

Trapnell Residential Development

506 E Trapnell Rd, Plant City, Florida 33566

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E Trapnell Rd

PROPERTY OVERVIEW



Sale Price

\$2,940,000

Offering Summary

Acreage:	20 Acres*
Price / Acre:	\$147,000
State:	Florida
City:	Plant City
County:	Hillsborough
PIN:	0917350000
Property Type:	Development Land

Property Overview

Uncover the potential of this exceptional property nestled within the desirable Plant City area. Zoned AS-1, this expansive parcel provides a promising opportunity for residential development investors looking to create a distinctive community. Positioned within the thriving Plant City area, this property offers convenient access to essential amenities and major transportation routes, making it an ideal location for future residents. With its zoning and strategic location, this property serves as a canvas for investors to craft a unique residential development tailored to meet the needs of the community. Embrace the potential of this well-located property, perfectly poised to accommodate the vision of residential development investors.

*The adjacent 17-acre property to the east is also available. Refer to pages 6 and 7 for additional details. Please contact the listing agent for more information.

LOCATION OVERVIEW

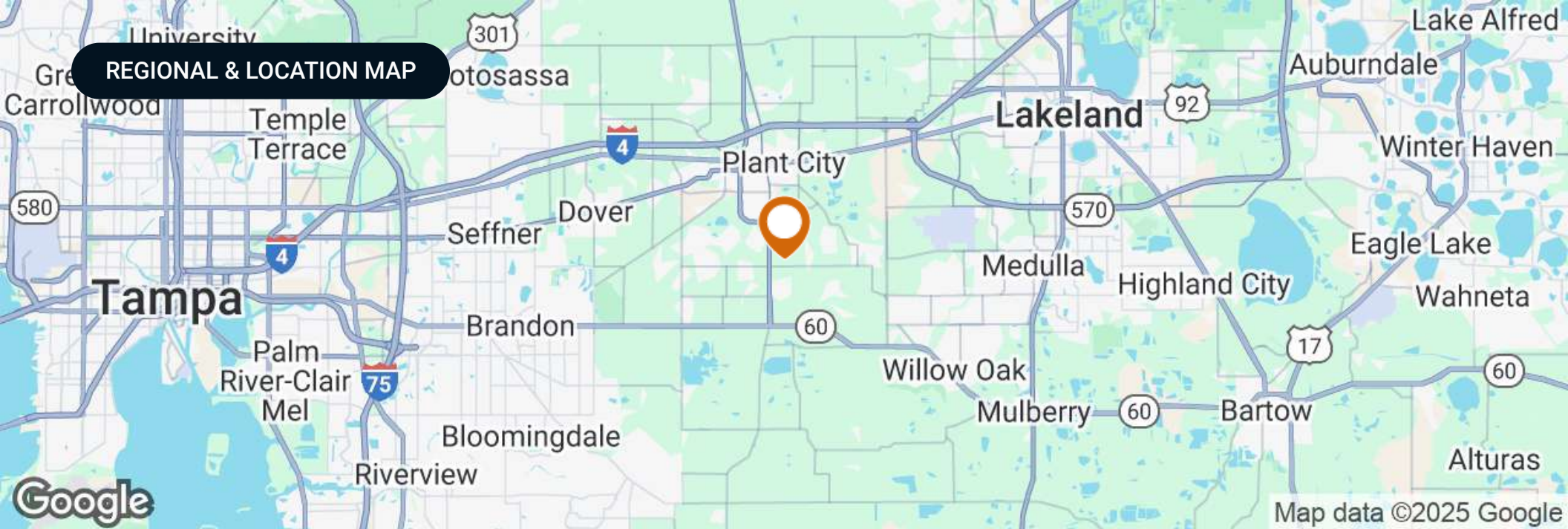


Location Description

Discover a prime investment opportunity in the vibrant Plant City community. Nestled within the transitional area of South Plant City, this area boasts a welcoming atmosphere and convenient access to a range of amenities. Investors will appreciate the proximity to historic Downtown Plant City, home to charming boutiques, local dining hotspots, and cultural attractions. Additionally, the area offers easy access to major transportation routes, making it an ideal location for a prospective residential development. With a focus on growth and opportunity, this location presents an enticing prospect for investors seeking to establish a presence in a thriving community.

Location Highlights

- Prime investment opportunity in the growing South Plant City area
- Close to historic Downtown Plant City with shops, dining, and cultural attractions
- Convenient access to major transportation routes and regional amenities
- Ideal location for prospective residential development



ADJACENT LISTING ASSEMBLAGE - 37 ACRES TOTAL



ADJACENT ASSEMBLAGE AERIAL

Adjacent Listing
(17 Acres)

E Trapnell Rd

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

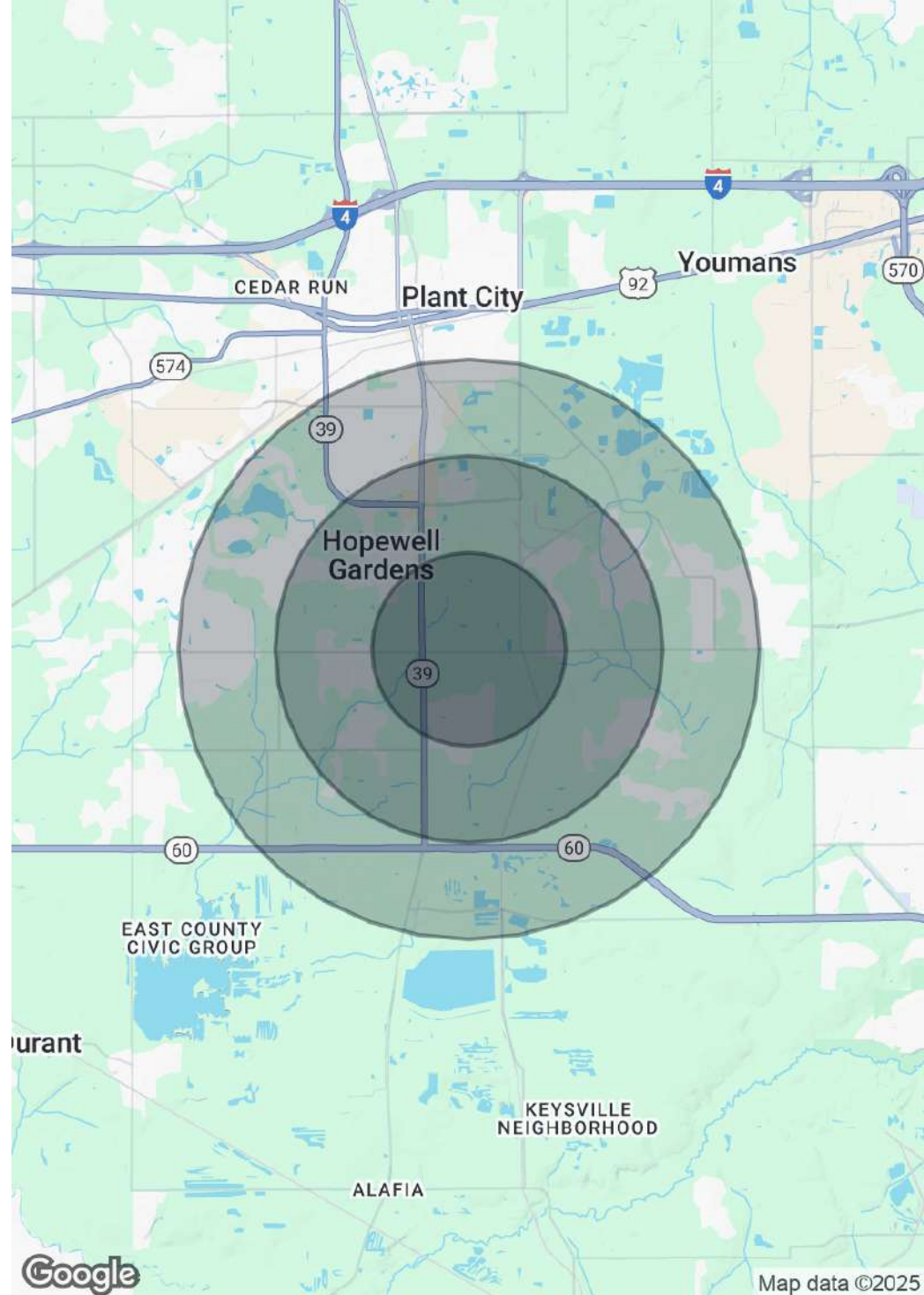
Population

	1 Mile	2 Miles	3 Miles
Total Population	1,530	10,395	28,245
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	39

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	480	3,305	9,289
# of Persons per HH	3.2	3.1	3
Average HH Income	\$79,735	\$81,077	\$88,905
Average House Value	\$359,779	\$344,641	\$324,507

Demographics data derived from AlphaMap





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



Jerrod Parker

Associate Advisor

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Professional Background

Jerrod Parker is an Associate Advisor at Saunders 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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