



**Fischbach**  
**LAND COMPANY**

James L Redman Pkwy

Rayburn Rd

**JAMES L. REDMAN PKWY**  
**COMMERCIAL 1.02± ACRES**  
**PLANT CITY FL**

# Property Overview

Prime 1.02± Acres in the Heart of Plant City's Growth Corridor. Positioned along James L. Redman Parkway, the primary entry corridor into Plant City, this 1.02± acre site offers exceptional visibility and access within an area experiencing rapid growth. The property features dual frontage on James L. Redman Parkway and Rayburn Road and is currently zoned for two buildings: a 2,500 SF restaurant and a 3,925 SF office or retail building.

Located within the Gateway District, the site allows for a variety of commercial, medical, office, and retail uses, as well as residential development of up to 16 units per acre. With strong residential expansion driving demand for supporting commercial services, this property is ideally positioned to capture Plant City's continued growth and investment momentum.



[www.FischbachLandCompany.com/JamesLRedmanGatewayDistrict](http://www.FischbachLandCompany.com/JamesLRedmanGatewayDistrict)

## Property Highlights



Zoned for 6,425 SF of Restaurant and Retail



Frontage on High Visibility Corridor



14,437 AADT



<b>Property Address</b>	0 Rayburn Road, Plant City, FL 33566	<b>County</b>	Hillsborough
<b>Property Type</b>	Commercial Land	<b>Folio/Parcel ID</b>	091717-0010
<b>Size</b>	1.02± Acres	<b>STR</b>	09-29-22
<b>Zoning</b>	CU (PB2008-05)	<b>Utilities</b>	City of Plant City
<b>Future Land Use</b>	Gateway District	<b>Road Frontage</b>	118± feet on James L Redman Pkwy & 360± feet on Rayburn Road
<b>Price</b>	\$875,000	<b>Property Taxes</b>	\$5,478.47 (2025)

# Property Photos





- enterprise
- FAMILY DOLLAR
- bealls
- SUPER DISCOUNT PHARMACY
- Save a lot
- EL TIZAMOTO
- metro by T-Mobile
- SOUTHERN HOSPITALITY
- TSC TRACTOR SUPPLY CO
- Auto Zone
- PLANT CITY HIGH SCHOOL
- RAZOR'S
- PET SMART
- ROSS
- five BELOW
- Winn-Dixie
- Checkers
- cricket
- GameStop
- Marshall's
- Western Union
- 7-ELEVEN
- Michael's
- FIREHOUSE SUBS
- MATTRESS FIRM
- LOWE'S
- ZAXBY'S
- SONIC
- Panera
- verizon
- ALDI
- Citizens

- Spotty's
- Reilly AUTO PARTS
- Gordon FOOD SERVICE
- RaceTrac
- Walgreens
- STAPLES
- Plant City ANIMAL HOSPITAL
- planet fitness
- DUKE'S BARBECUE
- Publix
- Starbucks
- T Mobile
- HIBBETT
- BEEF O'BRADY'S
- DOLLAR GENERAL
- TACO BELL
- Sysco
- International Paper
- ATCO RUBBER PRODUCTS, INC
- Masters Building Products

- SmartStop Self Storage
- Greens
- C&S Family of Companies
- 0 Rayburn Road, Plant City, FL
- Click here for directions
- goodwill
- TIRE PLUS TOTAL CAR CARE
- MoneyGram
- Walmart

James L Redman Pkwy

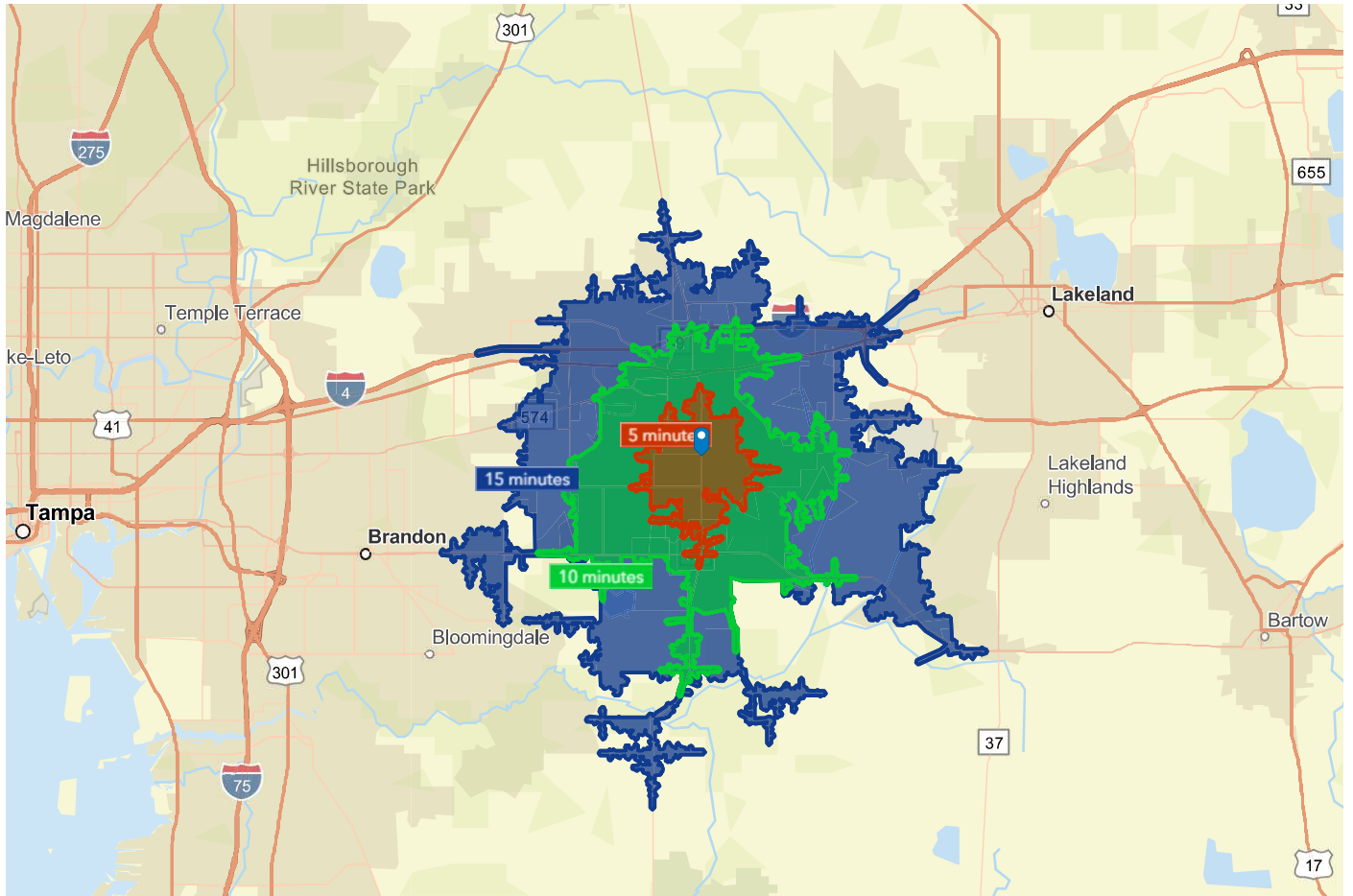
39

POINTE GRAND PLANT CITY APARTMENT HOMES  
300 UNITS  
UNDER CONSTRUCTION

PROSE PLANT CITY  
360 UNITS  
UNDER CONSTRUCTION

249 SINGLE FAMILY HOMES  
UNDER CONSTRUCTION

# Demographics and Traffic Count



1 MILE	3 MILES	5 MILES
 <p>2,330 Population</p>	 <p>44,214 Population</p>	 <p>113,349 Population</p>
 <p>186 Total Businesses</p>	 <p>917 Total Businesses</p>	 <p>2,607 Total Businesses</p>
 <p>\$109,892 Median Household Income</p>	 <p>\$122,499 Median Household Income</p>	 <p>\$117,468 Median Household Income</p>

# **Fischbach** **LAND COMPANY**

FISCHBACH LAND COMPANY

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