

Fischbach Land Company



Fischbach Land Company
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James L. Redman Pkwy Commercial, Investment, Agriculture, 26 Acres in Plant City, FL
Producing Strawberry Farm or up to 25,000 SF of Commercial!

FischbachLandCompany.com/RedmanInvestment

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Prime location, income producing strawberry farm with investment potential. This-26-acre parcel features road frontage on CR 39 and Colson Road – giving it excellent access at a signaled intersection. Investors come check it out! Can be approved for up to 25,000 SF of commercial use. Current use is a fully-functioning strawberry and vegetable farm with 12" well, drip and freeze protection installed with water use permit for 106,100 Avg GPD and 3,421,200 Max GPD. High and Dry.

County: Hillsborough

Property Type: Agriculture, Investment, Commercial

Acreage: 26.68 +/- acres

Sale Price: \$1,200,600

Price per Acre: \$45,000

Lot Dimensions: 1180' x 970'

Property Address: Colson Road, Plant City, FL

Nearest Intersection: Colson Road & James L. Redman Pkwy 33567

Road Frontage:

- 1185 +/- feet on Colson Road
- 967 +/- feet on James L. Redman Pkwy

Utilities: 12-inch well and septic on site, electric by TECO

Water Use Permit #: 1130.6

Avg GPD: 106,100 / **Max GPD:** 3,421,200

Soil Types: Myakka, Ona, Seffner, and Zolfo Fine Sands

Wetlands/Uplands: 100% Uplands

Zoning: AS-1 and CG

Future Land Use: R-1

Property Uses: Agriculture, acreage homesite, commercial development, investment

Folio/PIN: 092616-0000

Property Taxes: \$1,439.04

Site Improvements: Drip & Freeze Protection, separate mainlines, 48" x 48" overhead spacing



***Great Investment at
Signalized Intersection!
Currently a Producing Strawberry Farm,
Row Crop Farm, Agriculture
Can be Approved for
Up to 25,000 SF of Commercial Use***



Producing Row Crop Farm

- *Current use is a fully-functioning strawberry and vegetable farm*
- *12" well, drip and freeze protection installed*
- *Water use permit for 106,100 Avg GPD, 3,421,200 Max GPD*
- *High and Dry!*

Investment!

***Prime for Development in Emerging Area
Up to 25,000 SF Commercial Use!***

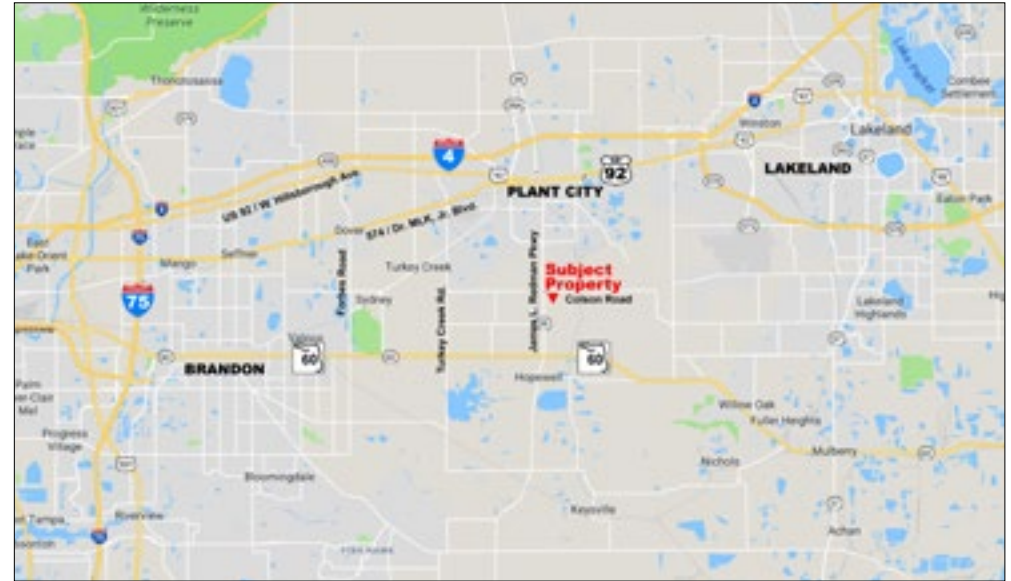
Assigned Schools:

- Trapnell Elementary School
- Turkey Creek Middle School
- Durant High School

GPS: 27°57'5.57"N, - 82° 7'15.05"W

Directions to Property From SR 60:

- Turn north on SR 39/James L Redman Parkway (1.1 miles)
- Arrive at Parcel on the right (east) side of James L. Redman Parkway at Colson Road signalized intersection



Centrally Located!
Minutes to I-75, US 301, I-4, SR 60
Brandon, and Tampa

Frontage on CR 39 and Colson Road
Excellent Access at a Signaled Intersection