



Address	1412 S. Alexander St., Plant City			Price	\$400,000
Dimensions	160.5' x about 441'	Size	about 1.62 acres	MLS #	T2243320
Water	City available	Sewer	City available	Fut Use	C - Commercial
Road	160.5' frontage	Paved	4-lane asphalt	Zoning	R-1A - Residential
				Taxes	
Flood Zone	C	Panel	1201130005B (4/29/83)	HX	none
Soil Types	Seffner fine sand	Topography	below street grade	Mtg Bal	
				Int	
Curr Use	vacant			Mtg #	
Imprvmnts	house removed	Bldg SF		PITI	
		Age		AB/TI	
JMV	\$65,572 (5/07)	Census		Folio #	204884-0000
S/T/R	32-28-22	Terms	cash, conventional		
Legal	N 160.5 ft of W 458.32 ft of Lot 3, Empire Subdivision, LESS r/w for State Road 39 A				

Directions From US 92 (Baker St.), south on Alexander St. to sign on east side.
 Located between Grant St. and Mendonsa St.

Remarks Commercial site with high visibility along major north-south thoroughfare.
 New car wash to south, apartment complex across Alexander, new offices south on Alexander.
 Northbound entry and right exit only.
 Will need fill. Owner will assist in changing to commercial zoning (4-6 months).

Owner	Copelan	To Show	Ride by	Comm	3.00%
Associate	Ken Gibbs	Phone	(813) 752-6171	Area	256
JACK T. GIBBS - REALTORS		Phone	(813) 752-6171	Fax	(813) 752-7739

106 Grant Street - Plant City, Florida - 33563