



**Fischbach**  
**LAND COMPANY**

**BRANCH  
FORBES ROAD  
MIXED USE  
INVESTMENT**

# Property Overview

Excellent investment opportunity to own 19.84± acres, just 350± feet from Interstate 4's on and off ramps for Exit 17. This prime location is developing at a rapid rate, with two projects in permitting on the north side of Beauchamp Road, a 9,920 SF trucking facility, and a 220,000 SF class A distribution center. The property is located on the SE corner of the first intersection off I-4, featuring 1,307± feet of frontage on Branch Forbes Road and 633± feet on Beauchamp Road. Currently zoned AS-1 with a future land use of NMU-4 (Neighborhood Mixed Use), adjoining LI-P (Light Industrial Planned).



[FischbachLandCompany.com/BranchForbesInvestment](https://www.FischbachLandCompany.com/BranchForbesInvestment)

# Property Details

## Property Highlights



350± feet from I-4 ramp



Combined road frontage of 1,940± feet on 2 roads



Adjoining new industrial development and LI-P land use



<b>Property Address</b>	1422 Branch Forbes Road, Plant City, FL 33563	<b>Folio/Parcel ID</b>	082262-0000 082262-0100 082262-0010
<b>Property Type</b>	Commercial Land	<b>STR</b>	26-28-21
<b>Size</b>	19.84± Acres	<b>Utilities</b>	Residential wells and septic tanks on site
<b>Zoning</b>	AS-1	<b>Road Frontage</b>	1,307± feet on Branch Forbes Road 633± feet on Beauchamp Road
<b>Future Land Use</b>	NMU-4	<b>Property Taxes</b>	\$4,079.38 (2022)
<b>Price</b>	\$2,000,000	<b>Site Improvements</b>	2,356 SF Single Family Home 1,416 SF Single Family Home
<b>County</b>	Hillsborough		

# Market Map



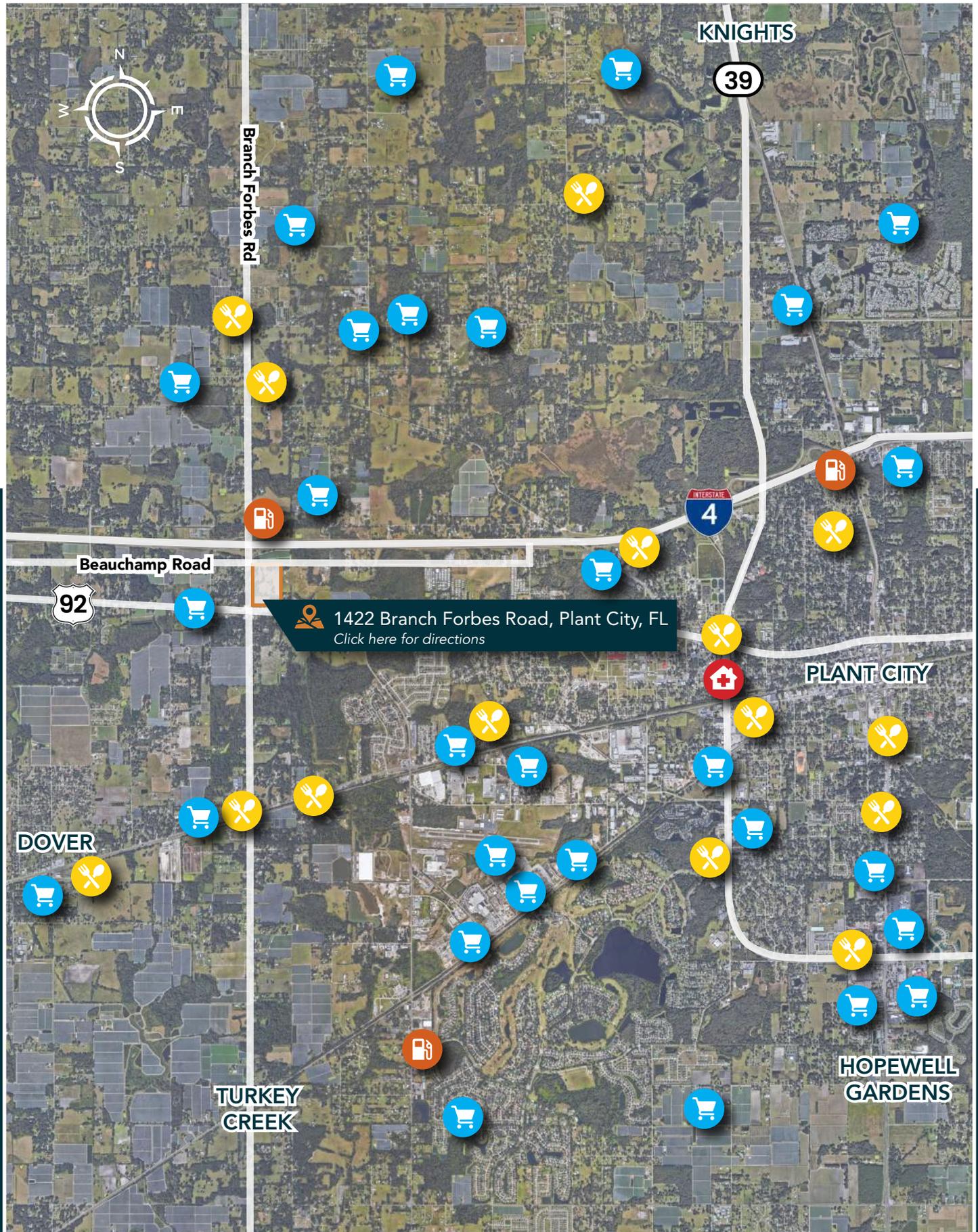
# Photos



# Photos



# Detailed Map



# **Fischbach** **LAND COMPANY**

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