

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

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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



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



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



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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

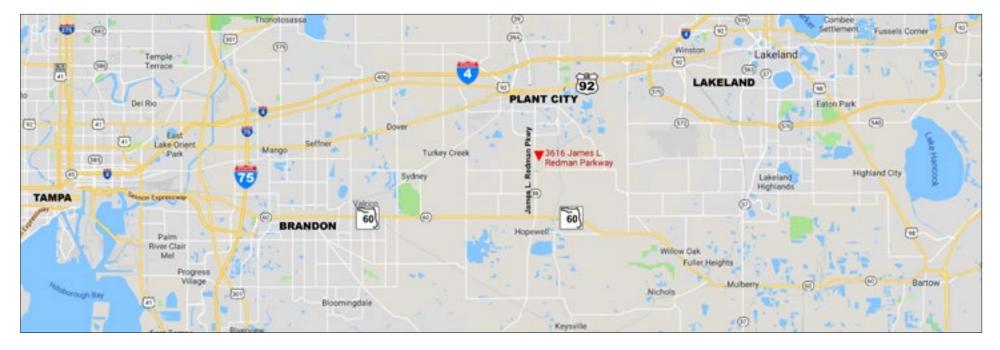
Prime Commercial Land in City Limits

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



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