

PARCEL	A		B		C		D		E		F	
PARCEL AREA (AC.)	1.36		1.13		1.51		1.71		1.17		2.98	
PARCE USE	RES. DRIVE-THRU		RES. DRIVE-THRU		RES. DRIVE-THRU		GAS STATION		RES. DRIVE-THRU		RETAIL	
BUILDING AREA (S.F.)	3,700		583		4,300		3,550		3,400		17,448	
PARKING REQUIRED	41		10		47		25		38		58	
PARKING PROVIDED	41		41		47		37		38		100	
OPEN SPACE REQUIRED (AC.)	0.41	30%	0.34	30%	0.45	30%	0.51	30%	0.35	30%	0.89	30%
OPEN SPACE PROVIDED (AC.)	0.47	35%	0.35	31%	0.45	30%	0.52	30%	0.35	30%	1.07	36%
MAX. ISR ALLOWED (AC.)	0.95	70%	0.79	70%	1.06	70%	1.20	70%	0.82	70%	2.09	70%
ISR PROVIDED (AC.)	0.89	65%	0.78	69%	1.06	70%	1.19	70%	0.82	70%	1.91	64%

NOTE: CALCULATIONS BASED OFF OF A CONCEPTUAL SITE PLAN. ALL NUMBERS SUBJECT TO CHANGE.

TRINITY PLAZA

POLK COUNTY, FLORIDA

Available Parcels:

Parcel A \$1,300,00

Parcel B: Sold to Dollar Tree

Parcel C: Sold to Wendys

Parcel D \$1,300,000

Parcel E \$1,200,000

Parcel F Available:

Lot A: \$1.3M land size 1.346 Acres

Lot B :(rear) \$950,000 1.417 Acres

