



**COLDWELL  
BANKER  
COMMERCIAL  
REALTY**

## 7.19 ACRES BEGINNING AT THE CORNER OF E PARK RD. & CORPORATE CENTER LN.

\$699,000

7.19 Acres Beginning at the corner of E Park Rd. & Corporate Center Ln.  
Plant City, FL 33563

### AVAILABLE SPACE

7.19 Acres

### FEATURES

- 7.19 Acres zoned PD/Commercial
- Easy access to I-4
- Industrial and Logistic properties to the south and east.
- Retail and residential to the west
- Plant City Stadium to the NE

### AREA

In Plant City, beginning at the corner of E Park Rd and Corporate Center Lane. The property is between N Park and James L Redman PKWY, across from and a little east of the Plant City Stadium.



# 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



# 7.19 ACRES BEGINNING AT THE CORNER OF E PARK RD. & CORPORATE CENTER LN.

7.19 Acres Beginning at the corner of E Park Rd. & Corporate Center Ln., Plant City, FL 33563

# SALE



## OFFERING SUMMARY

Sale Price: \$699,000

Available SF:

Lot Size: 7.19 Acres

Zoning: PD/Commercial

Price / SF: \$2.23

## PROPERTY OVERVIEW

7.19 Acres on E Park Rd. 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's FDOT traffic count is 29,000. To the north and east there are industrial properties and to the west is retail and residential. The Plant City Stadium is to the NE corner of the property. Folio number 091192-0070 can also be purchased with this property to give a total of 13.92 acres for \$1,249,000.

## PROPERTY HIGHLIGHTS

- 7.19 Acres zoned PD/Commercial
- Easy access to I-4
- Industrial and Logistic properties to the south and east.
- Retail and residential to the west
- Plant City Stadium to the NE

CBCWORLDWIDE.COM

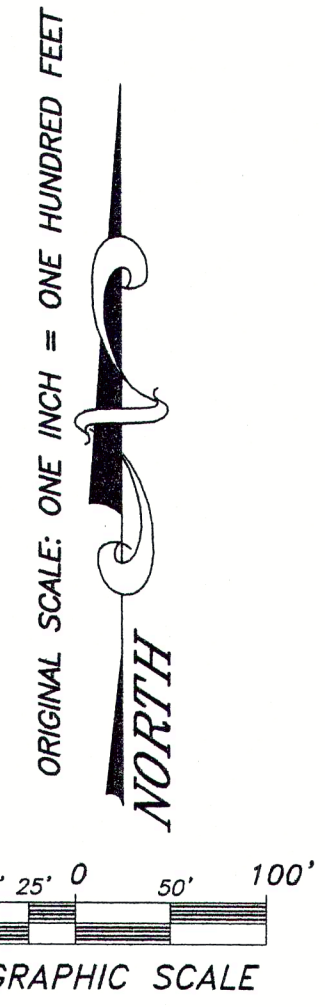
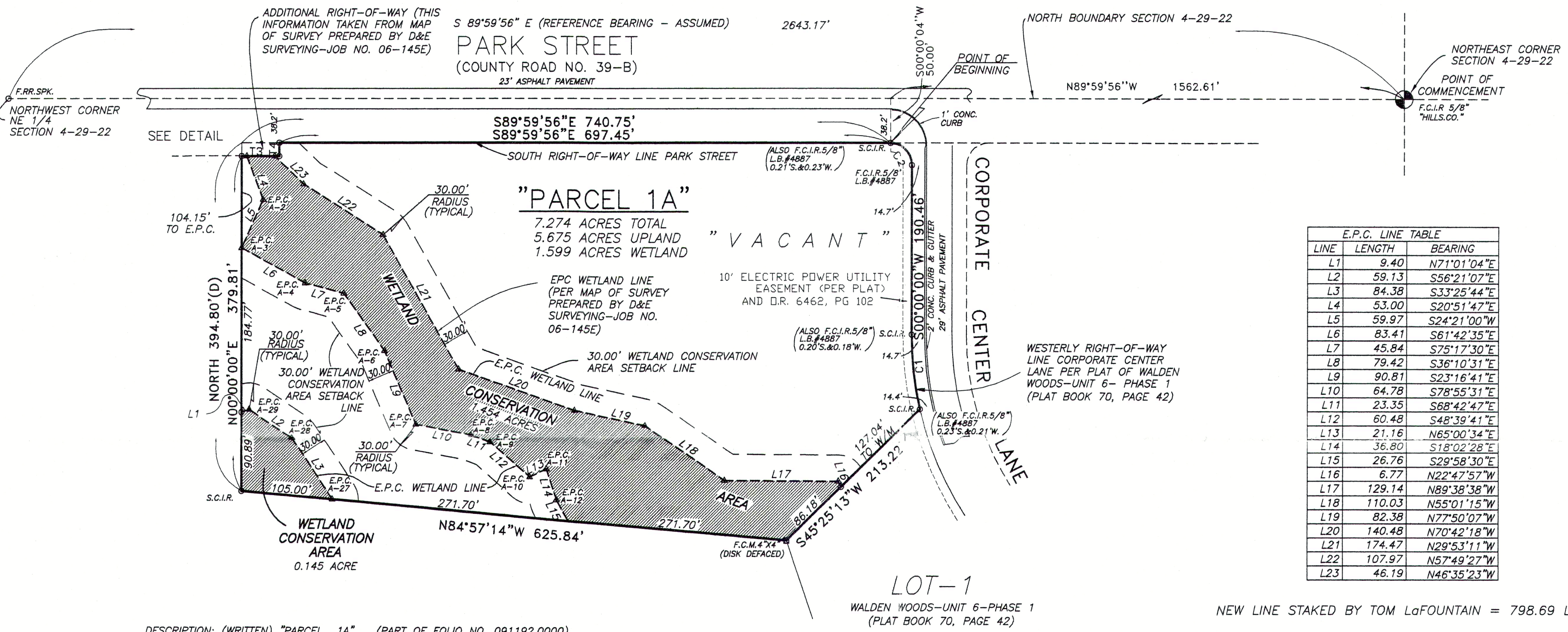
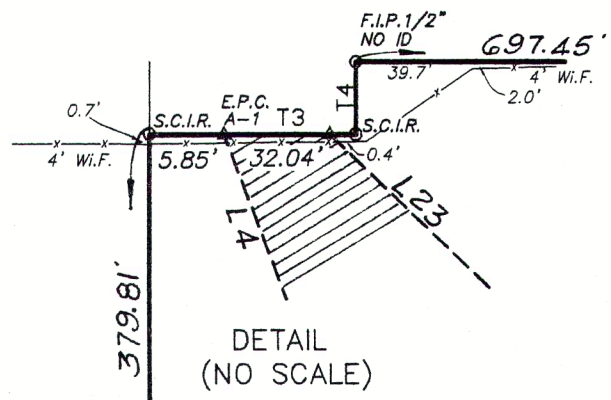
Sherry Clements  
813 220 7532  
sherry.clements@cbcncr.com



# BOUNDARY AND SPECIFIC PURPOSE WETLAND DELINEATION SURVEY

OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY FLORIDA

C-270009



LINE	LENGTH	BEARING
L1	9.40	N71°01'04"E
L2	59.13	S56°21'07"E
L3	84.38	S33°25'44"E
L4	53.00	S20°51'47"E
L5	59.97	S24°21'00"W
L6	83.41	S61°42'35"E
L7	45.84	S75°17'30"E
L8	79.42	S36°10'31"E
L9	90.81	S23°16'41"E
L10	64.78	S78°55'31"E
L11	23.35	S68°42'47"E
L12	60.48	S48°39'41"E
L13	21.16	N65°00'34"E
L14	36.80	S18°02'28"E
L15	26.76	S29°58'30"E
L16	6.77	N22°47'57"W
L17	129.14	N89°38'38"W
L18	110.03	N55°01'15"W
L19	82.38	N77°50'07"W
L20	140.48	N70°42'18"W
L21	174.47	N29°53'11"W
L22	107.97	N57°49'27"W
L23	46.19	N46°35'23"W

**BEARING BASIS:**  
BEARINGS REFER TO N.89°59'56"W.  
(AN ASSUMED BEARING) ALONG THE  
NORTH BOUNDARY OF SECTION 4,  
TOWNSHIP 29 SOUTH, RANGE 22  
EAST, HILLSBOROUGH COUNTY,  
FLORIDA.

NEW LINE STAKED BY TOM LaFOUNTAIN = 798.69 LINEAR FEET

**DESCRIPTION: (WRITTEN) "PARCEL 1A"** (PART OF FOLIO NO. 091192.0000) FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE PROCEED N.89°59'56"W. ALONG THE NORTH BOUNDARY OF SAID SECTION 4 FOR A DISTANCE OF 1562.61 FEET, THENCE S.00°00'04"W. FOR A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF PARK STREET (COUNTY ROAD NO. 39-B) WITH THE WESTERLY RIGHT OF WAY LINE OF CORPORATE CENTER LANE, AS PER THE PLAT OF WALDEN WOODS- UNIT 6- PHASE 1, RECORDED IN PLAT BOOK 70 PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF CORPORATE CENTER LANE AND THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 58 SECONDS, A CHORD DISTANCE OF 35.35 FEET WHICH BEARS S.44°59'58"E., FOR A DISTANCE OF 39.27 FEET TO THE CURVES END, THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°00'04"W. FOR A DISTANCE OF 190.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EASTERLY, THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 50 MINUTES 49 SECONDS, A CHORD DISTANCE OF 85.25 FEET WHICH BEARS S.06°25'24"E., FOR A DISTANCE OF 85.43 FEET TO THE MOST NORTHERLY CORNER OF LOT 1 IN AFORESAID WALDEN WOODS - UNIT 6 - PHASE 1, THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S.45°25'13"W. ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1 FOR A DISTANCE OF 213.22 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1, THENCE N.84°57'14"W. FOR A DISTANCE OF 625.84 FEET, THENCE N.00°00'00"E. FOR A DISTANCE OF 394.80 FEET TO THE SOUTH RIGHT OF WAY LINE OF PARK STREET (COUNTY ROAD NO.39-B), THENCE S.89°59'56"E. ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 740.75 FEET TO THE POINT OF BEGINNING. LESS ADDITIONAL RIGHT OF WAY FOR PARK STREET (COUNTY ROAD NO.39-B).

**E.P.C. NOTE:**  
WETLAND AREA POINTS A-1 THROUGH A-12 AND A-26 THROUGH A-29 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.

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	381.00'	12°50'49"	85.43'	85.25'	S06°25'24"E
C2	25.00'	89°59'56"	39.27'	35.35'	S44°59'58"E

NO.	BEARING	DISTANCE
T3	N89°57'34"E	43.29'
T4	N00°02'37"E	14.96'

THIS SURVEY APPEARS TO ACCURATELY  
DEPIC THE LIMITS OF WETLANDS  
DELINEATED IN ACCORDANCE WITH  
CHAPTER 62-340 F.A.C. BY EPC STAFF.  
*[Signature]* 21 Feb 07  
DATE

**Surveyor's Notes:**

- No underground installations or improvements have been located except as shown.
- No instruments of record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
- Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been shown.
- This survey does not reflect nor determine ownership.

**General Legend**

S.C.I.R. : Set Capped Iron Rod 5/8"x18" L.B.#7077	PC : Permanent Control Point	Sec. : Section	Section X-X-X-X
F.C.I.R. : Found Capped Iron Rod	PT : Point of Tangency	Twp. : Township	
F.L.R. : Found Iron Rod	E.P.C. : Environmental Protection Commission	Rge. : Range	
F.L.P. : Found Capped Iron Pipe	W.P. : Wetland Point	R/W : Right of Way	
F.I.P. : Found Iron Pipe	IP : Intersection	W.F. : Wire Fence (W.F.)	
F.C.M. : Found Concrete Monument 4"x4"x24" L.B.#7077	PI : Point of Intersection	W.F. : Wood Fence (W.F.)	
S.C.M. : Set Concrete Monument 4"x4"x24" L.B.#7077	PI : Point of Intersection	W.F. : Chain Link Fence	
P-K : Parker Kayton Nail	(O) : Dead	W.F. : Barb Wire Fence	
S-P-K-M&D : Set P-K Nail & Disk L.B.#7077	(D) : Dead	W.F. : Overhead Utility Line(s)	
F-P-L-M&D : Found P-K Nail & Disk	(O) : Dead	U.P. : Utility Pole	
F.R.R.S.P.K. : Found Railroad Spikes	No ID : No Identification	U.P. : Guy Wire and Anchor	
N.M.F. : No Monumentation Found or Set	W/M : Witness Monument	Conc. : Concrete	
P.R.M. : Permanent Reference Monument	L.B. : Licensed Business	6 : Centerline	

**Brooks Land Surveying, Inc.**

115 S. Palmer Street  
Plant City, Florida 33563 Phone (813)754-6620 Fax (813)719-1504

Certificate of Authorization "L.B. #7077"

**Surveyor's Certificate**

I hereby certify that the survey represented hereon meets the requirements of Chapter 81017-6, Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

Signature *[Signature]*  
Daniel F. Brooks, P.L.S.#3583 or Steven M. Infield, PSM#5349

REVISION NO.	DATE	DESCRIPTION
1	2-12-07	VARIOUS INFORMATION

SCALE: 1"=100' DATE: FEBRUARY 5, 2007 DWG. NO. C-270009

**BOUNDARY AND SPECIFIC PURPOSE SURVEY FOR AND CERTIFIED TO:**

**LOU MCGRATH**

Agent: Mr. Louis Mac McGrath  
Keller Williams Realty  
1607 S. Alexander Street  
Suite 102  
Plant City, Florida 33563



## 7.19 ACRES BEGINNING AT THE CORNER OF E PARK RD. & CORPORATE CENTER LN.

7.19 Acres Beginning at the corner of E Park Rd. & Corporate Center Ln., Plant City, FL 33563

SALE

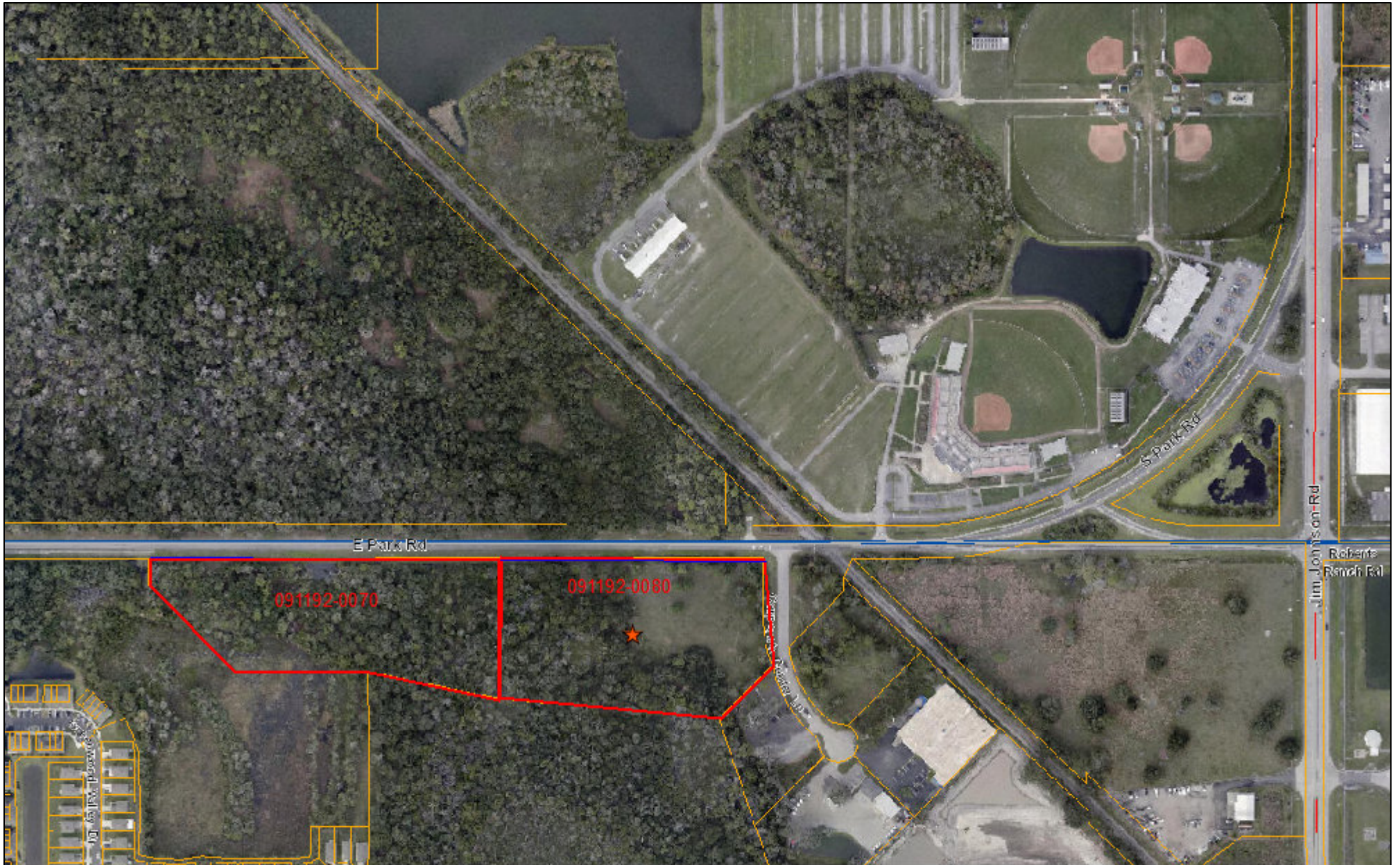


[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

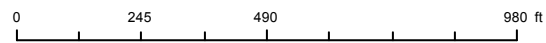
Sherry Clements  
813 220 7532  
[sherry.clements@cbcncr.com](mailto:sherry.clements@cbcncr.com)



**COLDWELL  
BANKER  
COMMERCIAL  
REALTY**



May 13, 2020



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

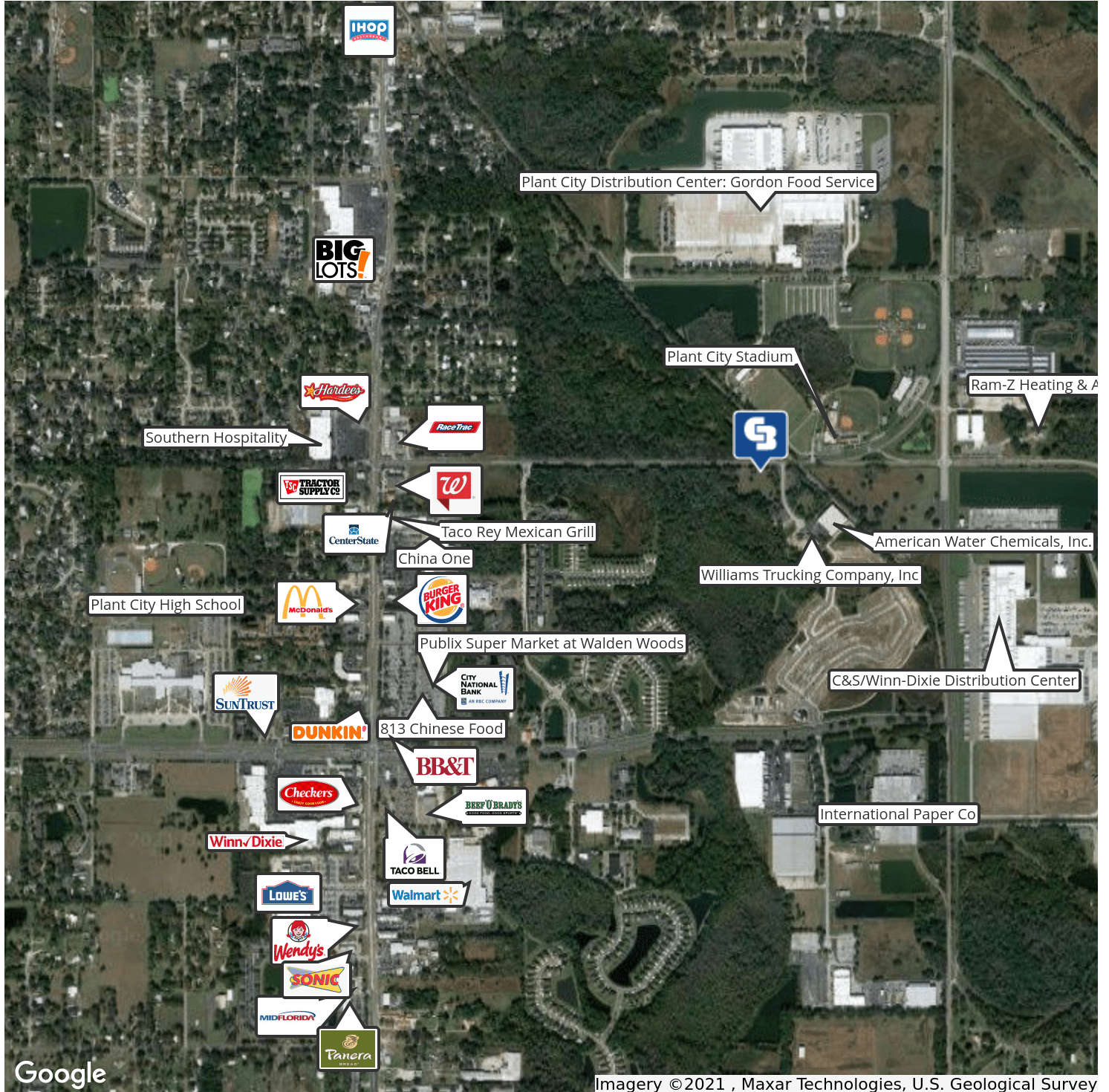
2020 Aerials



# 7.19 ACRES BEGINNING AT THE CORNER OF E PARK RD. & CORPORATE CENTER LN.

7.19 Acres Beginning at the corner of E Park Rd. & Corporate Center Ln., Plant City, FL 33563

SALE



Google

Imagery © 2021 , Maxar Technologies, U.S. Geological Survey

CBCWORLDWIDE.COM

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



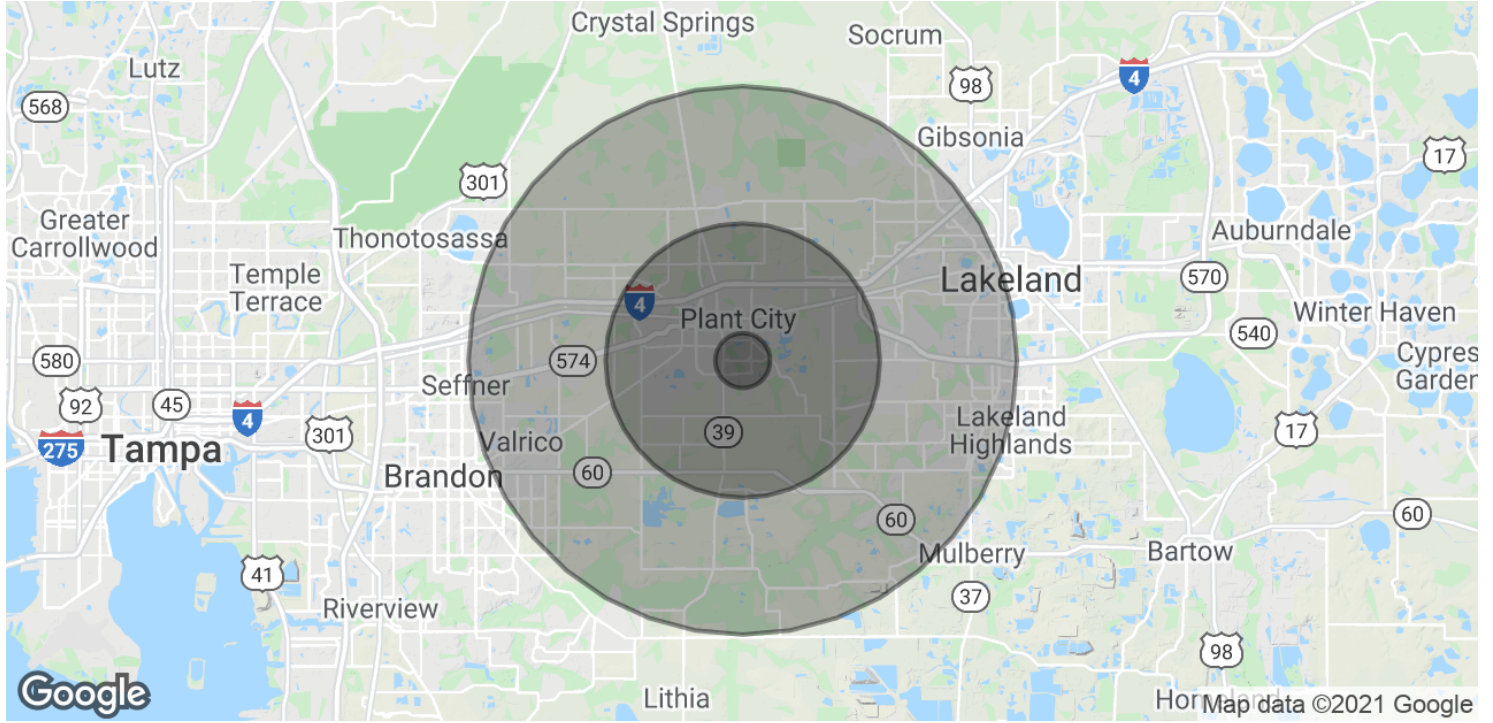
**COLDWELL  
BANKER  
COMMERCIAL  
REALTY**



**SALE**

## 7.19 ACRES BEGINNING AT THE CORNER OF E PARK RD. & CORPORATE CENTER LN.

7.19 Acres Beginning at the corner of E Park Rd. & Corporate Center Ln., Plant City, FL 33563



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,832	62,286	194,389
Average age	29.3	34.7	36.5
Average age (Male)	27.1	33.6	35.6
Average age (Female)	32.3	36.0	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,223	21,389	68,824
# of persons per HH	3.1	2.9	2.8
Average HH income	\$48,042	\$60,639	\$62,413
Average house value	\$209,001	\$212,740	\$192,997

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

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

