



PLANT CITY EAST TRAPNELL TRANSITIONAL 17 ACRE

514 E Trapnell Rd, Plant City, FL 33566

Jerrod Parker
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Acreage:	17 Acres
Price / Acre:	\$147,059
City	Plant City
County	Hillsborough
Property Type:	Transitional Land

PROPERTY OVERVIEW

Step into the limitless potential of this captivating property, nestled in the sought-after Plant City area's Gateway Corridor. At 17 acres and surrounded by other transitional properties, this versatile space is a dream canvas for residential and multifamily development. The property allows for a seamless blend of residential uses, providing a perfect setting for a distinctive single-family or a multifamily community. Situated amidst the burgeoning developments of Plant City's Gateway Corridor, with a brand new 250-unit single-family development underway on an adjacent property to the south, this property is perfectly positioned for innovative residential and multifamily ventures within commute to the Tampa market. Embrace the timeless allure and endless possibilities of this unique property in the thriving Plant City area.

PROPERTY HIGHLIGHTS

- Located within Plant City's Gateway Corridor
- Premier Single-Family or Multi Family Development
- Fast-Growing Area of Plant City
- Proximity to Tampa

SPECIFICATIONS & FEATURES



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Land Types:	Transitional
Uplands / Wetlands:	16.67 Upland Acres/ 0.27 Wetland Acres
Soil Types:	Sefner Fine Sand Ona Fine Sand
Zoning / FLU:	Agricultural - Single-Family/Residential-1
Water Source & Utilities:	Utilities are on Trapnell Rd
Road Frontage:	500 ± FT (Trapnell Rd)
Current Use:	Agricultural

LOCATION



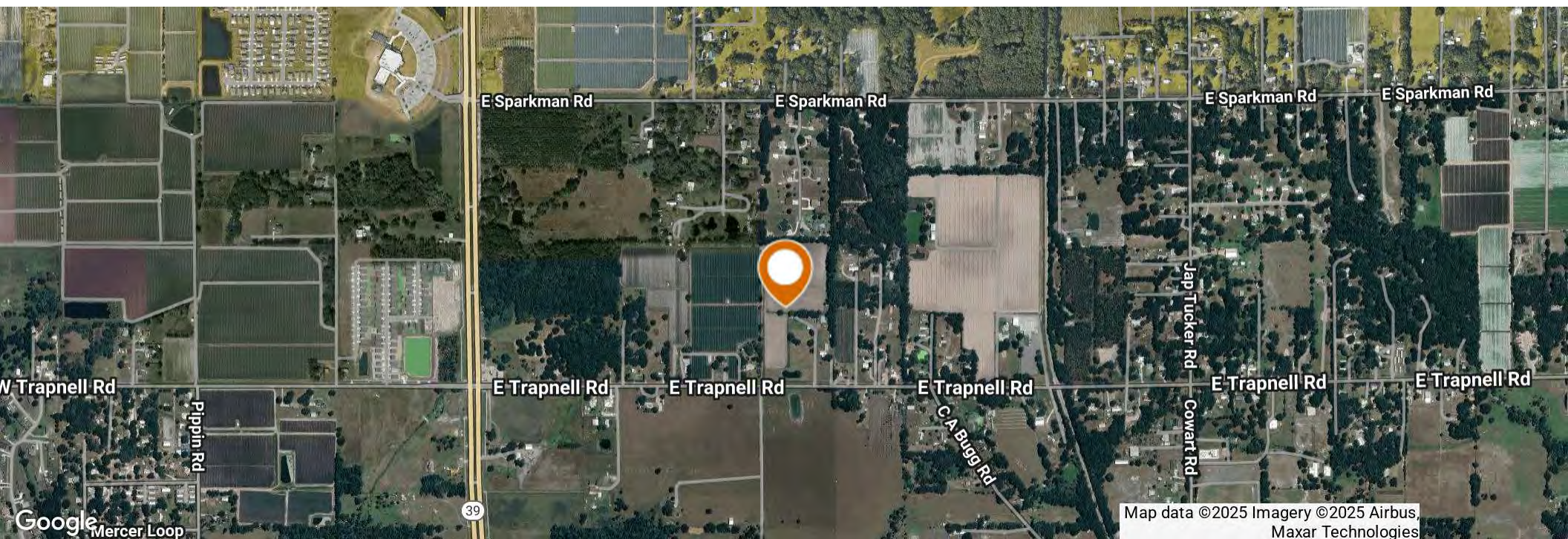
LOCATION & DRIVING DIRECTIONS

Parcel: 91751.0000

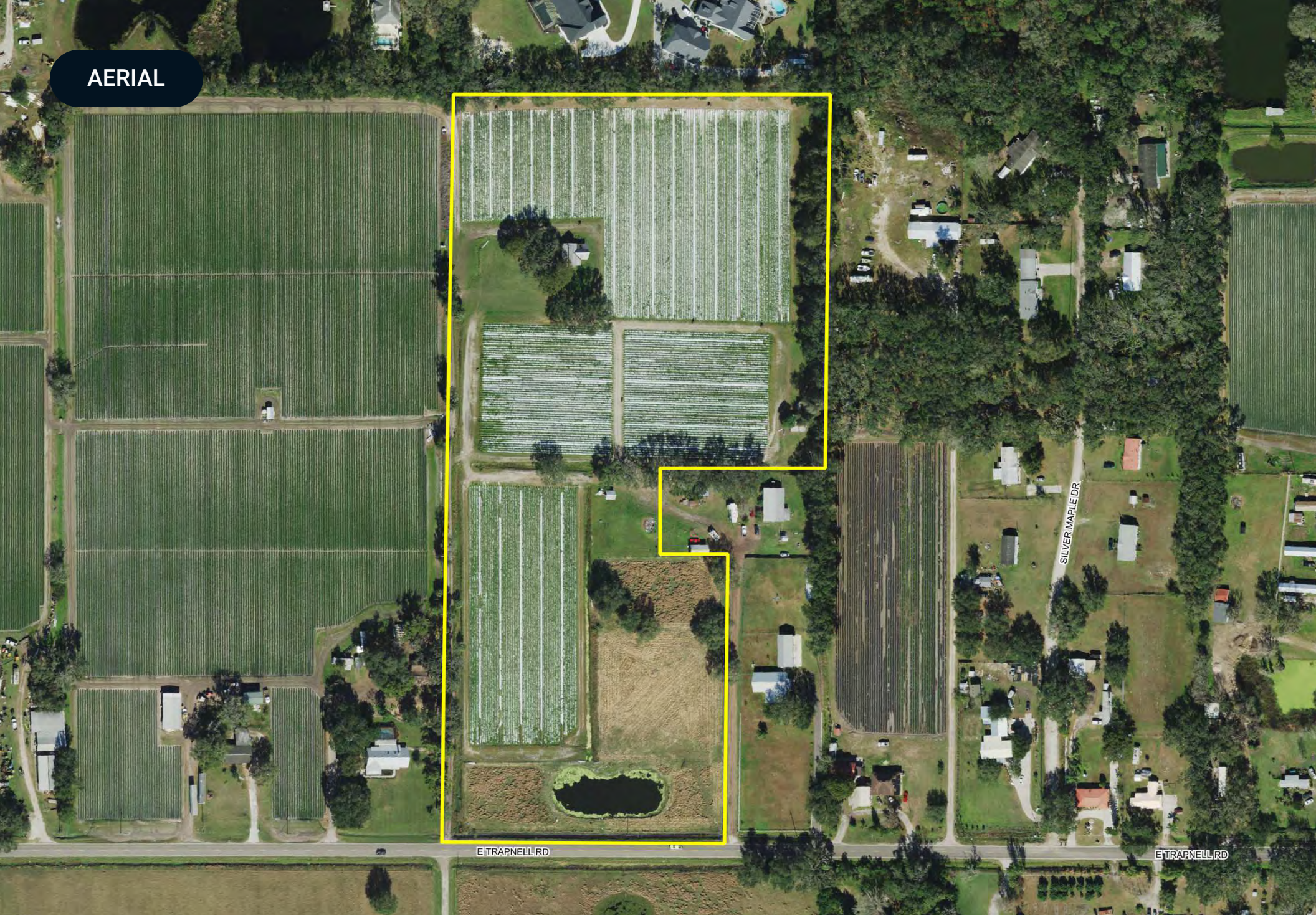
GPS: 27.9698519, -82.112494

Driving Directions: Head south from Downtown Plant City, then east on Trapnell Rd; the property is half a mile ahead on the north side.

Showing Instructions: Call Listing agent



AERIAL





RETAILER MAP

Plant City High School

DUNKIN' DONUTS

Bank of America

EINSTEIN BROS.
BAGELS

LOWE'S

SONIC

Panera
BREAD

chili's

ALDI

Citizens Bank

Staples

Publix

TRUIST

BEEF O'BRADY'S

TACO BELL

Walmart

ZAXBY'S

Olde Town Pizzeria & Pasta Co.

Pointe Grand Plant City Apartment

Starbucks

MARATHON

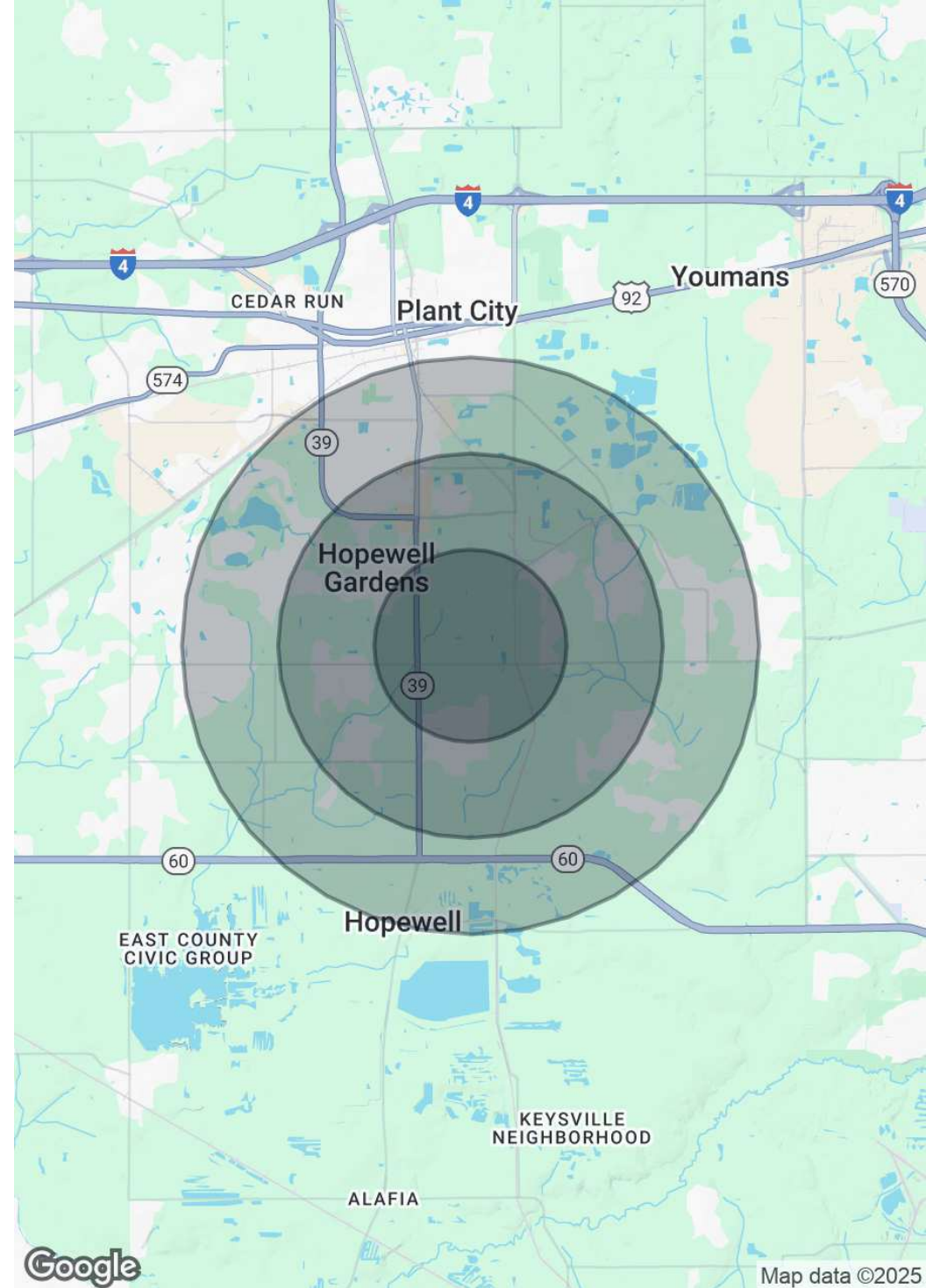
CIRCLE K

Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies, etc.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,698	11,025	28,550
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	545	3,475	9,356
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$74,588	\$80,309	\$87,547
Average House Value	\$349,760	\$337,383	\$320,612

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.

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



JERROD PARKER

Associate Advisor

jerrod@saundersrealestate.com

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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



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

