



**COLDWELL  
BANKER  
COMMERCIAL  
REALTY**

## 6.74 ACRES - COMMERCIAL LAND - E PARK ROAD

\$550,000

6.74 Acres on E Park Road  
Plant City, FL 33563

### AVAILABLE SPACE

6.74 Acres

### FEATURES

- 6.74 acres
- Easy I-4 Access
- Commercial Use
- Utilities in the area

### AREA

Property begins approximately 762' from the corner of E Park Road and Corporate Center Lane and extends down E Park approximately 994' feet. The property is between N Park Road and James L Redman PKWY.



# FOR SALE

CBCWORLDWIDE.COM

### OFFICE

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

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

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



SALE

# 6.74 ACRES - COMMERCIAL LAND - E PARK ROAD

6.74 Acres on E Park Road, Plant City, FL 33563



## OFFERING SUMMARY

Sale Price: \$550,000

Available SF:

Lot Size: 6.74 Acres

Zoning: PD

Price / SF: \$1.87

## PROPERTY OVERVIEW

6.74 Acres on E Park Rd. Zoned PD with Commercial use. Minutes from I-4 and between two heavily traveled roads. N Park has an FDOT traffic count of 17,600 and James L Redman PKWY FDOT traffic count is 29,000. To the north and east there are industrial, distribution and agricultural properties and to the west is retail and residential. The Plant City Stadium is to the NE corner of the property. Folio number for this listing is 091192-0070 and 091192-0080 is also available for a combined 13.92 acres for \$1,249,000.

## PROPERTY HIGHLIGHTS

- 6.74 acres
- Easy I-4 Access
- Commercial Use
- Utilities in the area

## OTHER RESOURCES

CBCWORLDWIDE.COM

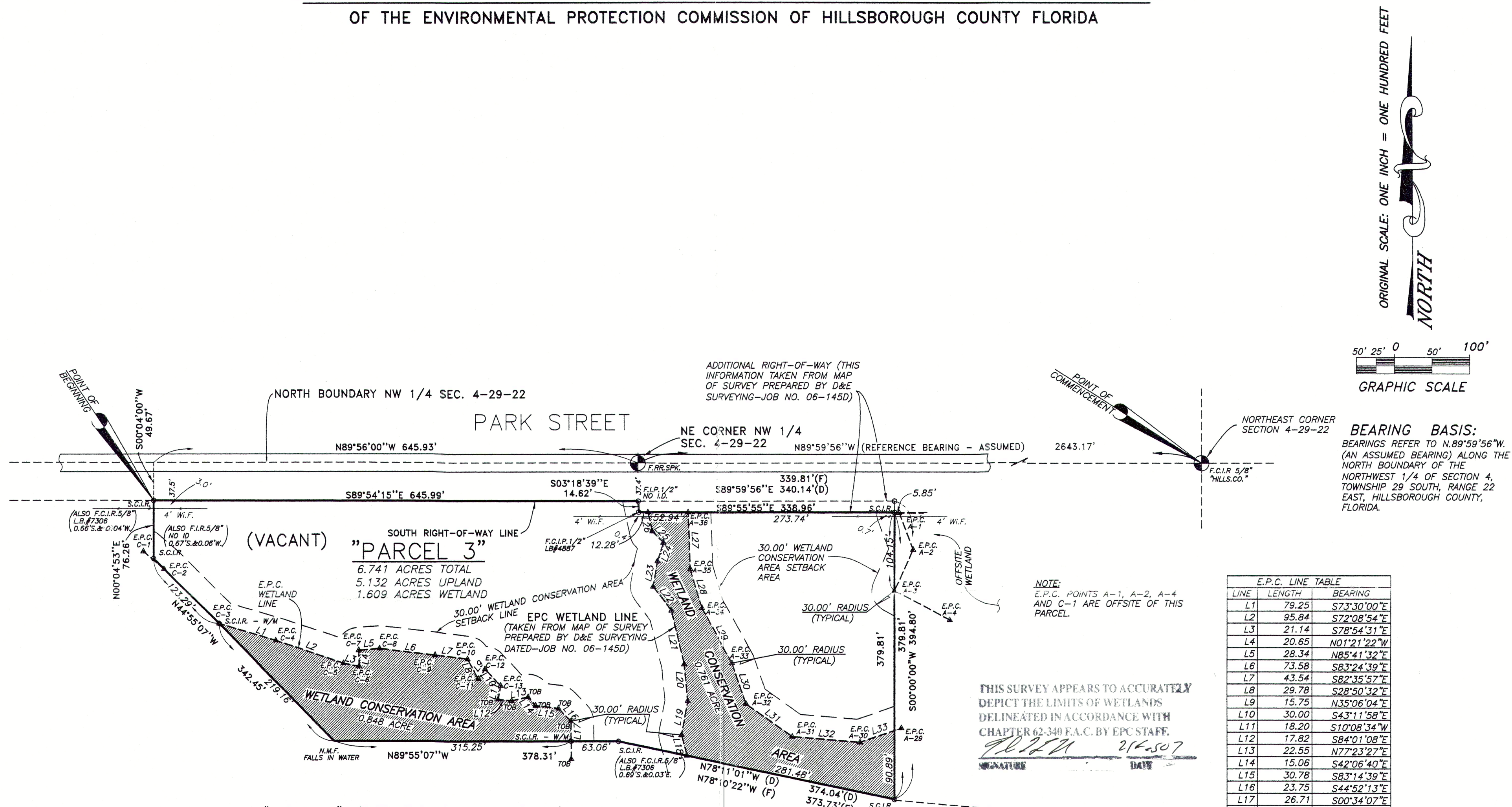
Sherry Clements  
813 220 7532  
sherry.clements@cbcncr.com



# BOUNDARY AND SPECIFIC PURPOSE WETLAND DELINEATION SURVEY

OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY FLORIDA

C-270012



**Description:** (As Furnished) "PARCEL 3" (PART OF FOLIO NO. 091192.0000)

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE ON THE NORTH BOUNDARY THEREOF N89°56'00"W, A DISTANCE OF 645.93 FEET; THENCE S00°04'00"W, A DISTANCE OF 49.67 FEET TO THE SOUTH RIGHT-OF-WAY OF PARK STREET AND THE POINT OF BEGINNING; THENCE ON SAID RIGHT-OF-WAY LINE S89°54'15"E, A DISTANCE OF 645.99 FEET; THENCE CONTINUE ON SAID RIGHT-OF-WAY LINE S89°59'56"E, A DISTANCE OF 340.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S00°00'00"W, A DISTANCE OF 394.80 FEET; THENCE N78°11'01"W, A DISTANCE OF 374.04 FEET; THENCE N89°55'07"W, A DISTANCE OF 378.31 FEET; THENCE N44°55'07"W, A DISTANCE OF 342.45 FEET; THENCE N00°04'53"E, A DISTANCE OF 76.26 FEET TO THE POINT OF BEGINNING, LESS ADDITIONAL RIGHT-OF-WAY FOR PARK STREET.

CONTAINING 6.74 ACRES, MORE OR LESS.

**E.P.C. NOTE:**

WETLAND AREA POINTS A-29 THROUGH A-36 AS SHOWN HEREON WERE FIELD STAKED BY THOMAS LaFOUNTAIN OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION ON 1-29-07 AND FIELD LOCATED BY BROOKS LAND SURVEYING, INC. ON 2-8-07. THE REMAINDER OF WETLAND LINES RETRACED FROM MAP OF SURVEY PREPARED BY D&E SURVEYING, JOB NO. 06-145E.

**NOTE:**  
E.P.C. POINTS A-1, A-2, A-4 AND C-1 ARE OFFSITE OF THIS PARCEL.

THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS DELINEATED IN ACCORDANCE WITH CHAPTER 62.340 F.A.C. BY EPC STAFF.

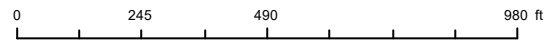
E.P.C. LINE TABLE		
LINE	LENGTH	BEARING
L1	79.25	S73°30'00"E
L2	95.84	S72°08'54"E
L3	21.14	S78°54'31"E
L4	20.65	N01°21'22"W
L5	28.34	N85°41'32"E
L6	73.58	S83°24'39"E
L7	43.54	S82°35'57"E
L8	29.78	S28°50'32"E
L9	15.75	N35°06'04"E
L10	30.00	S43°11'58"E
L11	18.20	S10°08'34"W
L12	17.82	S84°01'08"E
L13	22.55	N77°23'27"E
L14	15.06	S42°06'40"E
L15	30.78	S83°14'39"E
L16	23.75	S44°52'13"E
L17	26.71	S00°34'07"E
L18	28.26	S15°03'37"E
L19	45.17	S10°32'18"W
L20	48.43	S05°27'32"E
L21	73.13	S13°24'18"E
L22	40.45	S36°23'05"E
L23	34.37	S09°41'20"W
L24	25.72	S17°42'56"W
L25	20.72	S44°07'26"E
L26	26.31	S12°21'54"E
L27	75.26	S01°54'56"E
L28	54.99	S16°32'19"E
L29	83.76	S29°04'20"E
L30	56.27	S19°29'12"E
L31	74.56	S54°39'50"E
L32	89.97	S85°09'25"E
L33	48.16	N71°01'04"E

NEW LINE BY TOM LaFOUNTAIN = 1075.71 LINEAR FEET

<p><b>Surveyor's Notes:</b></p> <ol style="list-style-type: none"> <li>No underground installations or improvements have been located except as shown.</li> <li>No instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.</li> <li>Unless otherwise shown hereon, no Jurisdictional Wetland areas or other physical topographic features have been located.</li> <li>This survey does not reflect nor determine ownership.</li> </ol>	<p style="text-align: center;"><b>Brooks Land Surveying, Inc.</b></p> <p style="text-align: center;">115 S. Palmer Street Plant City, Florida 33563 Phone (813)754-6620 Fax (813)719-1504</p> <p style="text-align: center;">Certificate of Authorization "L.B. #7077"</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2-12-07</td> <td>VARIOUS MEASUREMENTS (MINOR CHANGES)</td> </tr> </tbody> </table> <p>SCALE: 1"=100'      DATE: FEBRUARY 5, 2007      DWG. NO. C-270012</p>	REVISION NO.	DATE	DESCRIPTION	1	2-12-07	VARIOUS MEASUREMENTS (MINOR CHANGES)																																															
REVISION NO.	DATE	DESCRIPTION																																																					
1	2-12-07	VARIOUS MEASUREMENTS (MINOR CHANGES)																																																					
<p><b>General Legend</b></p> <table style="width: 100%; font-size: small;"> <tr> <td>S.C.I.R. : Set Capped Iron Rod 5/8"x18" L.B.#7077</td> <td>PC : Permanent Control Point</td> <td>Sec. : Section</td> <td>Section X-X-X</td> </tr> <tr> <td>F.C.I.R. : Found Capped Iron Rod</td> <td>PT : Point of Tangency</td> <td>Wp. : Township</td> <td>Sec-Twp-Rge</td> </tr> <tr> <td>F.I.R. : Found Iron Rod</td> <td>E.P.C. : Environmental Protection Commission</td> <td>R/W : Right of Way</td> <td></td> </tr> <tr> <td>F.C.I.P. : Found Capped Iron Pipe</td> <td>E.P.C. Wetland Point</td> <td>X : Wire Fence (W.F.)</td> <td></td> </tr> <tr> <td>F.I.P. : Found Iron Pipe</td> <td>(P) : Point of Intersection</td> <td>W : Wood Fence (Wd.F.)</td> <td></td> </tr> <tr> <td>F.C.M. : Found Concrete Monument</td> <td>(D) : Drive</td> <td>C.L.F. : Chain Link Fence</td> <td></td> </tr> <tr> <td>S.C.M. : Set Concrete Monument 4"x4"x24" L.B.#7077</td> <td>(I) : Intersection</td> <td>B.W.F. : Barbed Wire Fence</td> <td></td> </tr> <tr> <td>P-K : Parker Keyton Nail</td> <td>(Dn) : Description</td> <td>U : Overhead Utility Line(s)</td> <td></td> </tr> <tr> <td>S.P.-K.N.B.D. : Set P-K Nail &amp; Disk L.B.#7077</td> <td>(F) : Field Measured, Calculated or Observed</td> <td>SP : Utility Pole</td> <td></td> </tr> <tr> <td>F.P.-K.N.B.D. : Found P-K Nail &amp; Disk</td> <td>(No ID) : No Identification</td> <td>SW : Survey Wire and Ancillary</td> <td></td> </tr> <tr> <td>F.R.R.SPK. : Found Railroad Spike</td> <td>(W/M) : Witness Monument</td> <td>C : Concrete</td> <td></td> </tr> <tr> <td>N.M.F. : No Monumentation Found or Set</td> <td>L.B. : Licensed Business</td> <td>C : Centerline</td> <td></td> </tr> <tr> <td>P.R.M. : Permanent Reference Monument</td> <td></td> <td></td> <td></td> </tr> </table>		S.C.I.R. : Set Capped Iron Rod 5/8"x18" L.B.#7077	PC : Permanent Control Point	Sec. : Section	Section X-X-X	F.C.I.R. : Found Capped Iron Rod	PT : Point of Tangency	Wp. : Township	Sec-Twp-Rge	F.I.R. : Found Iron Rod	E.P.C. : Environmental Protection Commission	R/W : Right of Way		F.C.I.P. : Found Capped Iron Pipe	E.P.C. Wetland Point	X : Wire Fence (W.F.)		F.I.P. : Found Iron Pipe	(P) : Point of Intersection	W : Wood Fence (Wd.F.)		F.C.M. : Found Concrete Monument	(D) : Drive	C.L.F. : Chain Link Fence		S.C.M. : Set Concrete Monument 4"x4"x24" L.B.#7077	(I) : Intersection	B.W.F. : Barbed Wire Fence		P-K : Parker Keyton Nail	(Dn) : Description	U : Overhead Utility Line(s)		S.P.-K.N.B.D. : Set P-K Nail & Disk L.B.#7077	(F) : Field Measured, Calculated or Observed	SP : Utility Pole		F.P.-K.N.B.D. : Found P-K Nail & Disk	(No ID) : No Identification	SW : Survey Wire and Ancillary		F.R.R.SPK. : Found Railroad Spike	(W/M) : Witness Monument	C : Concrete		N.M.F. : No Monumentation Found or Set	L.B. : Licensed Business	C : Centerline		P.R.M. : Permanent Reference Monument				<p style="text-align: center;"><b>Surveyor's Certificate</b></p> <p>I hereby certify that the survey represented hereon meets the requirements of Chapter 61017-6, Florida Administrative Code pursuant to Chapter 472.07 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid.</p> <p style="text-align: center;">Signature: <i>Daniel F. Brooks</i> Daniel F. Brooks, P.L.S.#3583 or Steven M. Infield, PSM#5349</p>	
S.C.I.R. : Set Capped Iron Rod 5/8"x18" L.B.#7077	PC : Permanent Control Point	Sec. : Section	Section X-X-X																																																				
F.C.I.R. : Found Capped Iron Rod	PT : Point of Tangency	Wp. : Township	Sec-Twp-Rge																																																				
F.I.R. : Found Iron Rod	E.P.C. : Environmental Protection Commission	R/W : Right of Way																																																					
F.C.I.P. : Found Capped Iron Pipe	E.P.C. Wetland Point	X : Wire Fence (W.F.)																																																					
F.I.P. : Found Iron Pipe	(P) : Point of Intersection	W : Wood Fence (Wd.F.)																																																					
F.C.M. : Found Concrete Monument	(D) : Drive	C.L.F. : Chain Link Fence																																																					
S.C.M. : Set Concrete Monument 4"x4"x24" L.B.#7077	(I) : Intersection	B.W.F. : Barbed Wire Fence																																																					
P-K : Parker Keyton Nail	(Dn) : Description	U : Overhead Utility Line(s)																																																					
S.P.-K.N.B.D. : Set P-K Nail & Disk L.B.#7077	(F) : Field Measured, Calculated or Observed	SP : Utility Pole																																																					
F.P.-K.N.B.D. : Found P-K Nail & Disk	(No ID) : No Identification	SW : Survey Wire and Ancillary																																																					
F.R.R.SPK. : Found Railroad Spike	(W/M) : Witness Monument	C : Concrete																																																					
N.M.F. : No Monumentation Found or Set	L.B. : Licensed Business	C : Centerline																																																					
P.R.M. : Permanent Reference Monument																																																							
<p>BOUNDARY AND SPECIFIC PURPOSE SURVEY FOR AND CERTIFIED TO:</p> <p style="text-align: right;"><b>LOU McGRATH</b> Agent: Mr. Louis Mac McGrath Keller William Realty 1607 S. Alexander Street Suite 102 Plant City, Florida 33563</p>																																																							



November 10, 2021



**Bob Henriquez, CFA**  
Hillsborough County Property Appraiser  
This map is for assessment purposes only.  
It is not a survey.

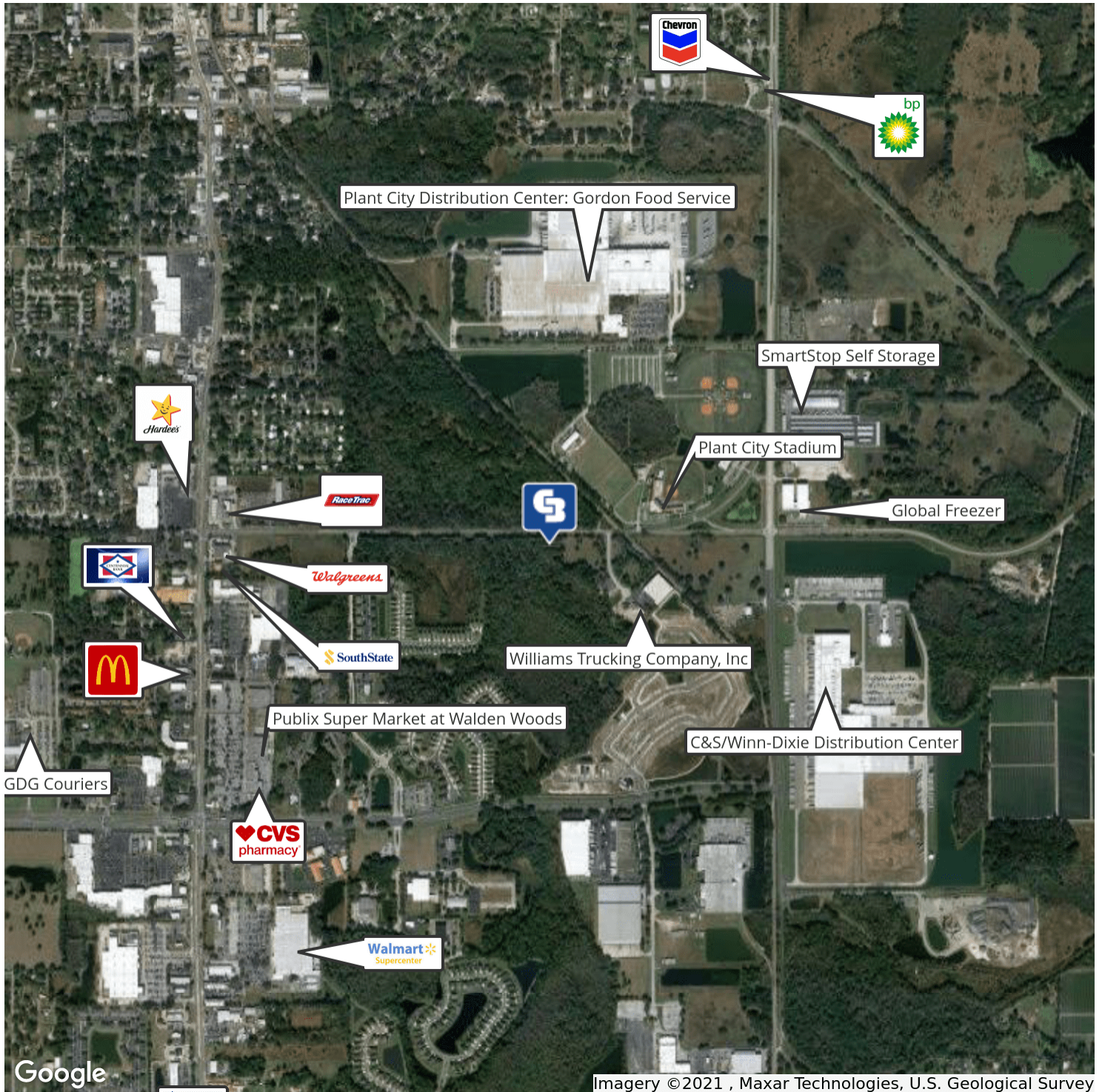
2020 Aerials



SALE

# 6.74 ACRES - COMMERCIAL LAND - E PARK ROAD

6.74 Acres on E Park Road, Plant City, FL 33563



CBCWORLDWIDE.COM

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

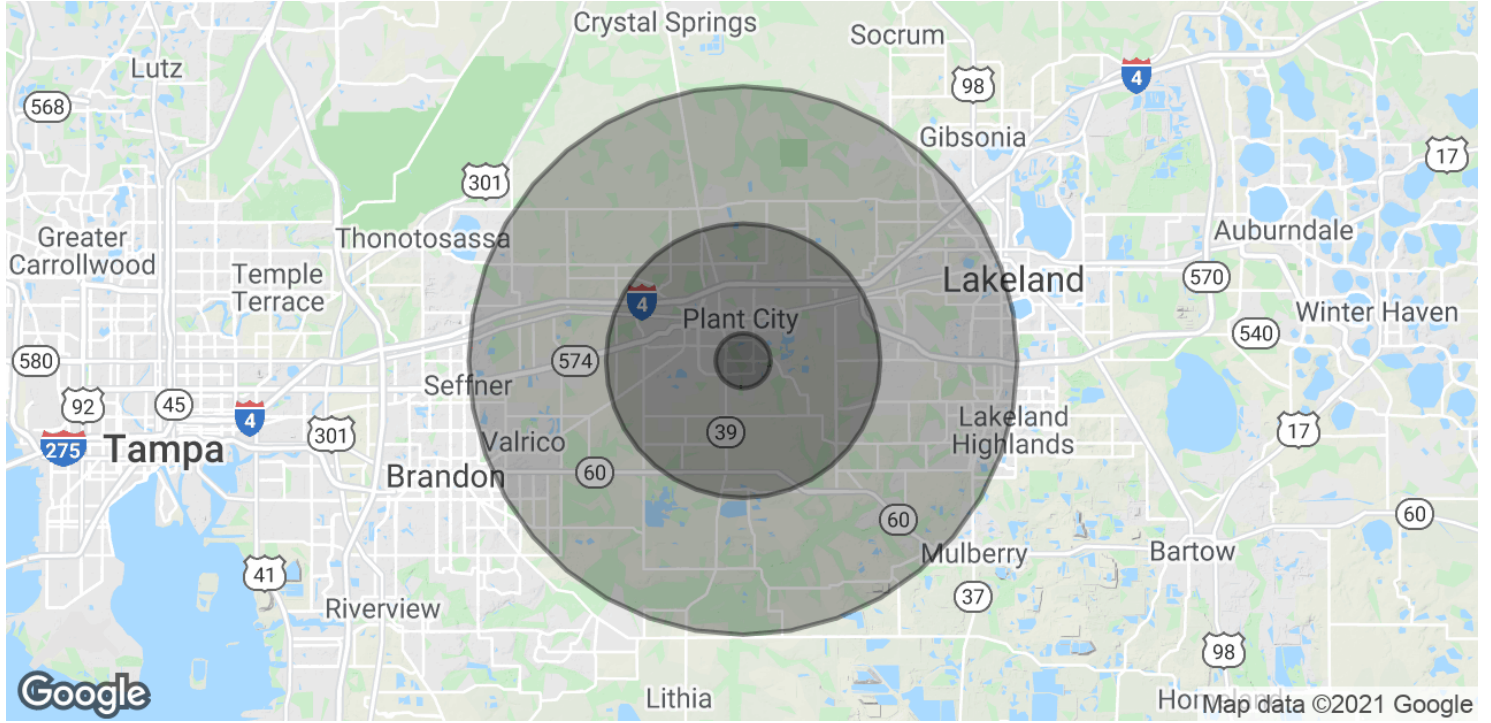




SALE

## 6.74 ACRES - COMMERCIAL LAND - E PARK ROAD

6.74 Acres on E Park Road, Plant City, FL 33563



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,730	62,529	195,390
Average age	29.2	34.7	36.6
Average age (Male)	27.0	33.6	35.6
Average age (Female)	32.3	36.0	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,186	21,471	69,226
# of persons per HH	3.1	2.9	2.8
Average HH income	\$47,814	\$60,609	\$62,323
Average house value	\$196,790	\$212,422	\$192,979

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

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

 **COLDWELL  
BANKER  
COMMERCIAL  
REALTY**