

# Fischbach Land Company



Fischbach Land Company  
510 Vonderburg Dr., Suite 302  
Brandon, FL 33511  
813-540-1000

## *James L. Redman Pkwy Mixed Use Gateway, Plant City, FL*

Mixed Use Gateway, Commercial, Investment, Vacant Land

[FischbachLandCompany.com/RedmanMixedUse](http://FischbachLandCompany.com/RedmanMixedUse)

Reed Fischbach  
[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)

Blaise Lelaulu  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)



This is a Mixed Use Gateway commercial property with 7.8 +/- acres OR 10.75 +/- acres, located at the signalized intersection of James L. Redman Parkway and Trapnell Road. The property is in the city limits of Plant City. With over 700 +/- feet of road frontage and high visibility, the property is prime for retail or mixed use development. Owner financing is available!

**Property Type:** Vacant Land, Transitional

**Acreage:**

- 7.8 +/- acres parcel OR
- 10.75 +/- acres that includes the 7.8 acre parcel plus contiguous corner parcel

**Sale Price:**

- \$400,000 for 7.8 +/- acres OR
- \$695,000 for 10.75 +/- acres that includes the 7.8 acre parcel plus contiguous corner parcel
- **OWNER FINANCING AVAILABLE!**

**Price per Acre:**

- \$51,282.051 for 7.8 +/- acres
- \$64,651.162 for 10.75 +/- acres

**County:** Hillsborough

**Property Address:** 3616 James L. Redman Pkwy,  
Plant City, FL 33567

**Nearest Intersection:** James L. Redman Pkwy  
and Trapnell Road

**Road Frontage for 7.8 Acre Parcel:**

- 212 +/- feet on James L. Redman Pkwy
- 490 +/- feet on Trapnell Road

**Road Frontage for 10.75 Acre Parcel:**

- 530 +/- feet on James L. Redman Pkwy
- 894.5 +/- feet on Trapnell Road

***Plant City is an  
Emerging Business District  
on Florida's "High Tech"  
I-4 Corridor***



***Owner Financing Available!***

***Options to Purchase:  
7.8 +/- Acres OR  
10.75 Acres***



Located between Tampa and Lakeland, **Plant City is known as the Winter Strawberry Capital of the World** and hosts the annual Florida Strawberry Festival. Plant City is an emerging business district on the "High Tech" I-4 corridor that is becoming a mecca for high-tech industry. **Florida's High-Tech Corridor** runs from Tampa through Plant City and Orlando to the Space Coast.

**Utilities:** Well and septic on site, electric by TECO

**Site Improvements:** 1993 Single Family Home, 1,176 SF

**Zoning:** TA (Transitional Area)

**Future Land Use:** MU/GW (Mixed Use Gateway)

**Distance to Sewage/Water:**

- 4,570 feet to water main
- 1.1 miles to sewage lift station

**Property Uses:** Mixed Use, Commercial, Investment

**S-T-R:** 16-29-22

**Folio/PIN:** 092218.0025, 092218.0000

**Property Taxes:** \$2,200 (10.75 Ac Parcel) OR \$1,600 (7.8 Ac parcel)

**Mixed Use Gateway District:**

- Designed to create a strong community presence, orientation, and image when entering Plant City.

**General Characteristics:**

- Mixed use projects are required, minimum of two types of uses - the two uses may include retail and office and no single use shall exceed 80% of the total project.

**Primary Uses:**

- Civic Uses, Commercial
- Multi-Family Housing (limited to 3 stories), Workplace

**Location to Amenities:**

- 1.5 miles to Walmart
- 2 miles from Publix
- 2 miles from Plant City High School



**Directions to Property From I-4:**

- Go South on SR-553 S / Park Road (2.5 miles)
- Turn right on E Alexander Street (1 mile)
- Turn left onto SR-39 S / James L Redman Pkwy (1.7 miles)
- Property is on the SE corner of Trapnell Road and James L. Redman Pkwy
- Look for Sign

***Located on Florida's "High Tech" I-4 Corridor  
Emerging Area!***

***Signalized Intersection on Busy Corridor  
Prime Commercial Land in City Limits***

***Centrally Located!***

***Located in the Plant City***

***Mixed Use Gateway District Entry Corridor***

***Minutes to Plant City and SR 60  
Near I-4 and I-75 Corridors***

***Brandon and Tampa Business Districts are  
Minutes Away, Along with Shopping, Dining, and  
Entertainment Amenities***

