

INDUSTRIAL LAND FOR SALE

2451 COUNTY LINE ROAD SOUTH

COUNTY LINE ROAD
INDUSTRIAL

Plant City, FL 33566



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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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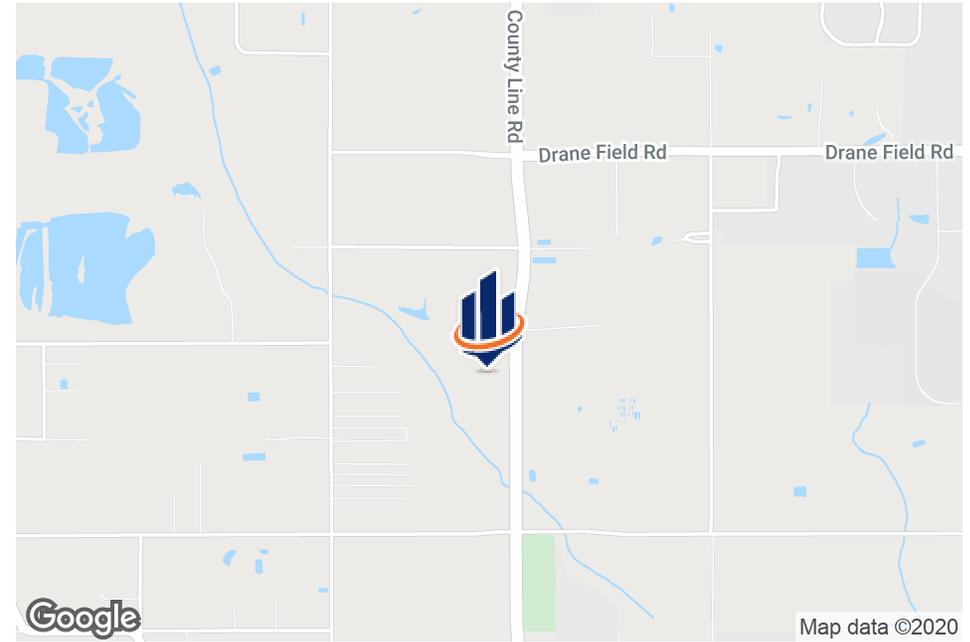
This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY INFORMATION





SALE PRICE

\$4,900,000

OFFERING SUMMARY

LOT SIZE:	34.63 Acres
PRICE/ACRE:	\$141,500
ZONING:	M-1A Light Industrial
APN:	P-01-29-22-39R -000000-00001.1 and P-01-29-22-39R -000000-00001.2
TRAFFIC COUNT:	21,000+/- Cars/Day
UTILITIES:	Water, sewer, and electricity available

PROPERTY OVERVIEW

This is an industrial zoned property located in Plant City, FL. It is strategically located amidst the rapidly growing industrial development along the Plant City/Lakeland county line. Access ability is phenomenal as it sits halfway between I-4 and US Highway 60 on County Line Road. The property is currently being operated as an ornamental nursery however its highest and best use would certainly be for industrial re-development.

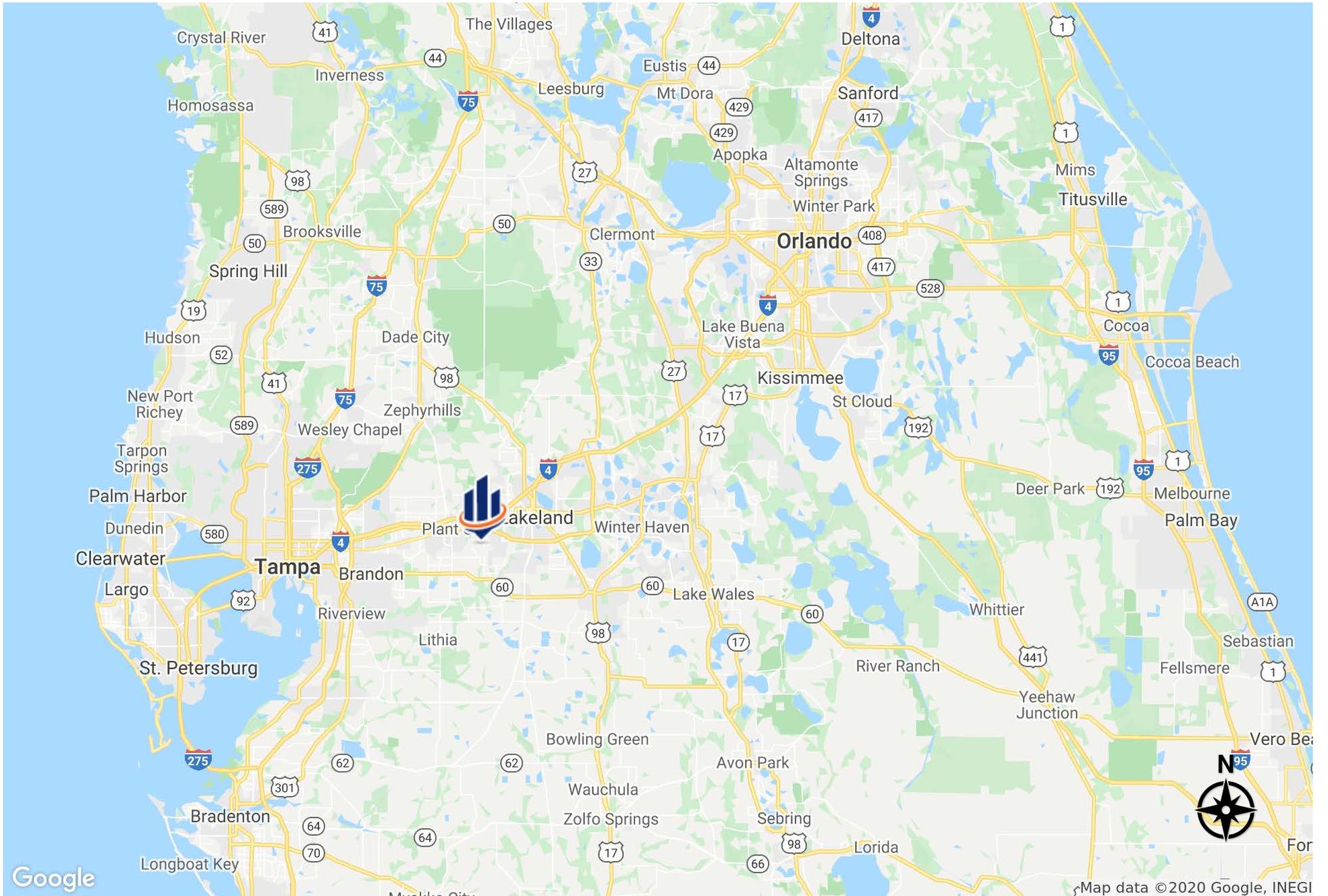
PROPERTY HIGHLIGHTS

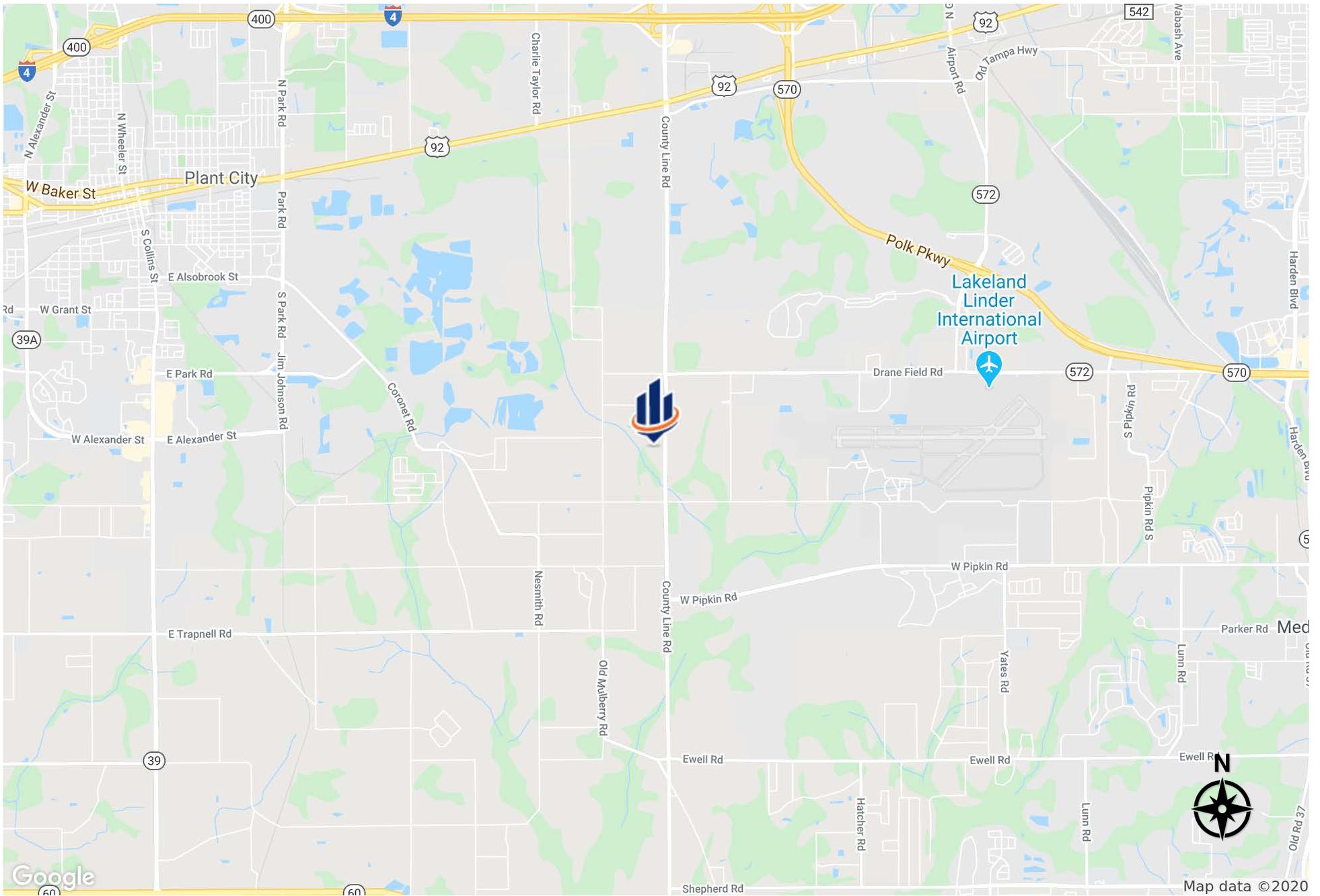
- Prime Industrial land located in the heart of the Plant City Industrial corridor
- 1,300 feet of direct frontage on County Line Road

SECTION 2

LOCATION INFORMATION





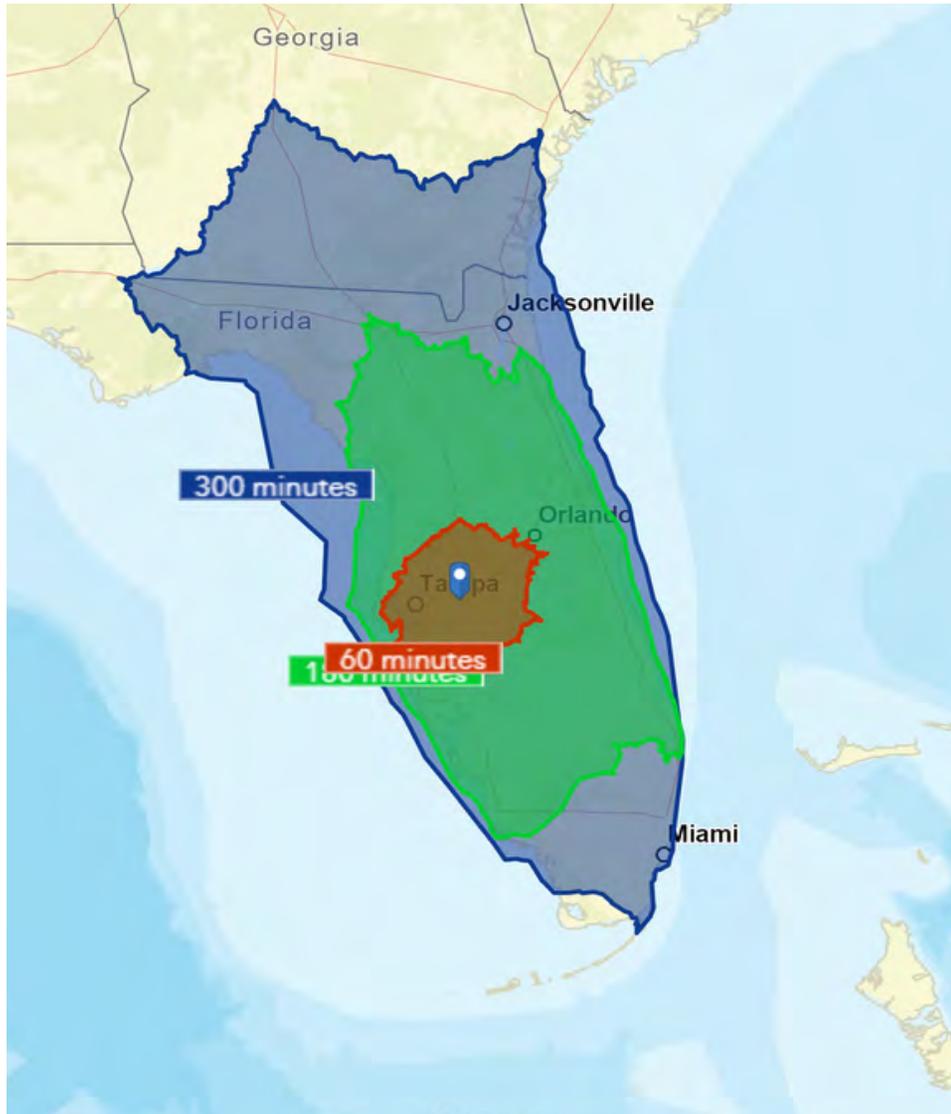


SECTION 3

DEMOGRAPHICS



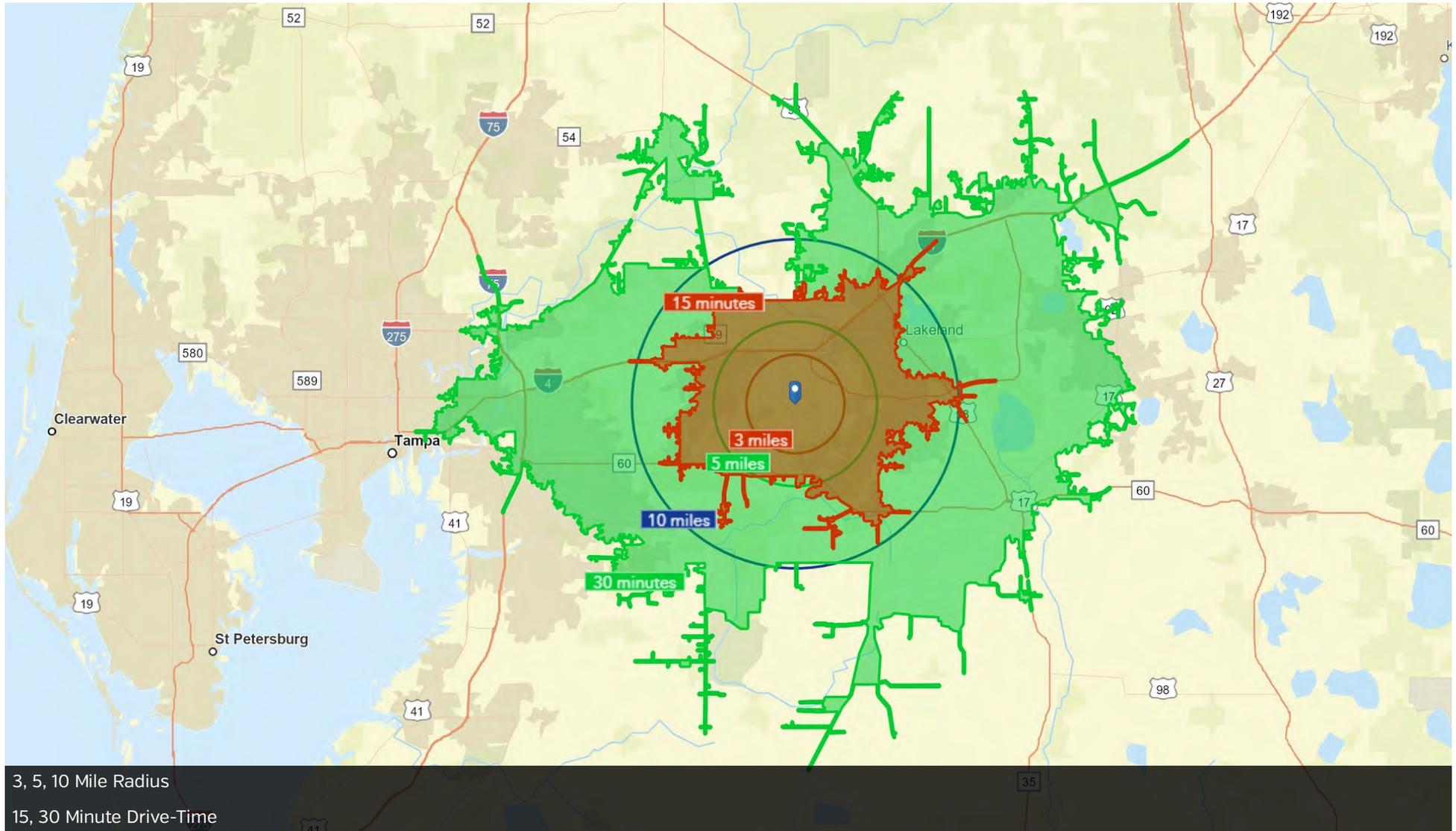
Distribution Demographics



	1 HOUR	3 HOUR	5 HOUR
Population	3,360,316	12,640,638	20,923,173
Households	1,271,921	5,063,502	8,159,928
Families	834,056	3,254,631	5,287,202
Median Age	39.1	44.1	42.3
Median Household Income	\$54,820	\$53,441	\$53,725

- More than 20,000,000 people within 5 hours!
- The 5-hour mark allows the truck driver 5 hours out, 1 hour to unload, and 5 hours back for an 11-hour trip.

Demographics Map



Benchmark Demographics

	3 mile	5 miles	10 miles	15 minutes	30 minutes	Hillsborough	FL	US
Population	11,038	66,573	296,828	198,286	713,875	1,454,648	21,239,528	332,417,793
Households	3,620	23,333	108,587	73,759	261,213	553,152	8,299,404	125,168,557
Families	2,748	16,701	74,155	50,257	183,013	352,489	5,366,533	82,295,074
Average Household Size	3.02	2.83	2.68	2.66	2.69	2.59	2.51	2.59
Owner Occupied Housing Units	2,706	15,592	68,375	46,353	174,671	326,389	5,375,035	79,459,278
Renter Occupied Housing Units	914	7,741	40,211	27,406	86,542	226,763	2,924,369	45,709,279
Median Age	36.8	36.8	38.5	38.5	39.3	37.30	42.50	38.50

Trends: 2018 - 2023 Annual Rate

Population	2.62%	1.69%	1.35%	1.42%	1.34%	1.68%	1.37%	0.77%
Households	2.51%	1.59%	1.26%	1.31%	1.24%	1.60%	1.31%	0.75%
Families	2.58%	1.57%	1.21%	1.27%	1.18%	1.53%	1.26%	0.68%
Owner HHs	3.21%	2.11%	1.64%	1.71%	1.57%	1.90%	1.60%	0.92%
Median Household Income	3.22%	2.16%	2.14%	2.01%	2.27%	2.66%	2.37%	2.70%

Households by Income

<\$15,000	7.60%	10.00%	11.90%	11.90%	11.10%	11.50%	11.10%	10.70%
\$15,000 - \$24,999	8.40%	9.00%	10.30%	10.60%	9.60%	9.00%	10.10%	9.00%
\$25,000 - \$34,999	8.90%	10.30%	10.20%	10.40%	9.70%	9.20%	10.10%	8.90%
\$35,000 - \$49,999	13.80%	16.50%	16.00%	16.50%	15.30%	13.90%	14.40%	12.40%
\$50,000 - \$74,999	21.60%	21.10%	18.50%	18.90%	19.20%	18.00%	18.50%	17.50%
\$75,000 - \$99,999	13.40%	13.00%	12.40%	11.80%	12.90%	12.30%	12.30%	12.60%
\$100,000 - \$149,999	14.90%	12.70%	12.20%	12.10%	12.80%	13.60%	12.80%	15.10%
\$150,000 - \$199,999	6.70%	3.70%	4.30%	3.90%	4.90%	6.00%	5.00%	6.50%
\$200,000+	4.70%	3.70%	4.30%	3.90%	4.50%	6.50%	5.70%	7.30%
Median Household Income	\$60,520	\$53,446	\$51,546	\$50,570	\$54,026	\$56,744	\$54,238	\$60,548
Average Household Income	\$80,936	\$71,233	\$71,720	\$69,848	\$74,226	\$82,088	\$78,335	\$87,398
Per Capita Income	\$26,881	\$25,060	\$26,304	\$25,928	\$27,196	\$31,286	\$30,703	\$33,028

Population by Age

0 - 4	6.80%	7.10%	6.40%	6.70%	6.10%	6.00%	5.20%	6.00%
5 - 9	6.90%	7.00%	6.40%	6.60%	6.20%	6.10%	5.40%	6.10%
10 - 14	6.90%	6.80%	6.30%	6.50%	6.40%	6.20%	5.60%	6.30%
15 - 19	6.30%	6.00%	6.40%	6.00%	6.20%	6.30%	5.60%	6.30%
20 - 24	6.00%	6.00%	6.40%	6.00%	6.10%	7.20%	6.10%	6.70%
25 - 34	14.60%	14.60%	13.80%	13.90%	13.60%	15.00%	13.30%	14.00%
35 - 44	12.80%	12.40%	11.70%	11.90%	12.00%	13.00%	11.70%	12.60%
45 - 54	12.40%	11.90%	11.80%	11.60%	12.40%	12.80%	12.50%	12.50%
55 - 64	12.30%	12.00%	12.60%	12.40%	13.10%	12.40%	13.70%	13.10%
65 - 74	9.60%	9.60%	10.30%	10.40%	10.50%	8.90%	11.70%	9.70%
75 - 84	4.30%	4.80%	5.60%	5.70%	5.40%	4.40%	6.50%	4.70%
85+	1.10%	1.70%	2.30%	2.30%	2.00%	1.80%	2.80%	2.00%

Race and Ethnicity

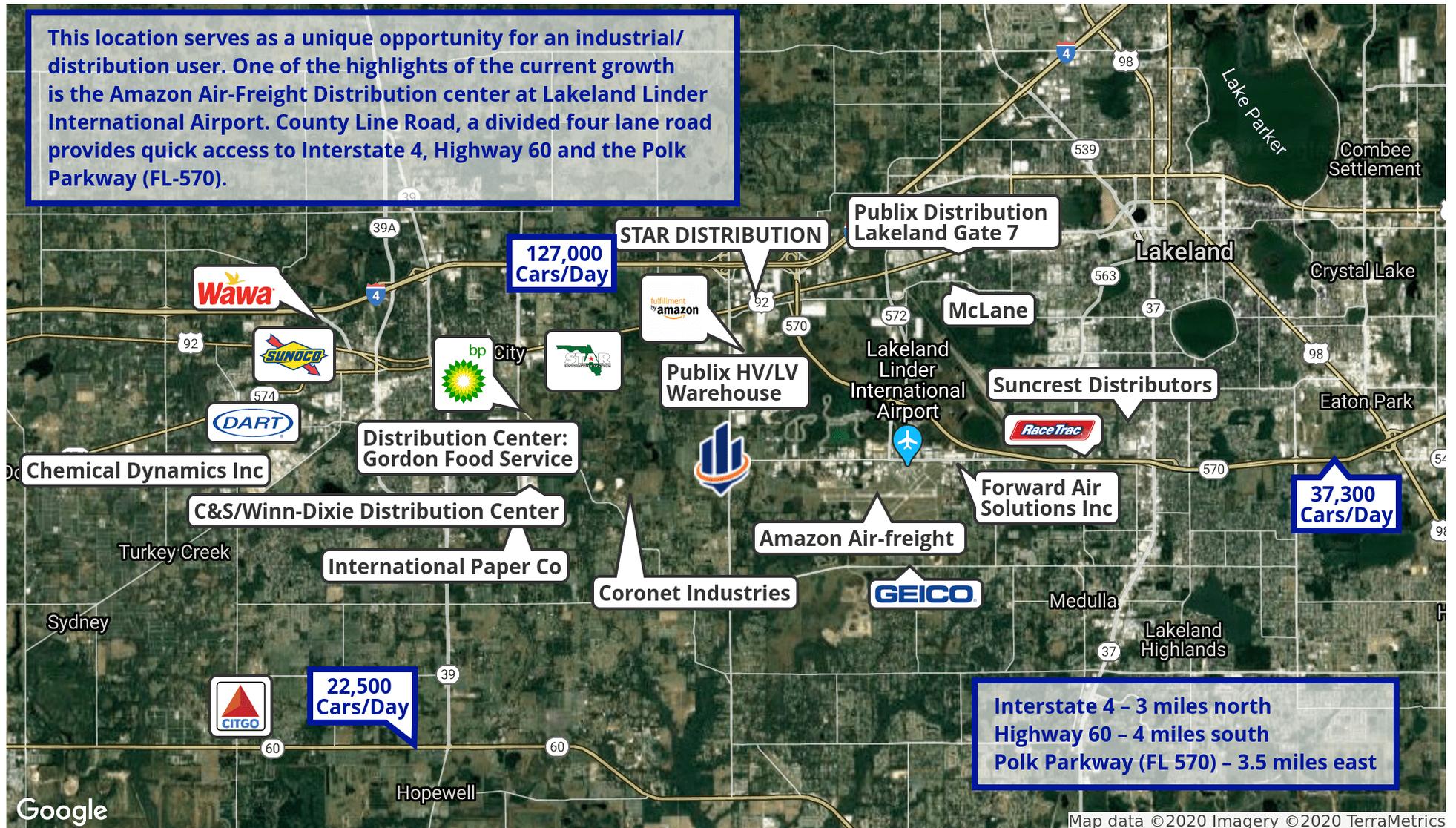
White Alone	77.80%	71.40%	71.90%	69.90%	73.00%	68.30%	72.70%	69.60%
Black Alone	7.40%	13.00%	14.20%	16.20%	14.20%	17.10%	16.50%	12.90%
American Indian Alone	0.50%	0.60%	0.50%	0.50%	0.50%	0.40%	0.40%	1.00%
Asian Alone	1.60%	1.30%	2.00%	1.70%	2.60%	4.30%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.50%	11.20%	8.30%	8.70%	6.40%	6.00%	4.50%	7.00%
Two or More Races	2.20%	2.60%	3.10%	3.00%	3.30%	3.80%	3.10%	3.50%
Hispanic Origin (Any Race)	32.20%	30.00%	24.90%	25.70%	22.40%	30.00%	26.60%	18.60%

SECTION 4

MARKET AREA MAPS



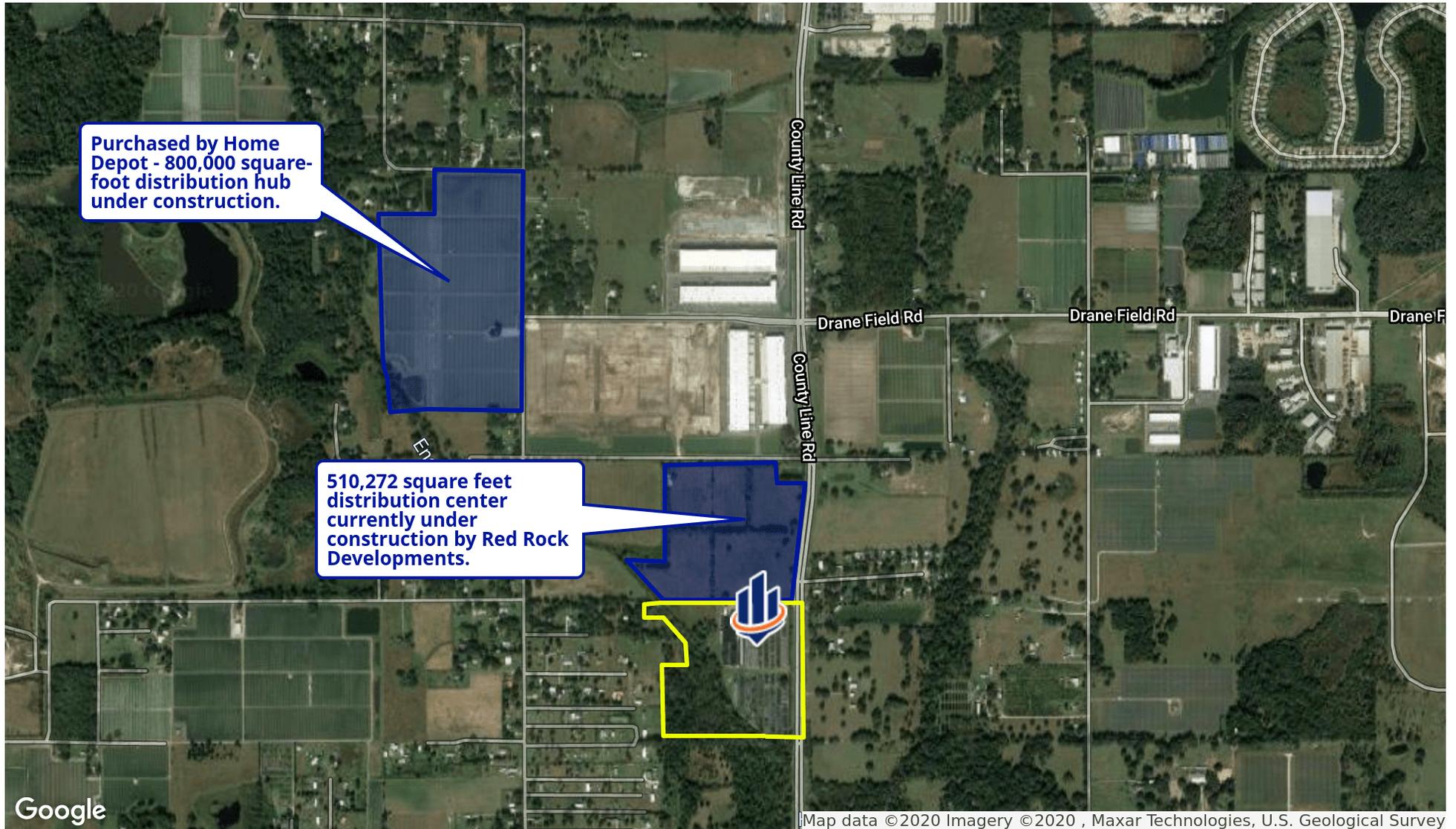
Industrial/Distribution Market Area



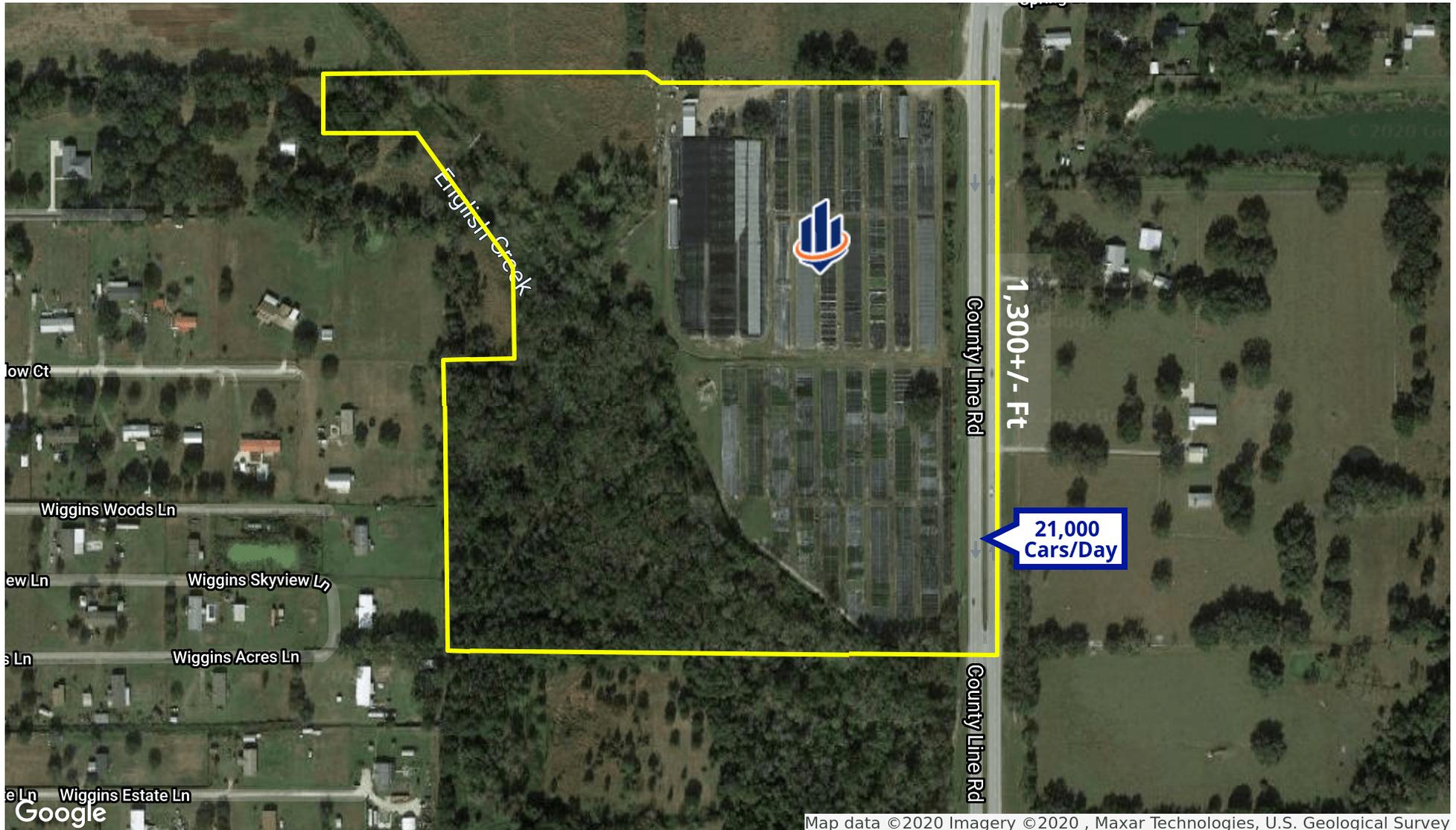
Trade Area



Neighborhood Highlights



Site Aerial



SECTION 5

ADDITIONAL
INFORMATION





Photo Source: corporate.homedepot.com

HOME DEPOT DISTRIBUTION HUB DEVELOPMENT SITE

- In June, 2019 The Home Depot closed on the purchase of approximately 67 acres of a former strawberry farm for their new distribution hub project as a result of a seven-year tax exemption.
- The new 800,000 +/- Square foot facility is looking to provide up to 345 new jobs.
- The reported total capital investment for this new project [called Project Hammer] reaches a total of \$64.9 million
- The site is located just approximately 2,600 feet off from S County Line Rd and 2.5 +/- miles south of I-4



Photo Source: businessobserverfl.com

RED ROCK DEVELOPMENTS DISTRIBUTION CENTER

- The Columbia, SC developer is currently constructing a \$35 million distribution center directly on S County Line Rd just 3 miles south of I-4
- A 500,000+ SF Multi-tenant facility is currently under construction on the 36 +/- acre site adjacent to the north.
- The developers are aware that the distribution industry is in need for facilities of these magnitudes and distribution-like locations.
- The project will include "will feature 36-foot-clear ceiling heights, super-flat floors, ESFR fire suppression systems, cross-dock loading, a 200-foot truck court, substantial truck and other vehicle parking" [businessobserverfl.com].

Land Coverage With Active Business



Structures In Place



Nearby Developments



Home Depot Distribution Hub Under Construction



Red Rock Developments - Breaking ground for the new Distribution Center



Red Rock Developments - Breaking ground for the new Distribution Center

SECTION 6

ADVISOR BIOS





GREGORY SMITH

Senior Advisor

greg.smith@svn.com

Direct: 863.648.1528 | Cell: 863.698.1549

PROFESSIONAL BACKGROUND

Greg Smith is an industrial and religious facilities specialist at SVN Saunders Ralston Dantzler Real Estate. Additionally, Greg is highly experienced with REO asset liquidations and has recently been named as the brokerage's 2018 Top Producer.

Born in Savannah, GA, and raised in Ocala, FL, Greg studied business administration at The College of Central Florida. After a successful 20-year automotive career in sales, finance/sales management he retired from his sales management position at Jarrett Automotive Group and pursued new interests in real estate. In 2007, Greg obtained his commercial real estate license, Saunders Real Estate in 2008.

Greg, who has been married for 30 years, resides in Lakeland, FL with his wife and they have one son who graduated from Florida State University. Family interests include scuba diving, hunting, fishing, and traveling. Greg, his wife, and son are all certified by the United States Chung Do Kwan Association as multi-degree Black Belts and Korean Tae Kwan Do instructors.

Disciplines:

- Mid-to-Large sized
- Industrial Facilities
- Religious Facilities
- REO Assets

SVN | Saunders Ralston Dantzler
114 N. Tennessee Avenue Suite 300
Lakeland, FL 33801



RICHARD DEMPSEY

Senior Advisor

r.dempsey@svn.com

Direct: 863.648.1528 | Cell: 863.581.1903

PROFESSIONAL BACKGROUND

ALC, Richard Dempsey is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard has over twenty years of Florida land sales experience. Richards's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. For thirteen years, he was a state-certified general appraiser with an agricultural lender, appraising a wide variety of properties.

His experience includes small residential tracts up to 25,000-acre groves, along with various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida, Richard is knowledgeable about the diverse aspects of today's real estate market.

Disciplines

- Agricultural land
- Ranchland
- Citrus groves
- Large-acreage tracts
- Hunting/recreational tracts
- Commercial/development land

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