

NEW CONSTRUCTION
FLEX SPACE

TILLMAN BUSINESS CENTER

TESTGARD DEVELOPERS

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703 TILLMAN
PLACE
PLANT CITY, FL
33566

NEIGHBORHOOD

THE



Located in the Heart of Central Florida, Plant City has a rich history dating back to the mid-1800s when settlers first began to populate Florida. Plant City was incorporated in 1885, 16 years after the state was chartered. Plant City derives its name not from the surrounding agricultural industry which greatly added to the city's growth, but from Henry Bradley Plant.

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 70 miles west of Orlando. Plant City is located in northeast Hillsborough County, which is the fourth largest county in Florida.

The City limits comprise 28.43 square miles, and include 38,938 residents as of the latest population estimate. 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.

Plant City has grown significantly over the past 10 years with the current population of 40,530 expected to increase to over 71,000 by the year 2040. The enormous projected growth presents opportunities for new housing, businesses, and recreation for existing and future residents.



PROPERTY INFORMATION



Address

703 TILLMAN PLACE. PLANT CITY, FL 33566
(each suite has separate address)

Flood Zone

X - NOT IN FLOOD ZONE

Bathrooms

1 PER SUITE (or more if needed)

Suite Dimensions

26'x40' / 40'x40' / 40'x35'

Suite SF

1310-1600

Stories

1

Suites

45

Buildings

9

Zoning

PD - PLANNED DEVELOPMENT

Year Built

2023 OR NEWER

HOA

FUTURE COST: \$0.03-\$0.05 / SF

PROPERTY OVERVIEW



737 TILLMAN PLACE PLANT CITY, FL AND ADJACENT BUILDINGS
IS A FLEX SPACE PARK (OFFICE/WAREHOUSE).

- ◆ This Park consists of a total of 9 buildings, 45 suites, on a 4 acre property.
 - ◆ Suites range from 1310 SF - 1600 SF.
 - ◆ EACH suite is equipped with the following:
 - ◆
 - Block construction
 - Fully Air Conditioned space.
 - 1 ADA bathroom (toilet / sink)
 - Electric tankless water heater
 - Store front
 - Roll up door
 - Fire rated drywall walls between suites
 - Drywall ceilings 12' high
 - Separate water meter
 - Separate electric meter
 - Conservation / pond surrounding most of the property
 - Three phase electric.
 - 50 Year limited lifetime shingles with peel and stick underlayment
 - ◆ Suites can be purchased separately or can be combined to suit buyers needs.
 - ◆ If suites have not been built yet, buyers can customize the floor plan with the architect and built to suit for additional cost.

PROPERTY COST

COST

737 TILLMAN PLACE (5 Separate Suites)

SUITE	SQUARE FEET	\$/SF	TOTAL COST
101	1310	--	UNDER CONTRACT
102	1310	--	UNDER CONTRACT
102	1310	--	UNDER CONTRACT
104	1310	--	UNDER CONTRACT
105	1310	--	UNDER CONTRACT
TOTAL	6,550	--	---

733 TILLMAN PLACE (7 Separate Suites)

SUITE	SQUARE FEET	\$/SF	TOTAL COST
101	1600	--	SOLD
102	1600	--	SOLD
103	1600	--	UNDER CONTRACT
104	1400	\$159	\$223,000
105	1600	\$159	\$255,000
106	1600	--	UNDER CONTRACT
107	1600	--	UNDER CONTRACT
TOTAL	11,000	--	N/A

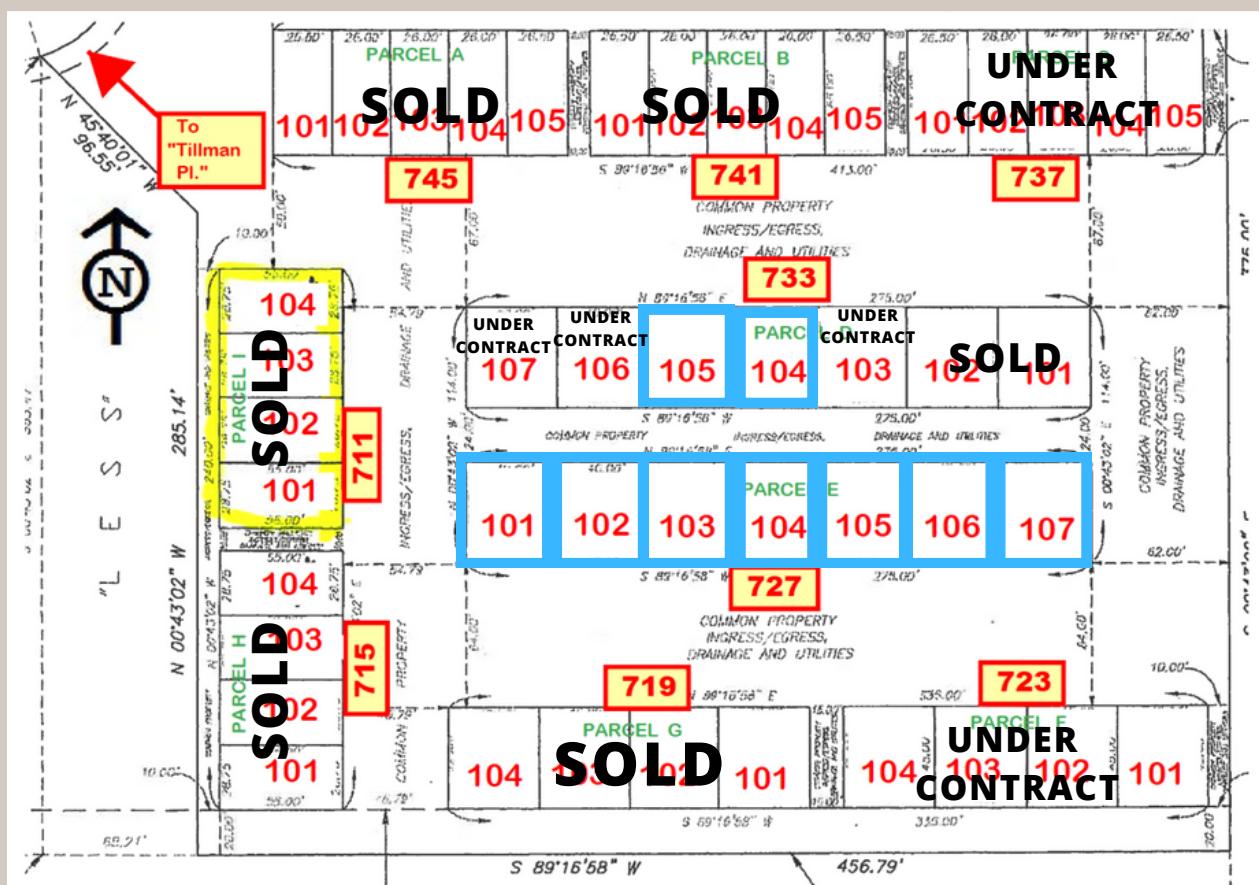
727 TILLMAN PLACE (7 Separate Suites)

SUITE	SQUARE FEET	\$/SF	TOTAL COST
101	1600	\$165	\$264,000
102	1600	\$165	\$264,000
103	1600	\$165	\$264,000
104	1400	\$165	\$231,000
105	1600	\$165	\$264,000
106	1600	\$165	\$264,000
107	1600	\$165	\$264,000
TOTAL	11,000	--	\$1,815,000

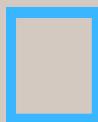
PROPERTY COST

723 TILLMAN PLACE (4 Separate Suites)

SUITE	SQUARE FEET	COST/SF	ANNUAL RENT
101	1600	--	UNDER CONTRACT
102	1600	--	UNDER CONTRACT
102	1600	--	UNDER CONTRACT
104	1600	--	UNDER CONTRACT
TOTAL	6,400	--	UNDER CONTRACT



715, 711, 719 745 & 741 TILLMAN PLACE HAVE BEEN SOLD



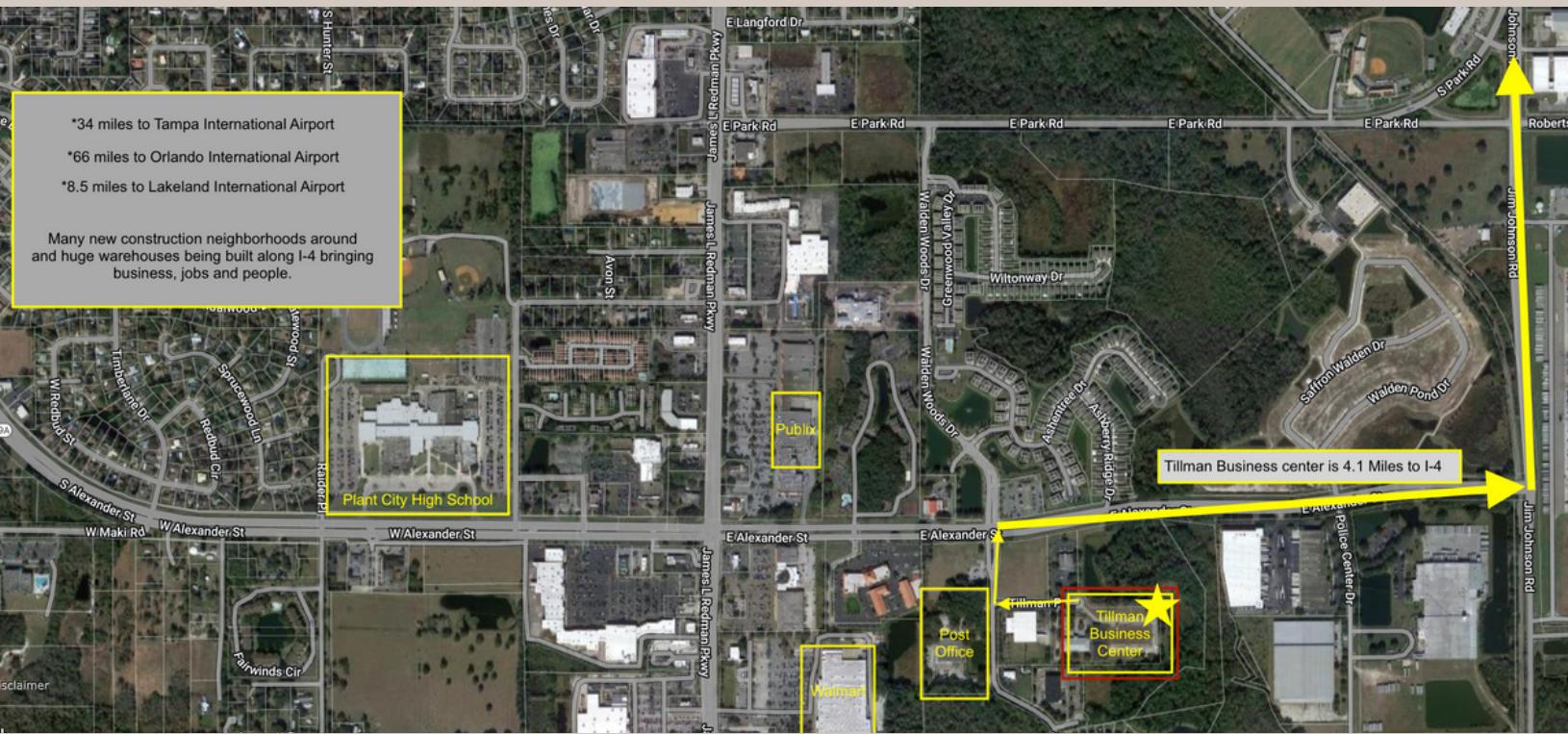
AVAILABLE UNITS/BUILDING

PROPERTY EXPENSES

EXAMPLE OF EXPENSES

TYPE	
PROPERTY TAXES	TBD
ELECTRIC	SEPARATE MEETER
WATER	SEPARATE MEETER
INSURANCE	TBD
TRASH	INCLUDED IN WATER BILL
HOA	\$0.03-\$0.05/SF





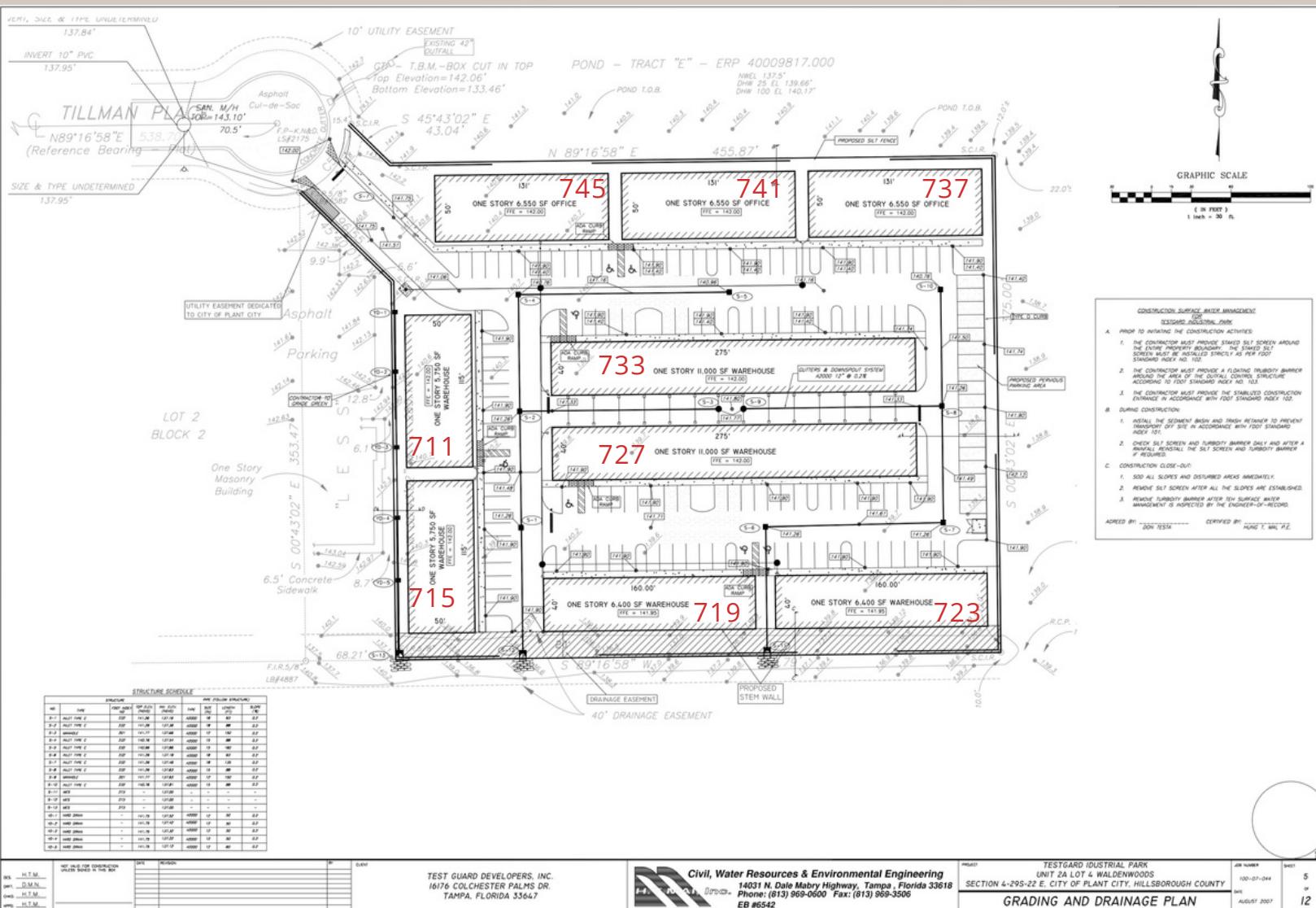
PROPERTY LOCATION

PHOTOS PROPERTY



PROPERTY PHOTOS





PROPERTY SITE PLAN

TILLMAN BUSINESS CENTER



AVAILABLE

N 89°16'58" E

455.87'



SOLD



SOLD



**UNDER
CONTRACT**



Units same as Suites

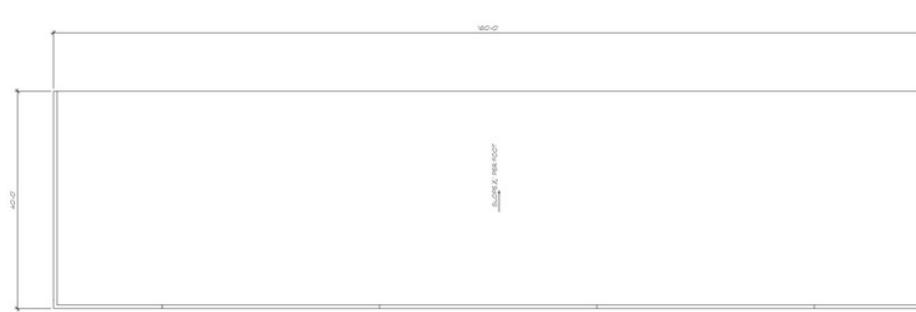
S 89°16'58" W

456.79'

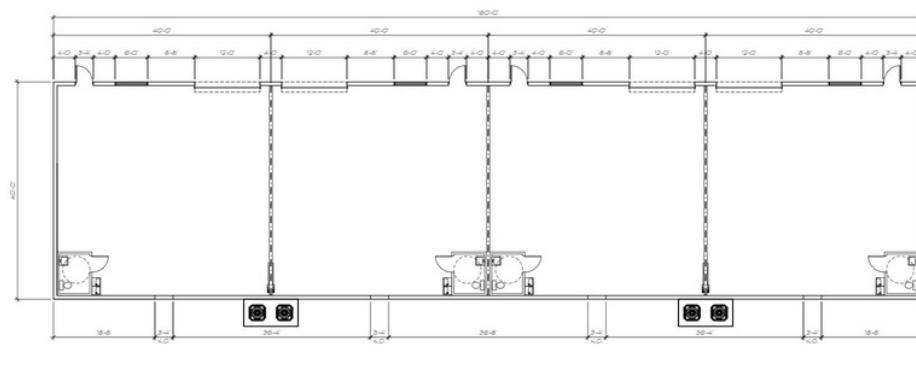
PROPERTY
LAYOUT PLAN

FLOOR PLANS

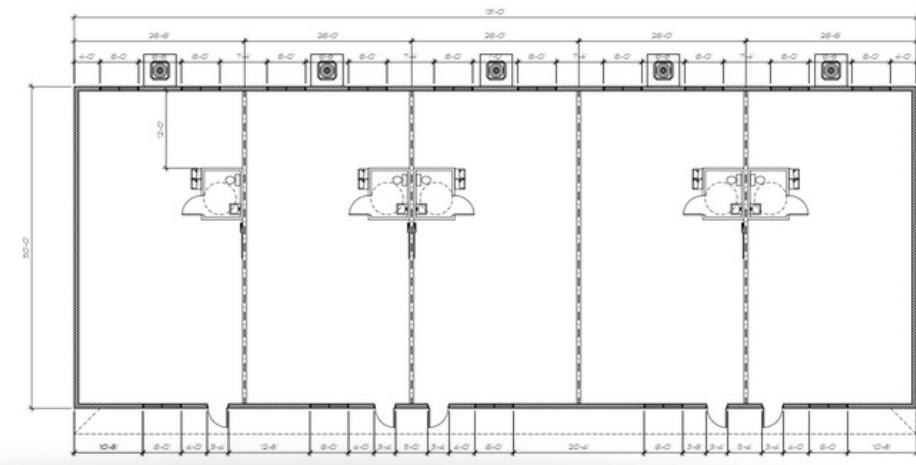
PROPERTY



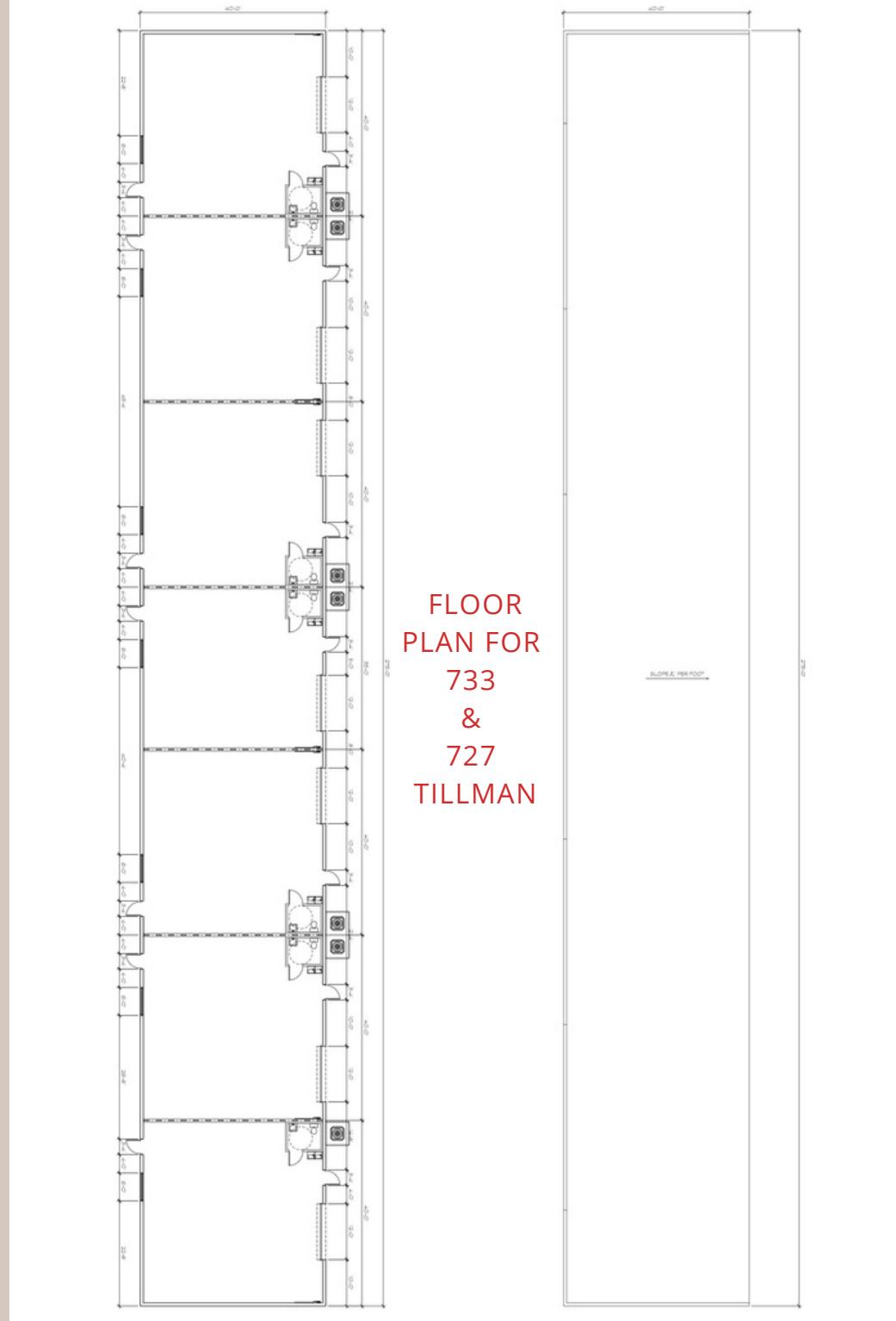
FLOOR PLAN FOR 719 & 723 TILLMAN



FLOOR PLAN FOR 737 Tillman



FLOOR PLANS PROPERTY



PROPERTY CONTACT

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