



# TRANSITIONAL PLANT CITY STRAWBERRY TRACT

3901 W TRAPNELL RD  
PLANT CITY, FL 33566

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**Tyler Davis, ALC**

877.518.5263 x308 | 205.441.8538  
tyler.davis@svn.com

**Jerrod Parker**

877.518.5263 x392 | 813.967.2862  
jerrod.parker@svn.com

W Trapnell Rd



# Property Overview



**Sale Price** **\$1,420,000**

## OFFERING SUMMARY

Acreage: 14.2 Acres  
Price / Acre: \$100,000  
Land use: R-1  
Zoning: AS-1  
County: Hillsborough  
Property Type: Land: Residential  
Development, Strawberry,  
Transitional  
Video: [View Here](#)

## PROPERTY OVERVIEW

This property is located on West Trapnell Road and consists of two parcels which are 14.2 acres combined. The site is zoned agricultural (land use R-1) but is adjacent to the city limits of Plant City. Annexation into the city of Plant City is recommended to get the zoning changed to facilitate development. This property is adjacent to Walden Lake and has numerous potential uses. Per the FEMA maps, the property is located within flood zone A.

The property currently operates as a strawberry field and there are numerous housing structures on site that would allow for workforce housing for a new buyer.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Residential Development
- Strawberry
- Transitional

Uplands / Wetlands:

100% uplands

Soil Types:

Myakka Fine Sand - 1 acre  
Ona Fine Sand - 11.26 acres  
St. Johns Fine Sand - 1.87 acres  
Seffner Fine Sand - 0.02 acres  
Basinger - 0.04 acres

Taxes & Tax Year:

\$2,166.57 [2022]

Zoning / FLU:

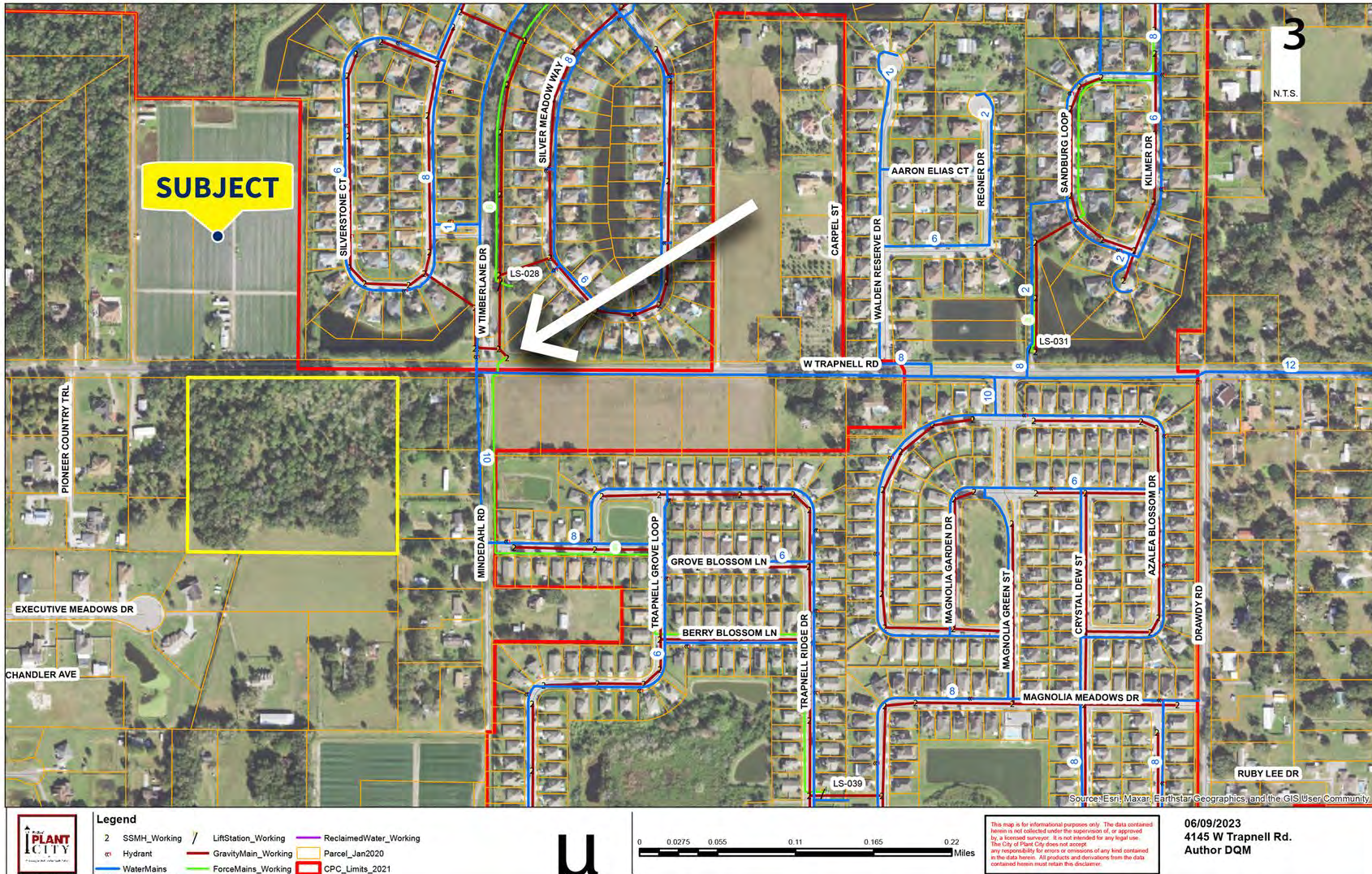
AS-1 R-1

Road Frontage:

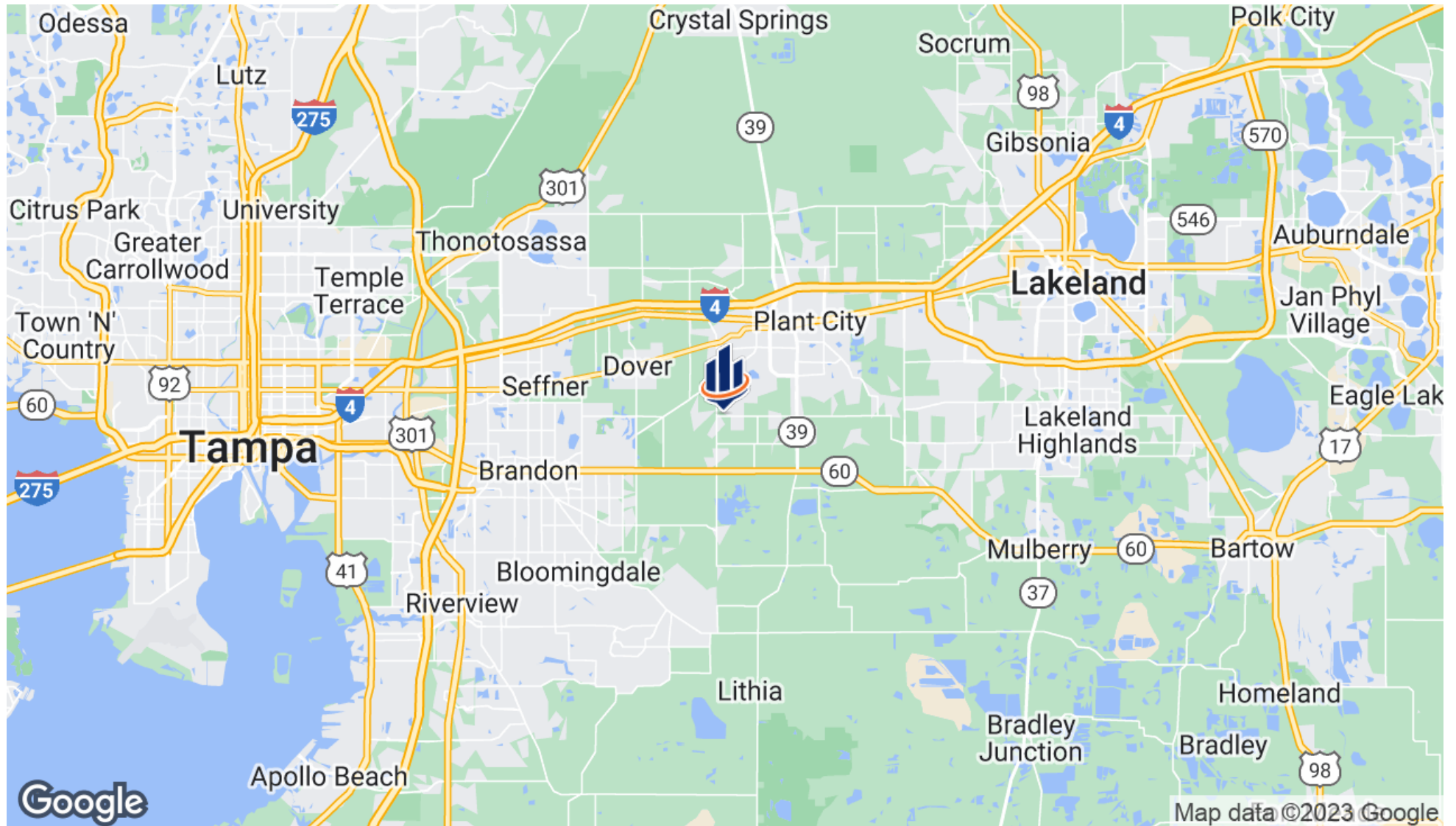
630 FT on Trapnell Rd.

# Utility Map

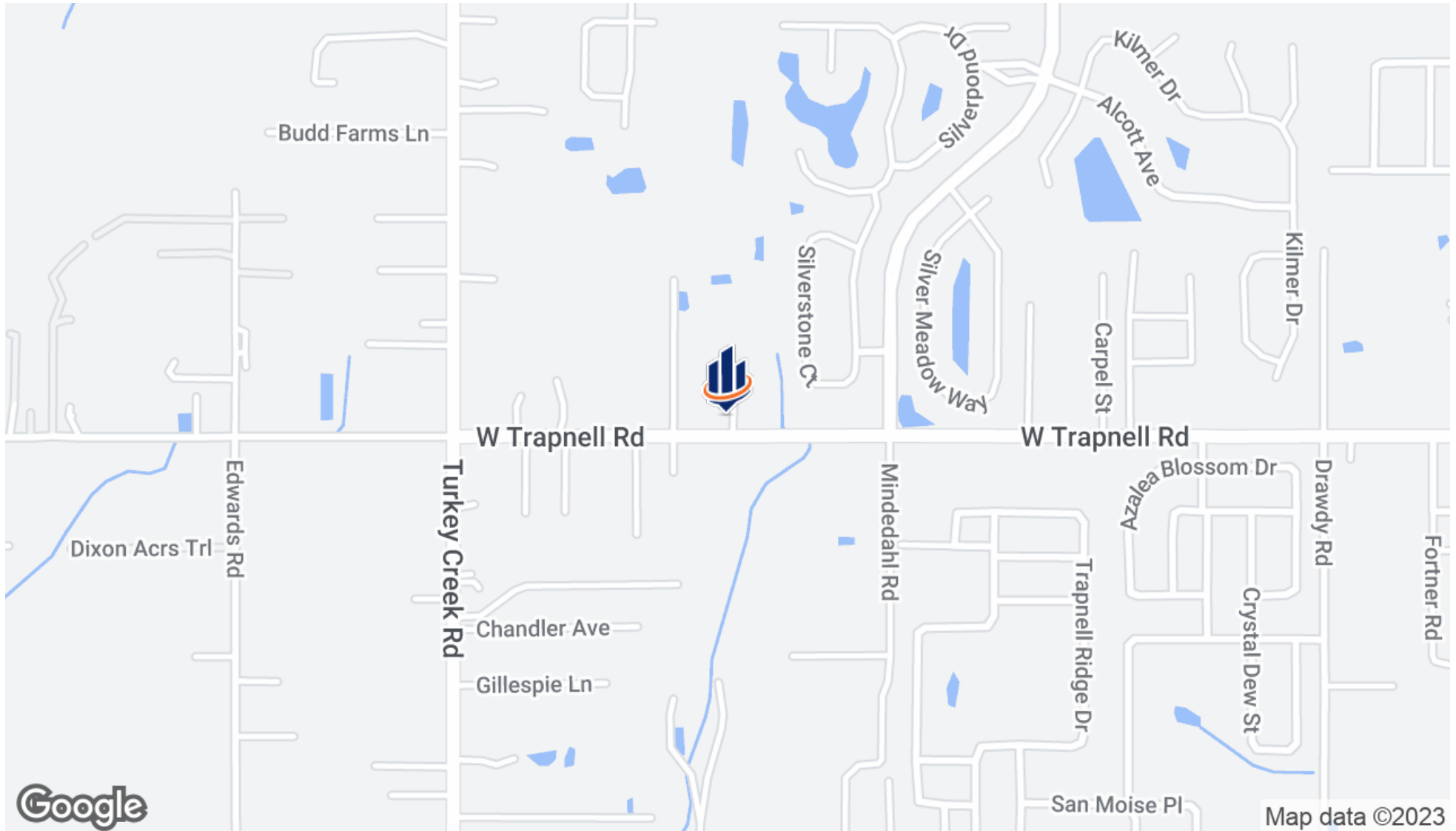
Utilities will need to be run from the intersection of Timberlane & Trapnell



# Regional Map



# Location Map



# Retailer Map



Map data ©2023 Google Imagery ©2023 , Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey



Downtown Plant City  
10 ± Minutes



Trapnell Rd

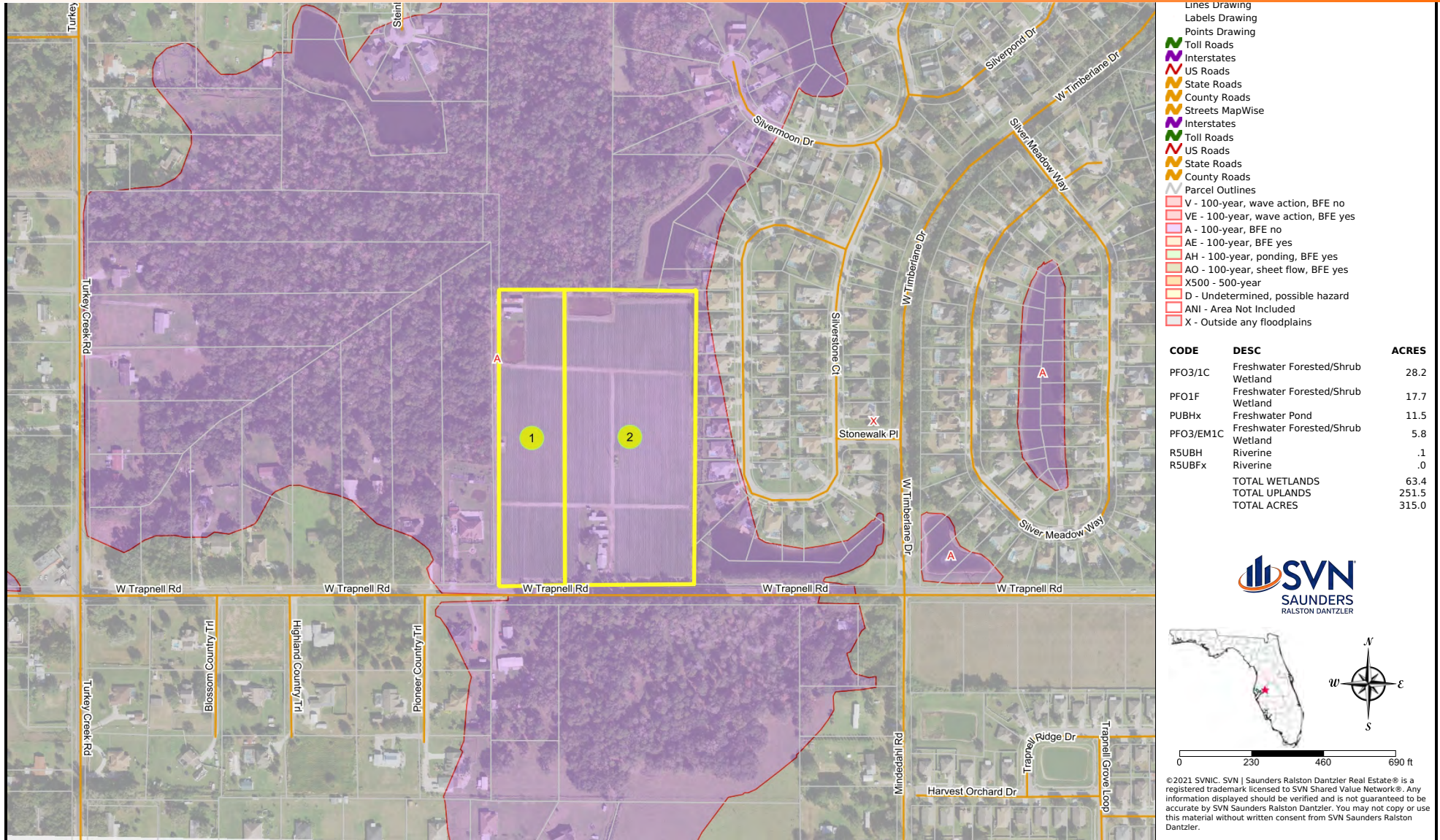
# Aerial Photo



# Additional Photos



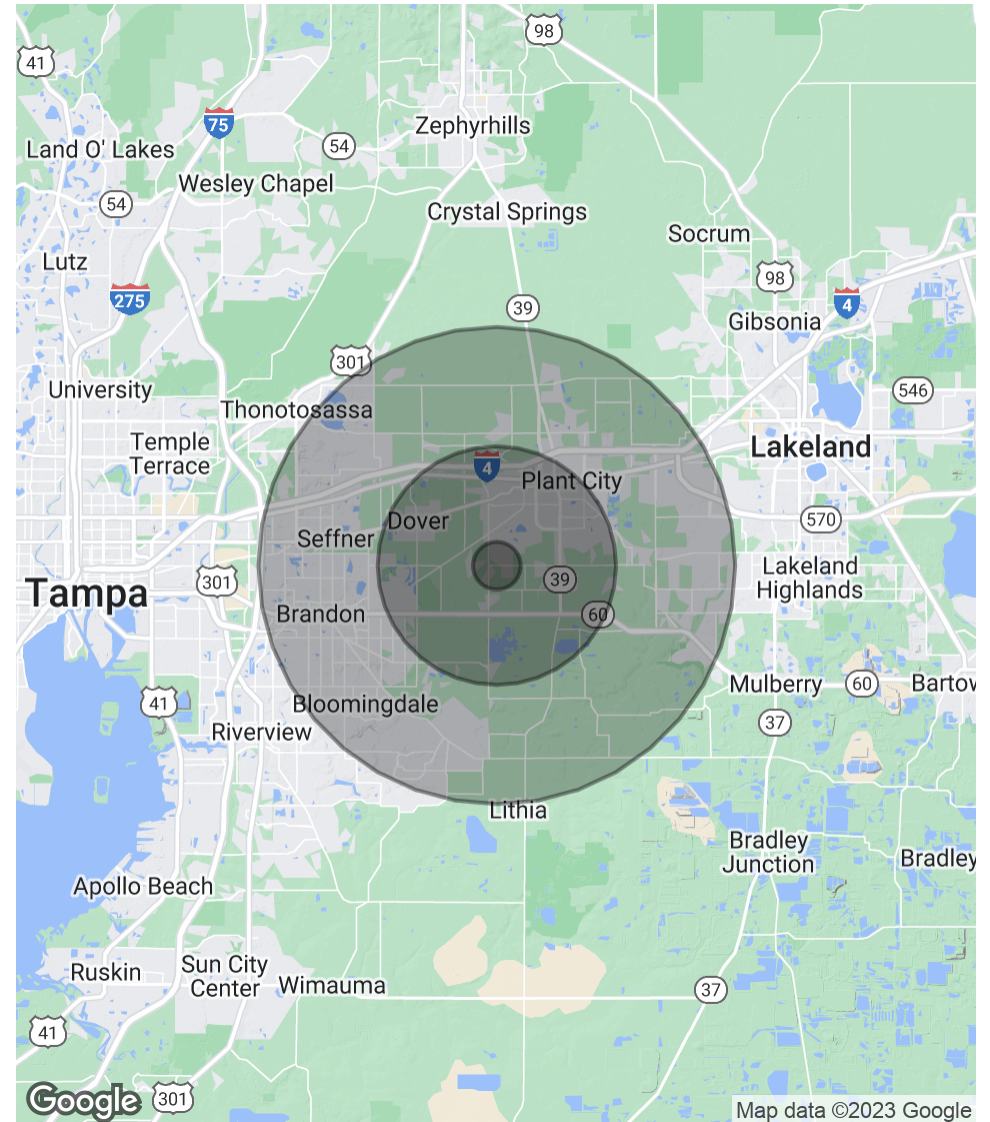
# FEMA Flood Zones



# Demographics Map & Report

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	5,166	76,370	312,773
Average Age	37.7	39.0	39.7
Average Age (Male)	38.2	37.1	38.0
Average Age (Female)	35.2	39.2	40.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,737	28,317	115,909
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$105,313	\$67,021	\$78,902
Average House Value	\$240,942	\$185,700	\$211,187

\* Demographic data derived from 2020 ACS - US Census





## HILLSBOROUGH COUNTY

### FLORIDA

Founded	1834	Density	1,206.26
County Seat	Tampa	Population	1,267,775 (2012)
Area	1,051 sq. mi.	Website	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is a county located in the west-central portion of the U.S. state of Florida. In the 2010 census, the population was 1,229,226, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2019 estimate has the population of Hillsborough County at 1,471,968 people, which itself is greater than the populations of 12 states according to their 2019 population estimates. Its county seat and largest city is Tampa. Hillsborough County is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



**TYLER DAVIS, ALC**

CFO/ Advisor

tyler.davis@svn.com

Direct: **877.518.5263 x308** | Cell: **205.441.8538**

FL #SL3444746

## PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country. Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler became an Accredited Land Consultant [ALC] in 2022. In addition, Tyler is a licensed Florida Real Estate agent, serves as Vice President of the Florida Chapter of the REALTORS Land Institute, is a member of the Urban Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



## JERROD PARKER

Associate Advisor

jerrod.parker@svn.com

Direct: 877.518.5263 x392 | Cell: 813.967.2862

### PROFESSIONAL BACKGROUND

Jerrod Parker is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate, operating out of the Lakeland headquarters while focusing on the Central Florida region.

Jerrod is also a 7th generation Floridian. He and his family are well known in the Pasco, Hillsborough, Polk, and Hardee Counties. Jerrod's father is the Director of The Florida Strawberry Growers Association and his grandfather was on the Hillsborough County School Board for over twenty years. Additionally, members of his immediate family are active board members for the Florida Strawberry Festival.

After receiving his bachelor's degree from Florida Southern College, Jerrod started his career in Hillsborough County's public school education system. He later entered the agricultural industry where he provided client services as a Certified Crop Advisor to an array of different farmers and ranchers across Central Florida.

Now, living in Polk County, Jerrod mainly focuses on public infrastructure development for schools, fire stations, and police stations. He is an active participant in the Polk County community as a member of the Northeast Polk Chamber of Commerce, Haines City Rotary Club, and the Central Florida Development Council.

Jerrod specializes in:

- Public Infrastructure
- Commercial Development Properties
- Farmland
- Investment Properties
- Central Florida



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**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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