



Fischbach
LAND COMPANY

**PARK ROAD
DEVELOPMENT SITE**

15.72± ACRES

Property Overview

This prime parcel of raw land, located in the heart of Plant City, presents an outstanding opportunity for developers looking to build-to-suit in a rapidly growing area. Zone PD with a future land use designation of MU-R/C/I (Mixed-Use Residential, Commercial, and Industrial), the property offers unparalleled flexibility.

With over 1,200 feet of road frontage on Park Road, and easy access to I-4 and Hwy 60, this location boasts excellent connectivity to major transportation routes, offering both high visibility and convenient accessibility. The combination of prime location and zoning flexibility makes this site ideal for a wide range of residential, commercial or mixed-use projects.



www.FischbachLandCompany.com/ParkRoadDevelopmentSite

Property Details

Property Highlights



Flexible Zoning with ample road frontage



Build-to-suit

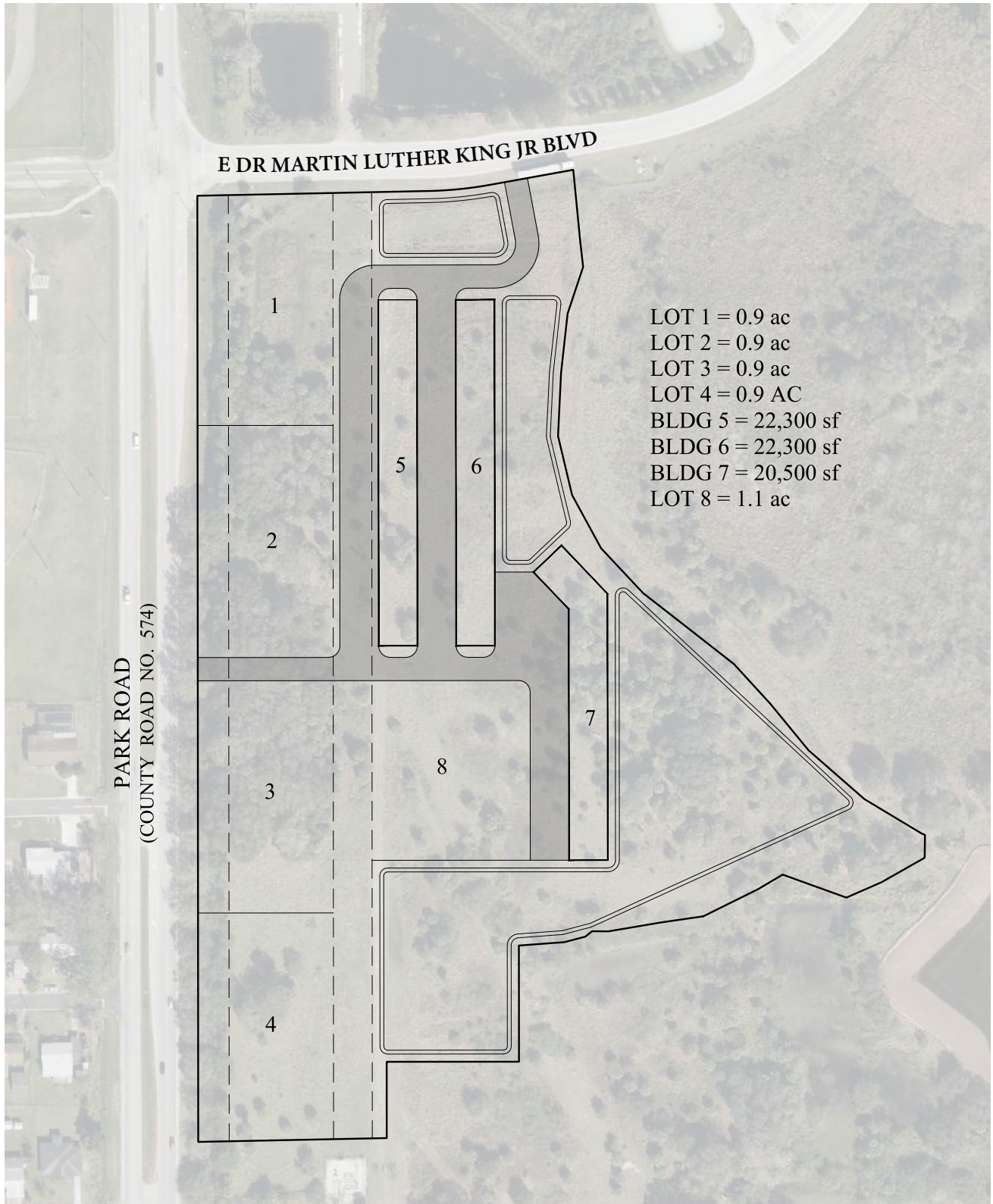


Centrally located between I-4 and Hwy 60



Property Address	674 Park Road Plant City, FL 33563	County	Hillsborough
Property Type	Commercial/ Industrial	Folio/Parcel ID	203862-0002
Size	15.72± Acres	STR	27-28-22
Zoning	PD	Utilities:	8-inch sewer line on south side of MLK 8-inch water main on north side of MLK
Future Land Use	MU-R/C/I	Road Frontage	1,219± feet on Park Road 489± feet on East Dr. MLK Jr. Blvd
Price	\$5,625,000; will divide		

Conceptual Plan



Due Diligence Links



Survey

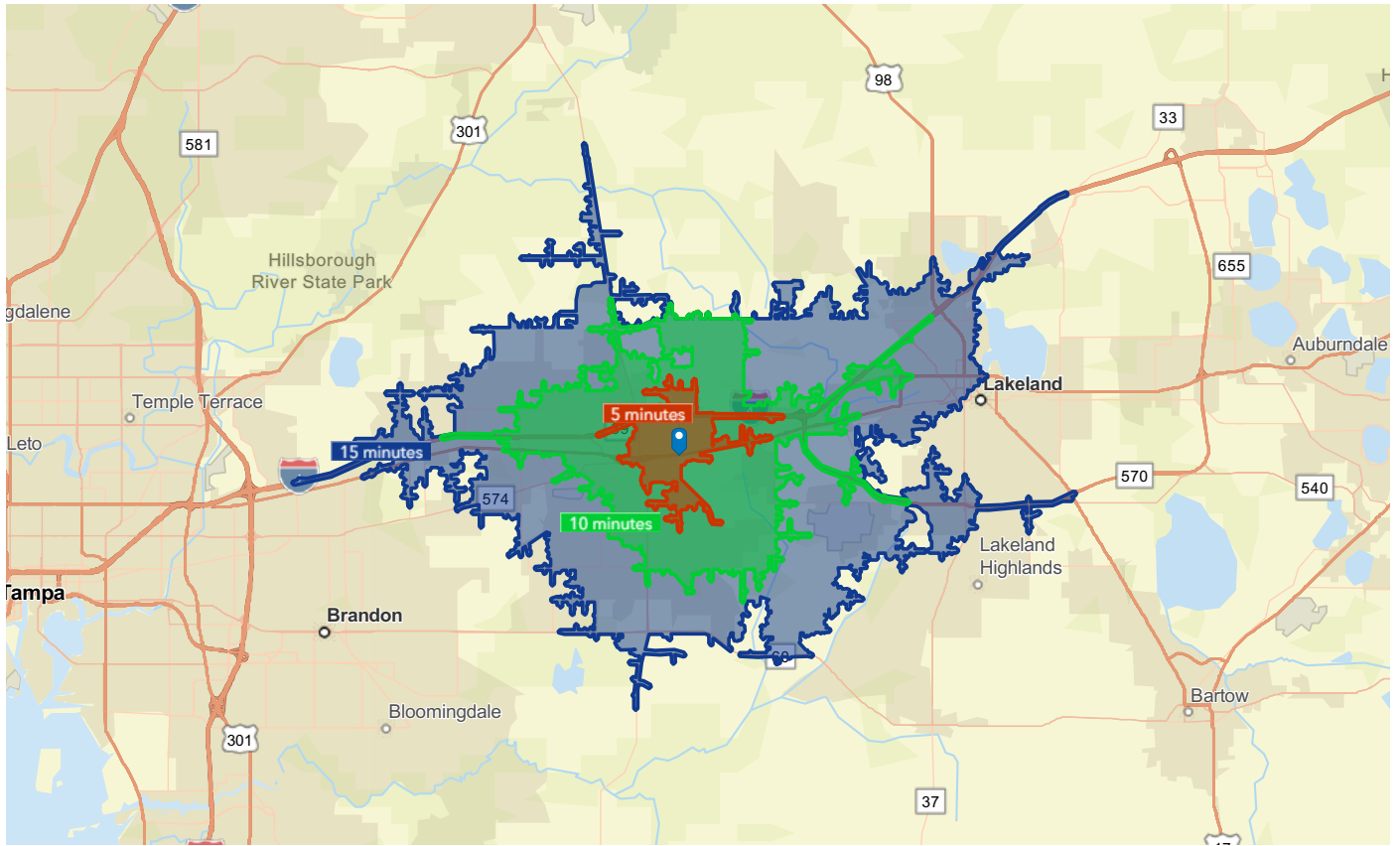


Geotechnical Report



Lakeside Station Planned Development

Demographics



5 MINUTES



11,863
Population



614
Total Businesses



5,624
Total Employees

10 MINUTES



45,293
Population



2,092
Total Businesses



23,887
Total Employees

15 MINUTES



137,246
Population

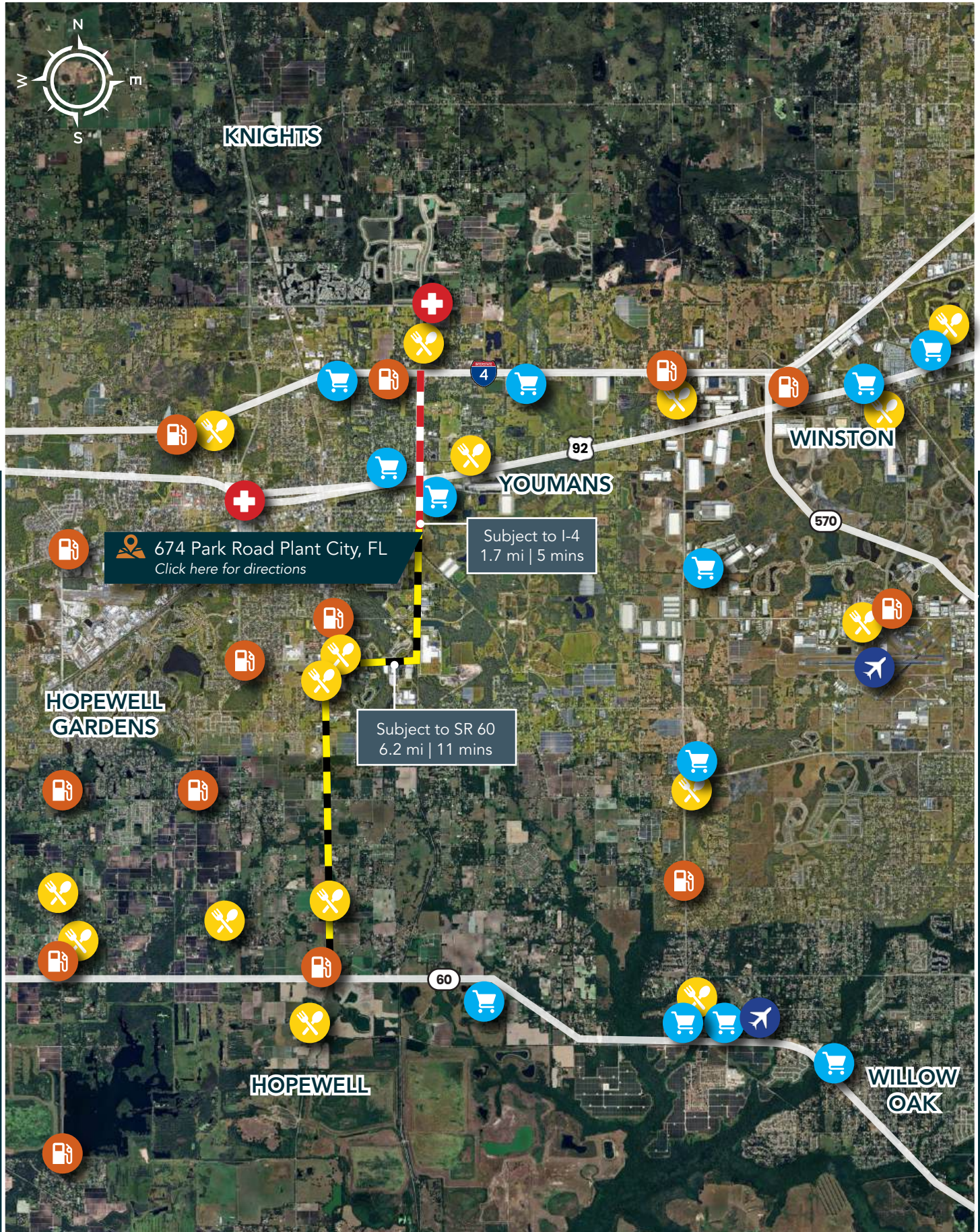


5,487
Total Businesses



67,307
Total Employees

Detailed Map



Fischbach **LAND COMPANY**

FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



REED FISCHBACH | Broker
reed@fischbachlandcompany.com



ELLIE DAHL | Agent
ellie@fischbachlandcompany.com