



Downtown
Plant City
10 ± Minutes



PLANT CITY DEVELOPMENT SITE

3900 SR 574
PLANT CITY, FL 33563

Tyler Davis, ALC Jerrod Parker
877.518.5263 x308 877.518.5263 x392
tyler.davis@svn.com jerrod.parker@svn.com

State Rd 574

Tampa
25 ± Minutes



Downtown
Plant City
10 ± Minutes

State Rd 574



Property Overview



Sale Price **\$4,500,000**

OFFERING SUMMARY

Gross Acres:	38.77 ± Acres
Wetland Acres:	20.12 ± Acres
Upland Acres:	18.65 ± Acres
Land Use:	R-12
Zoning:	R-1A
City:	Plant City
County:	Hillsborough
Traffic Count	11,100
Road Frontage	430 ± FT

PROPERTY OVERVIEW

This property is located on State Road 574 inside the city limits of Plant City. The property provides easy access to downtown Plant City, I-4, and US Hwy 92. On the adjacent properties to the east are a new 98-unit townhome development and a new charter school. The property is also close to many of Plant City's largest employers - see the enclosed employer list and proximity chart.

The property consists of 18.65 acres of uplands (38.77 total acres). The underlying land use is R-12, which allows for "multi-family....A density range from 0-12 dwelling units per gross acre may be achieved." The zoning [R-1A] will need to be modified to accommodate higher density. Rezoning in Plant City typically takes 4-5 months, depending upon the application date.

Roughly 31 acres of the site is located in Flood Zone AE. Information related to area flood models is available upon request. A wetland delineation survey for this site is shown on the following pages. Utility maps are available upon request.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Residential Development• Commercial
Uplands / Wetlands:	18.65 Upland Acres, 20.123 Wetland Acres <ul style="list-style-type: none">• MALABAR FINE SAND - 0.29 acres• ST. JOHNS FINE SAND - 2.51 acres• EFFNER FINE SAND - 0.09 acres• BASINGER
Soil Types:	<ul style="list-style-type: none">• HOLOPAW• AND SAMSULA SOILS - 32.63• ZOLFO FINE SAND - 3.29
Taxes & Tax Year:	2022 = \$4,408.35
Zoning / FLU:	FLU = R-12, Zoning = R-1A
Water Source & Utilities:	Utility maps available upon request.
Road Frontage:	430 ± FT on SR 574
Nearest Point of Interest:	Less than 1 mile from the Strawberry Festival Grounds, Roughly 1 mile from the South Florida Baptist Hospital, Publix, Chick Fil A, and 0.5 miles north of the Plant City Airport.
Fencing:	Fenced
Current Use:	Cattle
Survey or Site Testing Reports:	Survey & Wetland Delineation on file



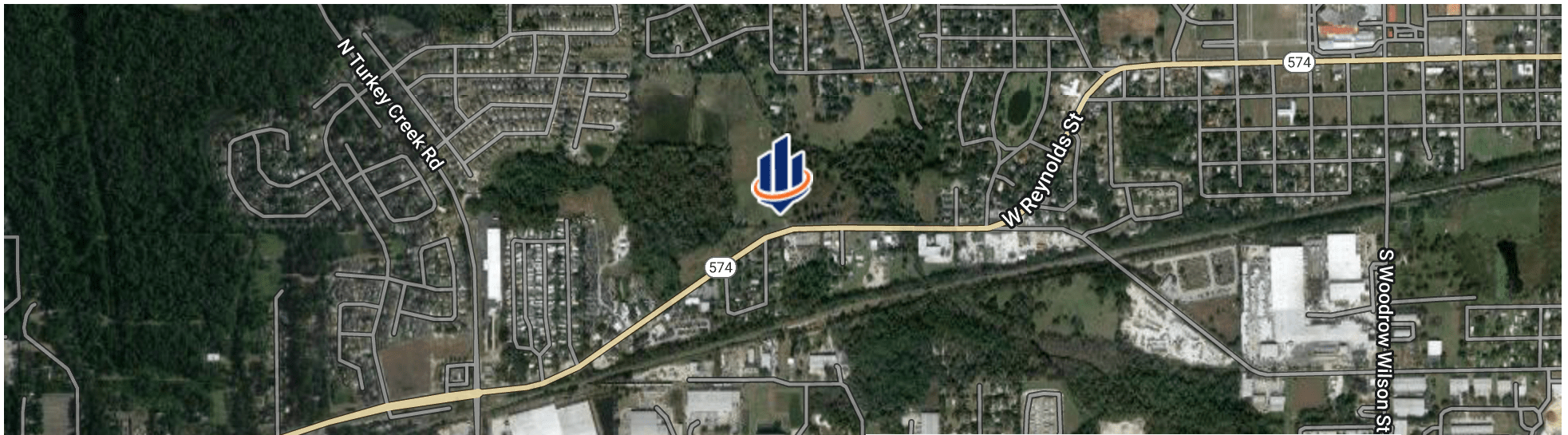
LOCATION & DRIVING DIRECTIONS

Parcel: P-25-28-21-ZZZ-000005-97230.0 P-36-28-21-56W-000000-00004.1

GPS: 28.0108182, -82.1623169

Driving Directions: From I-4 Thonotosassa Rd Exit, drive southeast on Thonotosassa Rd, continue on Berryfest Pl, turn right on FL-574, and the site will be on your right.

Showing Instructions: Contact listing agents for details.



Location Description



LOCATION DESCRIPTION

This property is located on State Road 574 inside the city limits of Plant City in Hillsborough County. The city is situated midway between Tampa and Lakeland with major thoroughfares in the area. Plant City is known for its rich agricultural history and is commonly referred to as the "Winter Strawberry Capital of the World". The property provides easy access to downtown Plant City, I-4, and US Hwy 92. On the adjacent properties to the east are a proposed 98 unit townhome development and a new charter school. South of the subject property is the Plant City Airport and major employers such as Dart Corporation, Builders First Source, and Santa Sweets. Another major employer is the South Florida Baptist Hospital with 800 employees and just 5 ± minutes east of the site. This is an ideal location with major growth underway.

SPECIFIC PURPOSE WETLAND DELINEATION SURVEY

FOR THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH CO., FLORIDA
THIS SURVEY IS FOR THE PURPOSE OF SHOWING E.P.C. WETLANDS AND HOW THEY
RELATE TO THE BOUNDARY AS DEPICTED HEREON

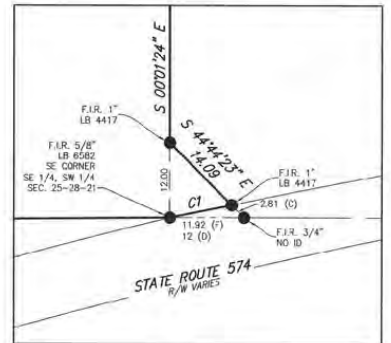


DESCRIPTION:
SE 1/4 OF SW 1/4 LESS N 30.00 FT
FOR RD LESS WEST 75.00 FT OF E
105.00 FT OF N 130.00 FT AND TRACT
BEGINNING AT SE CORNER OF E 1/2 OF SW
1/4 RUN E 12.00 FT N TO PT 12.00 FT
DIIR N OF POB AND S TO POB

TOTAL ACRES	
UPLAND	39.843 Acres
WCA 1	0.570 Acres
WCA 2	10.038 Acres
WCA 3	4.998 Acres
WCA 4	13.314 Acres
WCA 5	1.206 Acres
Tot. WCA	20.122 Acres
Net Upland	19.726 Acres

NOTE:
WCA = WETLAND CONSERVATION AREA
LF = LINEAR FEET

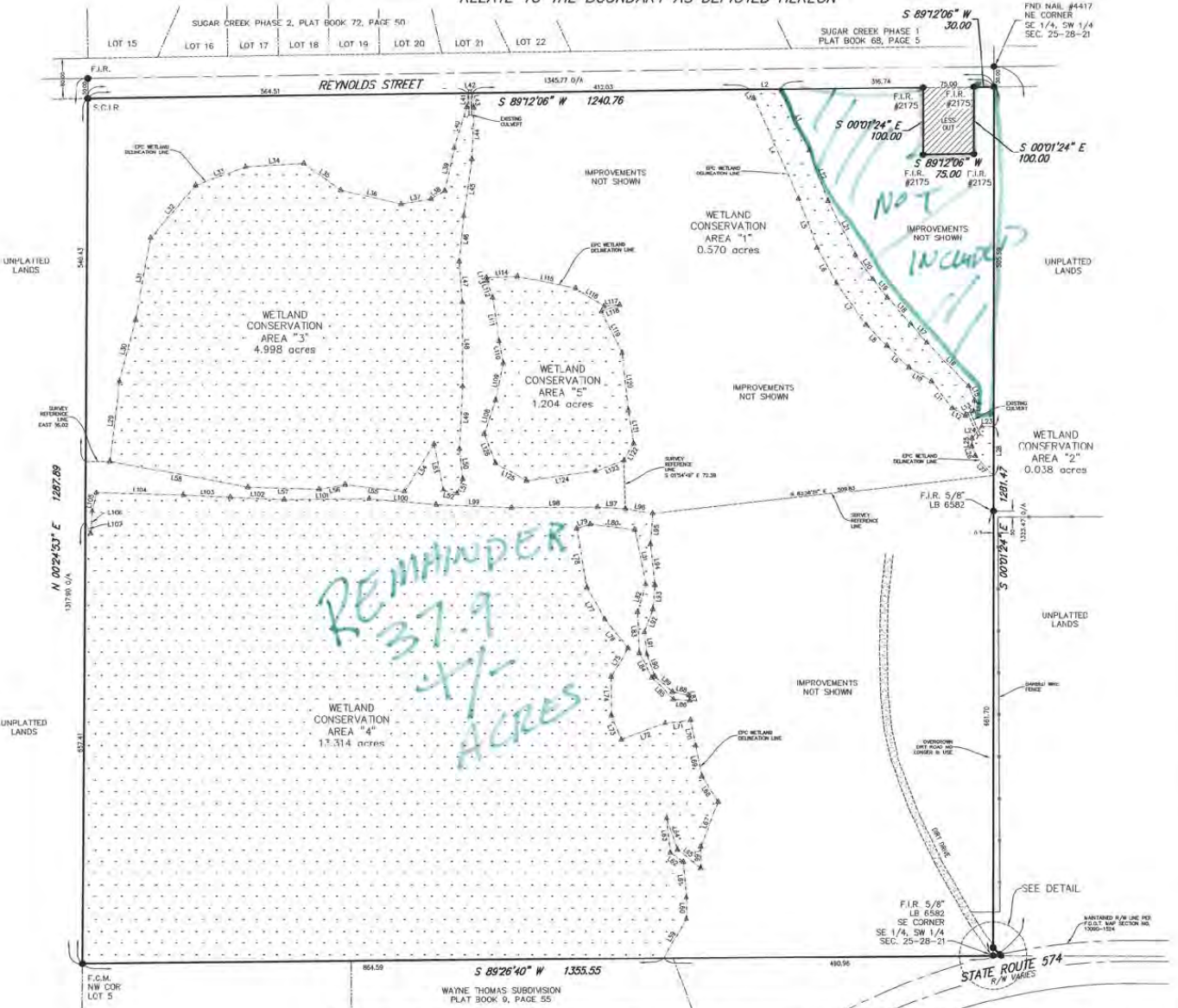
CURVE TABLE	
CURVE LENGTH	RADIUS
C1	0.11
C2	0.11
C3	0.11



DETAIL NTS

THIS IS NOT A BOUNDARY SURVEY

LINE	LENGTH	BEARING
L1	88.89	N0000'00\"/>



<p>NOTE: THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT EXPRESS WRITTEN CONSENT FROM HILLSBOROUGH SURVEYING INC. OR THE CERTIFYING LAND SURVEYOR.</p>																																								
<p>LEGEND:</p> <table style="font-size: small;"> <tr> <td>BLK = BLOCK</td> <td>EL = ELEVATION</td> <td>FB = FOUND</td> <td>FBM = FOUND METAL BENCHMARK</td> <td>FO = FOUND</td> <td>FOC = FOUND CORNER</td> <td>FOE = FOUND ELEVATION</td> <td>FOF = FOUND FLOOR FINISH</td> <td>FOH = FOUND HORIZONTAL</td> <td>FOV = FOUND VERTICAL</td> <td>FOW = FOUND WETLAND</td> <td>FOY = FOUND YIELD</td> <td>FOZ = FOUND ZONE</td> </tr> <tr> <td>CONC = CONCRETE</td> <td>CP = CONCRETE PAVEMENT</td> <td>CR = CURB</td> <td>CS = CONCRETE SURFACE</td> <td>CSB = CONCRETE SURFACE BENCH MARK</td> <td>CSL = CONCRETE SURFACE LINE</td> <td>CSM = CONCRETE SURFACE MARK</td> <td>CSN = CONCRETE SURFACE NAIL</td> <td>CSO = CONCRETE SURFACE OIL</td> <td>CSR = CONCRETE SURFACE REINFORCEMENT</td> <td>CSW = CONCRETE SURFACE WEIGHT</td> <td>CSX = CONCRETE SURFACE X</td> <td>CSY = CONCRETE SURFACE Y</td> </tr> <tr> <td>CSZ = CONCRETE SURFACE Z</td> <td>CSA = CONCRETE SURFACE AREA</td> <td>CSB = CONCRETE SURFACE BOUNDARY</td> <td>CSC = CONCRETE SURFACE CENTER</td> <td>CSD = CONCRETE SURFACE DISTANCE</td> <td>CSF = CONCRETE SURFACE FINISH</td> <td>CSG = CONCRETE SURFACE GRADE</td> <td>CSH = CONCRETE SURFACE HEIGHT</td> <td>CSI = CONCRETE SURFACE IDENTIFICATION</td> <td>CSJ = CONCRETE SURFACE JUNCTION</td> <td>CSK = CONCRETE SURFACE KIND</td> <td>CSL = CONCRETE SURFACE LENGTH</td> <td>CSM = CONCRETE SURFACE MATERIAL</td> </tr> </table>	BLK = BLOCK	EL = ELEVATION	FB = FOUND	FBM = FOUND METAL BENCHMARK	FO = FOUND	FOC = FOUND CORNER	FOE = FOUND ELEVATION	FOF = FOUND FLOOR FINISH	FOH = FOUND HORIZONTAL	FOV = FOUND VERTICAL	FOW = FOUND WETLAND	FOY = FOUND YIELD	FOZ = FOUND ZONE	CONC = CONCRETE	CP = CONCRETE PAVEMENT	CR = CURB	CS = CONCRETE SURFACE	CSB = CONCRETE SURFACE BENCH MARK	CSL = CONCRETE SURFACE LINE	CSM = CONCRETE SURFACE MARK	CSN = CONCRETE SURFACE NAIL	CSO = CONCRETE SURFACE OIL	CSR = CONCRETE SURFACE REINFORCEMENT	CSW = CONCRETE SURFACE WEIGHT	CSX = CONCRETE SURFACE X	CSY = CONCRETE SURFACE Y	CSZ = CONCRETE SURFACE Z	CSA = CONCRETE SURFACE AREA	CSB = CONCRETE SURFACE BOUNDARY	CSC = CONCRETE SURFACE CENTER	CSD = CONCRETE SURFACE DISTANCE	CSF = CONCRETE SURFACE FINISH	CSG = CONCRETE SURFACE GRADE	CSH = CONCRETE SURFACE HEIGHT	CSI = CONCRETE SURFACE IDENTIFICATION	CSJ = CONCRETE SURFACE JUNCTION	CSK = CONCRETE SURFACE KIND	CSL = CONCRETE SURFACE LENGTH	CSM = CONCRETE SURFACE MATERIAL	<p>FLORIDA PROFESSIONAL SURVEYOR & MAPPER REGISTRATION No. 5885</p> <p>TIMOTHY W. TEW</p> <p>LAST DATE IN FIELD: _____</p> <p>JOB No. 05-380 D</p>
BLK = BLOCK	EL = ELEVATION	FB = FOUND	FBM = FOUND METAL BENCHMARK	FO = FOUND	FOC = FOUND CORNER	FOE = FOUND ELEVATION	FOF = FOUND FLOOR FINISH	FOH = FOUND HORIZONTAL	FOV = FOUND VERTICAL	FOW = FOUND WETLAND	FOY = FOUND YIELD	FOZ = FOUND ZONE																												
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<p>NOTE:</p> <ol style="list-style-type: none"> NO UNDERGROUND IMPROVEMENTS (SEWER, WATER, GAS, CONCRETE FOUNDATIONS, ETC) HAVE BEEN LOCATED EXCEPT THOSE SHOWN. NO DOCUMENT OR RECORD REFLECTING RIGHT OF WAY, EASEMENTS, OR OWNERSHIP WERE FURNISHED THIS FIRM EXCEPT AS SHOWN. THIS SURVEY MAY BE SUBJECT TO CERTAIN FACTS THAT COULD BE REVEALED IN A CURRENT UP TO DATE TITLE SEARCH. 																																								
<p>FLOOD ZONE DESIGNATION:</p> <p>THE HEREON DESCRIBED PROPERTY APPEARS TO BE WITHIN FLOODZONE "A" & "C" PER F.I.L.M. NO. 10013.000 & CITY OF PLANT CITY, FLORIDA, AND IS TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY. THIS DESIGNATION DOES NOT GUARANTEE THE PROPERTY WILL OR WILL NOT FLOOD.</p>																																								

REFERENCE JOB No. 880316

Plant City
Airport



State Rd 574

Subject

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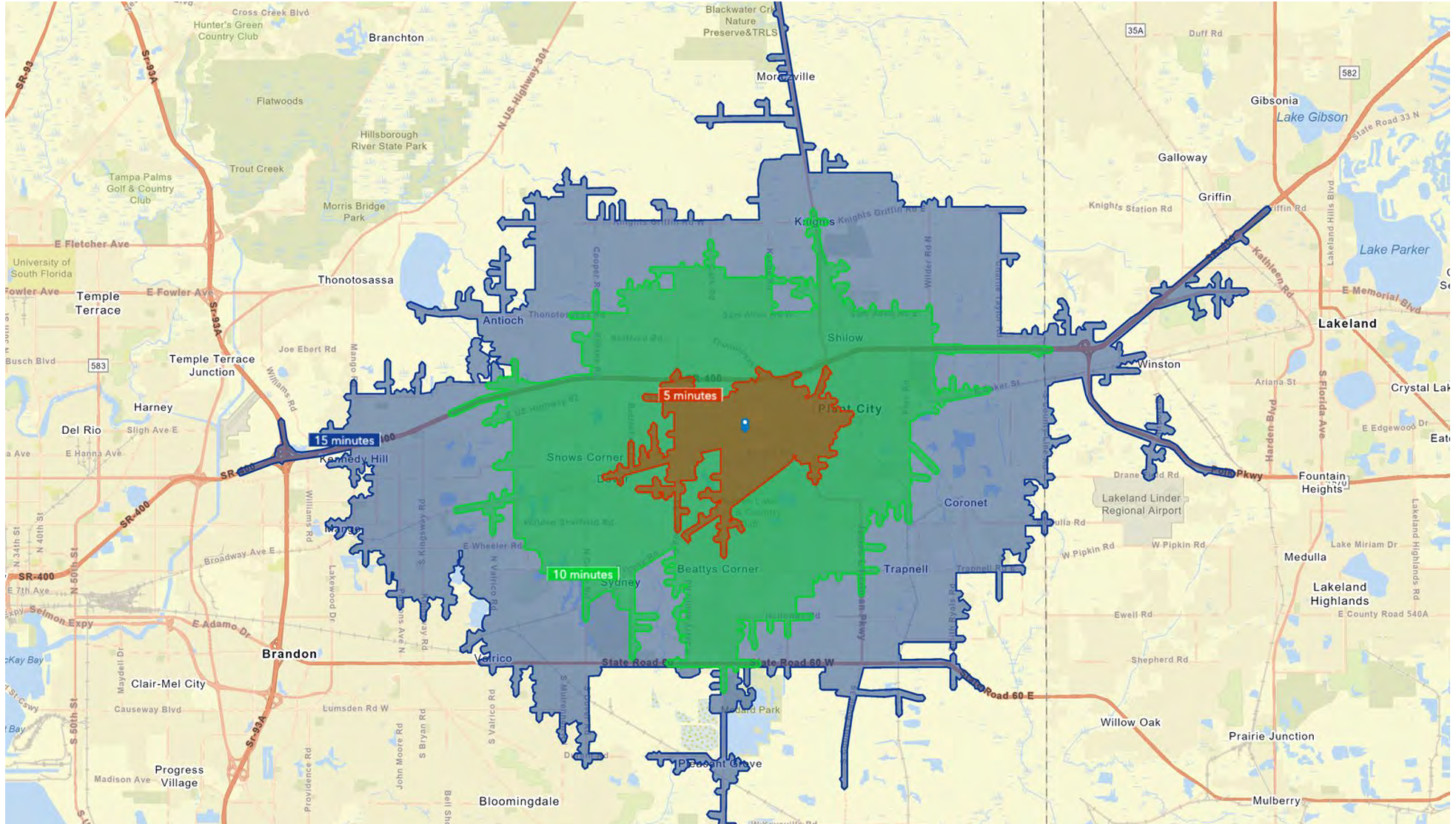


Plant City Largest Employers

Number Of Employees & Distance From Property

Employer	Type of Business	Number of Employees	Distance from Property	Drive Time from Property
South Florida Baptist Hospital	Health Services	800	1.4 miles	4 minutes
C&S Wholesale Services, Inc.	Distribution / Logistics	500	4.6 miles	12 minutes
Plant City Government	Government	480	2.4 miles	7 minutes
Dart Container	Manufacturing	450	0.8 miles	2 minutes
Star Distribution Systems	Distribution/Logistics	450	4.9 miles	15 minutes
Gordon Food Service	Distribution / Logistics	450	5.2 miles	14 minutes
QGS Development	Construction	367	4.6 miles	12 minutes
James Hardie Products	Manufacturing	350	1.4 miles	5 minutes
Sunoco	Manufacturing	350	3.2 miles	9 minutes
Solaris Healthcare Plant City	Health Services	262	5 miles	15 minutes
Stingray Cheverolet	Retail	250	5 miles	12 minutes
Toufayan Bakery	Manufacturing	200	4.6 miles	14 minutes
Comanco	Construction	200	8.1 miles	20 minutes
Santa Sweets	Agri-Business	162	1.4 miles	4 minutes

Drive Times



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	FL	US
Population	6,666	37,137	71,209	11,508	61,252	129,219	40,809	1,505,203	22,114,754	335,707,897
Households	2,269	13,064	24,464	3,801	20,988	45,236	14,180	577,518	8,760,977	128,657,669
Families	1,661	9,394	17,860	2,701	15,347	33,041	10,178	366,847	5,648,790	83,407,414
Average Household Size	2.91	2.80	2.85	2.99	2.85	2.82	2.82	2.55	2.47	2.55
Owner Occupied Housing Units	1,382	8,150	16,393	1,983	13,749	32,869	8,724	347,475	5,794,353	83,145,410
Renter Occupied Housing Units	887	4,914	8,070	1,818	7,240	12,367	5,456	230,043	2,966,624	45,512,259
Median Age	33.4	36.3	36.4	33.8	35.7	38.00	35.2	37.6	42.8	38.9
Housing Unit/Household Ratio	1.14	1.09	1.08	1.13	1.08	1.08	1.06	1.09	1.20	1.13
Adjusted Population	6,760	35,944	68,539	11,578	58,917	123,832	38,340	1,454,481	23,508,530	
Income										
Median Household Income	\$51,914	\$60,793	\$59,712	\$51,119	\$60,248	\$63,697	\$58,859	\$67,624	\$65,438	\$72,414
Average Household Income	\$65,438	\$86,708	\$84,123	\$65,969	\$85,202	\$87,773	\$82,222	\$99,815	\$96,086	\$105,029
Per Capita Income	\$22,035	\$30,497	\$28,916	\$22,895	\$28,975	\$30,934	\$28,384	\$38,376	\$38,149	\$40,363
Trends: 2022 - 2027 Annual Growth Rate										
Population	0.20%	0.43%	1.09%	0.23%	0.57%	0.96%	0.94%	0.70%	0.61%	0.25%
Households	0.18%	0.42%	1.17%	0.19%	0.58%	0.97%	0.93%	0.70%	0.62%	0.31%
Families	0.14%	0.40%	1.05%	0.16%	0.54%	0.88%	0.88%	0.65%	0.59%	0.28%
Owner HHs	0.52%	0.83%	1.67%	0.59%	0.85%	1.30%	1.35%	0.91%	0.83%	0.53%
Median Household Income	3.87%	4.73%	4.70%	3.29%	4.63%	3.96%	4.14%	3.71%	3.75%	3.12%

Over 129,000 people with a median age of 38.00 within a 15-minute drive from the property.

Median household income of over \$60,000 within a 3-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Plant City Hillsborough County FL US

Households by Income

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	FL	US
<\$15,000	9.30%	8.60%	9.10%	9.70%	9.50%	7.30%	9.20%	8.50%	8.30%	8.50%
\$15,000 - \$24,999	11.60%	7.30%	7.30%	10.50%	7.00%	6.70%	7.00%	6.60%	7.60%	7.20%
\$25,000 - \$34,999	10.50%	9.90%	9.80%	11.70%	9.60%	8.90%	9.30%	8.10%	8.40%	7.50%
\$35,000 - \$49,999	15.60%	13.40%	13.70%	16.40%	13.40%	13.20%	14.60%	11.90%	12.60%	11.10%
\$50,000 - \$74,999	24.90%	20.30%	20.60%	24.60%	20.50%	21.50%	21.90%	19.20%	18.70%	16.90%
\$75,000 - \$99,999	14.80%	13.40%	13.20%	14.00%	13.50%	14.50%	13.60%	13.10%	13.80%	13.20%
\$100,000 - \$149,999	8.10%	15.30%	15.50%	7.80%	15.30%	16.00%	14.70%	16.80%	15.90%	17.20%
\$150,000 - \$199,999	3.70%	5.80%	5.60%	3.20%	5.60%	6.60%	4.90%	6.70%	6.70%	8.40%
\$200,000+	1.70%	5.90%	5.20%	2.30%	5.60%	5.30%	4.90%	9.20%	7.90%	9.90%

Population by Age

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	FL	US
0 - 4	7.90%	6.90%	7.00%	7.60%	7.10%	6.50%	7.20%	5.90%	5.10%	5.80%
5 - 9	7.90%	7.00%	7.10%	7.50%	7.20%	6.70%	7.20%	6.00%	5.30%	6.10%
10 - 14	7.40%	6.80%	6.90%	7.10%	7.00%	6.60%	7.00%	6.10%	5.50%	6.20%
15 - 19	7.20%	6.40%	6.30%	7.10%	6.40%	6.10%	6.60%	6.30%	5.50%	6.30%
20 - 24	7.10%	6.30%	6.10%	7.20%	6.30%	5.80%	6.50%	7.20%	5.90%	6.50%
25 - 34	14.90%	15.00%	14.90%	15.50%	15.10%	14.50%	15.20%	15.10%	13.30%	14.00%
35 - 44	12.60%	12.30%	12.40%	12.80%	12.60%	12.40%	12.50%	13.20%	11.90%	12.80%
45 - 54	11.50%	11.20%	11.10%	11.40%	11.30%	11.80%	11.20%	12.20%	11.90%	12.00%
55 - 64	9.20%	11.90%	11.70%	10.20%	11.50%	12.40%	11.20%	12.10%	13.40%	12.80%
65 - 74	7.80%	9.20%	9.30%	7.70%	8.90%	10.00%	8.70%	9.30%	12.20%	10.20%
75 - 84	4.80%	5.20%	5.30%	4.40%	4.90%	5.40%	4.70%	4.80%	7.10%	5.20%
85+	1.70%	1.90%	2.00%	1.70%	1.80%	1.80%	1.80%	1.90%	2.80%	2.10%

Race and Ethnicity

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	FL	US
White Alone	44.80%	56.20%	56.80%	45.00%	55.20%	58.00%	53.50%	51.30%	56.70%	61.00%
Black Alone	6.50%	9.40%	8.60%	11.00%	9.50%	10.00%	12.60%	16.20%	14.90%	12.40%
American Indian Alone	1.40%	1.00%	1.30%	1.40%	1.40%	1.00%	0.70%	0.50%	0.40%	1.10%
Asian Alone	1.00%	1.60%	1.50%	0.90%	1.50%	2.60%	1.60%	5.00%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	23.80%	14.80%	14.50%	20.90%	14.80%	12.00%	13.90%	9.10%	7.50%	8.60%
Two or More Races	22.50%	17.00%	17.30%	20.80%	17.50%	16.40%	17.60%	17.80%	17.40%	10.60%
Hispanic Origin (Any Race)	55.20%	37.20%	37.50%	49.30%	38.20%	32.70%	36.50%	30.10%	27.10%	19.00%

Additional Photos



Looking East across the property towards downtown Plant City, Strawberry Festival Grounds, and South Florida Baptist Hospital.

Additional Photos

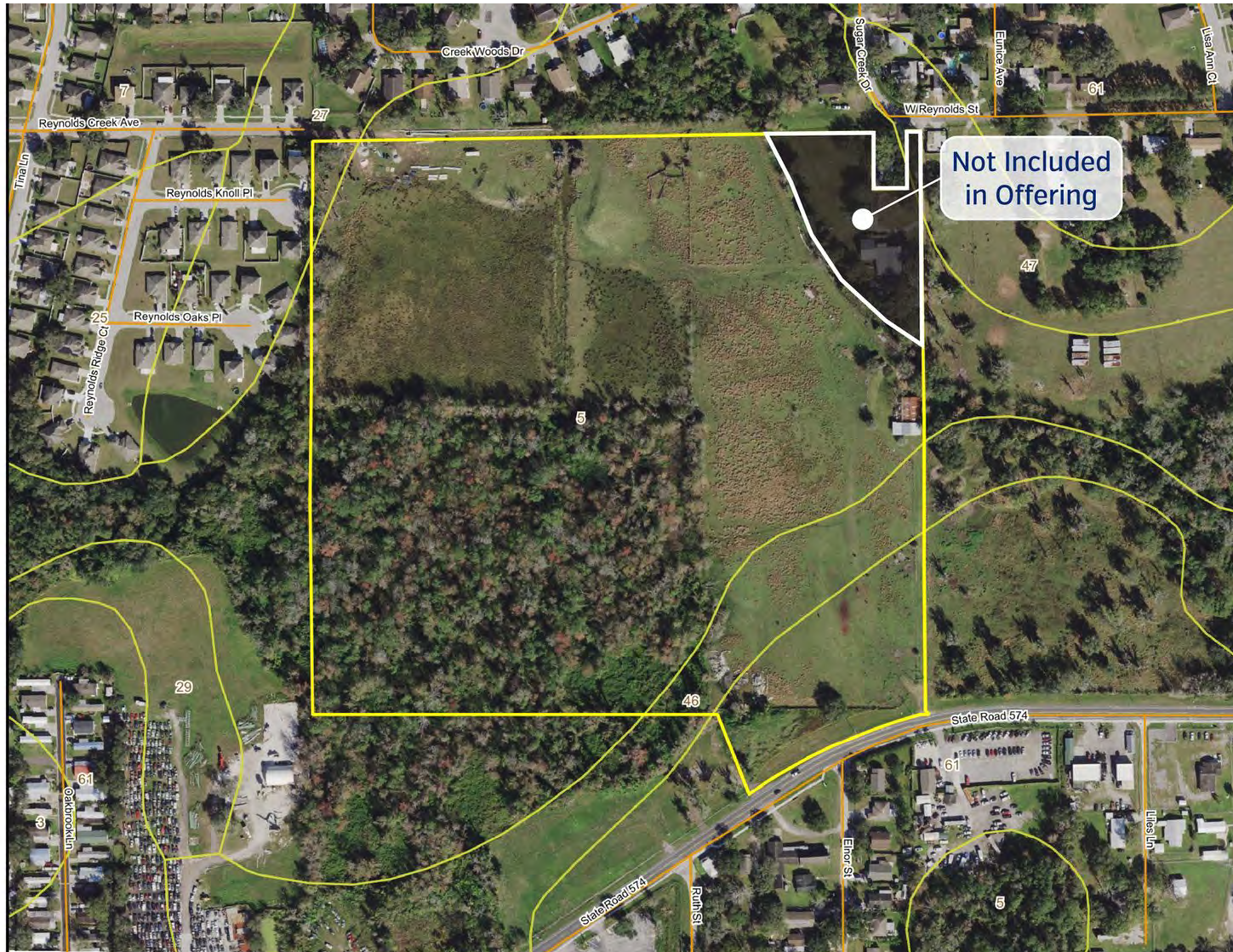


Looking south from the property towards Plant City Airport & major industrial users.

Lot Dimensions



Soils Map



Soils Map

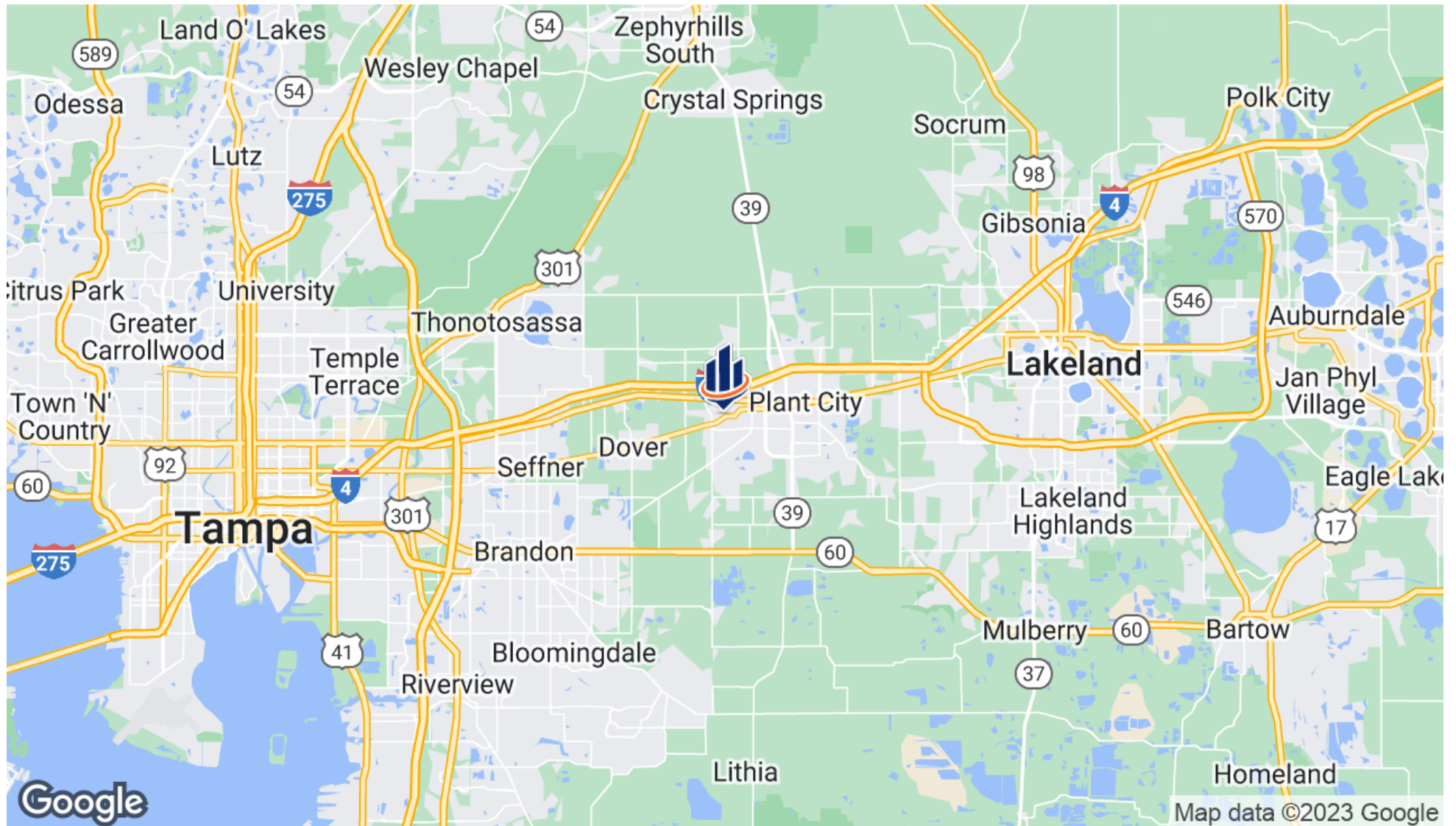
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Soils Boundaries

CODE	DESC	ACRES
5	Basinger, Holopaw, And Samsula Soils, Depressional	34
46	St. Johns Fine Sand	3
61	Zolfo Fine Sand	3
27	Malabar Fine Sand	0
47	Seffner Fine Sand	0
TOTAL =		40.650648671263 acres



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Regional Map



Market Area Map







TYLER DAVIS, ALC

CFO/ Advisor

tyler.davis@svn.com

Direct: **877.518.5263 x308** | Cell: **205.441.8538**

FL #SL3444746

PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country. Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler became an Accredited Land Consultant [ALC] in 2022. In addition, Tyler is a licensed Florida Real Estate agent, serves as Vice President of the Florida Chapter of the REALTORS Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



JERROD PARKER

Associate Advisor

jerrod.parker@svn.com

Direct: **877.518.5263 x392** | Cell: **813.967.2862**

PROFESSIONAL BACKGROUND

Jerrod Parker is an Associate Advisor at SVN | Saunders Ralston Dantzler 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



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One of America's Best Brokerages



APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

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