



County Line Road  
Investment  
24.79+/- Acres

# Property Overview

This 24.79± acre beautiful sprawling estate serves as a unique investment opportunity with over 900 feet of road frontage on County Line Road, which has seen explosive industrial and commercial growth over the past few years. The property has access from two roads, County Line Road and E. Trapnell Road with a median break on County Line Road, allowing easy access in and out. There is a 3,752 SF block home which sits surrounded by exquisite oaks and has been meticulously cared for, highlighting character and providing plenty of space for family gatherings. The home sits over 700' off County Line Road, with a natural buffer, providing a peaceful setting with 4 bedrooms and 3 bathrooms. Boasting a 23' x 14.5' kitchen, leading into the living room with cathedral ceilings and a charming working fireplace, a sunroom getaway outfitted with an indoor cooker vented up the chimney and a wet bar. There is a 100' x 40' building which has an efficiency apartment ready for a guesthouse renovation, along with roll up doors on multiple sides for equipment storage or a shop. This could be an excellent investment to live in while holding until future growth inevitably comes through this property.



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

## Property Highlights



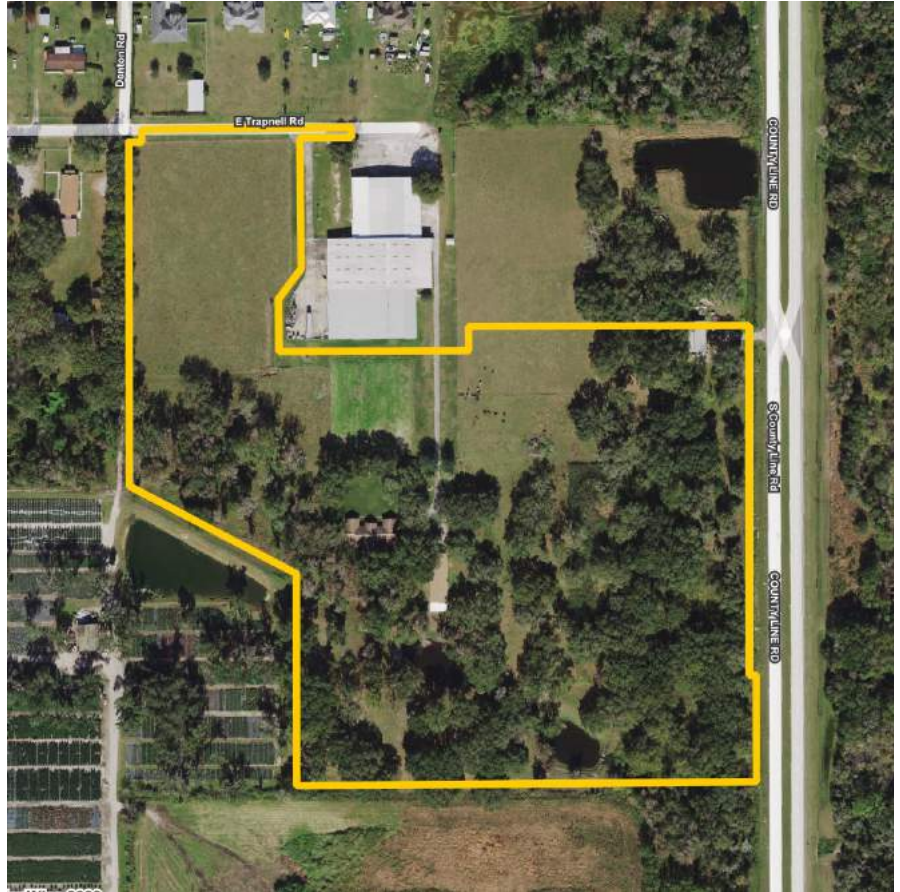
Over 900 feet of hard frontage on County Line Road



4.5± miles from I-4 on ramp



25,500 Vehicles per day

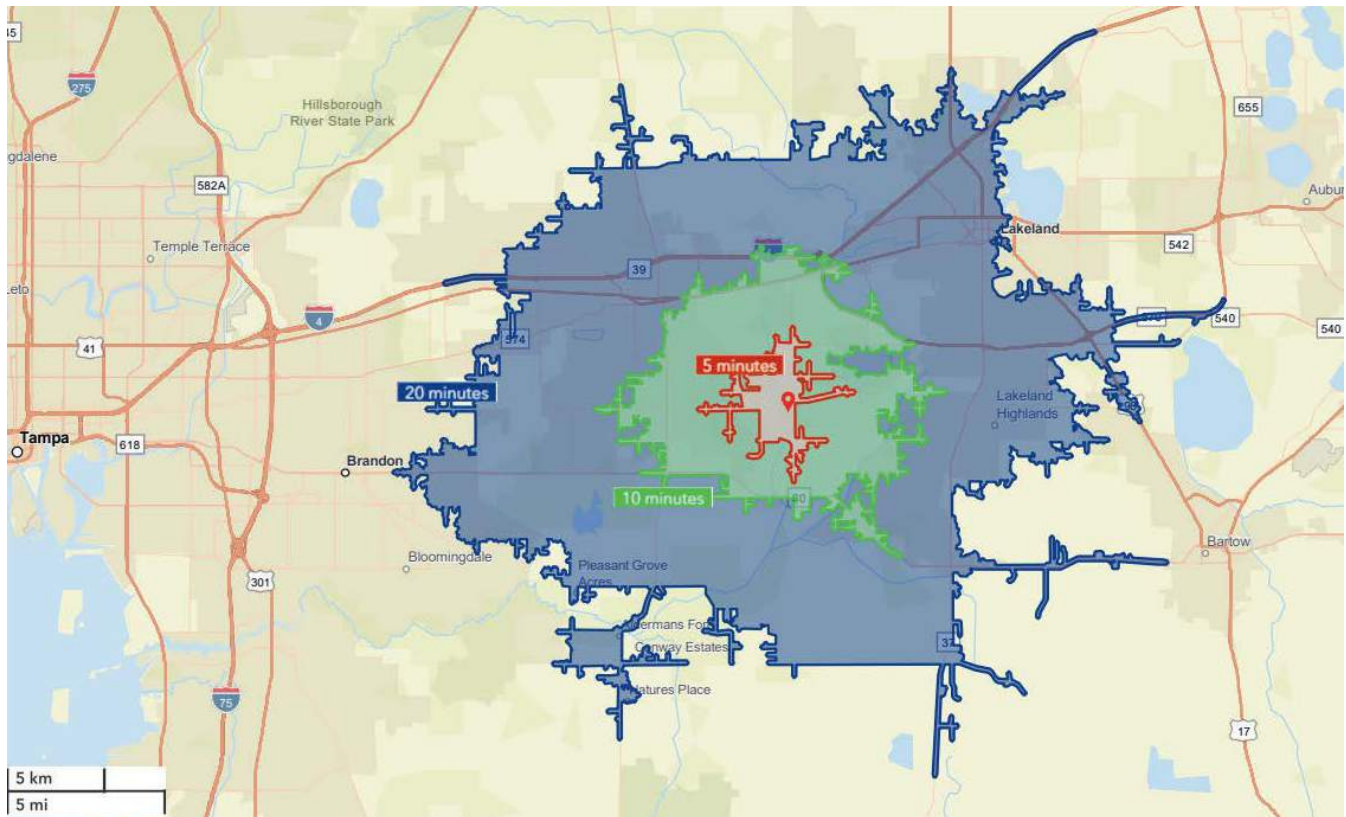
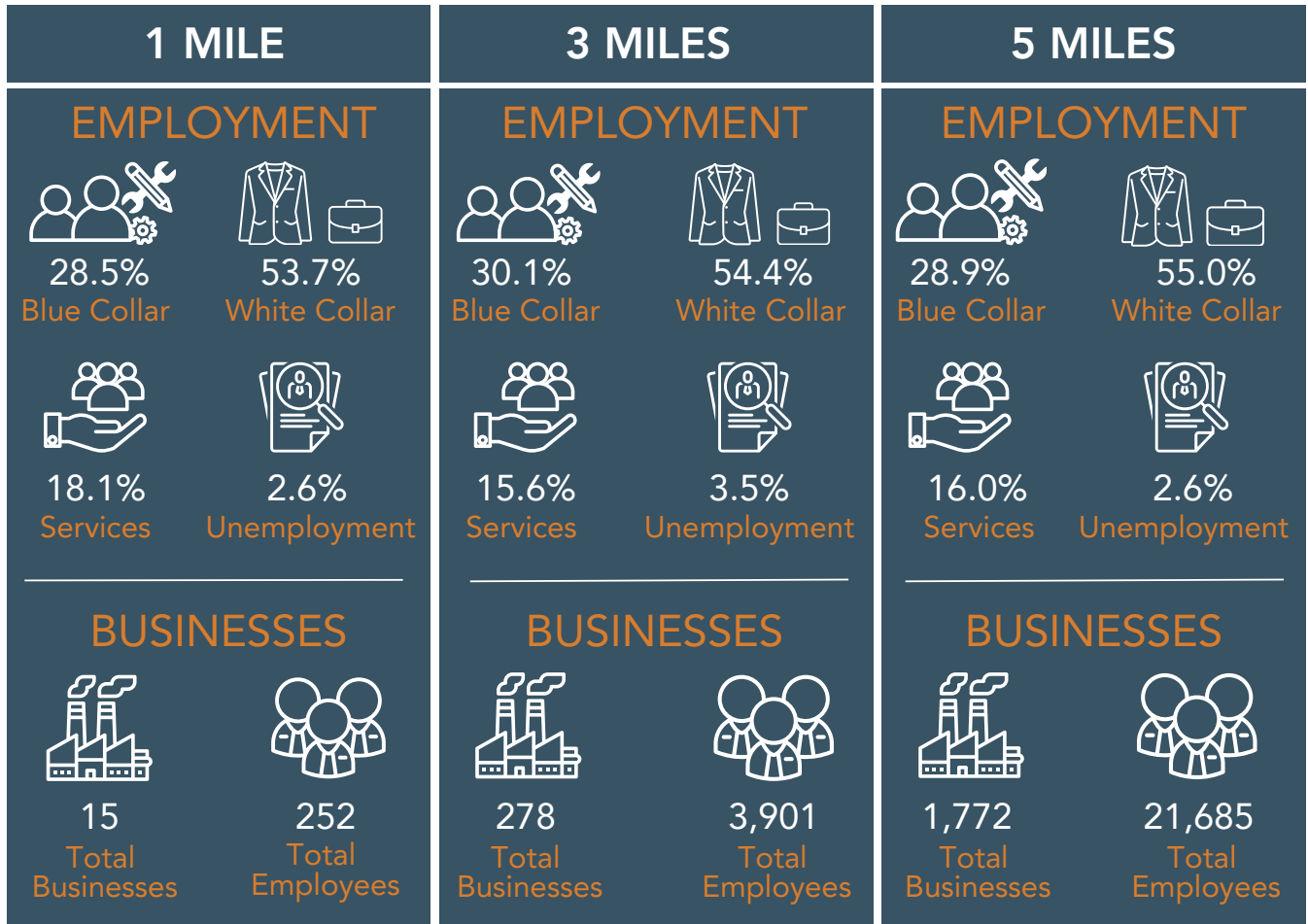


<b>Property Address</b>	3711 E. Trapnell Road, Plant City, FL 33566	<b>Folio/Parcel ID</b>	092044-0500
<b>Property Type</b>	Commercial Land	<b>STR</b>	13-29-22
<b>Size</b>	24.79± Acres	<b>Utilities</b>	Well & Septic
<b>Zoning</b>	AS-0.4	<b>Road Frontage</b>	912.9' on County Line Road 337.5' on E. Trapnell Road
<b>Future Land Use</b>	AE	<b>Taxes</b>	\$3,551.21 (2023)
<b>Price</b>	\$2,000,000	<b>Site Improvements</b>	3,752 HSF Home (1983) 100' x 40' Building
<b>County</b>	Hillsborough		

# Photos



# Demographics



# Photos





TESLA

92

food stores

IKEA

amazon

CHEP

Publix

570

COMPOSITES ONE

O'Reilly AUTO PARTS

535,081± SF  
Proposed Warehouse

S County Line Rd

Gresham Farms Village  
78 SF lots  
under construction

amazon  
Prime Air

W Pipkin Rd

3711 E Trapnell Road  
[Click here for directions](#)

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

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