

Hillsborough-Polk County Industrial Acreage

62.77 +/- Acres on County Line Road

**New
Price!**

**Bank
Owned!**

Coldwell Banker Commercial Saunders Real Estate

5120 South Lakeland Dr., Suite #3, Lakeland, FL 33813 • 863-648-1528 • www.saundersrealestate.com

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Bank-owned Property, Prime Location

This is a great Bank-owned property with 10 parcels in this tract for a total of 62.77 +/- acres. This tract has been approved for an industrial/business park for 950,000 S.F. of improvements including allowed office uses. Agricultural uses are permitted in the interim.

The land is currently being used for 20 +/- acres of strawberry farming and 25 + acres of potential active grazing pasture and/or farm crop acreage. There are a total of 6 homes on the property consisting of a total of 8,134 SF of living space. Also, there is a 2006 – 40 ft. x 80 ft. metal building with (4) – 10' wide x 12' tall overhead doors. The property has an existing farm lease on a small portion.

This tract of land is a rare opportunity for the visionary investor who is able to lease out the land for farming berries, row crops, or citrus.

County Line Road divides Hillsborough County and Polk County and is a high-growth area that is gradually coming into its prime commercially. Several corporations have headquarters or warehousing facilities nearby. The sizeable Publix headquarters covering all Publix operations in the US is located a few miles from this tract.

Publix is also one of Florida's largest employers and will be developing another new shopping center and grocery store on 100 acres on County Line Road about 1.5 miles south of the property.

Minutes away from Interstate 4, Florida's most traveled commercial corridor, this land is centered between Tampa and Orlando. It is also within minutes to the Lakeland Linder Regional Airport that accepts corporate jets, as well as personal aircraft.

In the spring each year, the popular Sun 'n Fun International Fly-in & Expo event for aircraft enthusiasts is held at the Lakeland Linder Regional Airport. The six-day event celebrates aviation with more than 4000 airplanes and over 500 commercial exhibitors. Tens of thousands of visitors from out-of-state, international, and other Florida counties attend and infuse the area's tourist economy. The subject property is within miles of this annual event.

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Businesses in Area



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Identification:	62.77 acre Industrial/Business Park Site
Price:	\$ 2,490,000 (\$ 39,669/ ACRE)
NEW PRICE:	\$2,100,000 (\$33,455/ACRE)
Location:	Hillsborough County, NW corner of intersection of County Line Road and Rice Road Plant City, Florida
Size:	62.77 acres
Frontage:	2,650 Ft. on County Line Road 1,270 Ft. on Rice Road
Zoning Plan:	Community Unit - Plant City
Development:	Industrial/Business Park shall be developed in accordance with M-1A Light Industrial with office uses allowed Agricultural uses are permitted in the interim
Access:	2.75 miles north to I-4 on County Line Road (4 lane) 5.00 miles south to SR 60 on County Line Road (4 lane) One full access on Rice Road One full access and one right in/right out access on County Line Rd.
Utilities	Electric, Natural Gas, Water (located 180 ft. to the west), Sewer is less than a mile
Comments:	950,000 SF of permitted improvements. Some office space permitted. Property taxes for 2009 were \$41,000 +/-

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Hillsborough County Folio Numbers:

Folio	Acres	Use Code	Property Use	S.F.
1). 090955.0000	23.89	5110 Strawberries/Home	0100	1,432
2). 090955.0050	0.74	992H Pasture		
3). 090955.0100	1.13	992H Home	0200	1,152
4). 090954.0000	1.03	5110 Strawberries		
5). 090966.0000	2.90	5110 Strawberries		
6). 090965.0000	3.47	CO2A Commercial Class 2		
7). 090967.0000	4.89	992H Home	0100	732
8). 090968.0000	4.85	992H Home	0200	1,344
9). 090969.0000	9.87	992H Home	0100	1,814
10). 090970.0000	10.00	992H Home	0100	1,660

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Driving Directions:

- Coming from SR 60 and County Line Road, drive north approximately 4.75 miles on County Line Road.
- Coming from Interstate 4 Exit 25, drive approximately 2.75 miles south on County Line Road.
- Property is on the west side of County Line Road and the northwest corner of Rice Road. (Located at the intersection of Drane Field and County Line Roads.)

Demographics

<u>Miles:</u>	<u>Radius 5</u>	<u>Radius 10</u>	<u>Radius 20</u>
2009 Total Population	56,824	285,307	817,710
2009 Income Median HH	\$45,776	\$47,809	\$51,452
2009 Total Households	21,155	109,400	312,993
Total Businesses	2,153	10,304	26,232
Total Employees	28,482	121,960	296,639

Detailed demographics report is available upon request.



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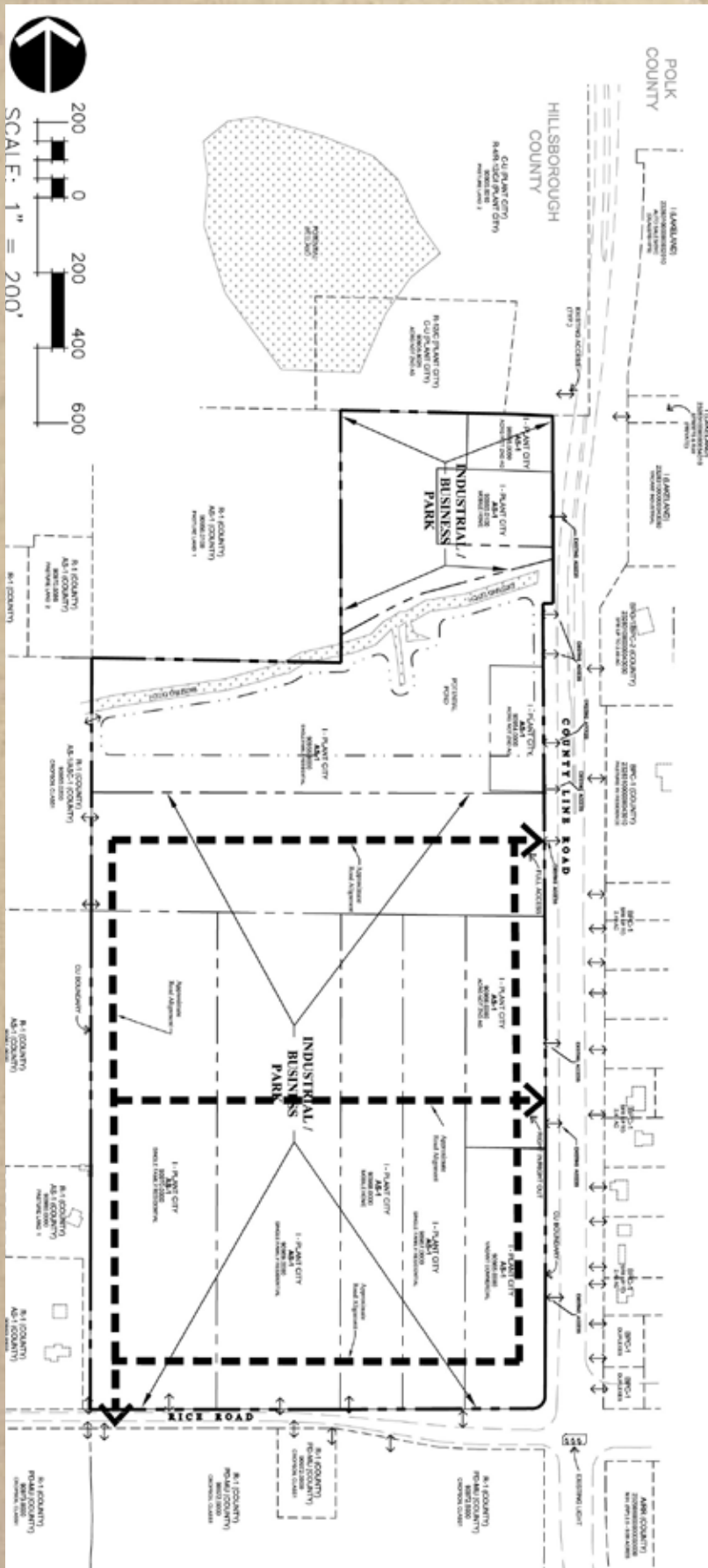
62.77 +/- Acres
on County Line Road

Development Plan (full-size plan available on request)

Permitted Uses

(provided they do not create any nuisance, including unreasonable dust, odors, noise, vibration, or glare)

- Manufacturing, processing, or product assembly
- Food processing plants, including bakeries and citrus canning
- Bottling plants
- Electronic and precision tool manufacturing
- Scientific laboratories and research enterprises
- Distribution warehouses
- Cable television receiving antenna, cellular telephone tower systems, subject to Section 102-696(7)
- Total of 950,000 SF of improvements allowed



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REAL ESTATE

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Lakeland, FL 33813

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Growing industrial area on County Line Road!