



**COLDWELL  
BANKER  
COMMERCIAL**

COLDWELL BANKER  
COMMERCIAL REALTY

**REDEVELOPMENT OPPORTUNITY ON  
S ALEXANDER ST.  
4.88 ACRES IN PLANT CITY**

\$999,000

1420-1510 S Alexander St. Plant City, FL 33563

**AVAILABLE SPACE**

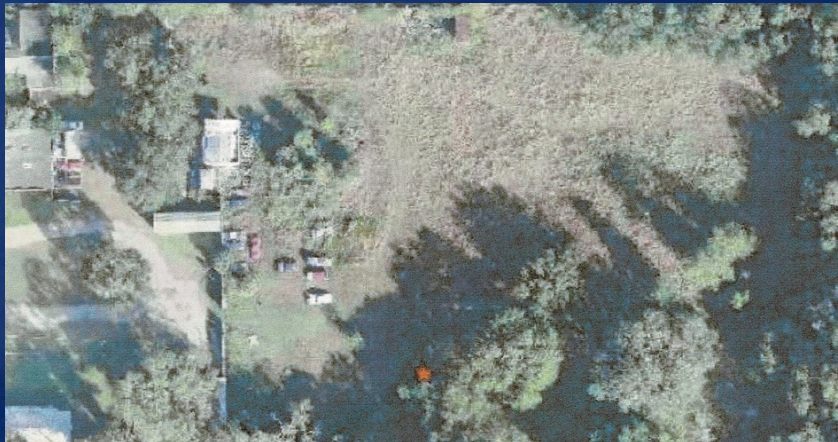
4.88 Acres

**FEATURES**

- 4.88 Acres
- Close to I-4
- Utilities in place
- 2020Traffic count 24,831

**AREA**

East side of busy S Alexander Street. South of the Walden Lakes Car Wash, northwest of Plant City High School and across the street from the Plant City Times & Observer.



**FOR SALE**

CBCWORLDWIDE.COM

**OFFICE**

Sherry Clements  
813 220 7532  
sherry.clements@cbcnrt.com

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**COLDWELL BANKER COMMERCIAL  
COLDWELL BANKER COMMERCIAL REALTY**  
213 W Bloomingdale Ave, Brandon, FL 33511  
813.662.1610



**1420-1510 S ALEXANDER ST.  
4.88 ACRES IN PLANT CITY**

**SALE**



**OFFERING SUMMARY**

Sale Price: \$999,000

Available SF:

Lot Size: 4.88 Acres

Zoning: R1A

Price / SF: \$4.70

**PROPERTY OVERVIEW**

Re-development opportunity! 3 parcels totaling 4.88 acres on busy S Alexander Street. Structures exist on all 3 parcels and are being sold "as is". The property is surrounded by both commercial and residential properties with Walden Lakes residential development neighboring. Future use is Commercial. Close to I-4 and in an opportunistic location for Plant City residents to stop on their way to I4 access to get to work in the mornings! City water and sewer as well as electric already exist to property. The 3 lot addresses are 1420, 1502 and 1510 S Alexander St.

**PROPERTY HIGHLIGHTS**

- 4.88 Acres
- Close to I-4
- Utilities in place
- 2020 Traffic count 24,831

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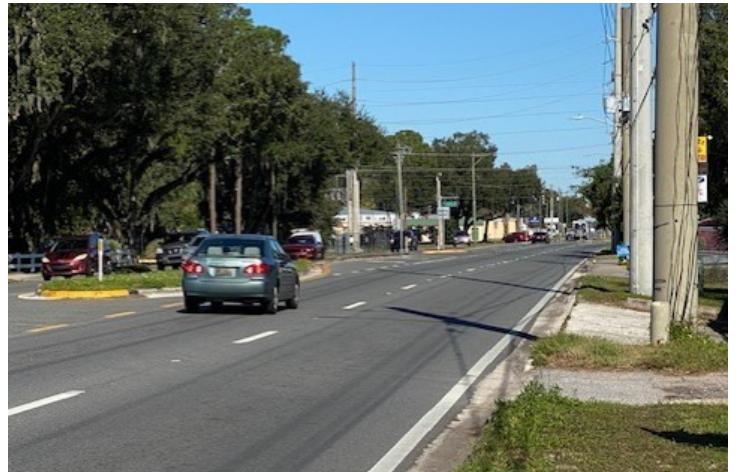




# 1420-1510 S ALEXANDER ST. - 4.88 ACRES IN PLANT CITY


1510 S Alexander St, Plant City, FL 33563

SALE



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# MAP OF SURVEY

Section 32 Township 28 South, Range 22 East  
Hillsborough County, Florida

**PREPARED BY:**  
C. M. BARNES, INC.  
Civil Engineers  
1115 Hawthorne Company  
Aston M. Davis  
Hillsborough, Fla., Inc.

**DESCRIPTION:** (See amendment 19-81102, 13-81108, 13-81109)  
Lot 6, Empire Subdivision, according to the map or plat thereof, as recorded in Public Records of Hillsborough County, Florida, Less the South 225.0 feet of the same, subject to drainage easement to the City of Plant City.  
AND  
North 1050.0 feet of the South 225.0 feet of Lot 6, Empire Subdivision, according to the map or plat thereof, as recorded in Public Records of Hillsborough County, Florida, Less the South 225.0 feet of the same, subject to drainage easement to the City of Plant City.  
AND  
South 1200.0 feet of Lot 6, Empire Subdivision, according to the map or plat thereof, as recorded in Public Records of Hillsborough County, Florida, Less the South 225.0 feet of the same, subject to drainage easement to the City of Plant City.

LOT 3

LOT 4

### VERTICAL DATUM

VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE BASED ON THE MEAN SEA LEVEL DATUM OF THE UNITED STATES COAST AND GEODETIC SURVEY WHICH IS THE STANDARD DATUM FOR ALL SURVEYS IN THIS STATE. THE DATUM POINT FOR THIS SURVEY IS THE MEAN SEA LEVEL DATUM OF THE UNITED STATES COAST AND GEODETIC SURVEY WHICH IS THE STANDARD DATUM FOR ALL SURVEYS IN THIS STATE.

### FLOOD ZONE

According to current Flood Insurance Rate Study (FIRMS) data, the area shown on this map is in a Flood Hazard Zone. The Flood Hazard Zone is shown on the Flood Insurance Rate Study (FIRMS) data. The Flood Hazard Zone is shown on the Flood Insurance Rate Study (FIRMS) data. The Flood Hazard Zone is shown on the Flood Insurance Rate Study (FIRMS) data.

DATE	LENGTH	WIDTH	AREA
1/1/81	1.50	1.50	2.25
2/1/81	3.00	1.50	4.50
3/1/81	4.50	1.50	6.75
4/1/81	6.00	1.50	9.00
5/1/81	7.50	1.50	11.25
6/1/81	9.00	1.50	13.50
7/1/81	10.50	1.50	15.75
8/1/81	12.00	1.50	18.00
9/1/81	13.50	1.50	20.25
10/1/81	15.00	1.50	22.50

**HILLBOROUGH SURVEYING, INC.**  
140 N. HAWTHORNE ROAD, SUITE 107, TAMPA, FLORIDA 33604  
(813) 707-9588  
UNLTD. LIABILITY POLICY NO. 1000000000

**HILLBOROUGH SURVEYING, INC.**  
JOB # 18-118  
PROJECT: "LOT 6, EMPIRE SUBDIVISION"  
FIELD CREW: TERRY, GALT, CLARY  
DATE: 08/11/2018



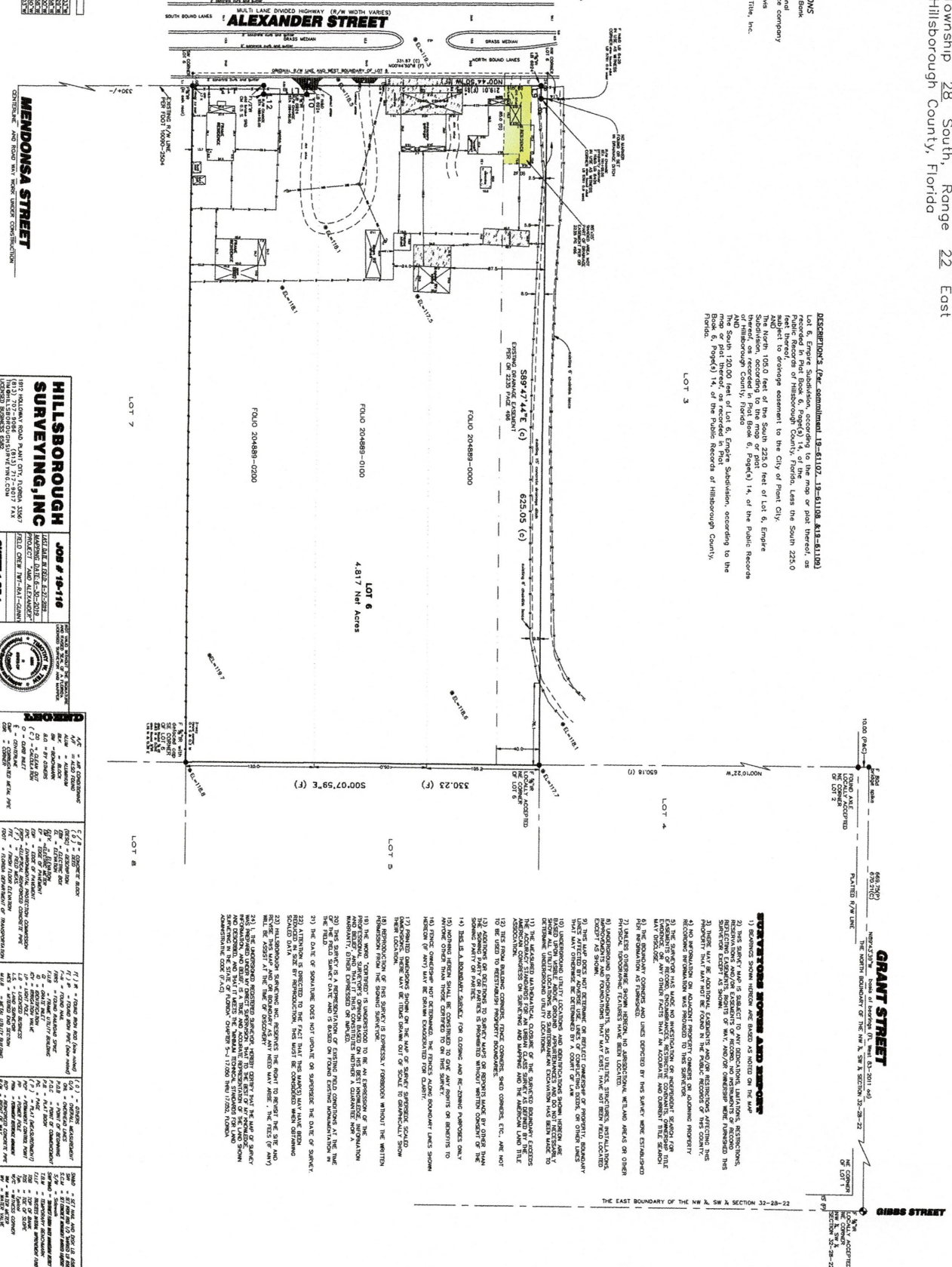
**NOTICE TO CONTRACTOR:**  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
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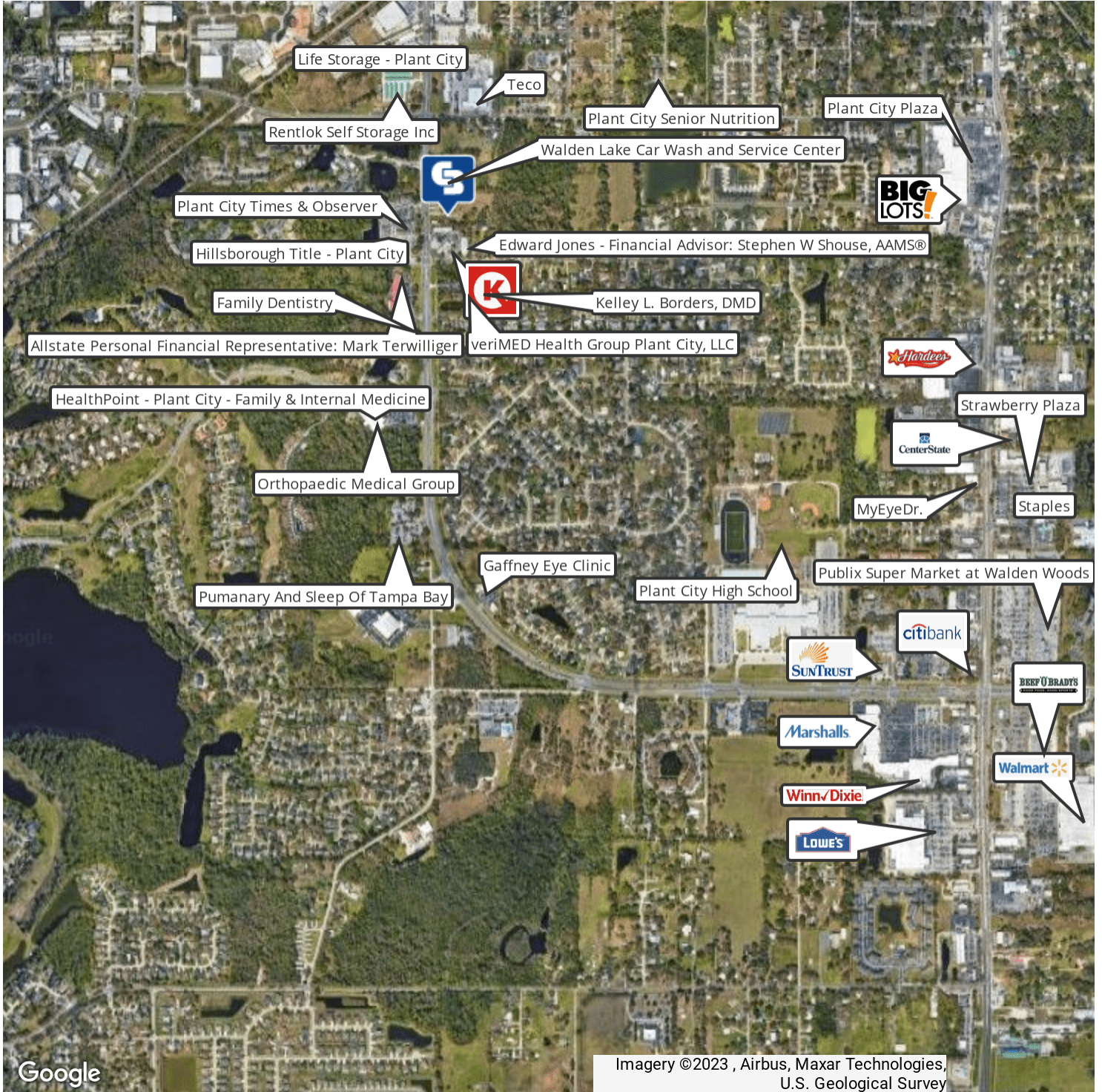
BEARINGS BASED AS NOTED  
DRAWING SCALE 1"=200'



# 1420-1510 S ALEXANDER ST. - 4.88 ACRES IN PLANT CITY

1510 S Alexander St, Plant City, FL 33563

# SALE



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813 220 7532  
sherry.clements@cbcncr.com



# Demographic Summary Report

1420 S Alexander St, Plant City, FL 33563

Building Type: **Land**      Total Available: **0 SF**  
 Class: -      % Leased: **0%**  
 RBA: -      Rent/SF/Yr: -  
 Typical Floor: -

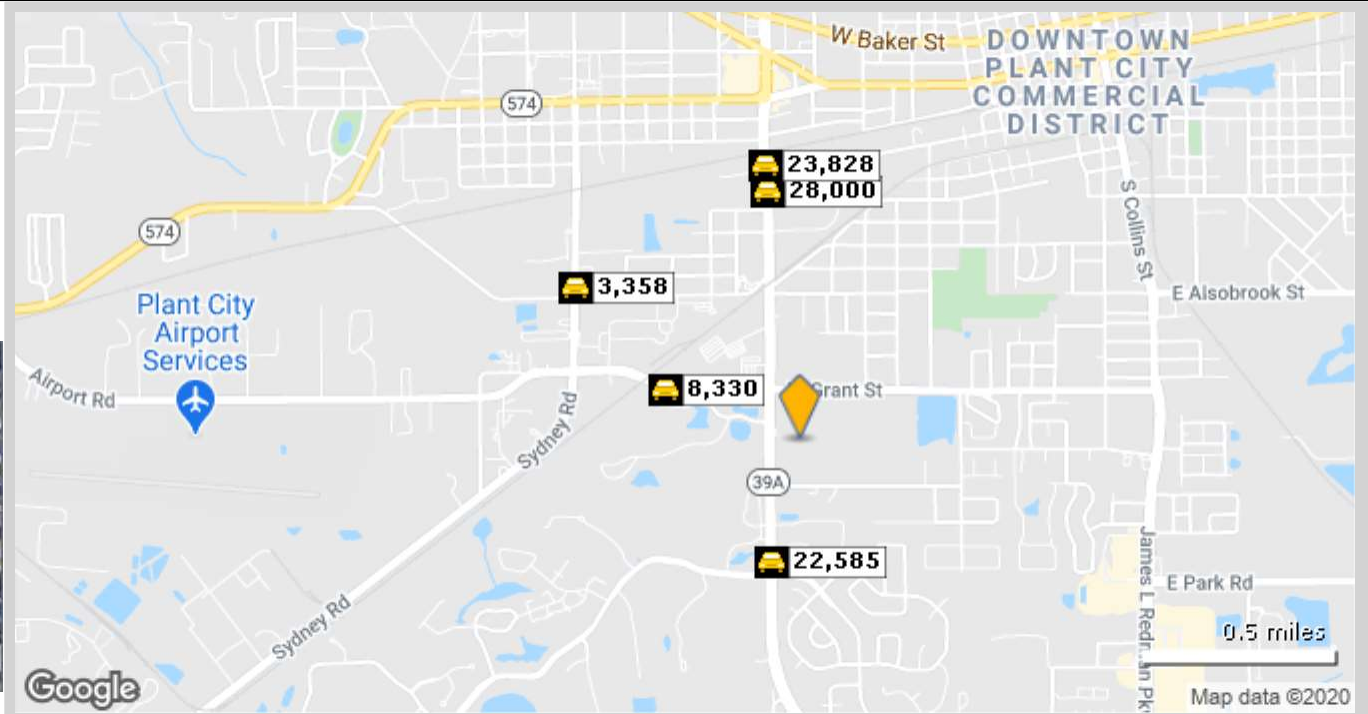


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	9,468	47,928	78,959
2020 Estimate	8,800	44,305	73,131
2010 Census	8,129	39,380	65,951
Growth 2020 - 2025	7.59%	8.18%	7.97%
Growth 2010 - 2020	8.25%	12.51%	10.89%
<b>2020 Population by Hispanic Origin</b>	2,917	15,676	26,140
<b>2020 Population</b>	8,800	44,305	73,131
White	6,225 70.74%	35,949 81.14%	62,147 84.98%
Black	2,190 24.89%	6,210 14.02%	7,629 10.43%
Am. Indian & Alaskan	68 0.77%	347 0.78%	555 0.76%
Asian	137 1.56%	825 1.86%	1,281 1.75%
Hawaiian & Pacific Island	4 0.05%	32 0.07%	59 0.08%
Other	177 2.01%	941 2.12%	1,459 2.00%
U.S. Armed Forces	0	9	28
<b>Households</b>			
2025 Projection	3,450	16,861	27,176
2020 Estimate	3,207	15,573	25,148
2010 Census	2,952	13,686	22,401
Growth 2020 - 2025	7.58%	8.27%	8.06%
Growth 2010 - 2020	8.64%	13.79%	12.26%
Owner Occupied	1,579 49.24%	9,767 62.72%	16,893 67.17%
Renter Occupied	1,628 50.76%	5,806 37.28%	8,255 32.83%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	782 24.38%	3,550 22.79%	5,547 22.06%
Income: \$25,000 - \$50,000	1,021 31.83%	4,340 27.87%	6,555 26.06%
Income: \$50,000 - \$75,000	576 17.96%	3,106 19.94%	4,812 19.13%
Income: \$75,000 - \$100,000	297 9.26%	1,592 10.22%	2,777 11.04%
Income: \$100,000 - \$125,000	257 8.01%	1,274 8.18%	2,358 9.38%
Income: \$125,000 - \$150,000	104 3.24%	516 3.31%	1,061 4.22%
Income: \$150,000 - \$200,000	62 1.93%	586 3.76%	1,080 4.29%
Income: \$200,000+	109 3.40%	611 3.92%	959 3.81%
<b>2020 Avg Household Income</b>	\$62,146	\$67,206	\$69,847
<b>2020 Med Household Income</b>	\$45,477	\$49,386	\$51,928

# Traffic Count Report

1420 S Alexander St, Plant City, FL 33563

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Alexander St	W Timberlane Dr	0.04 S	2020	24,831	MPSI	.32
2	S Alexander St	E Timberlane Dr	0.04 S	2017	26,164	MPSI	.32
3	S Alexander St	W Timberlane Dr	0.04 S	2018	22,585	MPSI	.32
4	Airport Rd	Plantation Blvd	0.07 E	2020	8,330	MPSI	.37
5	S Alexander St	W Dr Martin Luther King Jr Blvd	0.03 N	2020	27,072	MPSI	.67
6	S Alexander St	W Dr Martin Luther King Jr Blvd	0.03 N	2018	28,000	MPSI	.67
7	S Woodrow Wilson St	N Woodrow Wilson St	0.25 N	2020	3,190	MPSI	.71
8	S Woodrow Wilson St	Sammonds Rd	0.03 S	2017	3,000	MPSI	.71
9	S Woodrow Wilson St	N Woodrow Wilson St	0.25 N	2018	3,358	MPSI	.71
10	S Alexander St	N Alexander St	0.03 N	2020	23,828	MPSI	.73