

I-4 BUSINESS CENTER AT PARK ROAD



Light Industrial & Office Lots

For Sale or Build-to-Suit | Between I-4 Exits 21 & 22
2502 Frontage Park Place, Plant City, Florida



PROPERTY HIGHLIGHTS

- Park Entrance Fronting I-4 with Signage
- Master Retention: Net Usable Acreage
- All Utilities in Place
- Central Location
 - I-75 within 13 miles
 - Tampa within 20 miles
 - Orlando within 50 miles

LISA PARKS ABBERGER, SIOR, AICP
863-682-6147 • Lisa@hauger-bunch.com

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PROPERTY OVERVIEW

Identification:	I-4 Business Center at Park Road
Location:	2502 Frontage Park Place Plant City, Florida 33563
Property Type:	Business Center Lots
Lot Sizes:	0.71 Acres to 1.15 Acres Lots may be Combined for Larger Sites
Access:	North Frontage Road, Between I-4 Exits 21 & 22
Traffic Count:	122,500 on I-4 (2018)
Utilities:	<ul style="list-style-type: none"> ■ Water - City of Plant City ■ Sewer - City of Palnt City ■ Electric - TECO
Zoning:	Community Unit District: Light Industrial and Office Uses
Comments:	Located along the I-4 corridor , the central location of the Park allows businesses to serve all of central Florida from one operation. With the Park's entrance sign fronting on I-4 , businesses receive added exposure. All lots within the Park are net usable and ready for development, with off-site retention in place, all utilities , and lighted streets . Lots can be purchased, or Canco Construction , with 29 years of experience in the market, can provide build-to-suit solutions. Lots can be combined for larger project sites, as needed.

PRICES:

Lot #	Acres	Price/SF	Price
6	0.94	\$4.70	\$192,448
7	0.72	\$4.70	\$147,407
8	0.71	\$4.70	\$145,360
9	0.72	\$4.70	\$147,407
10	0.72	\$4.70	\$147,407
11	2.99	\$3.00	\$390,733
12	1.06	\$4.70	\$217,016
13	0.99	\$4.70	\$202,685
14	1.15	\$4.70	\$235,442

SOLD

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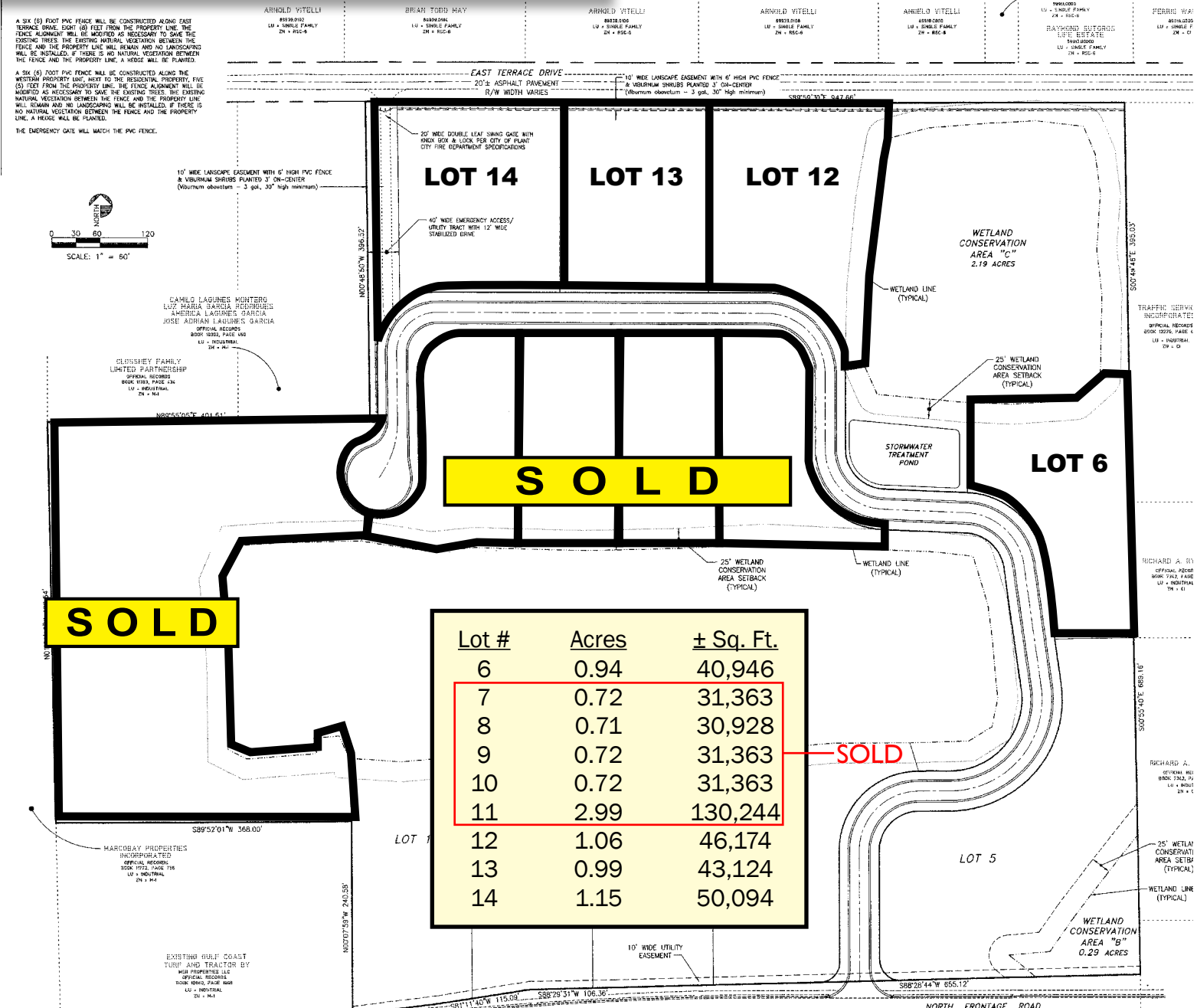


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LOT LAYOUT



Under Community District Approval City of Plant City

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DISTANCE AERIAL



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EXECUTIVE SUMMARY

	20 miles	40 miles	60 miles
Population			
2000 Population	775,418	2,420,554	4,495,154
2010 Population	1,003,002	2,951,580	5,428,631
2018 Population	1,140,879	3,332,890	6,195,040
2023 Population	1,237,066	3,606,152	6,750,922
2000-2010 Annual Rate	2.61%	2.00%	1.90%
2010-2018 Annual Rate	1.57%	1.48%	1.61%
2018-2023 Annual Rate	1.63%	1.59%	1.73%
2018 Male Population	48.7%	48.7%	48.7%
2018 Female Population	51.3%	51.3%	51.3%
2018 Median Age	37.2	40.6	42.0

In the identified area, the current year population is 6,195,040. In 2010, the Census count in the area was 5,428,631. The rate of change since 2010 was 1.61% annually. The five-year projection for the population in the area is 6,750,922 representing a change of 1.73% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	68.5%	73.9%	73.1%
2018 Black Alone	18.2%	13.8%	14.2%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	3.7%	3.3%	3.3%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	5.6%	5.2%	5.7%
2018 Two or More Races	3.6%	3.3%	3.3%
2018 Hispanic Origin (Any Race)	21.8%	22.3%	22.9%

Persons of Hispanic origin represent 22.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	295,516	977,904	1,837,196
2010 Households	375,843	1,168,980	2,175,648
2018 Total Households	420,487	1,298,030	2,444,819
2023 Total Households	453,142	1,396,805	2,649,951
2000-2010 Annual Rate	2.43%	1.80%	1.71%
2010-2018 Annual Rate	1.37%	1.28%	1.42%
2018-2023 Annual Rate	1.51%	1.48%	1.62%
2018 Average Household Size	2.67	2.52	2.49

The household count in this area has changed from 2,175,648 in 2010 to 2,444,819 in the current year, a change of 1.42% annually. The five-year projection of households is 2,649,951, a change of 1.62% annually from the current year total. Average household size is currently 2.49, compared to 2.45 in the year 2010. The number of families in the current year is 1,565,961 in the specified area.



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Median Household Income			
2018 Median Household Income	\$52,804	\$51,835	\$51,183
2023 Median Household Income	\$59,491	\$58,532	\$57,856
2018-2023 Annual Rate	2.41%	2.46%	2.48%
Average Household Income			
2018 Average Household Income	\$72,174	\$72,764	\$72,266
2023 Average Household Income	\$85,289	\$85,840	\$85,620
2018-2023 Annual Rate	3.40%	3.36%	3.45%
Per Capita Income			
2018 Per Capita Income	\$27,044	\$28,808	\$29,029
2023 Per Capita Income	\$31,653	\$33,686	\$34,080
2018-2023 Annual Rate	3.20%	3.18%	3.26%

Households by Income

Current median household income is \$51,183 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,856 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$72,266 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$85,620 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,029 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,080 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	332,776	1,106,347	2,112,692
2000 Owner Occupied Housing Units	203,307	688,119	1,294,296
2000 Renter Occupied Housing Units	92,209	289,785	542,899
2000 Vacant Housing Units	37,260	128,443	275,497
2010 Total Housing Units	432,079	1,378,266	2,624,219
2010 Owner Occupied Housing Units	243,401	783,574	1,460,148
2010 Renter Occupied Housing Units	132,442	385,406	715,500
2010 Vacant Housing Units	56,236	209,286	448,571
2018 Total Housing Units	475,908	1,514,945	2,923,021
2018 Owner Occupied Housing Units	259,462	822,834	1,563,141
2018 Renter Occupied Housing Units	161,025	475,196	881,677
2018 Vacant Housing Units	55,421	216,915	478,202
2023 Total Housing Units	508,905	1,621,629	3,151,181
2023 Owner Occupied Housing Units	288,589	909,795	1,741,439
2023 Renter Occupied Housing Units	164,553	487,010	908,512
2023 Vacant Housing Units	55,763	224,824	501,230

Currently, 53.5% of the 2,923,021 housing units in the area are owner occupied; 30.2%, renter occupied; and 16.4% are vacant.

Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 2,624,219 housing units in the area - 55.6% owner occupied, 27.3% renter occupied, and 17.1% vacant. The annual rate of change in housing units since 2010 is 4.91%. Median home value in the area is \$193,933, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.39% annually to \$229,094.



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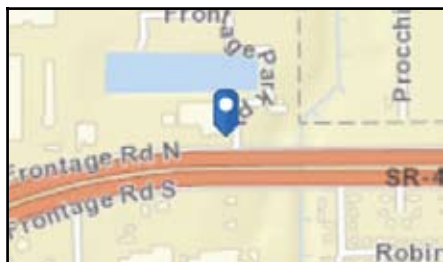
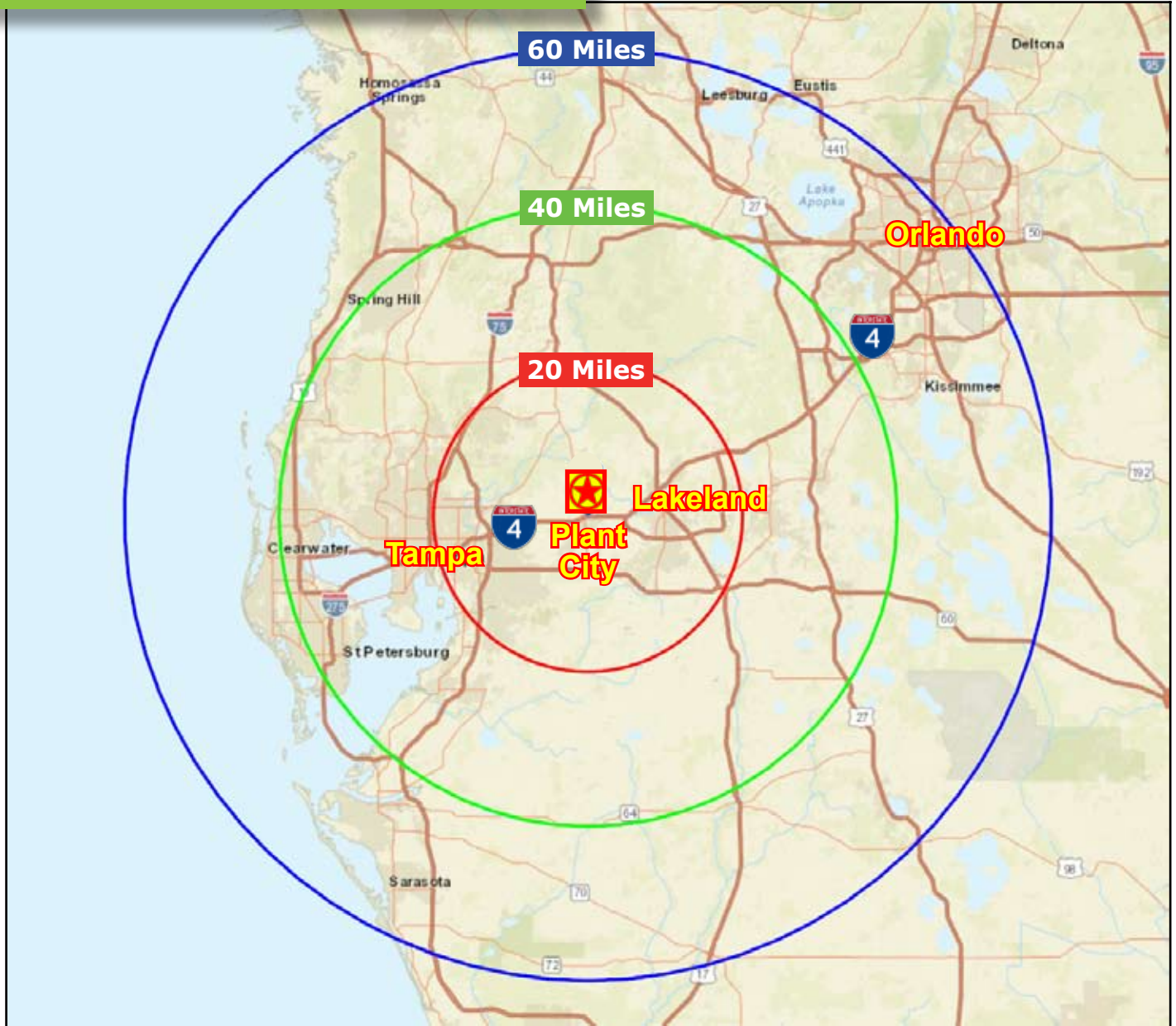
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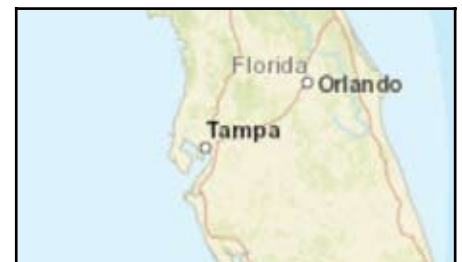
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SITE MAP



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