

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

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FischbachLandCompany.com/I4Development



## 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

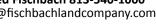
Located off of I-4, Exit 22 (Park Road) Property Adjacent to Two I-4 Exits at Either End of the Parcel

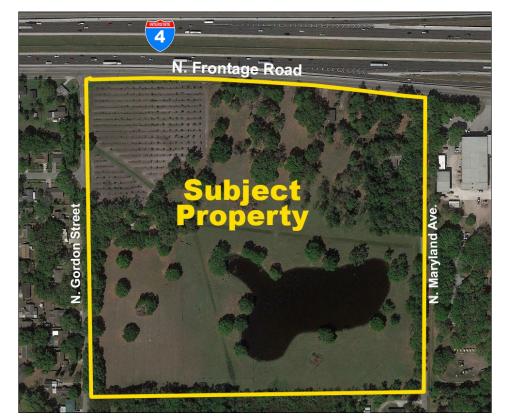
> Plant City and Lakeland are Minutes Away 23 +/- Miles to Downtown Tampa 60 +/- Miles to Orlando

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> > > Co-brokered with:

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