



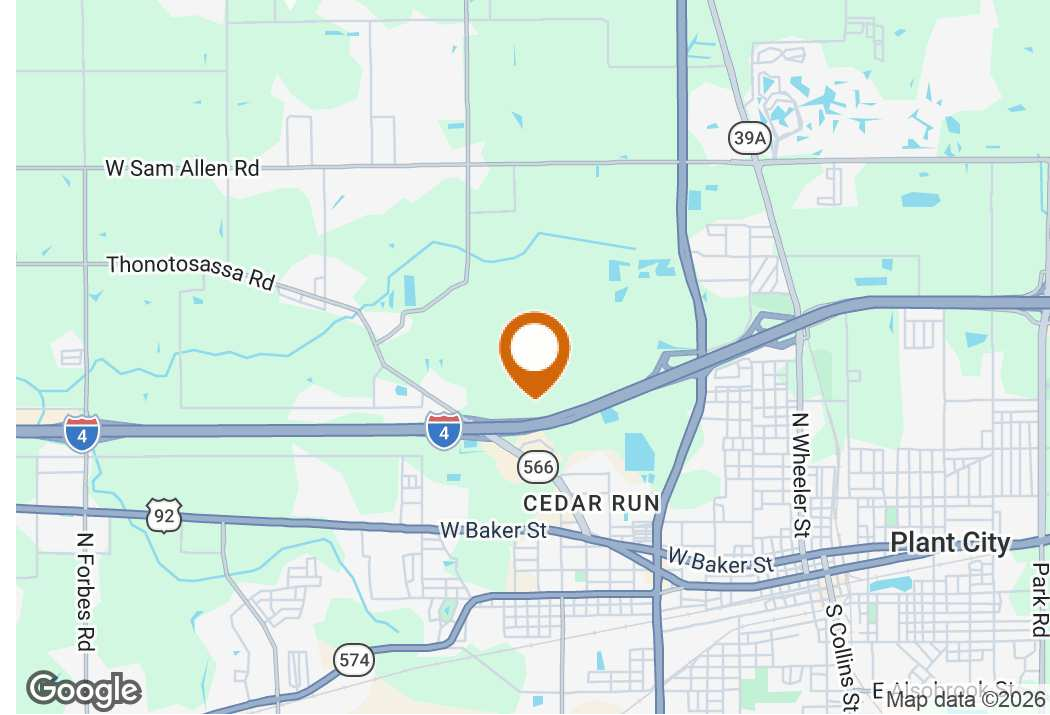
Plant City I-4 Bennett Rd Development Acreage

2515 Bennett Rd, Plant City, Florida 33565

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,900,000
Lot Size:	9 ± Acres
Price / Acre:	\$544,444
Zoning:	Planned Development
Market:	Tampa
Submarket:	Plant City
APN:	P-19-28-22-ZZZ-000004-74670.0
Traffic Count:	145,000 Cars/Day
Road Frontage:	1,265 ± FT

Property Overview

This site of 9 acres of available land on Interstate 4 in Plant City, Florida is a prime commercial real estate development opportunity.

Accessibility: The site's position along Interstate 4 Corridor ensures excellent accessibility for transportation and distribution, making it an asset for US companies.

Visibility: Being located along the I-4 corridor, the property enjoys high visibility to passing traffic, which can be a significant advantage for businesses looking to attract customers or clients.

Use & Development: PD in place with C-1A (Neighborhood Business District - City of Plant City) underlying zoning. The commercial zoning regulations in Plant City allow this site to be suitable for various commercial opportunities such as Grocery Anchor, Medical Office Complex, Hospitality, Logistics or Data Center Hub.

LOCATION DESCRIPTION

Downtown Orlando
(1 ± Hour)



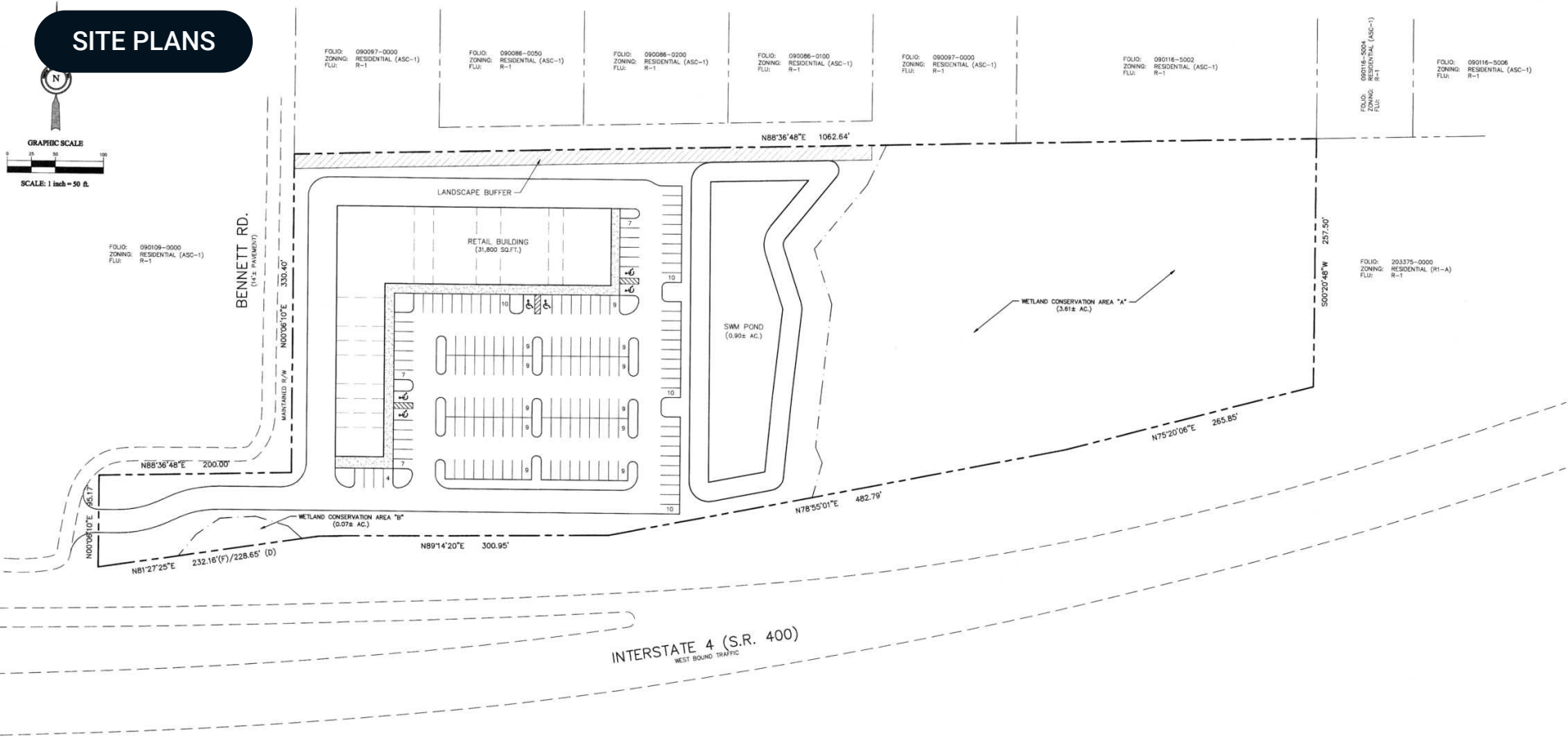
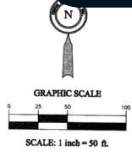
Location Description

The land is situated directly along Interstate 4, a major highway that connects Tampa and Orlando along Bennet Rd off Exit 19 on westbound direction.

It is highly accessible and visible to a large volume of daily commuters and travelers. Its location in Plant City, Florida, offers proximity to both metropolitan areas, providing a strategic advantage for businesses.

Near Exit 22- Park Road is North Park Isle, a new planned Residential Development of 8,000 households with an approved mix of single-family homes, townhomes and apartments. This development is on 200 acres with a community center, pool, walking trail and green space. Notable builders involved with this development are Lennar, DR Horton and Centex. Near Exit 19 is another planned multi-family development.

SITE PLANS



DEVELOPMENT NOTES FOR ZONING

1. DEVELOPMENT STANDARDS: DEVELOPMENT STANDARDS SHALL MEET OR EXCEED ALL DEVELOPMENT STANDARDS AND BE CONSISTENT WITH ALL ADOPTED REGULATIONS OF THE CITY, INCLUDING PARKING, BUFFERING AND LANDSCAPING, DRAINAGE AND STORM WATER MANAGEMENT, AND SIGNAGE. ADDITIONALLY, DEVELOPMENT SHALL BE CONSISTENT WITH THE REGULATIONS OF ALL OTHER APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.
2. THE PROVISION FOR OFF-SITE WATER AND SEWER AS WELL AS RECLAIMED WATER IMPROVEMENTS SHALL BE PROVIDED BY THE DEVELOPER SUBJECT TO THE APPROVAL OF THE UTILITIES DIRECTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANT CITY COMPREHENSIVE PLAN.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT WHERE CONNECTION TO EXISTING ABOVE GROUND UTILITIES. PLACEMENT OF UTILITIES ON THE SITE SHALL BE SUBJECT TO APPROVAL OF THE UTILITIES DIRECTOR.
4. NO SITE CLEARING AND/OR ALTERATION SHALL OCCUR ON SITE PRIOR TO APPROVAL OF A DETAILED SITE PLAN AND FINAL PLAT (IF REQUIRED), NOR PRIOR TO RECEIVING A TREE REMOVAL PERMIT.
5. SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, BUILDING SIZE, LAYOUT, NUMBER OF STRUCTURES, AND STORMWATER MANAGEMENT CONFIGURATION COULD VARY FROM THE CONCEPTUAL PLAN, BUT MUST MEET THE CITY OF PLANT CITY ZONING AND LAND DEVELOPMENT REGULATIONS.
6. PRIOR TO ANY DEVELOPMENT, A TRANSPORTATION ANALYSIS SHALL BE REQUIRED PURSUANT TO SECTION 102-446-2 CITY BUT PAID FOR BY THE DEVELOPER. IN ADDITION TO THE LEVEL-OF-SERVICE ANALYSIS, THE ANALYSIS MAY REQUIRE IMPROVEMENTS TO BENNETT ROAD INCLUDING BUT NOT LIMITED TO: WIDENING AND ITS REALIGNMENT/INTERSECTION IMPROVEMENTS AT MARSHALL DRIVE AND THONOTOSASSA ROAD. THE ANALYSIS SHALL BE COORDINATED AND REVIEWED BY PLANT CITY, HILLSBOROUGH COUNTY, AND FOOT. THE REQUIRED IMPROVEMENTS SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
7. IF OVERALL DEVELOPMENT AND/OR INDIVIDUAL PARCELS (IF PLATTED) EXCEED 25,000 SQ. FT. THE DEVELOPMENT MAY BE SUBJECT TO THE LARGE SCALE 800 BOX COMMERCIAL RETAIL STANDARDS OF CHAPTER 102.
8. WETLAND LOCATIONS WERE Delineated AND SURVEYED ON 10/09/2002. HOWEVER, THEY MAY BE SUBJECT TO REVISIONS UPON TIME OF DEVELOPMENT SUBMITTAL BY THE HILLSBOROUGH COUNTY ENVIRONMENT PROTECTION AGENCY AND/OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
9. AGRICULTURAL USES SHALL BE PERMITTED AS AN INTERIM USE.
10. IN THE EVENT THAT RECLAIMED WATER IS AVAILABLE ADJACENT TO THE SITE OR PROGRAMMED IN THE NEAR FUTURE, THE PROJECT SHALL BE CONNECTED FOR IRRIGATION OF LANDSCAPED AREAS, PURSUANT TO THE APPROVAL OF THE UTILITIES DIRECTOR.

LEGAL DESCRIPTION: (AS FURNISHED)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING NORTH OF I-4 LIMITED ACCESS HIGHWAY (AS IT EXISTS ON JANUARY 17, 2001), LESS THE WEST 200 FEET OF NORTH 3304 FEET TRVERSE, LESS THAT PART AS SET FORTH IN THAT CERTAIN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7852, PAGE 1245 AND STIPULATED FINAL JUDGMENT AS TO PARCEL 183, RECORDED IN OFFICIAL RECORDS BOOK 8817, PAGE 1568.

SITE DATA TABLE

SITE ADDRESS:	2515 BENNETT RD. PLANT CITY, FL 33565
FLU:	COMMERCIAL
ZONING DISTRICT:	PLANNED DEVELOPMENT DISTRICT
GROSS SITE AREA:	392,443 SQ. FT. (9.01 AC.)
ESTIMATED WETLAND ACREAGE:	160,301 SQ. FT. (3.68 AC.)
ESTIMATED UPLAND ACREAGE:	232,142 SQ. FT. (5.33 AC.)
MAX. FLOOR AREA RATIO (FAR 0.33):	81,250 SQ. FT. (1.87 AC.)
NOTE:	BUILDING SETBACKS, BUILDING HEIGHT, ETC. SHALL BE BASED ON THE C-14 ZONING DISTRICT.

James S. Miller, City Clerk
Rick A. Lett, Mayor

PLANNED DEVELOPMENT DISTRICT

HUNTER ENGINEERING

213 E. Park Avenue
Lake Wales, FL 33853
Telephone: 863-676-7770
Facsimile: 863-676-7771

Prepared For
APPLIED POWER TECHNOLOGIES GROUP
11801 Telegraph Rd.
Suite 10, Tampa, FL 33613-3146
Telephone: 862-789-1275
Facsimile: 862-789-2590

Development Plan for
BENNETT PLAZA PLANNED DEVELOPMENT DISTRICT
Plant City, Florida
Section 10, Township 28 S., Range 22 E.

Date: November 5, 2015

Project No: 15-007

The State of Florida
Department of Community Affairs
Division of Planning
Date: 11/5/15

PD

PERMITTED USES: (within a completely enclosed building except where expressly allowed in Sec. 102-1045)

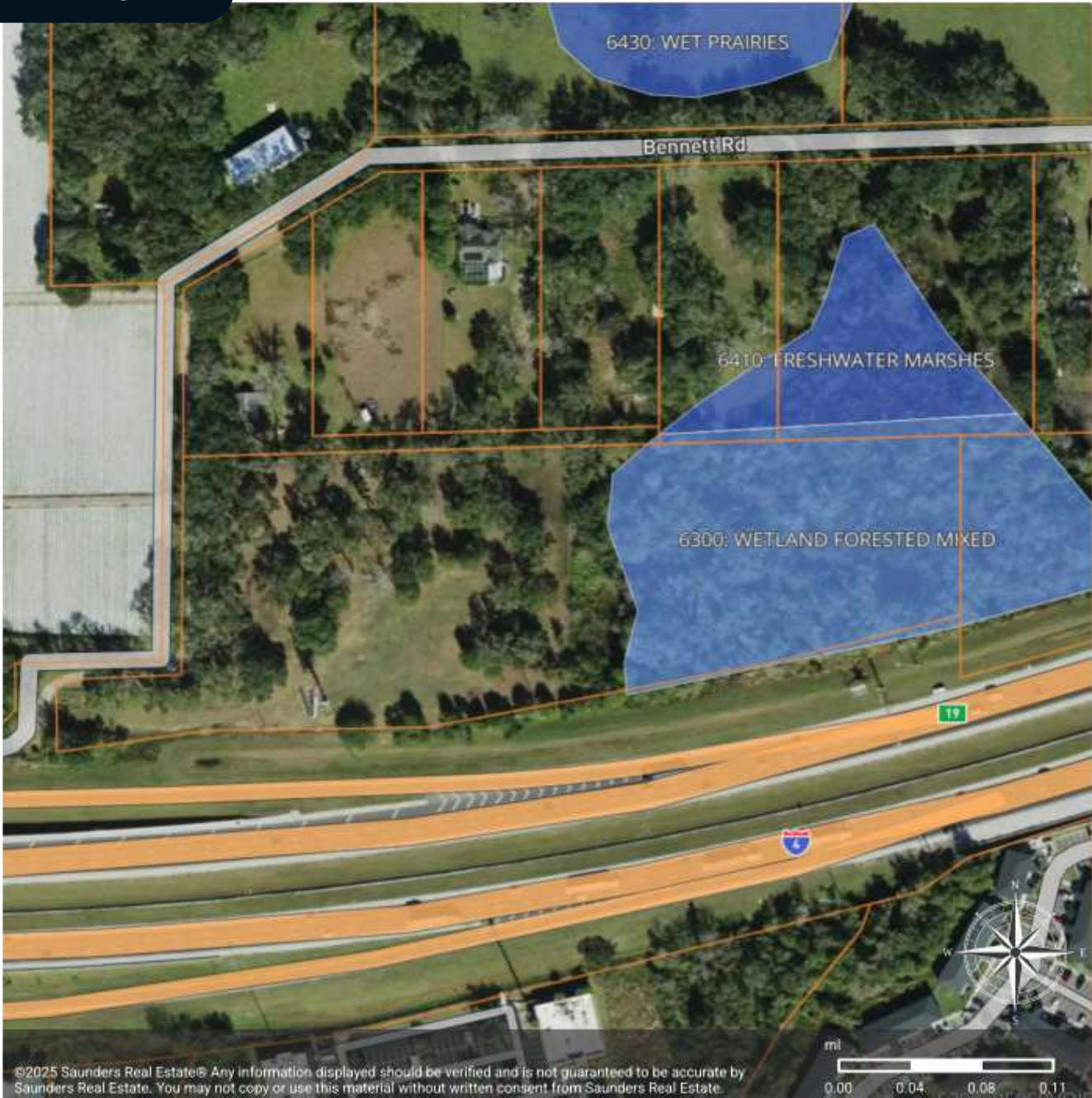
- Single-family & duplex dwellings and accessory uses (depends on FLU).
- Apartment building/complex on a single tract of land, excluding single-family dwelling conversions (depends on FLU).
- Townhouses, subject to Sec. 102-1464.
- Nursing, convalescent homes, and assisted living facilities.
- Hotels and motels
- Private clubs and lodges.
- Sale of general goods (groceries, clothing, shoes, furniture, appliances, electronics, sporting goods, paint, hardware, jewelry, gifts, tobacco, prescription drugs, pet supplies, flowers, art, books, office supplies, music, and other media).
- Cafe or restaurant, including drive-in restaurant, places for the sale of food, food catering service.
- Sales of fertilizer, seeds, farm equipment and supplies; farm equipment repairs.
- Service establishments.
- Laundry and dry-cleaning establishments.
- Tanning salons, gyms and weight loss centers.
- Business and professional offices; medical, dental, veterinary office or clinic; funeral homes.
- Building contractor's office (storage of all supplies within a completely enclosed building).
- Dancing or theatrical schools; martial arts instruction.
- Automotive repair, excluding body and painting, and/or major engine repair; car washes and auto detailing businesses.
- Automotive sales, and incidental servicing departments; sale of automotive accessories.
- Gas station (see Section 102-1101 for details).
- Parking garage.
- Theaters, except drive-in theaters.
- Temporary amusement rides and related concession stands, subject to Sec. 102-491(18).
- Game rooms or arcades; bowling alleys; bingo operations.
- Automobile parts sales, including tires, equipment and accessories, provided it is done within an enclosed building only, and there is no outside display of such equipment, accessories or tires.
- Any other similar retail store, shop, business or service enterprise.
- Massage therapy: provided that no such use shall be permitted unless licensed by the state under the Florida Massage Therapy Practice Act.
- Adult: cabarets, shops, model studios, motels (subject to Section 102-1227).
- Tattoo establishments, provided that said use shall be limited to two locations within the "Downtown Core" as designated in the Future Land Use Map of the City's Comprehensive Plan and shall not be permitted within the area designated as the "Midtown Redevelopment District" within the Future Land Use Element of the City's Comprehensive Plan.
- Body piercing salons, provided that said use shall not be permitted within the "Downtown Core" as designated in the Future Land Use Map of the City's Comprehensive Plan, nor within the area designated as the "Midtown Redevelopment District" within the Future Land Use Element of the City's Comprehensive Plan.
- Schools, day nursery, churches, synagogues, and their educational buildings.
- Publicly owned or operated buildings (including HOA buildings).
- Temporary construction offices.

WETLANDS MAP



Wetlands 2023

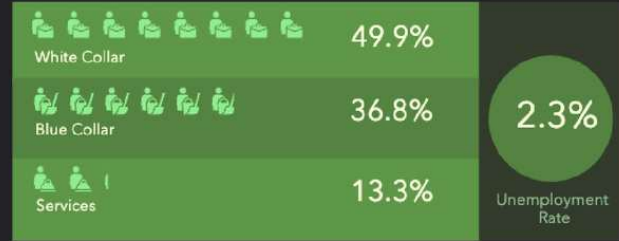
- Parcel
- Wetlands 2023: Vegetated Non-Forested Wetlands
- Wetlands 2023: Wetland Forested Mixed
- Wetlands 2023: Reservoirs



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1,3,5 MILE INFOGRAPHICS

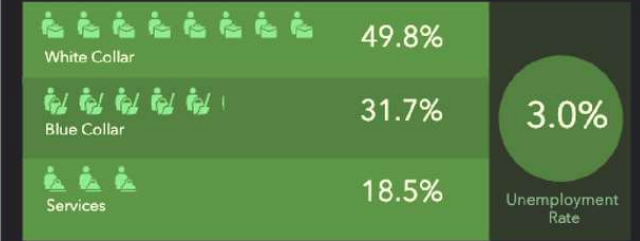
EMPLOYMENT



EMPLOYMENT



EMPLOYMENT



KEY FACTS

2,307

Population

42.6

Median Age

819

Households

\$47,079

Median Disposable Income

KEY FACTS

22,056

Population

36.2

Median Age

7,667

Households

\$51,414

Median Disposable Income

KEY FACTS

68,831

Population

37.3

Median Age

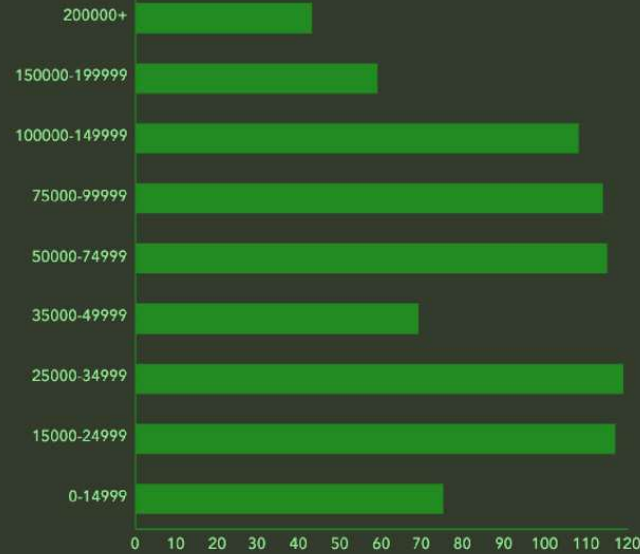
24,318

Households

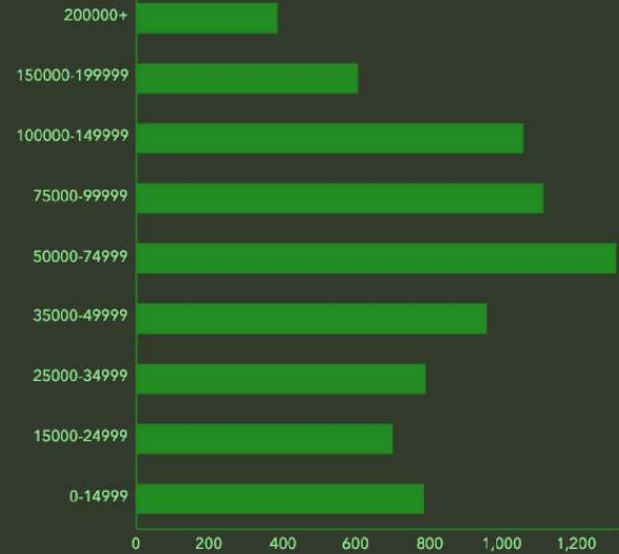
\$52,859

Median Disposable Income

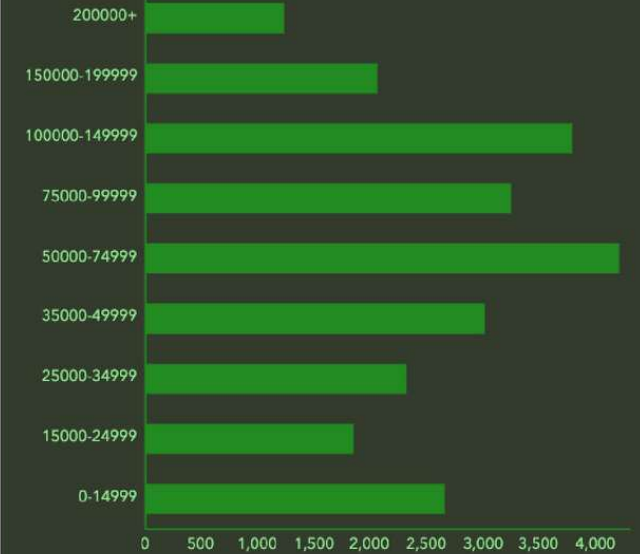
HOUSEHOLD INCOME (\$)



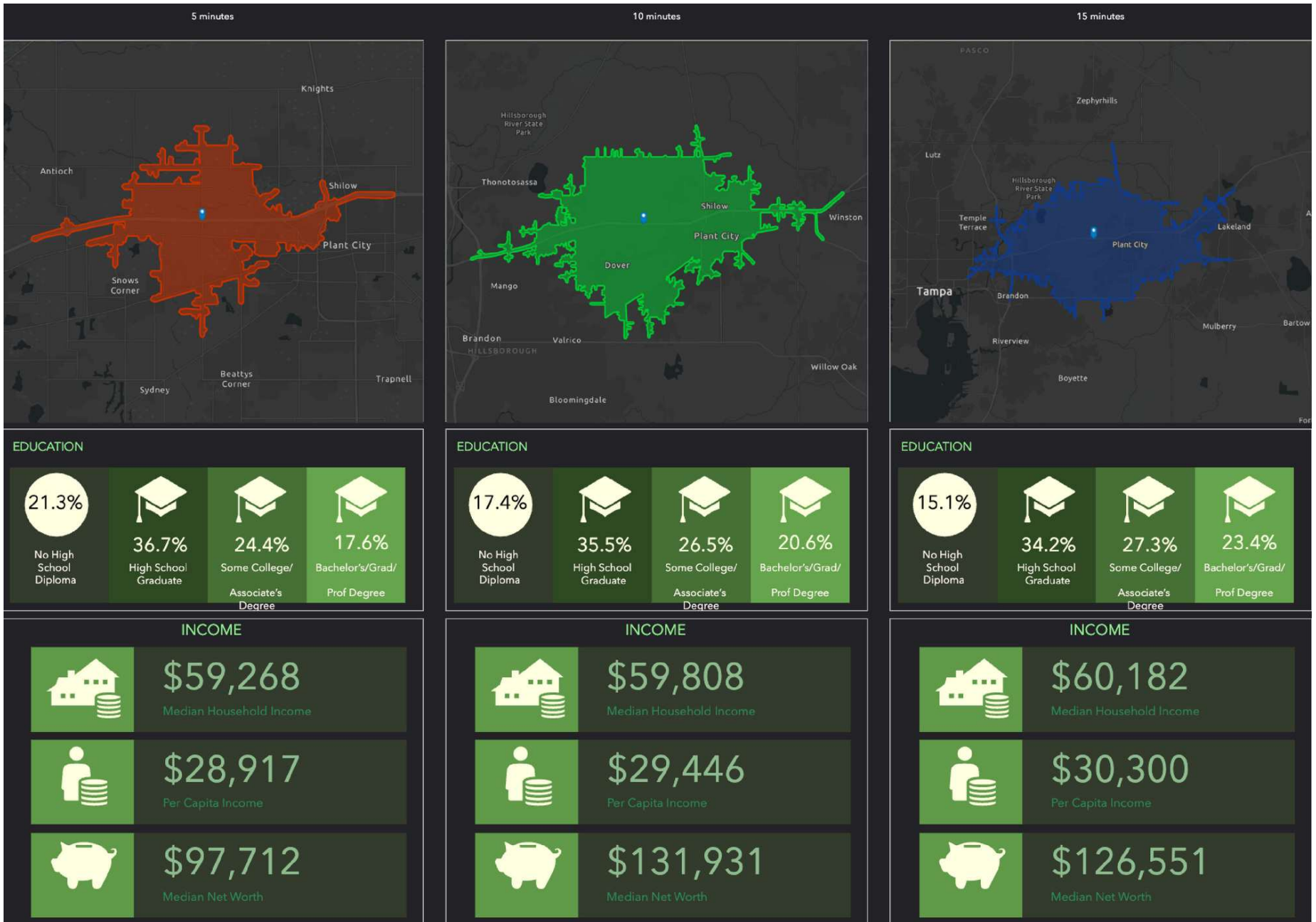
HOUSEHOLD INCOME (\$)



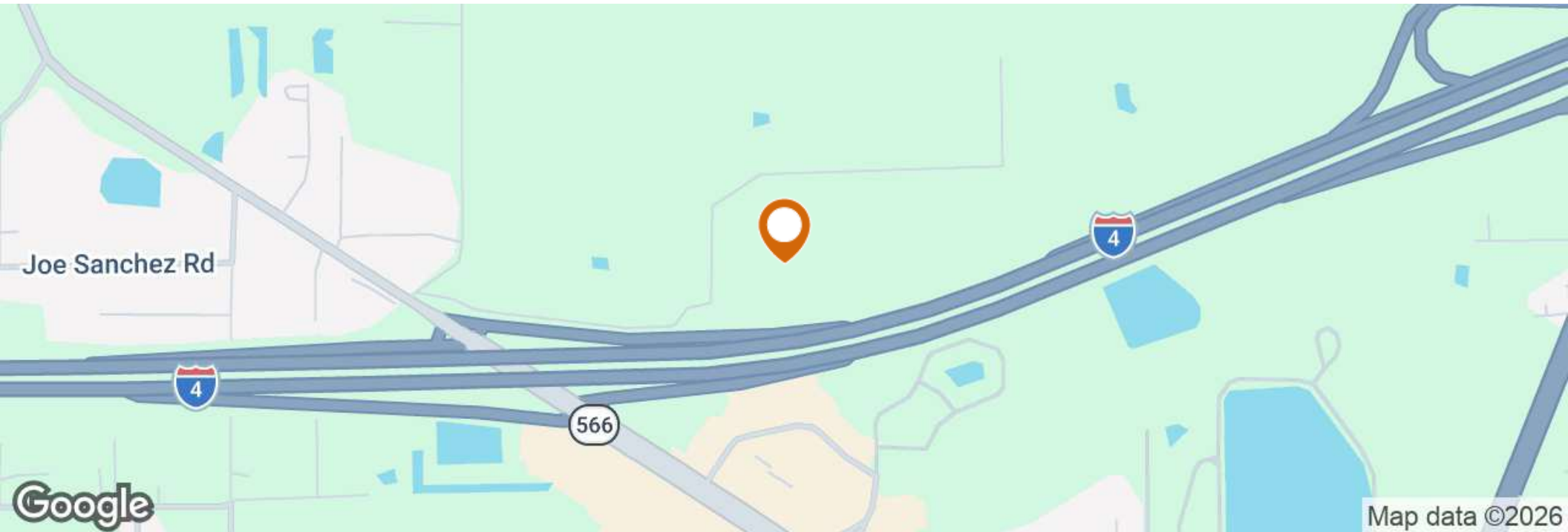
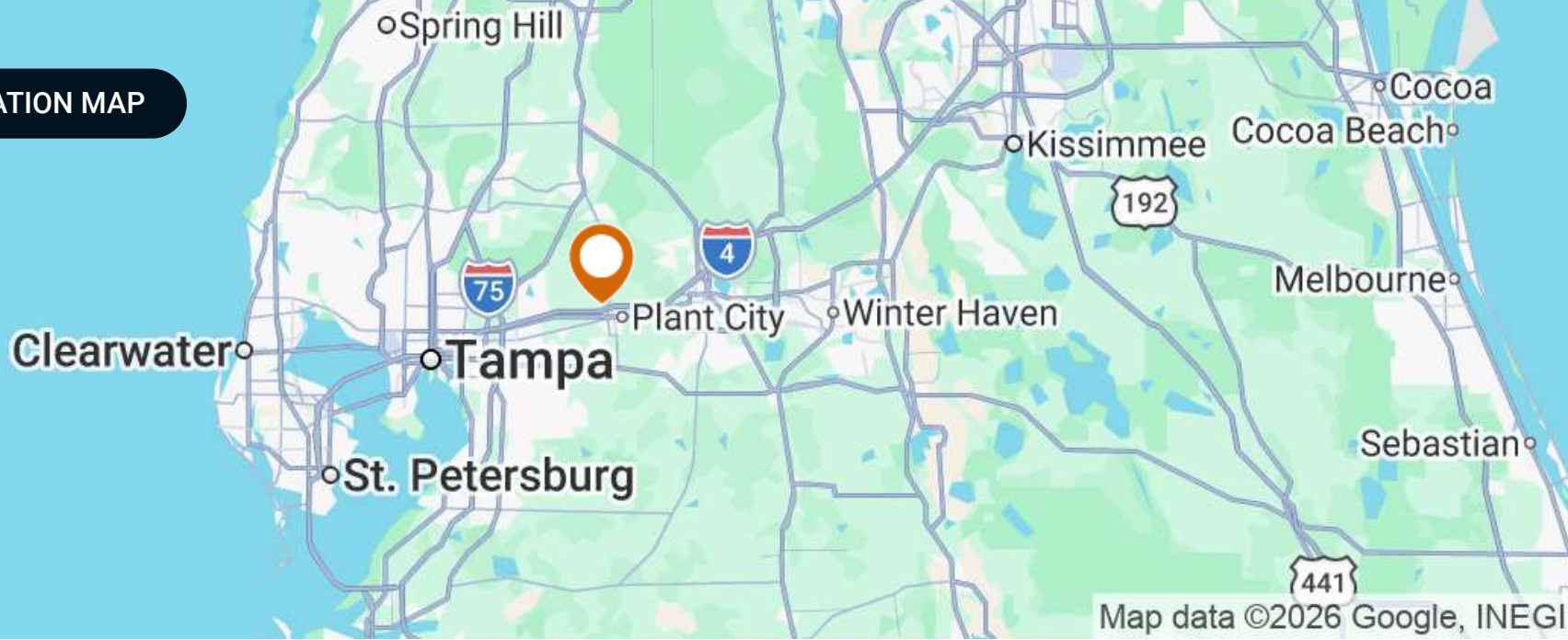
HOUSEHOLD INCOME (\$)



5,10,15 MINUTE INFOGRAPHICS



REGIONAL & LOCATION MAP

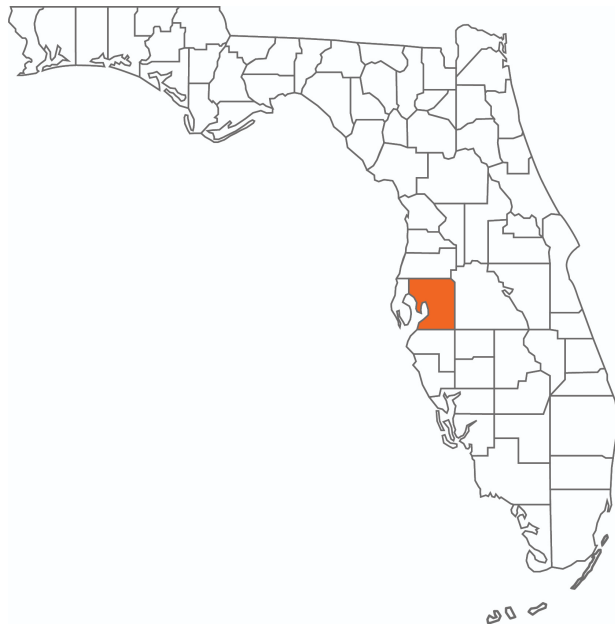


RETAILER MAP





COUNTY



Hillsborough County

FLORIDA

Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



Trace Linder

Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

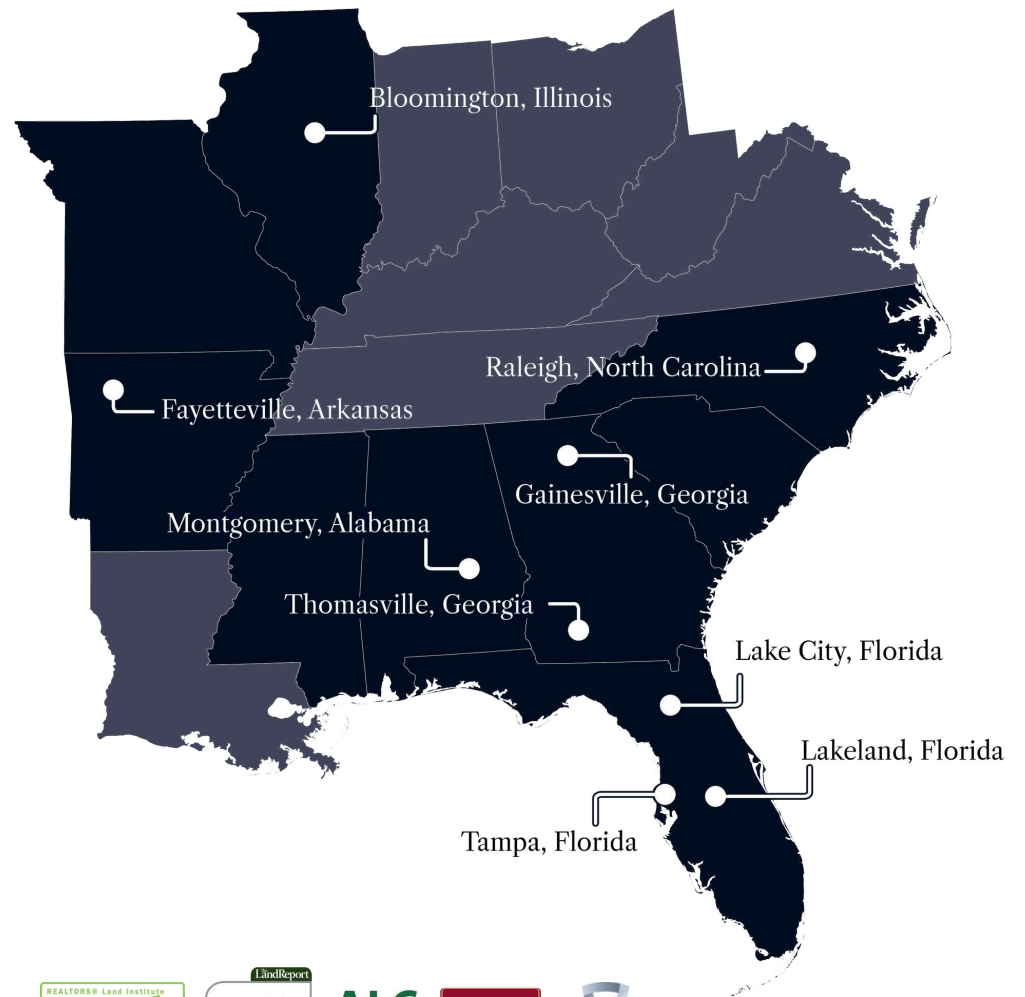
In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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