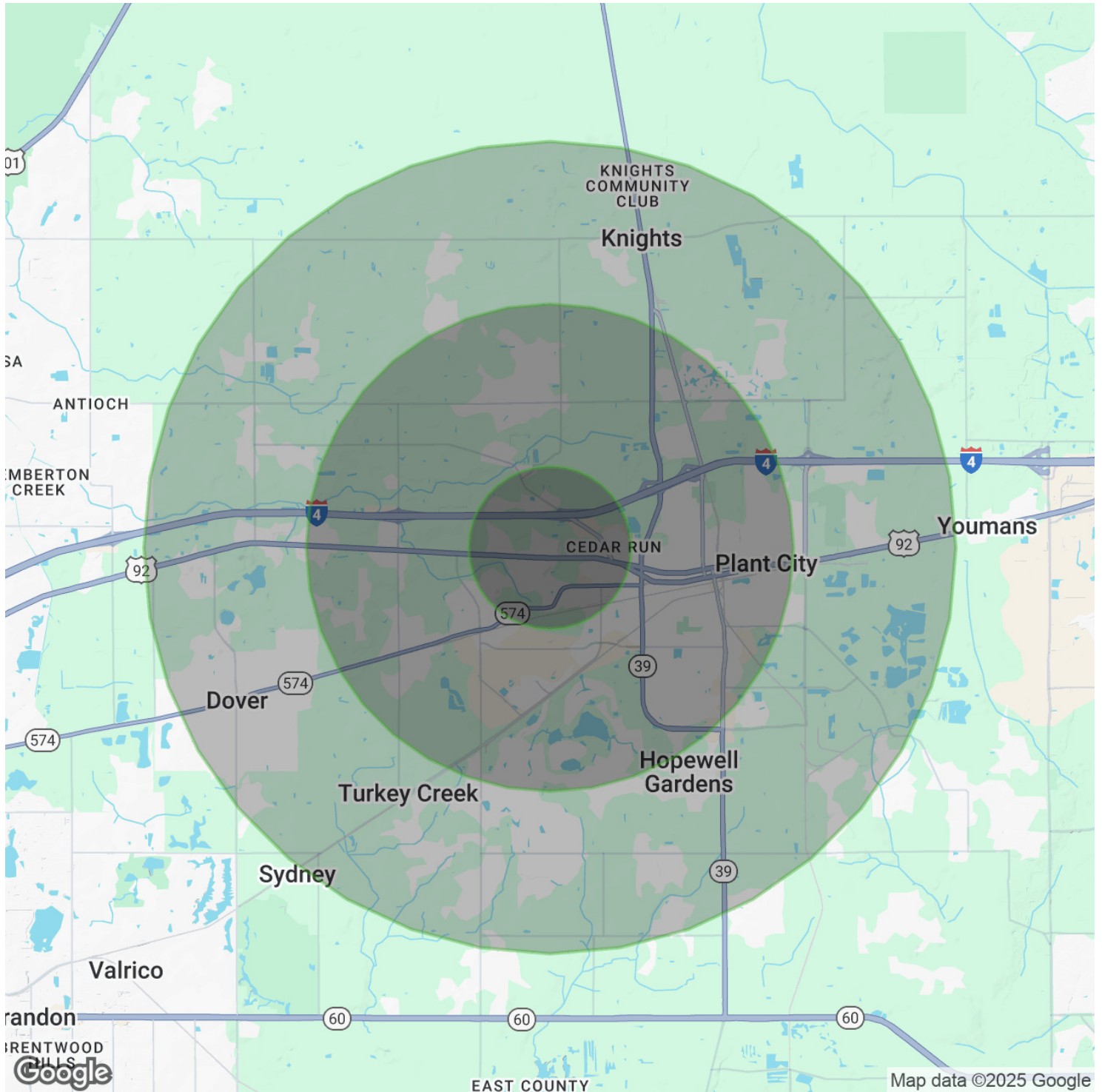




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,718	37,169	71,814
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,018	13,462	24,847
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$67,401	\$78,737	\$83,604
Average House Value	\$366,143	\$311,396	\$327,299

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	56.1%	37.4%	37.0%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,591	20,792	41,445
% White	45.3%	55.9%	57.7%
Total Population - Black	381	3,932	6,322
% Black	6.7%	10.6%	8.8%
Total Population - Asian	56	487	1,004
% Asian	1.0%	1.3%	1.4%
Total Population - Hawaiian	1	22	40
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	84	323	935
% American Indian	1.5%	0.9%	1.3%
Total Population - Other	1,288	5,281	9,777
% Other	22.5%	14.2%	13.6%

#### TRAFFIC COUNTS

Gloria Ave & N Alexander St 10,800/day

*Demographics data derived from AlphaMap*