

FOR SALE

Land - County Line Road

S. County Line Road | Plant City, FL 33566



HIGHLIGHTS

- 33+ acres of Land
- 1+ AC is wetlands / 10+ AC in Flood Zone A
- In the path of substantial growth and development along County Line Road
- Over 1,100' of frontage along County Line Road
- Ease of access to S.R. 60 and Interstate 4
- Current Zoning/FLU - AS-0.4 Agricultural Zoning / AE-1 (Ag. Estate) Future Land Use
- Currently green belted minimizing holding costs for buy and hold investor
- Inflation hedge with substantial potential upside
- Traffic Count – 15,100 AADT on County Line Road
- **ASKING PRICE: \$2,250,000**



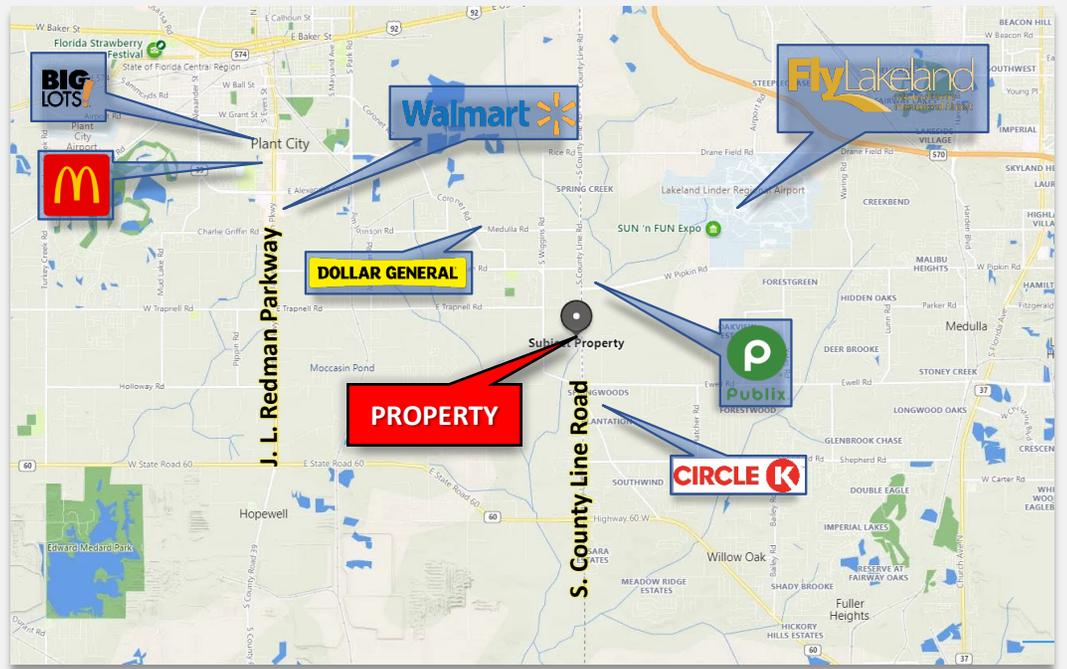
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5404 Hoover Blvd., Ste. 8
Tampa, FL 33634

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Property/Location Details

Located along County Line Road between State Road 60 and Interstate 4 on the Hillsborough / Polk County line, this property is an ideal location that provides an abundance of potential to an enterprising land investor.

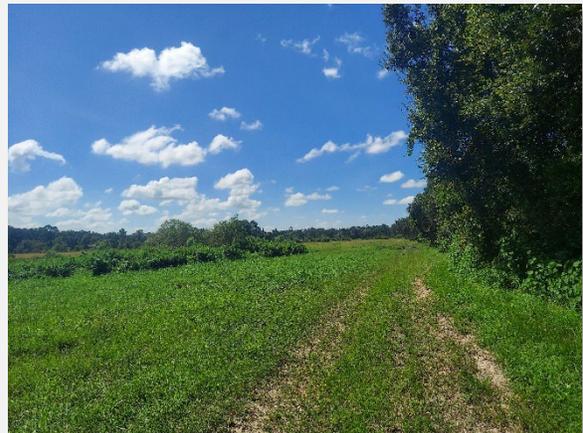
This property is just south of 15+ major distribution facilities including Amazon, Home Depot, Publix and more. With over 11,000,000 SF of distribution improvements in the area, this property is directly in the path of future development along County Line Road.

Also notable, to the east of the property are several large communities being developed in the southwestern Lakeland market, which are bringing hundreds of new homes to the area from home builders Casa Fresca Homes, Centex, and Richmond American Homes. Additionally, a recently developed Publix Shopping Center is located a ½ mile north of the property at the northeast corner of County Line Road and Pipkin Road. More residential, commercial, and warehousing development is expected to follow the recent development in the area. Great opportunity to buy in the path of development!

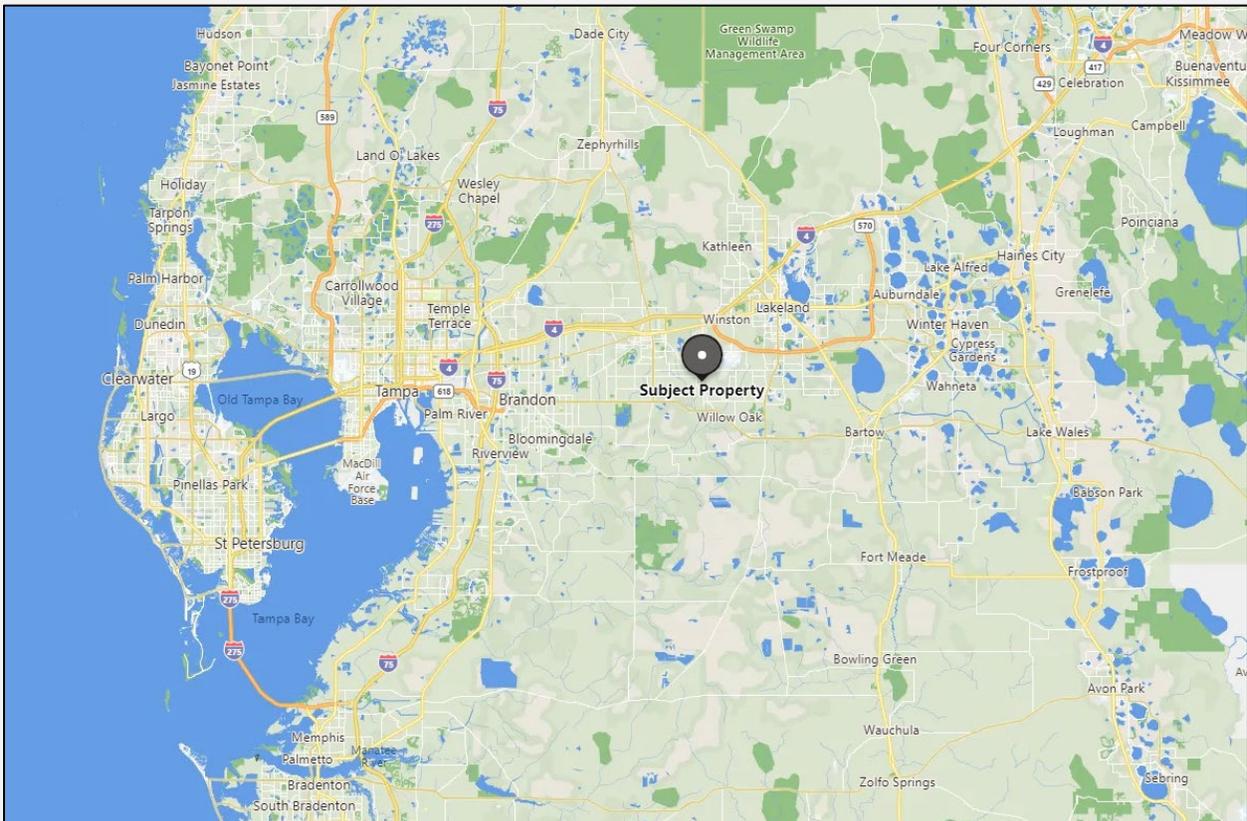
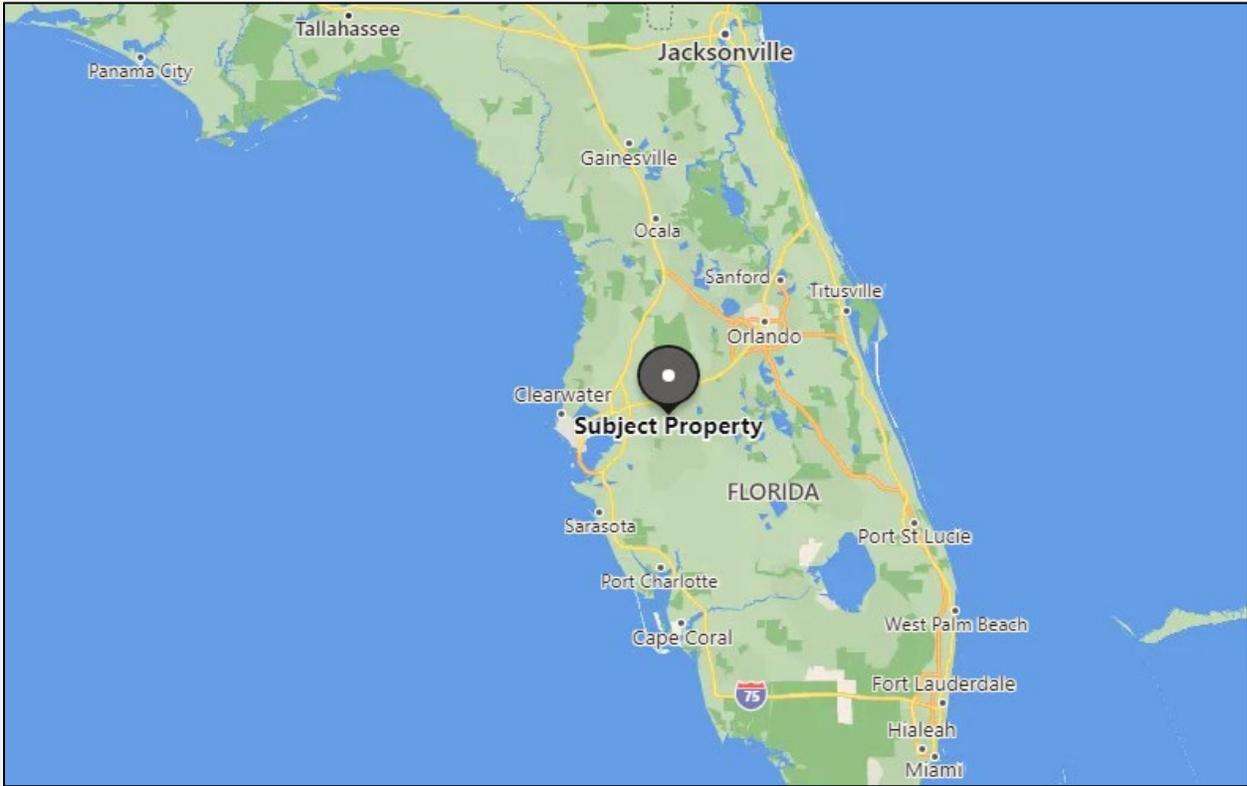
Property Photos



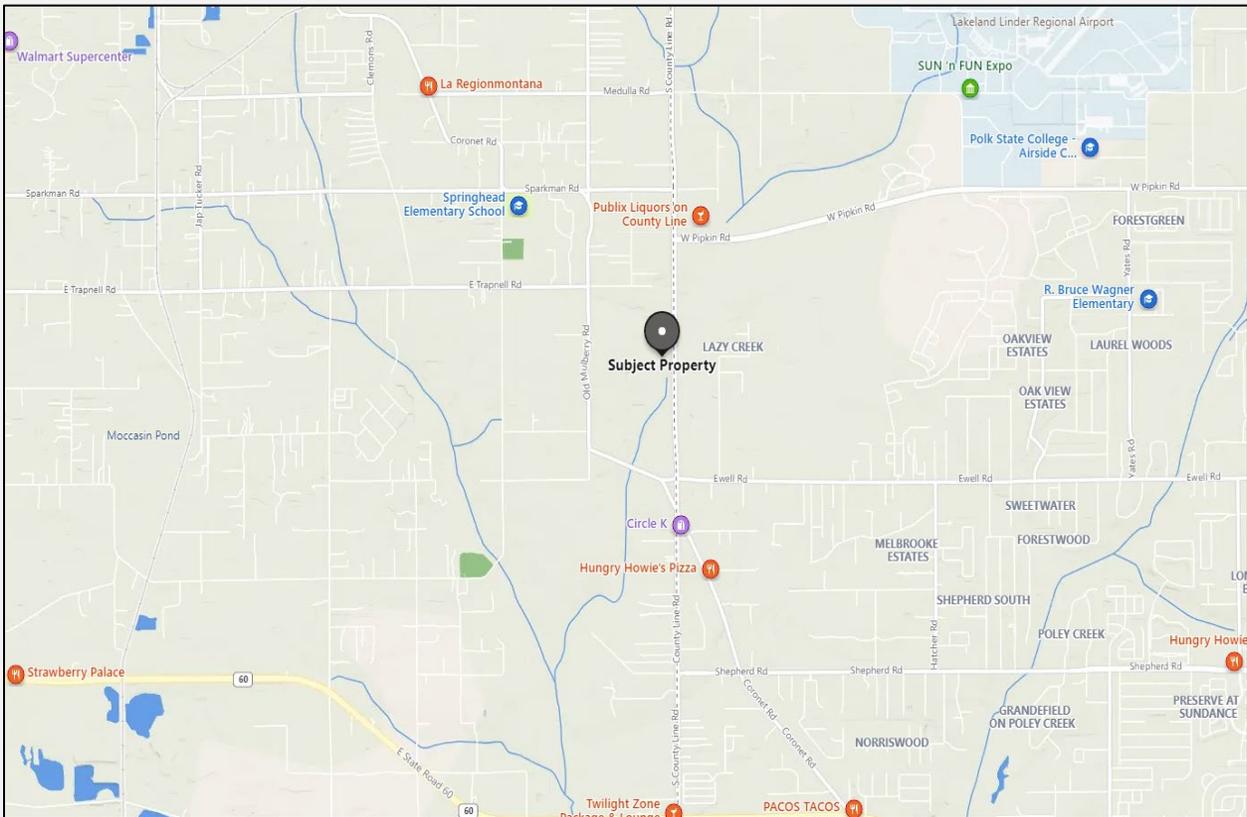
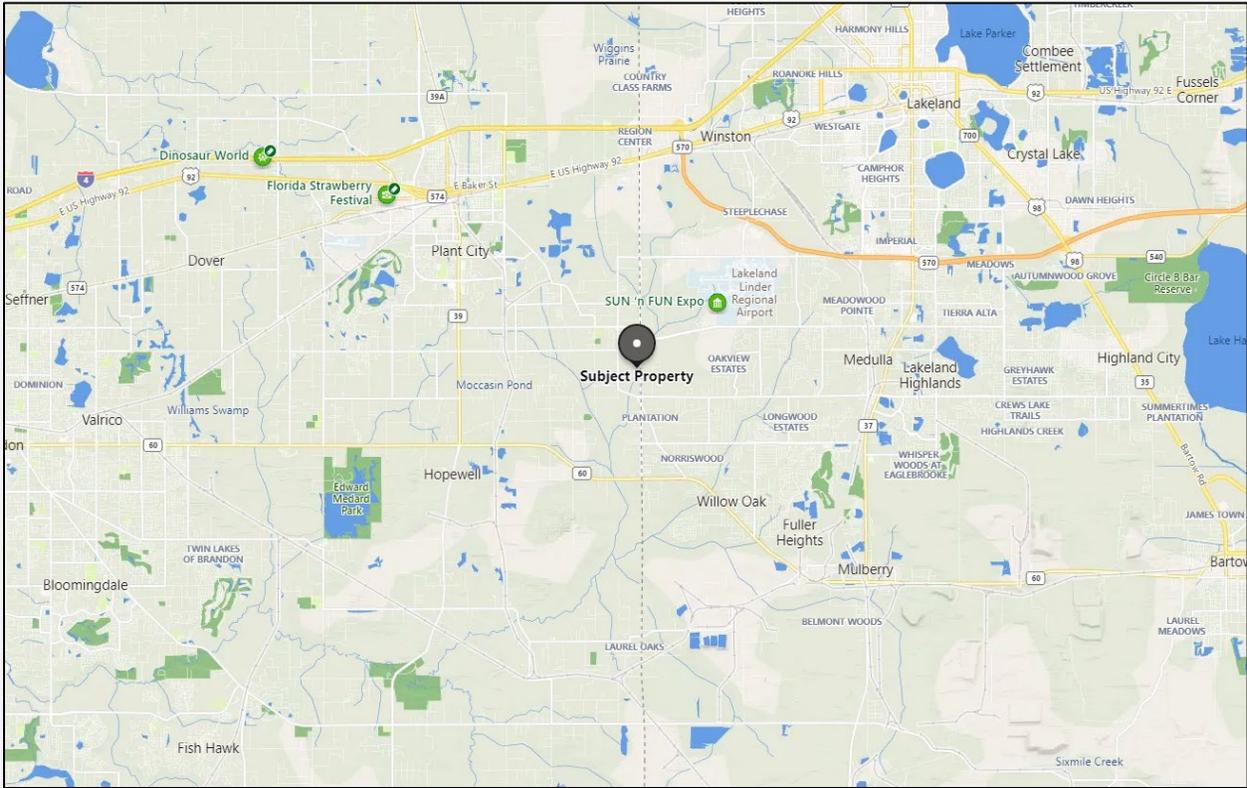
Property Photos



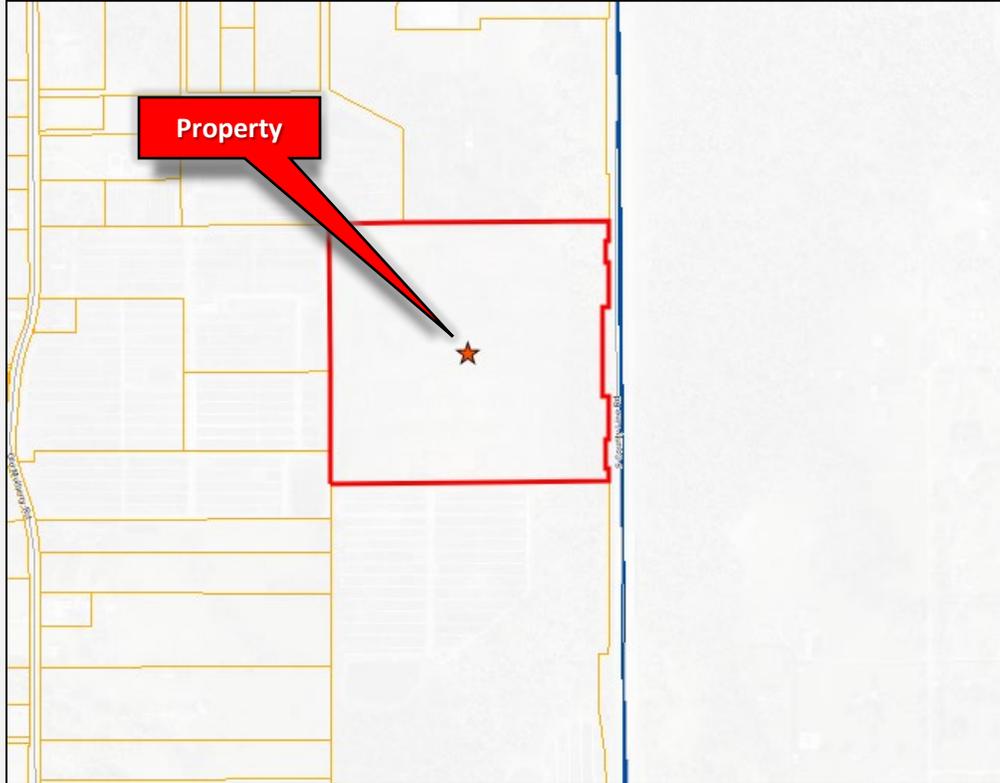
Location Maps



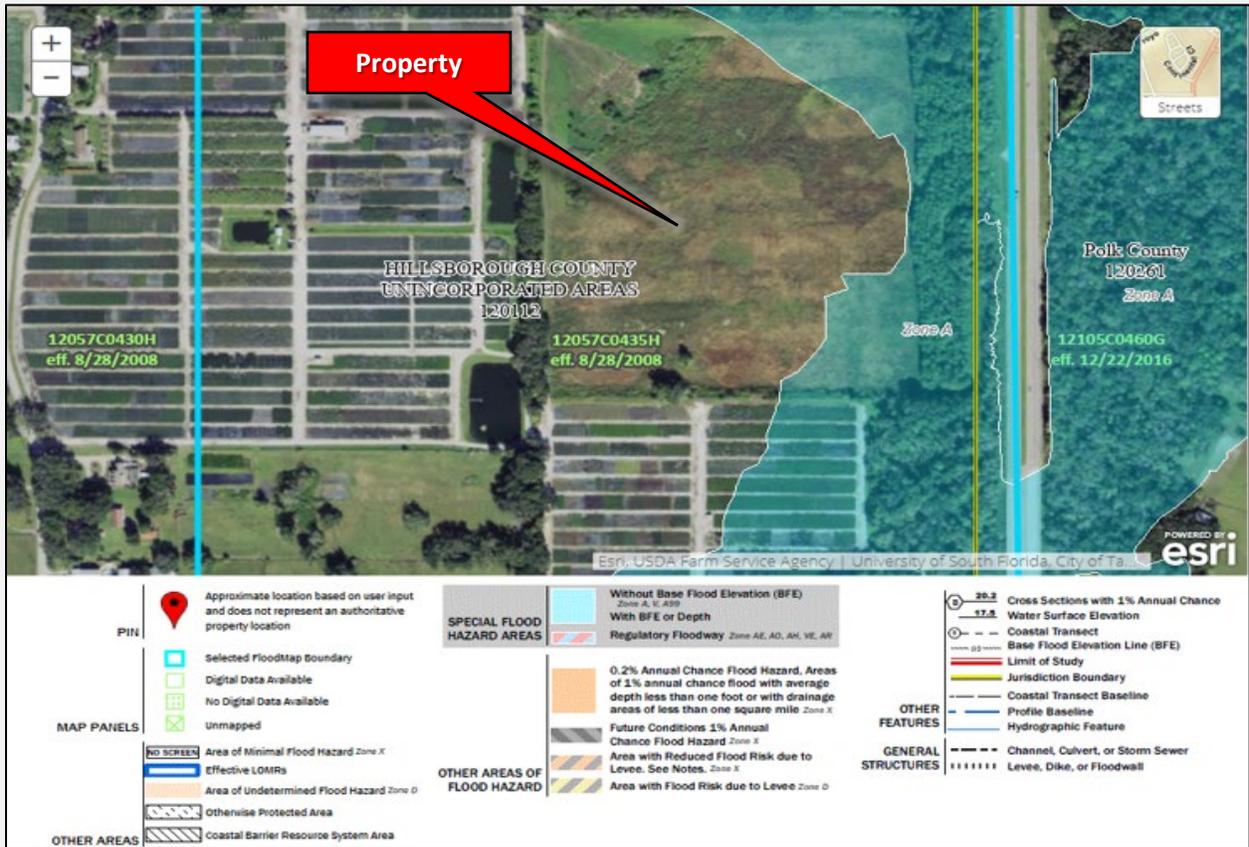
Location Maps



Parcel Maps



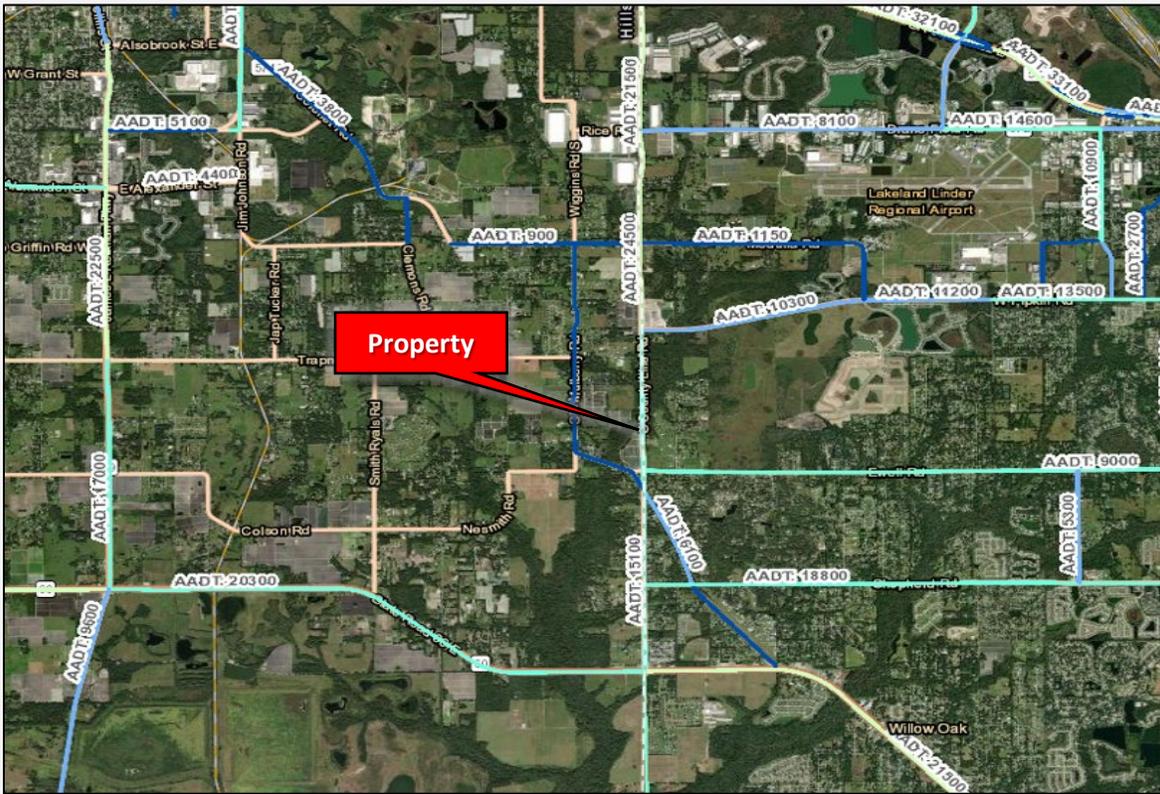
Flood Map



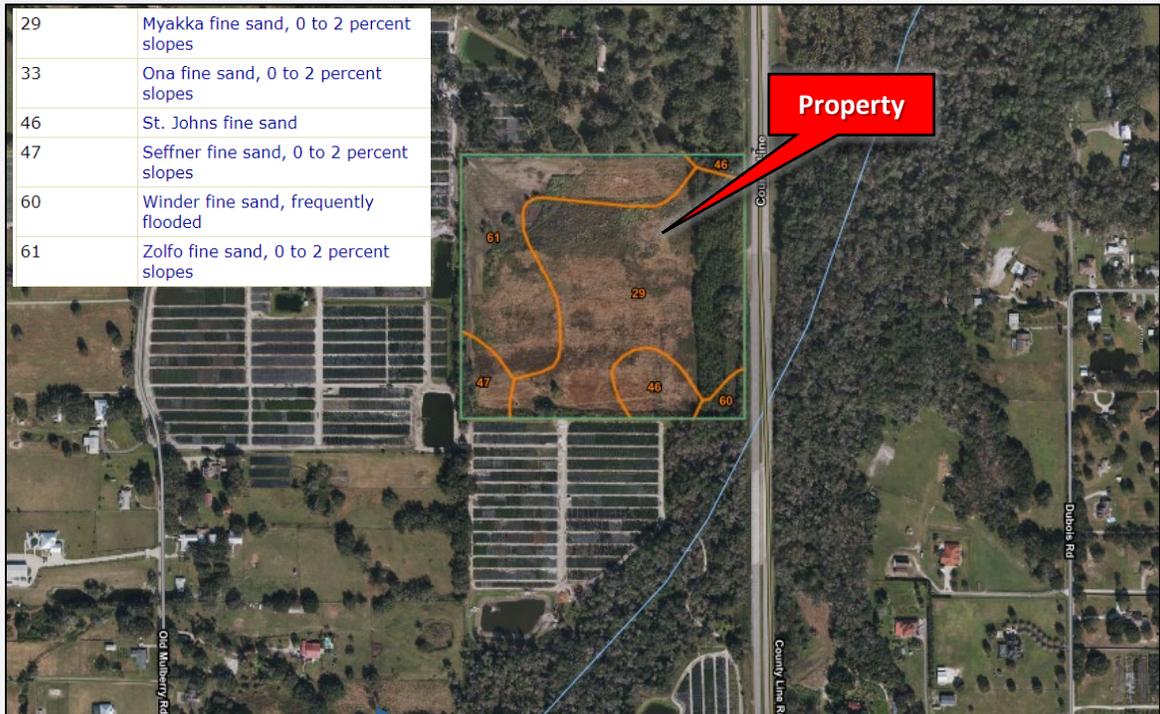
Wetland Map



Traffic Map



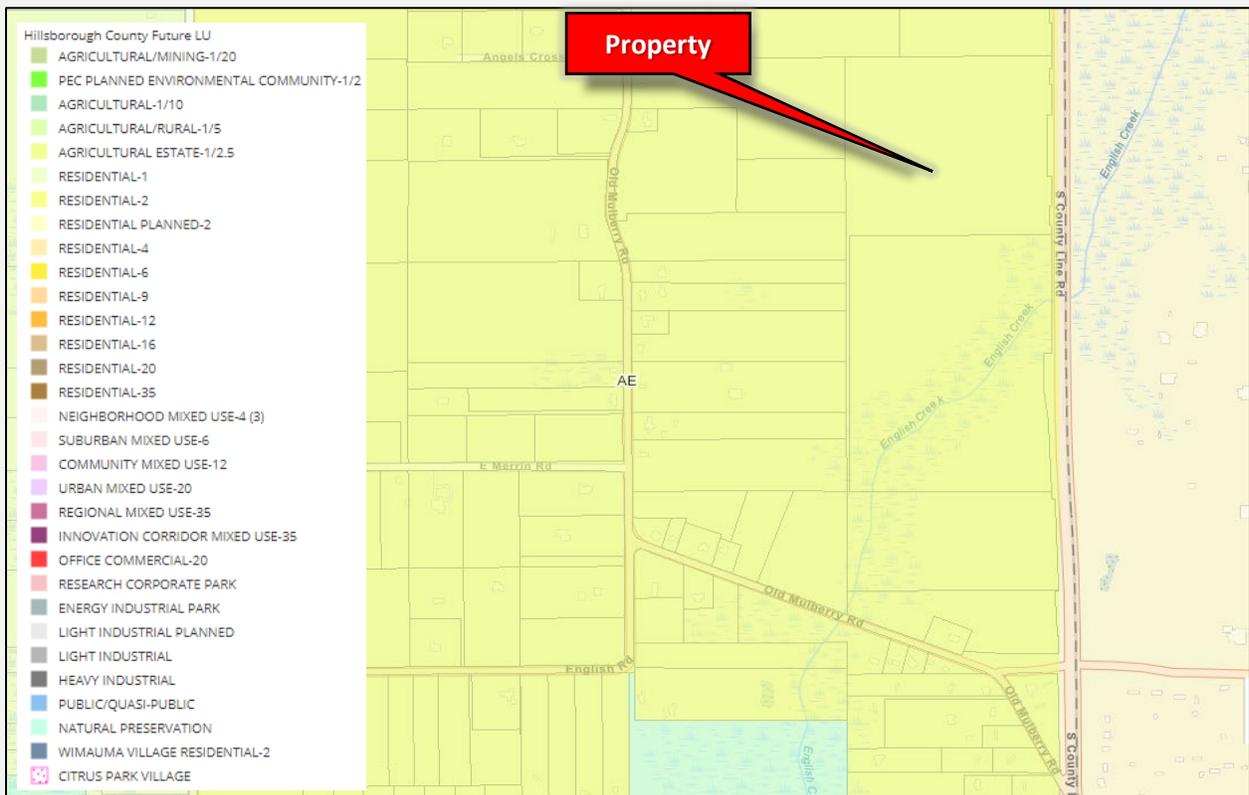
Soils Map



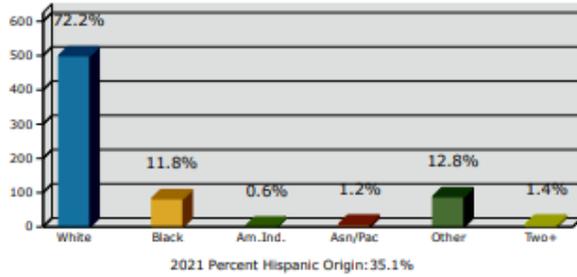
Zoning Map



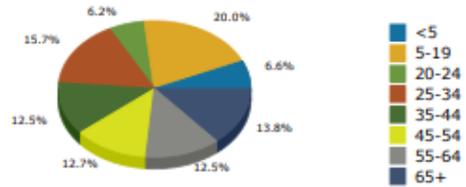
Future Land Use Map



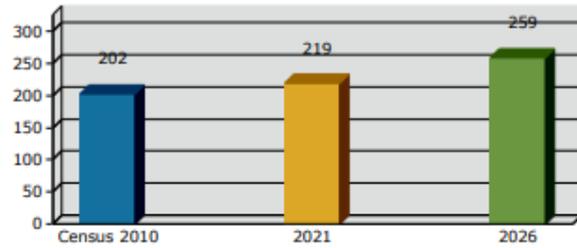
2021 Population by Race



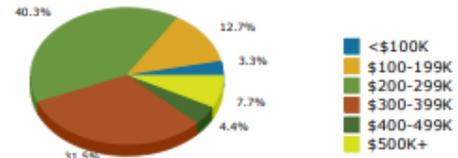
2021 Population by Age



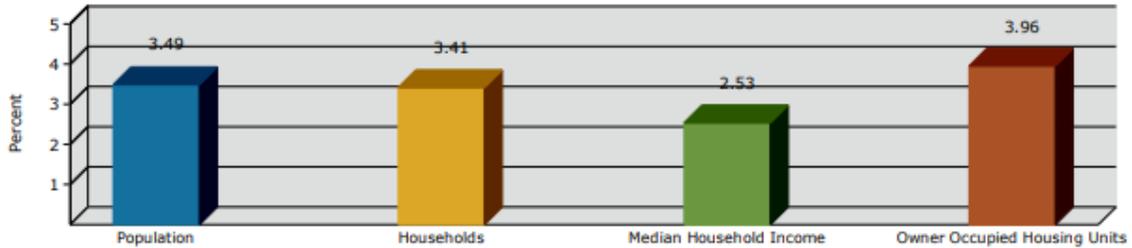
Households



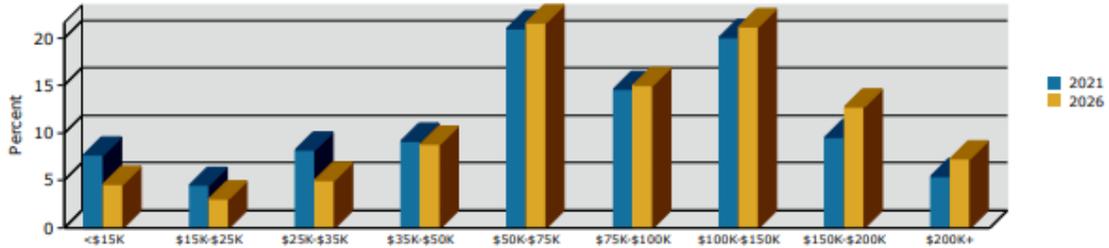
2021 Home Value



2021-2026 Annual Growth Rate

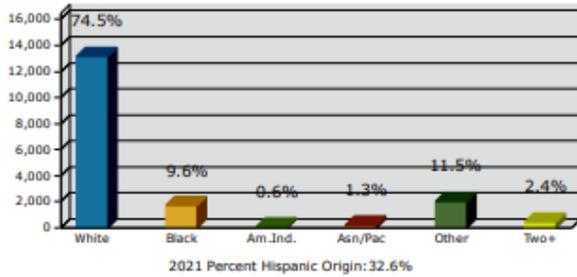


Household Income

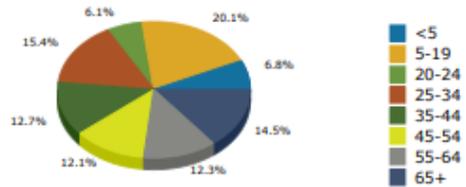


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

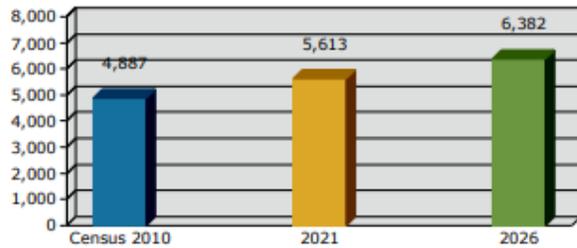
2021 Population by Race



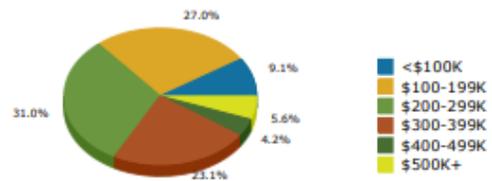
2021 Population by Age



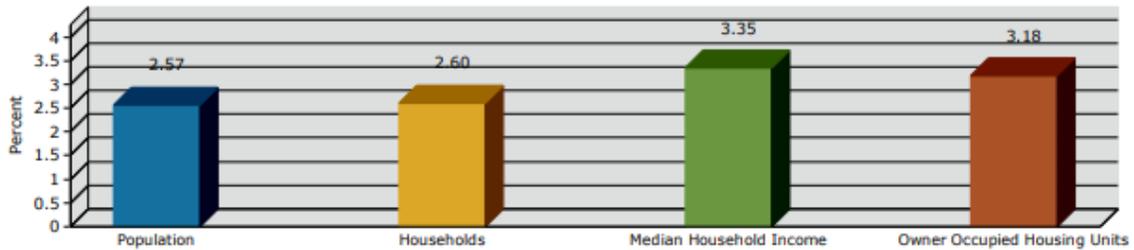
Households



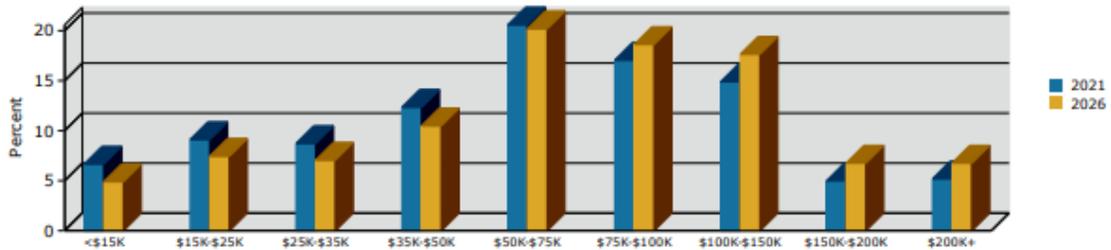
2021 Home Value



2021-2026 Annual Growth Rate

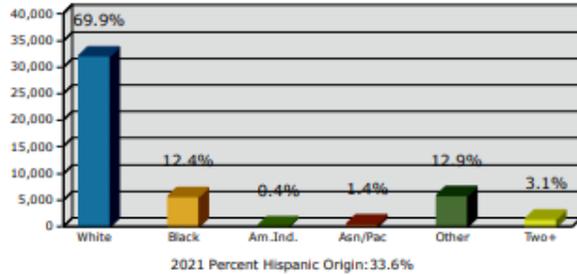


Household Income

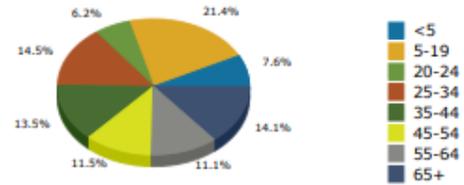


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

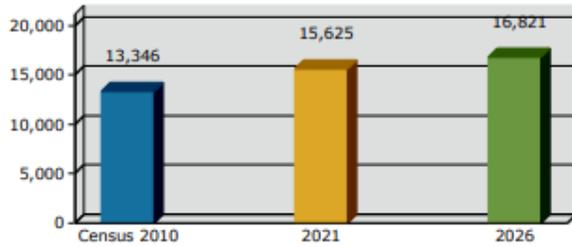
2021 Population by Race



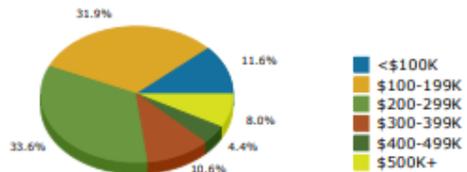
2021 Population by Age



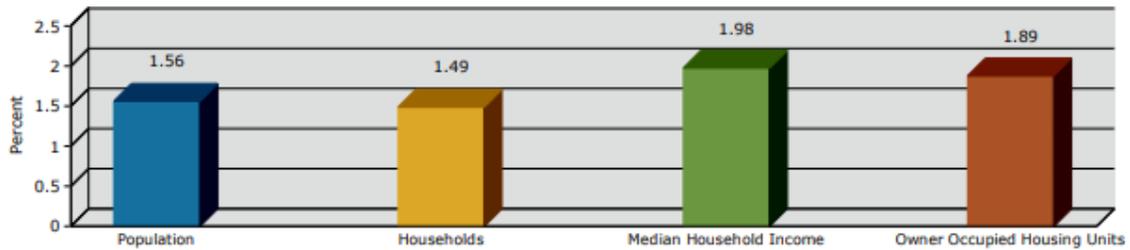
Households



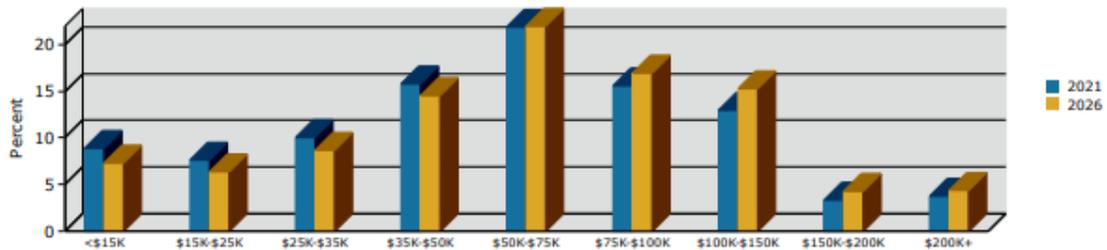
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Executive Summary

S. County Line Road
 33566, Plant City, Florida
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 27.96223
 Longitude: -82.05760

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	490	12,283	29,414
2010 Population	642	15,304	38,826
2021 Population	695	17,680	46,008
2026 Population	825	20,073	49,700
2000-2010 Annual Rate	2.74%	2.22%	2.82%
2010-2021 Annual Rate	0.71%	1.29%	1.52%
2021-2026 Annual Rate	3.49%	2.57%	1.56%
2021 Male Population	51.7%	50.7%	49.1%
2021 Female Population	48.3%	49.3%	50.9%
2021 Median Age	36.2	36.2	35.2

In the identified area, the current year population is 46,008. In 2010, the Census count in the area was 38,826. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 49,700 representing a change of 1.56% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	72.2%	74.5%	69.9%
2021 Black Alone	11.8%	9.6%	12.4%
2021 American Indian/Alaska Native Alone	0.6%	0.6%	0.4%
2021 Asian Alone	1.2%	1.3%	1.3%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	12.8%	11.5%	12.9%
2021 Two or More Races	1.4%	2.4%	3.1%
2021 Hispanic Origin (Any Race)	35.1%	32.6%	33.6%

Persons of Hispanic origin represent 33.6% of the population in the identified area compared to 18.9% 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 72.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	97	86	67
2000 Households	156	4,012	10,571
2010 Households	202	4,887	13,346
2021 Total Households	219	5,613	15,625
2026 Total Households	259	6,382	16,821
2000-2010 Annual Rate	2.62%	1.99%	2.36%
2010-2021 Annual Rate	0.72%	1.24%	1.41%
2021-2026 Annual Rate	3.41%	2.60%	1.49%
2021 Average Household Size	3.10	3.12	2.93

The household count in this area has changed from 13,346 in 2010 to 15,625 in the current year, a change of 1.41% annually. The five-year projection of households is 16,821, a change of 1.49% annually from the current year total. Average household size is currently 2.93, compared to 2.89 in the year 2010. The number of families in the current year is 11,440 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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33566, Plant City, Florida
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	16.3%	16.3%	16.1%
Median Household Income			
2021 Median Household Income	\$74,215	\$63,306	\$56,431
2026 Median Household Income	\$84,106	\$74,651	\$62,239
2021-2026 Annual Rate	2.53%	3.35%	1.98%
Average Household Income			
2021 Average Household Income	\$91,712	\$81,424	\$72,520
2026 Average Household Income	\$107,953	\$95,280	\$81,759
2021-2026 Annual Rate	3.31%	3.19%	2.43%
Per Capita Income			
2021 Per Capita Income	\$28,533	\$26,116	\$24,895
2026 Per Capita Income	\$33,914	\$30,575	\$27,959
2021-2026 Annual Rate	3.52%	3.20%	2.35%

Current median household income is \$56,431 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$62,239 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$72,520 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$81,759 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,895 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,959 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	145	144	144
2000 Total Housing Units	170	4,264	11,686
2000 Owner Occupied Housing Units	128	2,785	7,890
2000 Renter Occupied Housing Units	28	1,227	2,682
2000 Vacant Housing Units	14	252	1,114
2010 Total Housing Units	225	5,263	14,811
2010 Owner Occupied Housing Units	164	3,778	8,990
2010 Renter Occupied Housing Units	38	1,109	4,356
2010 Vacant Housing Units	23	376	1,465
2021 Total Housing Units	233	5,909	16,850
2021 Owner Occupied Housing Units	182	4,420	10,684
2021 Renter Occupied Housing Units	38	1,193	4,941
2021 Vacant Housing Units	14	296	1,225
2026 Total Housing Units	273	6,682	18,106
2026 Owner Occupied Housing Units	221	5,169	11,731
2026 Renter Occupied Housing Units	38	1,213	5,090
2026 Vacant Housing Units	14	300	1,285

Currently, 63.4% of the 16,850 housing units in the area are owner occupied; 29.3%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 14,811 housing units in the area - 60.7% owner occupied, 29.4% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 5.90%. Median home value in the area is \$216,811, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.10% annually to \$252,576.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Business Summary

S. County Line Road
 33566, Plant City, Florida
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
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 Longitude: -82.05760

Data for all businesses in area	0 - 1 mile		1 - 3 mile		3 - 5 mile							
Total Businesses:	10		252		1,304							
Total Employees:	146		3,073		17,145							
Total Residential Population:	695		17,680		46,008							
Employee/Residential Population Ratio (per 100 Residents)	21		17		37							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	10.0%	3	2.1%	14	5.6%	65	2.1%	37	2.8%	222	1.3%
Construction	2	20.0%	13	8.9%	43	17.1%	316	10.3%	130	10.0%	1,384	8.1%
Manufacturing	0	0.0%	1	0.7%	12	4.8%	338	11.0%	69	5.3%	1,713	10.0%
Transportation	0	0.0%	1	0.7%	12	4.8%	96	3.1%	45	3.5%	492	2.9%
Communication	0	0.0%	0	0.0%	1	0.4%	2	0.1%	8	0.6%	61	0.4%
Utility	0	0.0%	0	0.0%	0	0.0%	10	0.3%	1	0.1%	36	0.2%
Wholesale Trade	0	0.0%	0	0.0%	15	6.0%	261	8.5%	80	6.1%	1,320	7.7%
Retail Trade Summary	2	20.0%	93	63.7%	40	15.9%	707	23.0%	281	21.5%	4,298	25.1%
Home Improvement	0	0.0%	1	0.7%	4	1.6%	30	1.0%	25	1.9%	403	2.4%
General Merchandise Stores	0	0.0%	1	0.7%	1	0.4%	58	1.9%	14	1.1%	670	3.9%
Food Stores	0	0.0%	82	56.2%	6	2.4%	451	14.7%	37	2.8%	1,366	8.0%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	1	0.7%	9	3.6%	38	1.2%	42	3.2%	225	1.3%
Apparel & Accessory Stores	0	0.0%	0	0.0%	2	0.8%	10	0.3%	11	0.8%	67	0.4%
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.4%	13	0.4%	13	1.0%	83	0.5%
Eating & Drinking Places	0	0.0%	4	2.7%	5	2.0%	66	2.1%	67	5.1%	1,081	6.3%
Miscellaneous Retail	1	10.0%	2	1.4%	11	4.4%	41	1.3%	71	5.4%	403	2.4%
Finance, Insurance, Real Estate Summary	0	0.0%	1	0.7%	13	5.2%	514	16.7%	109	8.4%	3,021	17.6%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	1	0.4%	8	0.3%	24	1.8%	199	1.2%
Securities Brokers	0	0.0%	0	0.0%	2	0.8%	7	0.2%	10	0.8%	37	0.2%
Insurance Carriers & Agents	0	0.0%	1	0.7%	4	1.6%	481	15.7%	25	1.9%	2,513	14.7%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%	6	2.4%	18	0.6%	50	3.8%	271	1.6%
Services Summary	3	30.0%	31	21.2%	75	29.8%	689	22.4%	418	32.1%	4,180	24.4%
Hotels & Lodging	0	0.0%	0	0.0%	1	0.4%	16	0.5%	6	0.5%	91	0.5%
Automotive Services	0	0.0%	0	0.0%	4	1.6%	30	1.0%	34	2.6%	158	0.9%
Motion Pictures & Amusements	0	0.0%	0	0.0%	4	1.6%	16	0.5%	32	2.5%	161	0.9%
Health Services	0	0.0%	2	1.4%	4	1.6%	57	1.9%	37	2.8%	684	4.0%
Legal Services	0	0.0%	1	0.7%	3	1.2%	10	0.3%	7	0.5%	30	0.2%
Education Institutions & Libraries	0	0.0%	18	12.3%	6	2.4%	216	7.0%	17	1.3%	748	4.4%
Other Services	2	20.0%	11	7.5%	53	21.0%	344	11.2%	284	21.8%	2,308	13.5%
Government	0	0.0%	0	0.0%	2	0.8%	55	1.8%	15	1.2%	348	2.0%
Unclassified Establishments	1	10.0%	2	1.4%	23	9.1%	19	0.6%	112	8.6%	70	0.4%
Totals	10	100.0%	146	100.0%	252	100.0%	3,073	100.0%	1,304	100.0%	17,145	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.4%	4	0.1%	6	0.5%	26	0.2%
Mining	0	0.0%	0	0.0%	1	0.4%	5	0.2%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	8	0.3%	1	0.1%	29	0.2%
Construction	2	20.0%	15	10.3%	46	18.3%	350	11.4%	137	10.5%	1,417	8.3%
Manufacturing	0	0.0%	0	0.0%	12	4.8%	352	11.5%	72	5.5%	1,922	11.2%
Wholesale Trade	0	0.0%	0	0.0%	15	6.0%	259	8.4%	78	6.0%	1,310	7.6%
Retail Trade	2	20.0%	89	61.0%	34	13.5%	613	19.9%	209	16.0%	2,963	17.3%
Motor Vehicle & Parts Dealers	0	0.0%	1	0.7%	6	2.4%	28	0.9%	34	2.6%	205	1.2%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	10	0.3%	5	0.4%	57	0.3%
Electronics & Appliance Stores	0	0.0%	0	0.0%	2	0.8%	4	0.1%	7	0.5%	26	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	1	0.7%	4	1.6%	29	0.9%	25	1.9%	400	2.3%
Food & Beverage Stores	0	0.0%	83	56.8%	7	2.8%	430	14.0%	31	2.4%	1,109	6.5%
Health & Personal Care Stores	0	0.0%	0	0.0%	1	0.4%	5	0.2%	21	1.6%	121	0.7%
Gasoline Stations	0	0.0%	0	0.0%	3	1.2%	11	0.4%	8	0.6%	20	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	2	0.8%	10	0.3%	13	1.0%	70	0.4%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	1	0.7%	1	0.4%	7	0.2%	11	0.8%	97	0.6%
General Merchandise Stores	0	0.0%	1	0.7%	1	0.4%	58	1.9%	14	1.1%	670	3.9%
Miscellaneous Store Retailers	0	0.0%	1	0.7%	4	1.6%	21	0.7%	19	1.5%	181	1.1%
Nonstore Retailers	0	0.0%	0	0.0%	3	1.2%	1	0.0%	21	1.6%	8	0.0%
Transportation & Warehousing	0	0.0%	1	0.7%	11	4.4%	91	3.0%	39	3.0%	445	2.6%
Information	0	0.0%	0	0.0%	5	2.0%	38	1.2%	19	1.5%	204	1.2%
Finance & Insurance	0	0.0%	1	0.7%	7	2.8%	497	16.2%	60	4.6%	2,753	16.1%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	1	0.4%	8	0.3%	25	1.9%	203	1.2%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	2	0.8%	7	0.2%	10	0.8%	37	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	1	0.7%	4	1.6%	481	15.7%	25	1.9%	2,513	14.7%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%	9	3.6%	22	0.7%	59	4.5%	269	1.6%
Professional, Scientific & Tech Services	0	0.0%	6	4.1%	19	7.5%	140	4.6%	97	7.4%	721	4.2%
Legal Services	0	0.0%	1	0.7%	3	1.2%	10	0.3%	9	0.7%	36	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	2	0.1%	4	0.3%	20	0.1%
Administrative & Support & Waste Management & Remediation	1	10.0%	4	2.7%	22	8.7%	117	3.8%	64	4.9%	791	4.6%
Educational Services	0	0.0%	18	12.3%	6	2.4%	217	7.1%	19	1.5%	749	4.4%
Health Care & Social Assistance	0	0.0%	3	2.1%	6	2.4%	74	2.4%	58	4.4%	1,044	6.1%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%	4	1.6%	24	0.8%	27	2.1%	180	1.0%
Accommodation & Food Services	0	0.0%	4	2.7%	6	2.4%	82	2.7%	74	5.7%	1,184	6.9%
Accommodation	0	0.0%	0	0.0%	1	0.4%	16	0.5%	6	0.5%	91	0.5%
Food Services & Drinking Places	0	0.0%	4	2.7%	5	2.0%	66	2.1%	68	5.2%	1,092	6.4%
Other Services (except Public Administration)	1	10.0%	3	2.1%	23	9.1%	104	3.4%	155	11.9%	699	4.1%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	3	1.2%	25	0.8%	29	2.2%	127	0.7%
Public Administration	0	0.0%	0	0.0%	2	0.8%	55	1.8%	15	1.2%	348	2.0%
Unclassified Establishments	1	10.0%	2	1.4%	23	9.1%	19	0.6%	112	8.6%	70	0.4%
Total	10	100.0%	146	100.0%	252	100.0%	3,073	100.0%	1,304	100.0%	17,145	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.