

I-4 Economic Corridor Study Site Evaluation Matrix

Sites Criteria 500 Acre Circles	Transportation Access	Estimated Roadway Improvement Cost per Area at Buildout	Available Land Vacant sites over 5 acres	Compatible ELU	Water & Sewer Available	Urban Service Area	Comp & Community Plan consistency	Environmental Compatibility	Proximity to Housing & Labor Force	Proximity to Education & Culture- All HCC	Support Services i.e. Shop/eat/Bank	Fire Service	Comments
A/ Fowler	I-75 @ Fowler Fowler - B Williams- C US - 301 - D TEA -5mi Bus Service	\$21,720,000	12 Parcels 120 Acres	Mix of Com. Ind. & Res.	W & S lines inside area	Inside USA	Consistent w/ Comp & Thono Plan CMU - 12	Low area near Tampa by- pass Canal	Temple Terrace Immediately to West	USF 3mi Tampa CBD 11mi TT CBD 2mi	W. on Fowler 3mi	3.8m	
B/ US-301 & Harney Rd	1mi→I-4 Interchange US - 301 - F Harney Rd - C TT Hwy - TEA -3mi Bus Service	\$26,500,000	13 Parcels 340 Acres	CMU - 12 Exist. Ind. Parks	W & S lines Inside area	Inside USA	Consistent with Eastlake plan	Low area near Tampa by-pass canal	Eastlake & TT Neighborhood	USF 3mi Tampa CBD 10mi TT CBD 1.5mi HCC 7mi	Much existing near by	3.7m	
C/ Vandenberg - TEA	1mi→I-4 Interchange Visible to I-4 & 75 Poor Access into site Needs Sligh Bridge Sligh - C Near TEA	\$22,230,000	20 Parcels 366 Acres	Airport & Rural	W & S near by W \$2.0m S \$2.1m	USA on 3 sides TT Urban Exp area	Com & CBP not Consistent. TT expansion consist w/airport master plan	Some Wetland Some Landfill	Eastlake & TT to West	USF 5mi Tampa CBD 8mi TT CBD 2mi HCC 8mi	2mi to Support service	3.4m	
D/ Williams	Adjacent→ I-4 & 75 No interchange Williams Rd. - C US-92 1mi Harney Rd 2mi I-4 interchange 2mi Sligh Ave Impr need TEA - 2mi	\$42,000,000	20 Parcels 496 Acres	Rural LU	W & S Within 1000' W \$1,250,000 S \$2,500,000	USA 750' away	Not Consistent w/Comp or CBP	Appears relatively well drained	.5 to Seffner	USF 8mi CBD 11mi HCC 9mi	3mi	2.6m	
E/ CR 579:@ Joe Ebert	579 - F, 2 lane rural road Joe Ebert: A TEA - 7mi	\$76,260,000	15 Parcels 645 Acres	Rural LU & Gas Transmission	Water Lines within site S \$1.7m	USA 1mi	Not Consistent w/Comp or Community Plan	Well drained borrow pit	2mi Seffner 4mi→TT	USF 10mi Tampa CBD 14mi HCC 11mi	4mi	2.9m	
F/ McIntosh @ Thonotosassa	1.5mi to I-4 2 lane rural rds McIntosh - C Thono - B TEA - 9.5mi	\$28,960,000	26 Parcels 347 Acres	LU/Farms	Water Tech difficulty Sewer 3mi W \$6.5m S \$2.9m	USA 3mi away	Not Consistent w/CBP	No Environmental constraints	3mi to Seffner 6mi to PC	USF 10mi Tampa CBD 6mi Tampa CBD 15mi HCC-PC 12mi	Plant City 6mi	4.1m	
G/ McIntosh (S)	Convenient to I-4 McIntosh - E US-92 @ Gallagher School conflicts TEA - 7.5mi	\$32,400,000	35 Parcels 528 Acres	Rural LU's	Sewer on Gallagher Water 2mi away- new loop needed W \$1.75m	USA 2mi away	Comp Rural CBP in process not supported	Some Wetlands & significant habitat	2mi/Brandon Valrico	USF 15mi Tampa CBD 14mi HCC PC 11mi	3mi	3.6m	
H/ Lakeside Station: C	1.5mi to I-4 Interchange Park Rd - C PC Munic.Aip 4.5mi Rail	\$32,350,000	5 Parcels 1,029 Acres	Industrial property in area	W & S inside area W \$400,000 S \$800,000	Urban area	Consistent	Some Brownfield areas	Within PC	USF 21mi HCC P 1mi Plant City CBD 1mi Tampa CBD 22mi	.5mi	2.9m	
I/ County Line PC NEMP Charles Taylor: B	Extend County Line road Charles Taylor: B Concurrency \$85m Lakeland Ari 5mi	\$46,936,000	19 Parcels 988 Acres	Adjacent Industrial uses Farms & some homes	Water & Sewer near site W \$400,000 S \$800,000	Plant City expansion area	Yes	Significant wetlands	Adjacent	PC CBD 4mi Tampa CBD 26mi USF 23mi PC HCC Camp 4mi	2.5mi	.09m	Adjacent I-4 County Line Interchange & Lakeland Industrial Park
J/ Charles Taylor : B US-92	Near I-4 Interchange I-4 frontage Rd. PC Munic.Air 7.mi	\$11,000,000	24 Parcels 433 Acres	Farms homes Industrial	near site W \$400,000 S \$800,000	Plant City & PC Expansion area	Yes	Significant wetlands Much dry also	Adjacent to PC	PC CBD 2.5mi Tampa CBD 23mi USF 21mi PC HCC 1mi	1mi	4.1m	
K/ Tampa	Close to Port Transportation Exception Area Bus Service TIE - 6mi Rail Service	No Data	Many Sm. Par 133 Acres Vac 366 Acres Under utilized	Mix uses	Yes	Yes	Yes	Many Brownfield sites	Adjacent	Tampa CBD 2mi USF 9mi HCC PC 1mi	Within 1mi	1.2m	
L/ N. Park Rd.	Convenient to I-4 access Park Rd: C Sam Allen: B PC Munc. Air 5.5mi	For Road Plans see Plant City NE Master Plan	21 Parcels 320 Acres	Mixed w/existing Industrial	W & S Adjacent W \$400,000 S \$800,000	PC & PC Expansion	Yes	Mostly cleared Farmland	Adjacent	USF 20mi Tampa CBD 21mi PC CBD 21mi HCC PC 1mi	Adjacent	2.7m	