

FOR SALE: 20.38 Acres



Plant City Development Opportunity

1 Mile South of 

Port of Tampa
30 minutes West

Tampa International Airport
30 minutes West

Orlando 1 hour East

Park Road (Exit 22) At US Hwy 92 East, Plant City, FL 33563

A Great Opportunity to Purchase 20+ Acres of Vacant Land In Booming West-Central Florida Along the I-4 Corridor

- POSSIBLE USES: Industrial, Logistics, Commercial, Office, Self-Storage, and/or Multifamily
- Potential to Develop For Retail Shopping Center with Multiple Out Parcels



• The city of Plant City is geographically located in the middle of the West coast of Florida, approximately 25 miles East of Tampa, immediately West of Lakeland, and 60 miles West of Orlando. Plant City is comprised of 31 square miles located in northeast Hillsborough County, the fourth largest county in Florida. Plant City is a vibrant hub of economic and business activity and is recognized as the Winter Strawberry Capital of the World. Plant City uniquely blends the best of big-town amenities with the charm of a small town and sense of community.

For more information contact:

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US Hwy 92 East, Plant City, FL 33563



Highlights

Site:	20.38 Acres
Location:	Close to intersection of US Hwy 92 East and Park Rd.
Address:	2240 US Hwy 92 East, Plant City, FL 33563
Frontage:	952 Feet on the North side of US Hwy 92 East
Governance:	Hillsborough County
Zoning:	M, Manufacturing, Hillsborough County
Flood Zone:	X, Area of Minimal Flood Hazard
Water / Sewer:	City of Plant City
Environment:	5.62 Acre Wetland Conservation Area on site
Current Use:	Green Belt / Agricultural / Cattle & Horse Grazing
Offering Price:	\$5,326,500 (\$261,359/AC or \$6.00/SF)

Land Sales Comparables

No.	Address	Submarket	Acres	Land SF	Zoning	Sales Date	Sales Price	\$/AC	\$/SF
1	E. Old Hillsborough Road (et al) Tampa, FL, 33610	East Tampa	43.56	1,064,330	AR	9/2023	\$14,500,000	\$332,874	\$7.67
2	4280 Swindell Road Plant City, FL 33565	NE Tampa	14.7	640,332	CI	8/2023	\$5,723,200	\$389,333	\$8.94
3	00 E. Sam Road Plant City, FL 33565	Eastern Outlying	45.85	1,997,226	PD	8/2023	\$16,000,000	\$348,974	\$8.01
4	3800 Carillon Boulevard Lakeland, FL 33811	Polk County	29.3	1,276,744	PUD	7/2023	\$8,600,000	\$293,415	\$6.74
5	2207 E. State Road 60 Valrico, FL 33594	Eastern Outlying	12.97	564,973	PD	5/2023	\$4,250,000	\$327,679	\$7.52

STATISTICS

Sample Size									5
Low			14.7	564,973	AR	5/2023	\$4,250,000	\$293,415	\$6.74
High			45.85	1,997,226	CI	9/2023	\$16,000,000	\$389,333	\$8.94
Median			29.3	1,064,330	PD	8/2023	\$8,600,000	\$332,874	\$7.67
Average			29.28	461,967	PD	8/2023	\$9,814,640	\$338,455	\$7.78



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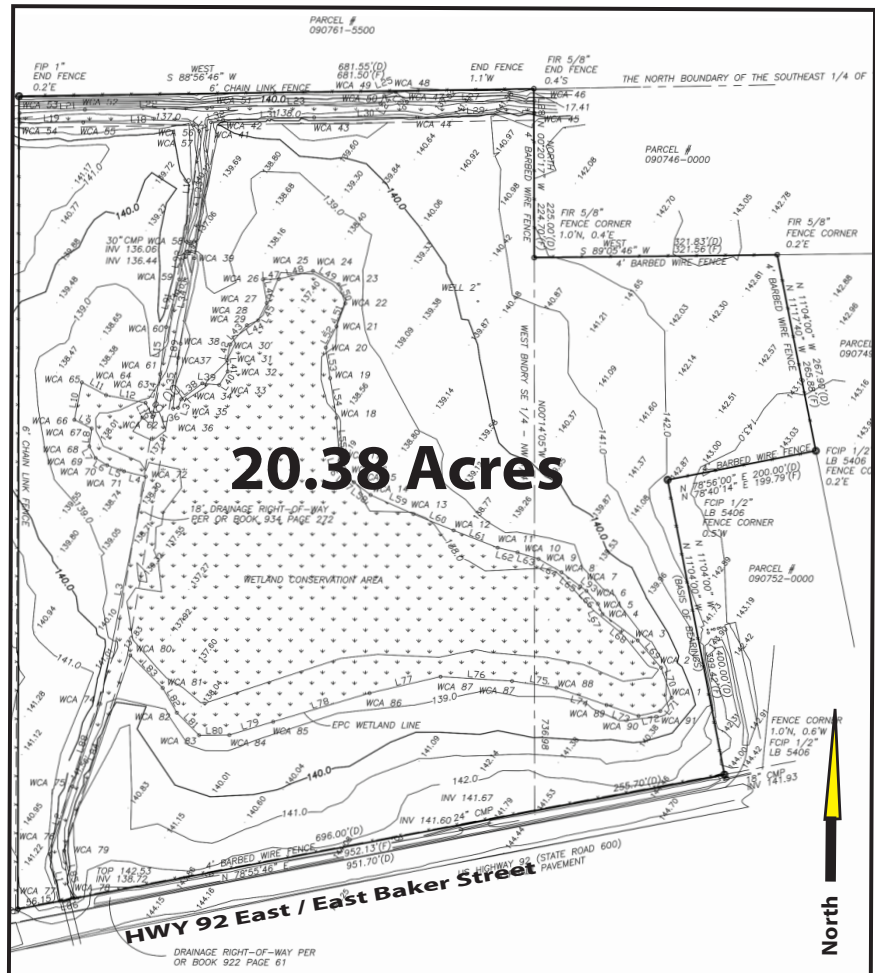
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Aerial



Survey



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Neighboring Businesses, Parks, and Residential



Close Proximity to I-4 Interchange



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Plant City Overview

Hometown Charm

The City limits comprise 31 square miles. The City has adopted the theme of "Embracing the Future, While Preserving the Past" as it captures the residents desire to adapt and plan for expected growth, while protecting the enduring assets and hometown charm of Plant City.

Government & Administration

The City has a Commission-Manager form of government. Five City Commissioners are elected at large to serve overlapping 3-year terms, one of whom serves as Mayor-Commissioner for a 1-year term.

Transportation

The City is directly served by U.S. Highway 92 and Interstate-Four (I-4) through the City, while State Roads 39, 60, and 574 also provide easy access to the City. The City is also serviced by railroad from both the CSX S line (north-south) and the CSX A line (east-west). The Plant City Municipal Airport, which is 3 miles from the City's Historic Downtown Business District, has a 3,950 foot runway with beacon, lighted windsock, and pilot instrument approach, and provides service and maintenance for private plane owners.

Public Utilities & Municipal Facilities

The City owns and operates its own water, wastewater, and solid waste systems. Water is obtained from 4 deep wells owned and operated by the City. The City has its own municipal library, Bruton Memorial Library. The City offers 158 acres of public parks; playgrounds; athletic fields and courts; recreation centers; a 6,700 seat softball stadium, home of the International Softball Federation; and 6 miles of recreational trails.

Public Safety

The Plant City Police Department (PCPD) is a State Accredited law enforcement agency. The police department headquarters, located at One Police Center Drive, is a 67,000 square foot state-of-the-art facility that includes an indoor pistol range, crime lab, and 9-1-1 Public Safety Answering Point.

Plant City Fire Rescue (PCFR) provides Fire Protection and Prevention, Emergency Medical Services (EMS), and Advanced Life Support (ALS) medical transport services.

Industry, Commerce, & Labor

Light, clean industry is encouraged in the City. There are over 2,000 acres of privately owned industrial parks. Among industries located in the city are James Hardie Building Products, International Paper, Paradise Fruit, Kerry Ingredients & Flavours, and Tata Tea. For more information, visit the Greater Plant City Chamber of Commerce.



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