

LAND FOR SALE

HILLSBOROUGH ACREAGE WITH I-4 FRONTAGE

Hawk Griffin Rd
Plant City, FL 33565

PRESENTED BY:

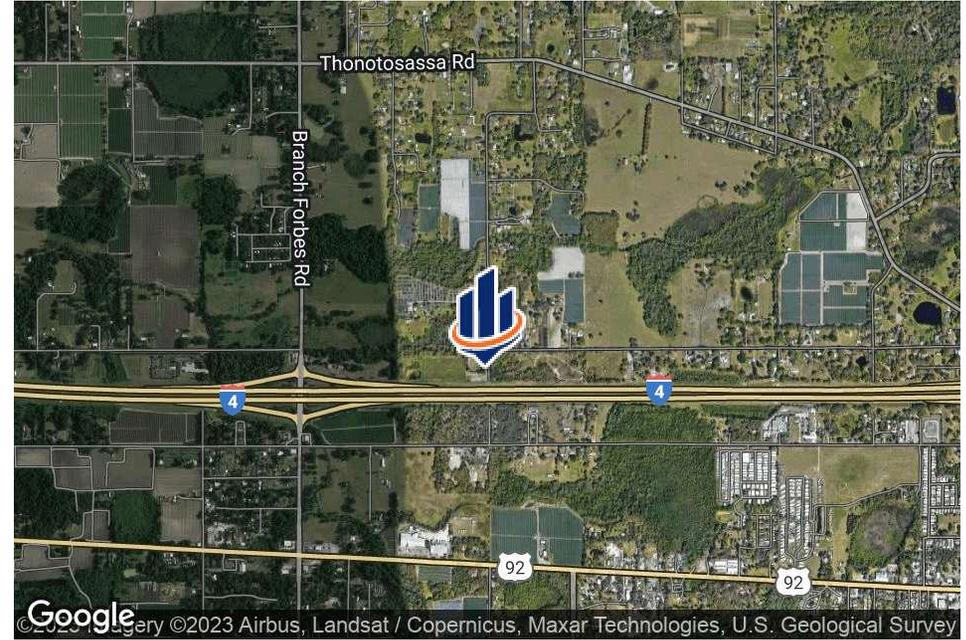
BERLINTE HIRESH, CCIM, SIOR
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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

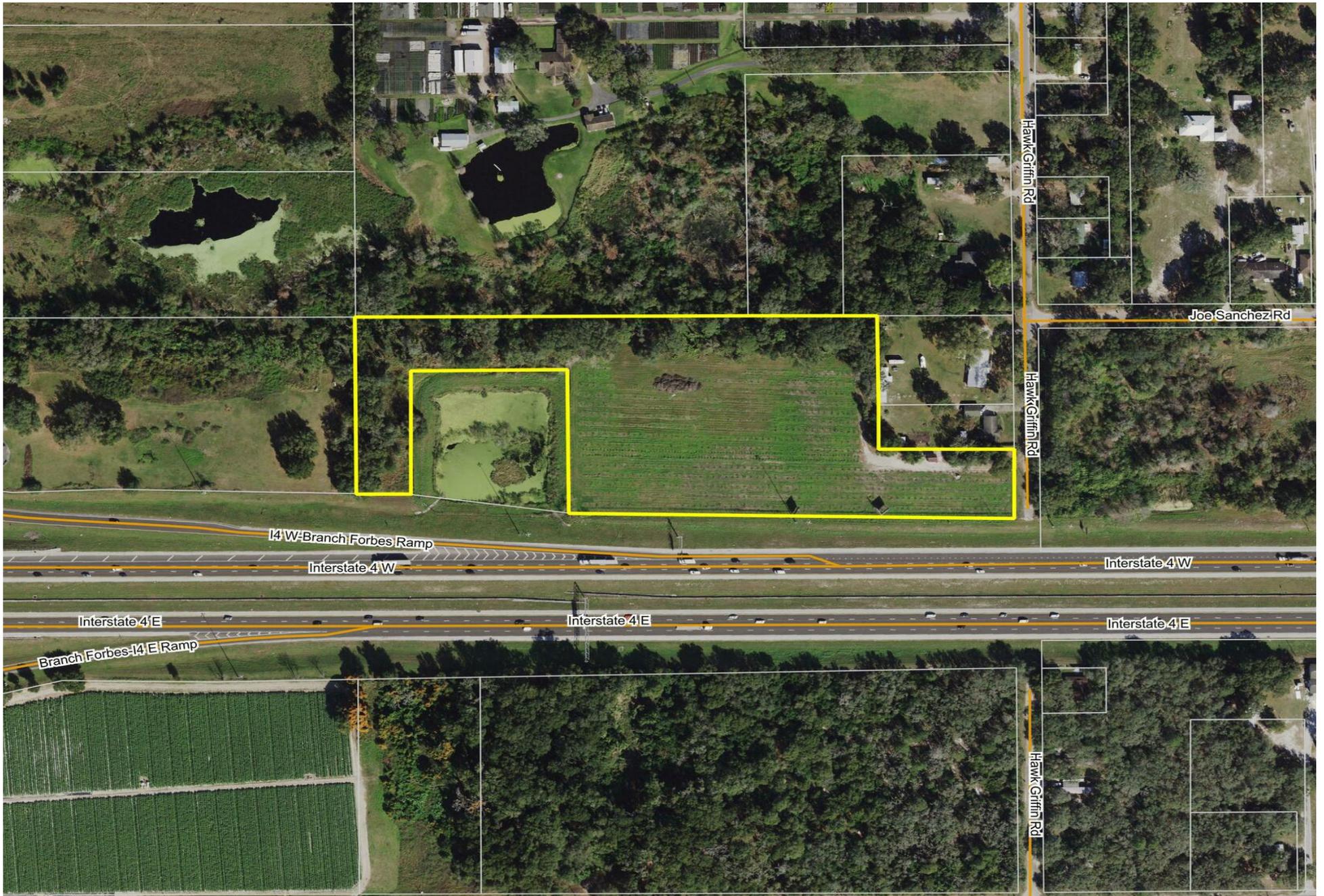
SALE PRICE:	\$875,000
ACRES	9.03
PRICE / ACRE:	\$96,899
APN:	U-23-28-21-ZZZ-000003-68350.0
ROAD FRONTAGE:	980 ± FT
TRAFFIC COUNT:	136,500 Cars/Day
ZONING:	Ag

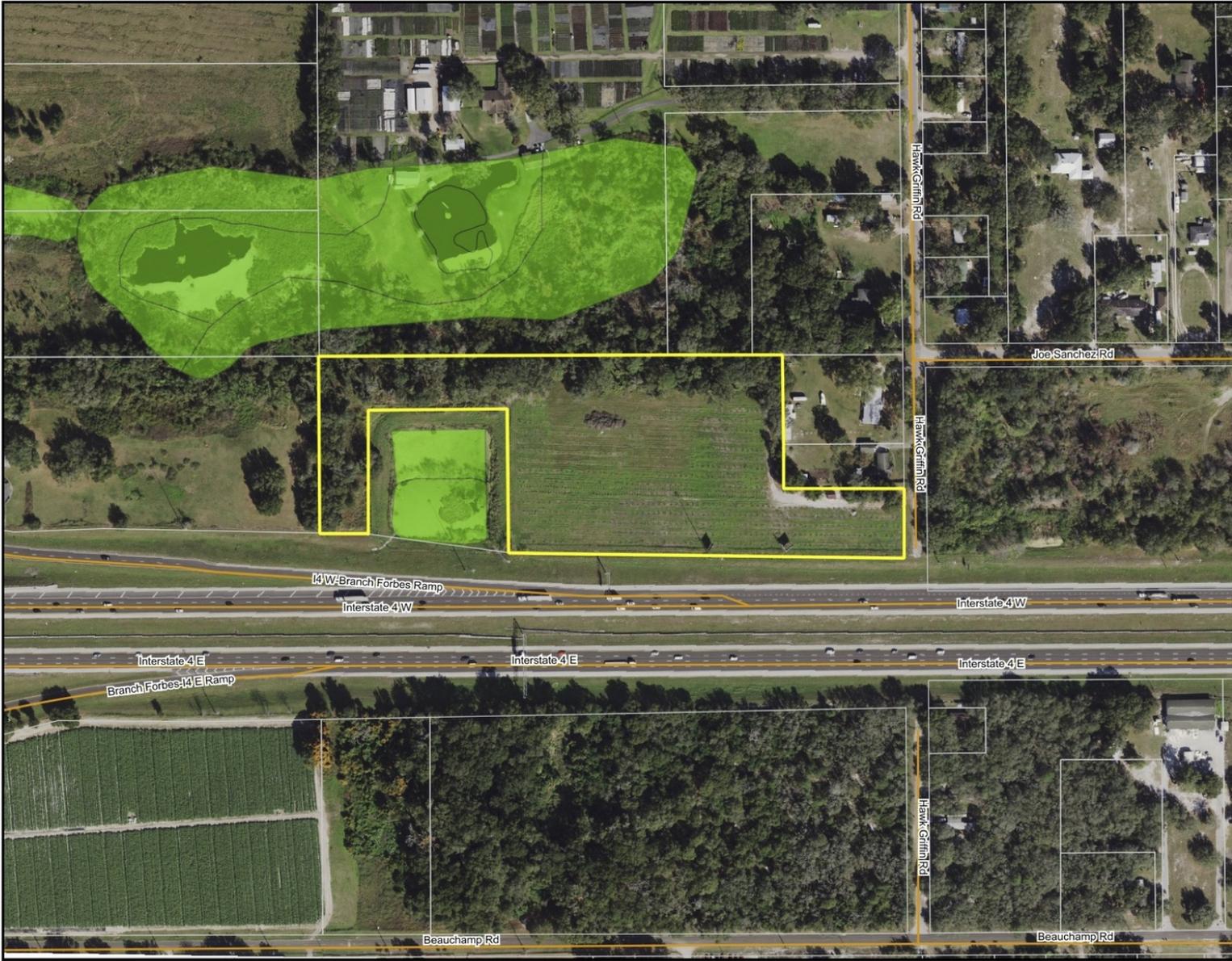
OPPORTUNITY OVERVIEW

Welcome to an extraordinary investment opportunity: This prime site offers seamless access to major cities such as Orlando and Tampa and is poised for a significant future growth. Situated in rapidly expanding Plant City, this prime real estate piece offers a unique canvas for visionary investors and developers. Nestled strategically off Interstate 4, a major arterial highway, this site enjoys excellent visibility and accessibility.

While the current valuation aligns with market trends for agriculture zoning, it merely scratches the surface of this parcel's immense potential. A change of zoning can unlock the full potential of this land making it an exceptional opportunity for innovative and rewarding development. Don't miss out on the chance to own a sprawling 10-acre parcel of land in Plant city, just off I-4.

The property is also equipped with a 200-amp, 110-volt power supply, complete with a functioning meter. Furthermore, it offers an agricultural well with the capacity for irrigation to continue an agricultural use.

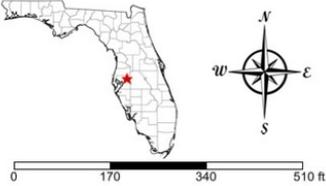




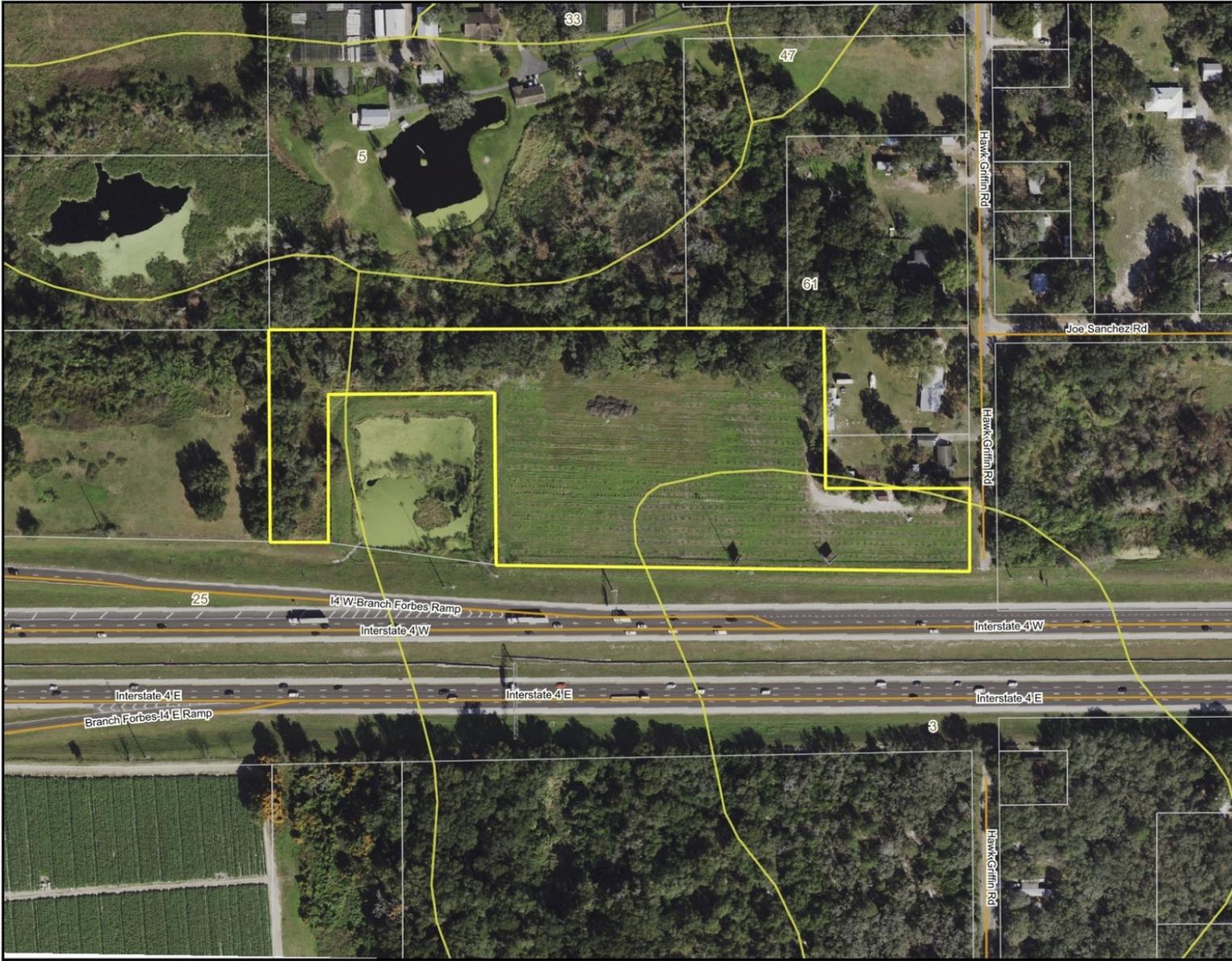
Wetlands Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
	TOTAL WETLANDS	0.0
	TOTAL UPLANDS	9.1
	TOTAL ACRES	9.1



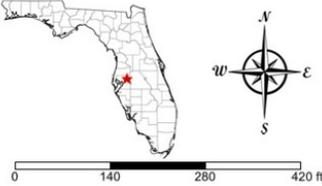
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Soils Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
61	Zolfo Fine Sand	6
3	Archbold Fine Sand	2
25	Lake Fine Sand, 0 To 5 Percent Slopes	1
TOTAL =		9.05223998917073 acres

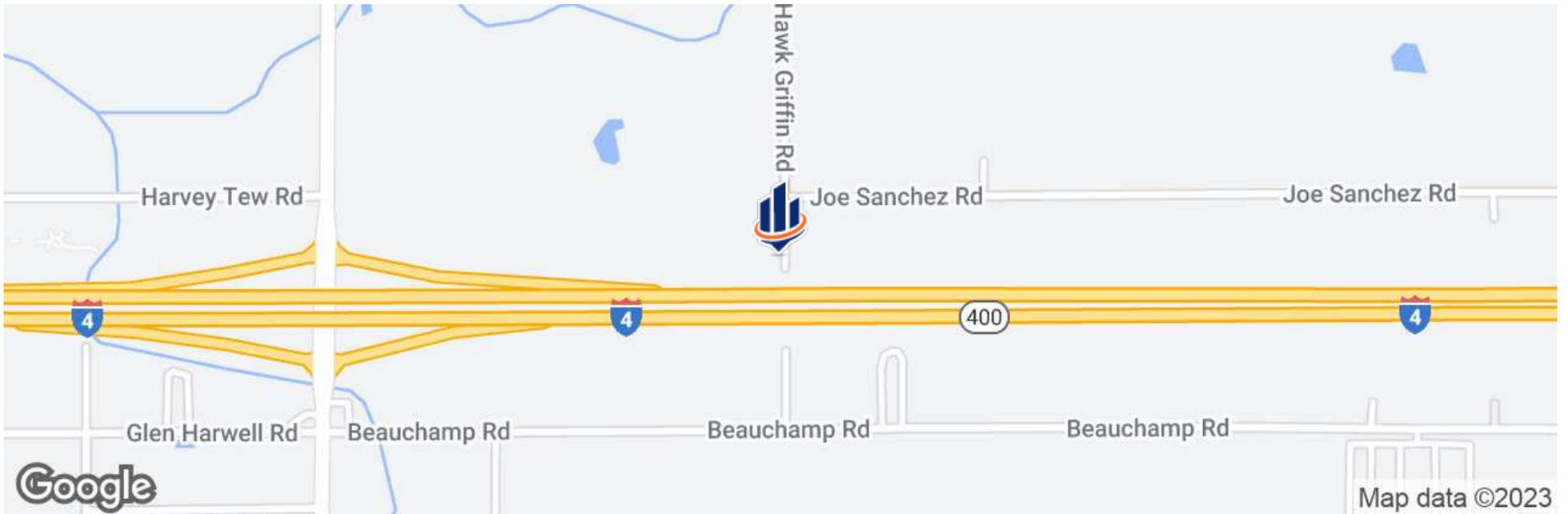
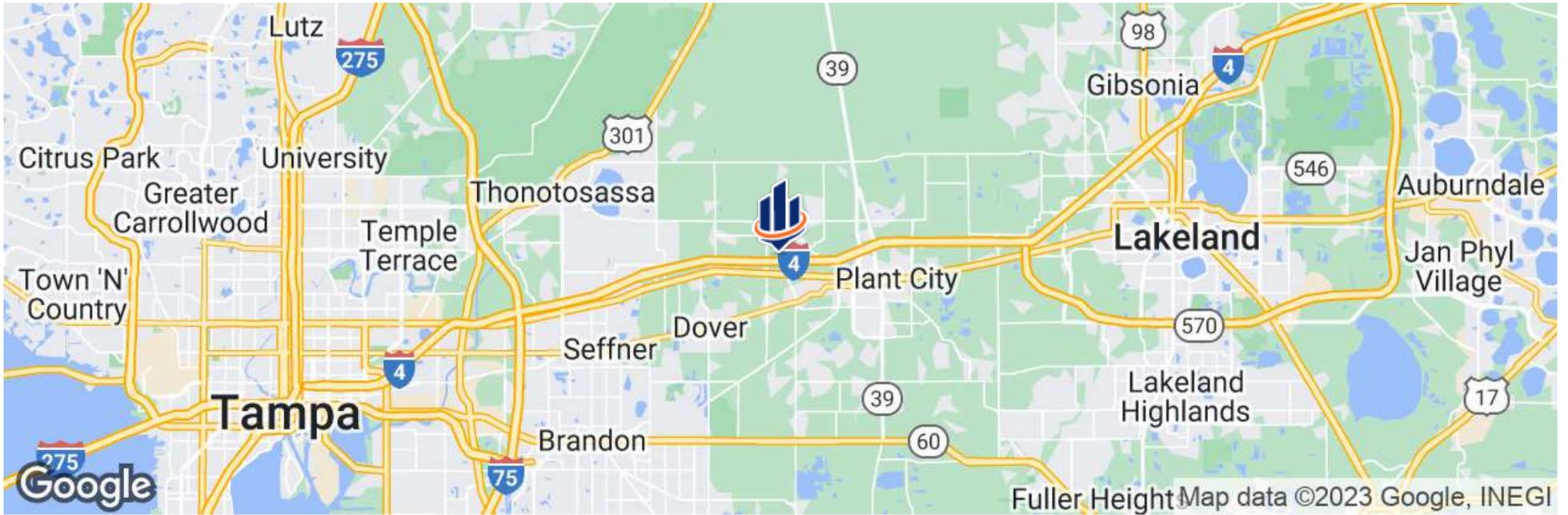


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SECTION 2

LOCATION
INFORMATION





POPULATION

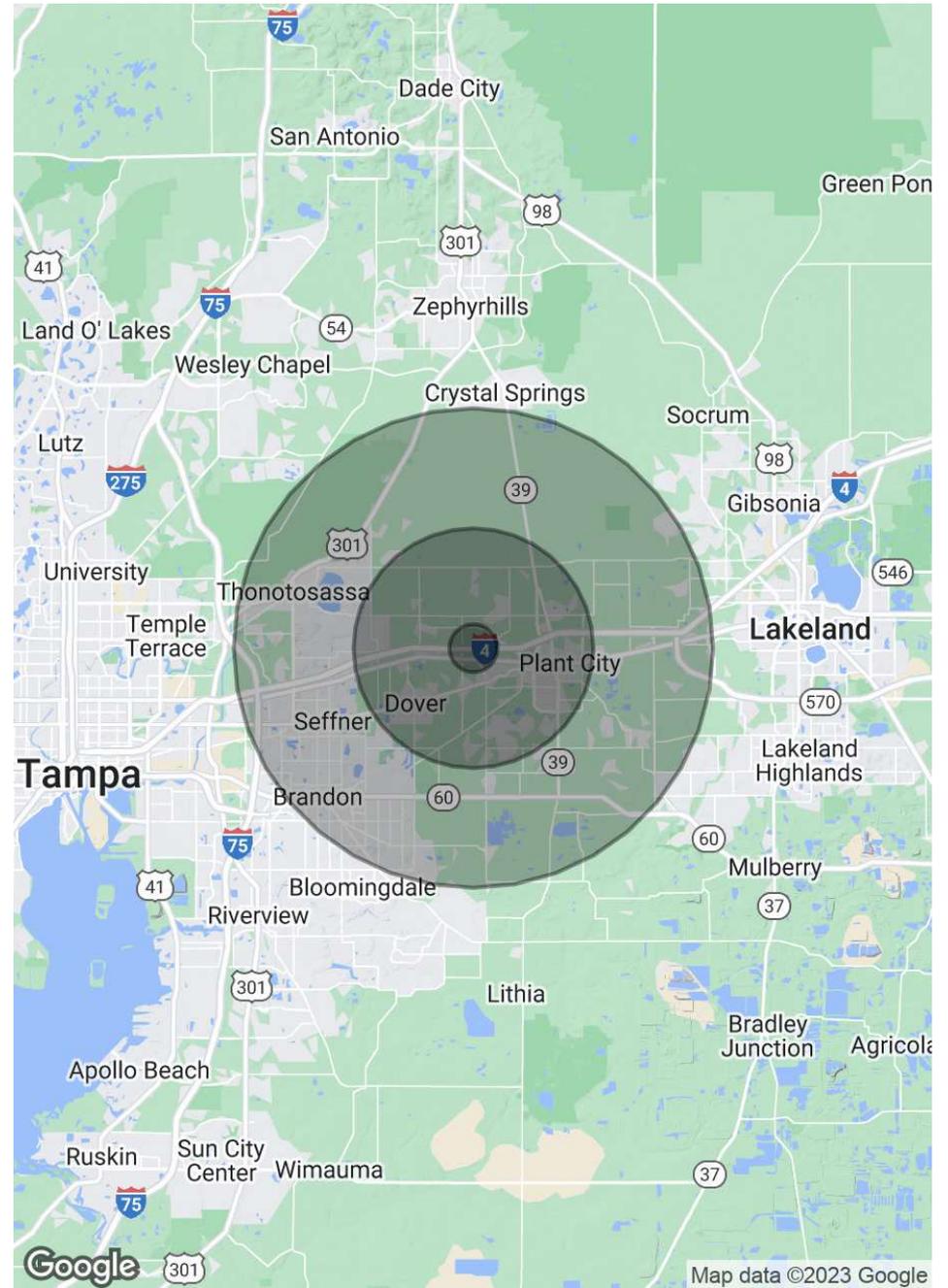
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,816	64,832	228,599
AVERAGE AGE	48.4	39.5	40.4
AVERAGE AGE (MALE)	48.3	38.6	38.8
AVERAGE AGE (FEMALE)	48.8	39.5	41.2

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	839	24,775	86,344
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$48,756	\$65,746	\$72,142
AVERAGE HOUSE VALUE	\$131,556	\$182,625	\$195,264

* Demographic data derived from 2020 ACS - US Census





HILLSBOROUGH COUNTY

FLORIDA

FOUNDED	1834	DENSITY	1,400.5 [2019]
COUNTY SEAT	Tampa	POPULATION	1,513,301 [2022]
AREA	1,051 sq. mi.	WEBSITE	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2022 estimate, the population of Hillsborough County has now grown to 1,513,301, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area.

SECTION 3

AGENT AND
COMPANY
INFO



Downtown Orlando
1 ± Hour

Subject

136,500 ±
Cars/Day



BERLINTE HIRESH, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Berlinte Hires, CCIM, SIOR is a licensed real estate broker in Florida and a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

A seasoned commercial broker, Berlinte brings over twenty years of experience in commercial real estate. Berlinte has an impressive record of multi-million-dollar sales transactions and has represented clients from across the industrial spectrum, such as national and international players in the food processing, cold storage, warehousing, distribution, and logistics markets as well as real estate developers.

A dynamic and resilient expert, Berlinte is a performance-driven professional. She focuses on delivering outstanding results to her highly diverse client base. With her expertise and powerful negotiating skills, Berlinte aims to tap into Orlando's market to drive growth and offer unparalleled services to her clients. Berlinte is perfectly bilingual in English and French.

Berlinte specializes in:

- Investments sales
- Industrial
- Hospitality
- Retail
- Multi-residential
- Land

SVN | Saunders Ralston Dantzler

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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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