

# Fischbach Land Company



← TAMPA



ORLANDO →

N. Frontage Road

N. Frontage Road

Ramp to I-4

**Subject  
Property**

**LINDER** INDUSTRIAL  
MACHINERY COMPANY

**POPEYES**  
LOUISIANA KITCHEN, INC.

**Best  
Western**



**H**  
Holiday Inn

N. Gordon Street

N. Maryland Ave.

N. Park Road

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

***I-4 Development 36 Acres, Plant City, FL***  
***Rare Development Property on Florida's "High Tech" I-4 Corridor***

[FischbachLandCompany.com/I4Development](http://FischbachLandCompany.com/I4Development)

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## *I-4 Development 36 Acres, Plant City, FL*

This is a rare opportunity for procuring development property on I-4, Florida's high-tech corridor. The property is located in the center of Florida's distribution hub in an area with industrial businesses and vehicle sales, where you will find Amazon's 1-million-square-foot distribution center just four miles away. Currently, the property has Greenbelt exemption with a cattle lease and is poised for multifamily residential, light industrial, or sales distribution centers.

**Sale Price:** \$1,890,000

**Acreage:** 36 +/- acres within Plant City's city limits

**Property Address:** 1413 South Frontage Road, Plant City, FL 33563

**Road Frontage:** 1,300 +/- feet on Frontage Road (visibility from I-4)

**Traffic Count:** 117,000 ADT

**Current Zoning:** R-2 multifamily, single family - potential for multifamily, vehicle & equipment sales, or distribution center

**Current Use:** Greenbelt exemption with cattle lease

**Folios:** 203511.0000, 1203512.0000, 203515.0000, 203514.0000, 203513.0000 located in Hillsborough County, Florida

**Neighborhood/Market Area:** Surrounded by light industrial, vehicle sales, multifamily, and single family developments, the property is located in the center of Florida's distribution hub and close to the Amazon Distribution Center just 4+ miles away.

### *Rare Development Property on Florida's "High Tech" I-4 Corridor*

*Located off of I-4, Exit 22 (Park Road)*

*Property Adjacent to Two I-4 Exits at Either End of the Parcel*

*Plant City and Lakeland are Minutes Away*

*23 +/- Miles to Downtown Tampa*

*60 +/- Miles to Orlando*

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Co-brokered with:

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