



Fischbach LAND COMPANY

**BRANCH FORBES
COMMERCIAL
CORNER**

1.18± ACRES

Property Overview

Property Type	Land
Zoning	CN
APN	082348-0000 and 082351-0000
Lot Size	1.18 Acres
Future Land Use	RES-4
STR	27-28-21
Utilities	Residential Wells & Septic Tanks On site
Road Frontage	270± ft on Branch Forbes Rd & 185± ft on Glen Harwell Rd

Excellent interstate-adjacent commercial opportunity positioned at the corner of Branch Forbes Road and Glen Harwell Road, just 350± feet from the I-4 interchange at Exit 17. The 1.18± acre site offers a highly strategic location serving traffic traveling between I-4, US Highway 92 and the surrounding Plant City/Dover market.

The property is zoned CN (Commercial Neighborhood), allowing a variety of neighborhood-oriented retail, restaurant, office and service uses. Potential uses include restaurants, medical or professional office, pharmacy, neighborhood retail, personal services, childcare and other community-serving commercial uses.

The location is further strengthened by ongoing transportation investment at the Branch Forbes/I-4 interchange. FDOT is currently completing operational improvements to Exit 17, including expanded turn lanes and new signalization at the interstate ramps, while additional long-term capacity improvements are being studied for the Branch Forbes corridor.

With corner positioning, immediate interstate access and existing commercial zoning in an emerging I-4 growth corridor, the property offers a compelling opportunity for an owner-user, developer or investor seeking a well-positioned commercial site in eastern Hillsborough County.

1431 North Branch Forbes Road, Plant City, FL 33566



REED FISCHBACH

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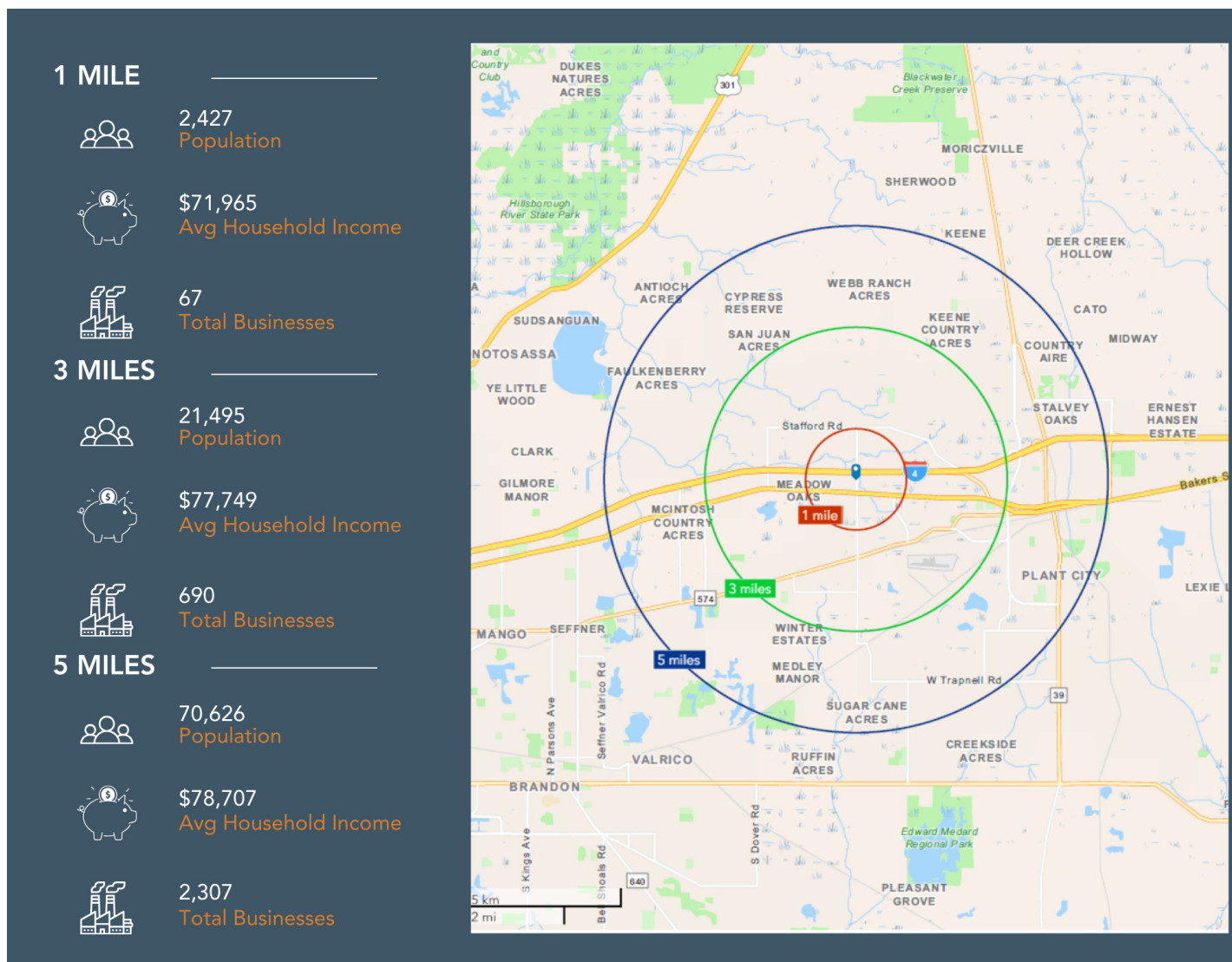
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Demographics

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Map

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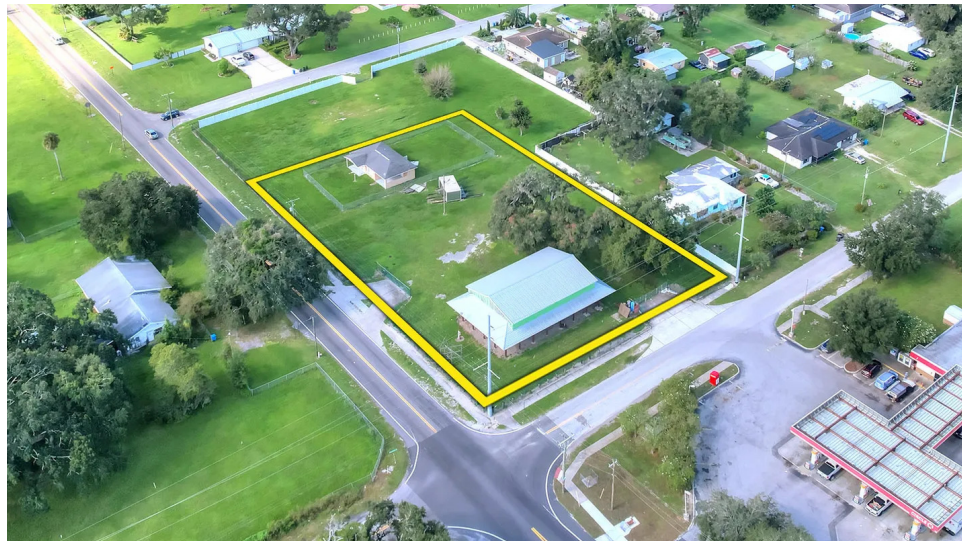
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Photos

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