

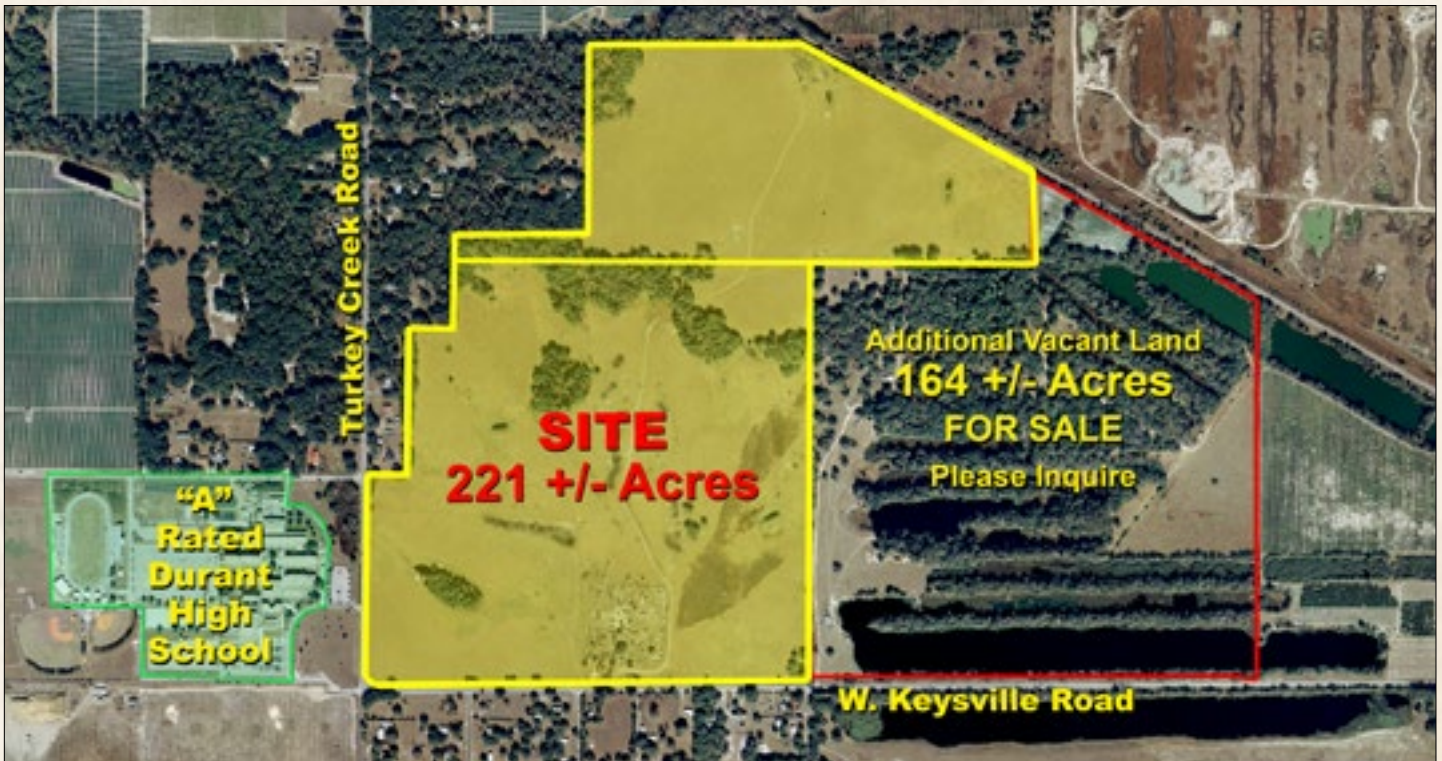
SOUTH PLANT CITY RESIDENTIAL DEVELOPMENT

Plant City, FL • Hillsborough County

221 +/- ACRES



*Minutes to "A" Rated High, Middle, and Elementary Schools!
1.5 Miles to Edward Medard Park and Reservoir
Ideal Location Between Tampa and Lakeland*



Additional Contiguous 164 +/- Acres for Development Available • Please Inquire!

1.5 Miles to Edward Medard Park and Reservoir!

Edward Medard Park is a popular recreation area in Plant City. There is a 700-acre reservoir and a boardwalk fishing pier leads to an observation tower across the reservoir. Enjoy Bicycling, inline skating, boating and paddling, multilane boat ramp and docks, primitive camping, equestrian bridle path, fishing, hiking, picnic areas, playground, horseshoe pits, and covered shelters.

GPS Coordinates:

27.889560 N, -82.164909 W

Parcel IDs:

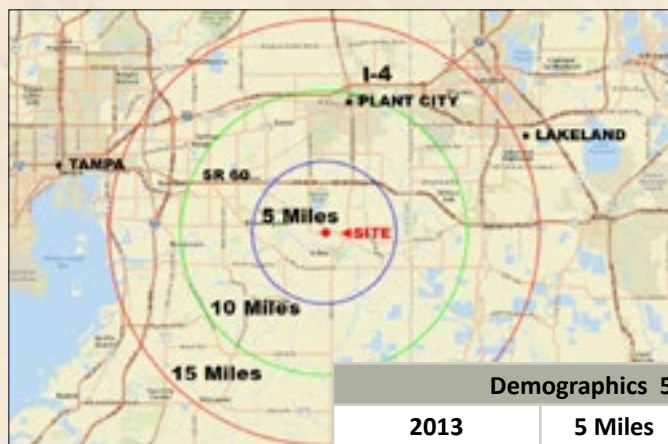
- U-12-30-21-ZZZ-000004-32750.0
- U-01-30-21-ZZZ-000004-22060.0

Driving Directions:

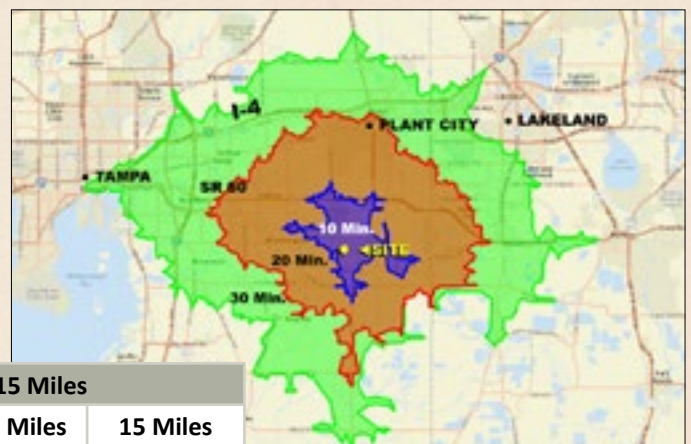
- From Highway 60, turn south onto Turkey Creek Road and continue for 3.5 miles until you reach W. Keysville Road
- The property will be on the left, at the NE corner of the intersection

For additional maps and details, go to:
www.SaundersRealEstate.com/SouthPlantCityDev

Demographics 5-10-15 Miles



Drive Times 10-20-30 Min.



Demographics 5-10-15 Miles			
2013	5 Miles	10 Miles	15 Miles
Population	34,625	252,305	534,021
Households	11,313	87,030	190,984
Median Income	\$78,407	\$57,428	\$52,372

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The property consists of two parcels that equal 221 +/- acres. Currently cleared pasture, cross fenced, it is directly across the street from "A" rated Durant High School. The property is zoned Agricultural Rural which allows for 1 unit per 5 acres. There is a possibility to get the density changed to match the neighbor's property which is zoned acre lot size. The property has frontage on two high-traffic roads due to Durant High school.

Total Acreage: 221 +/- acres

Sale Price: \$5,750,000

Price Per Acre: \$25,974.61

Average Lot Size:

- Currently zoned Agricultural-Rural that allows for 1 unit to every 5 acres
- Potential to get the density changed to match the neighbor's property that is zoned 1-acre lot size

Lot Inventory:

- 7.73 +/- acres are zoned R-1 that allows for 1 unit to 1 acre

Property Address: 4402 West Keyville Road, Plant City, FL 33567 - Hillsborough County

Nearest Intersection:

Turkey Creek Road and Keyville Road

Uplands/Wetlands:

- 20.39 +/- acres wetlands
- 200.98 +/- acres uplands

Road Frontage:

- 2,660 +/- ft on Keyville Road
- 1,270 +/- ft on Turkey Creek Road

Zoning/FLU: AR- Agricultural Rural and R-1

Residential Development Location Perfect for Families

*Across from High School • Close to Popular Recreation Park
Minutes to "A" Rated High, Middle, and Elementary Schools*

Turkey Creek Road Frontage Has Potential for Future Commercial Development



**"A" Rated Durant High School
Located Across the Street**





SAUNDERS
REAL ESTATE

863.648.1528

114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

Central Florida 221 +/- Acres for Residential Development

*Minutes to "A" Rated Schools • 1.5 Miles to Popular Recreation Park
Contiguous 164 +/- Acres Available • Potential for Commercial Development on Turkey Creek Road*

SOUTH PLANT CITY RESIDENTIAL DEVELOPMENT

Plant City, FL • Hillsborough County

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