

# FOR SALE

## 14+ ACRES ON N ALEXANDER ST, PLANT CITY

N Alexander Plant City, FL 33563



### PROPERTY DESCRIPTION

14.25 acres along N Alexander Street with easy access to I-4. Within close proximity to the new South Baptist Hospital as well as new residential developments. Minutes from Historic Plant City and an easy drive via I-4 to Tampa or Orlando. This property is also just minutes from large distribution centers such as Amazon, Home Depot, and City Furniture.

### PROPERTY HIGHLIGHTS

- 14.25 acres within 1/2 mile of the I-4 Alexander Exit
- Close to new commercial and residential construction
- 124,500 FDOT Daily Traffic Count at I-4 Intersection

### OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	14 Acres
Zoning:	ASC-1
APN:	U-17-28-22-zzz-000004-72650.0

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
Total Population	68	17,400	48,552
Average HH Income	\$38,430	\$43,136	\$44,682

**Sherry Clements**  
813 220 7532



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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March 30, 2023



**Bob Henriquez, CFA**

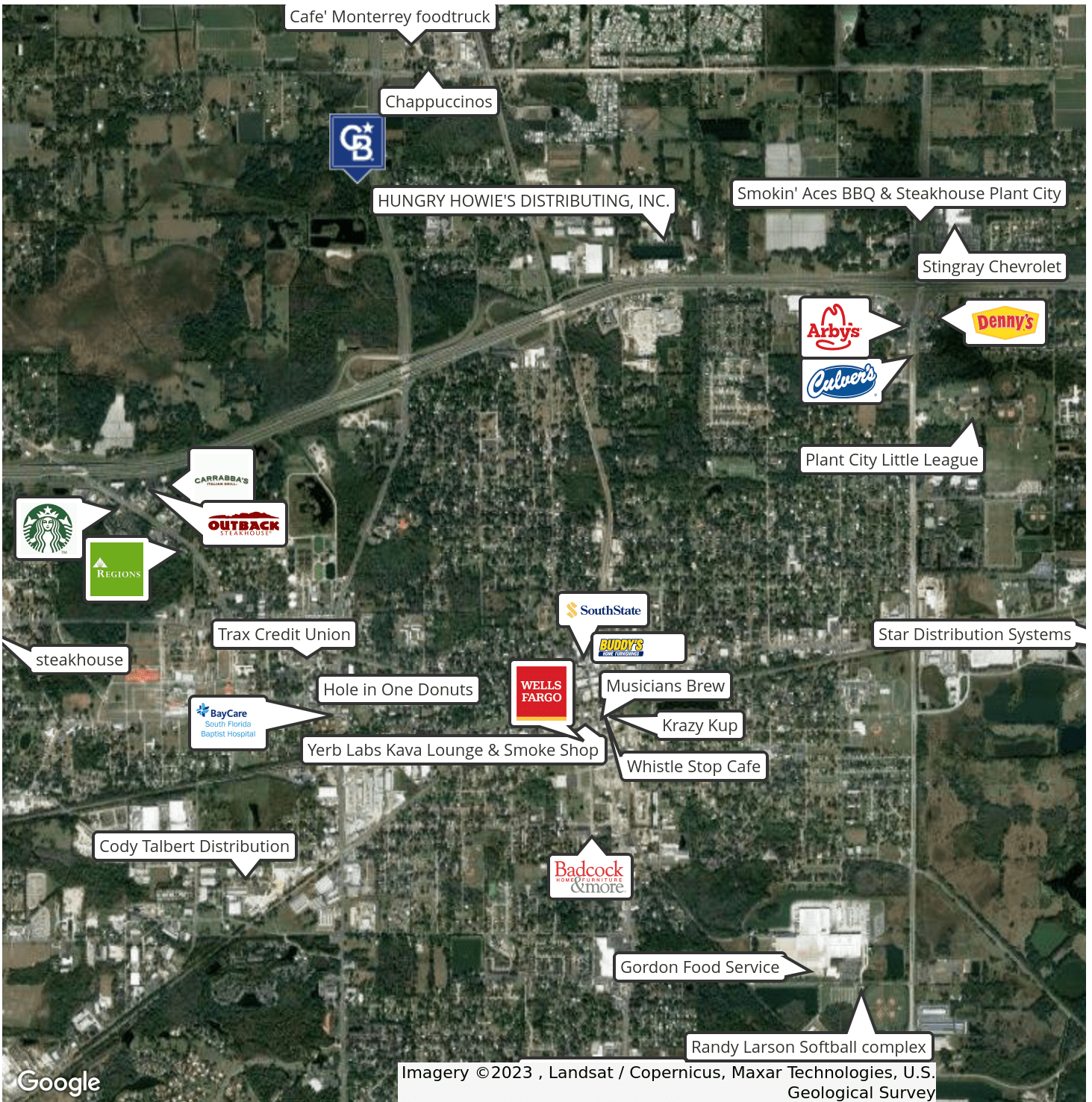
Hillsborough County Property Appraiser  
This map is for assessment purposes only.  
It is not a survey.

2021 Aerials

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**Demographic Detail Report**

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2022 Q4

	2 Miles		4 Miles		7 Miles	
<b>Population</b>						
2022 Population	26,479	---	54,997	---	94,957	---
2027 Projected Population	25,971	---	54,399	---	94,551	---
2027 Projected Population (High Estimate)	28,065	---	60,382	---	104,474	---
2027 Projected Population (Low Estimate)	23,861	---	51,030	---	89,880	---
% Projected Annual Change (2022 - 2027)	-0.4%	---	-0.2%	---	-0.1%	---
% Projected Annual Change (High Estimate)	1.2%	---	2.0%	---	2.0%	---
% Projected Annual Change (Low Estimate)	-2.0%	---	-1.4%	---	-1.1%	---
2000 Census Population	23,212	---	45,925	---	72,533	---
2010 Census Population	25,140	---	51,632	---	87,727	---
% Annual Change (2010 - 2022)	0.4%	---	0.5%	---	0.7%	---
Population Density	2,046		1,122		660	
Land Area (Square Miles)	12.94		49.00		143.98	
<b>Households</b>						
2022 Households	9,340	---	19,255	---	32,115	---
2027 Projected Households	9,159	---	19,041	---	31,991	---
% Projected Annual Change (2022 - 2027)	-0.4%	---	-0.2%	---	-0.1%	---
2000 Households	8,438	---	16,529	---	25,297	---
2010 Households	8,874	---	18,131	---	29,652	---
% Annual Change (2010 - 2022)	0.4%	---	0.8%	---	1.4%	---
Growth Stability Indicator (-1 to +1)	0.1014	---	0.2643	---	0.2444	---
<b>Daytime Population</b>						
Daytime Population	29,960	---	51,892	---	86,351	---
Children at Home	1,309	---	2,558	---	4,330	---
Students	9,078	---	12,189	---	19,635	---
Work at Home	703	---	1,676	---	3,570	---
Homemakers	2,907	---	6,422	---	11,234	---
Retired/Disabled Population	4,003	---	9,441	---	15,859	---
Unemployed	248	---	534	---	992	---