

# I-4 FRONTAGE PLANT CITY DEVELOPMENT SITE

2507 N MARYLAND AVE  
PLANT CITY, FL 33563

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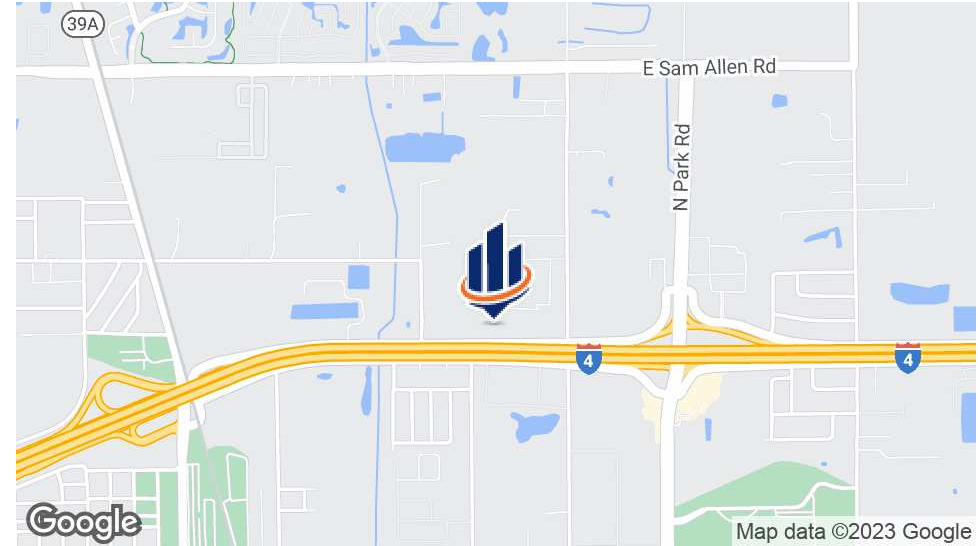








# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>Negotiable</b>
Lot Size:	6.2 ± Acres
Zoning:	M-1A
Market:	Tampa
Submarket:	Plant City
APN:	P-21-28-22-ZZZ-000004-74920.0, P-21-28-22-227-000006-00970.0
Road Frontage:	750 ± FT (Frontage Rd & I-4)
Traffic Count:	140,000 Cars/Day (I-4)

## PROPERTY OVERVIEW

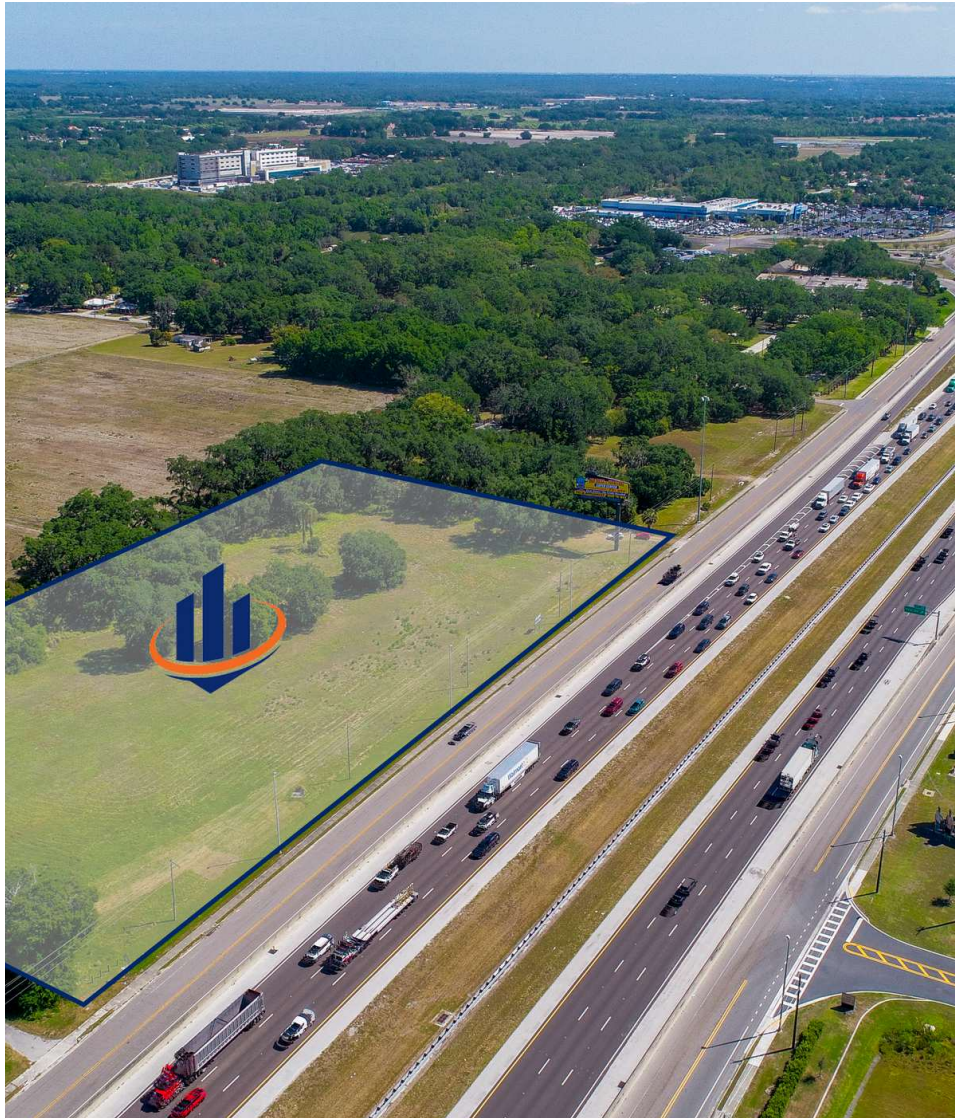
This site of 6.2 ± acres of available land on Interstate 4 in Plant City, Florida is a prime commercial real estate development opportunity.

**Accessibility:** The site's position along Interstate 4 Corridor ensures excellent accessibility for transportation and distribution, making it an asset for US companies.

**Visibility:** Being located along the I-4 corridor, the property enjoys high visibility to passing traffic, which can be a significant advantage for businesses looking to attract customers or clients.

**Use & Development:** The commercial zoning regulations in Plant City allows this site to be suitable for a wide range of purposes, such as Grocery Anchor, Medical Office Complex, Hospitality, Logistics or Data Center Hub.

# Location Description



## LOCATION DESCRIPTION

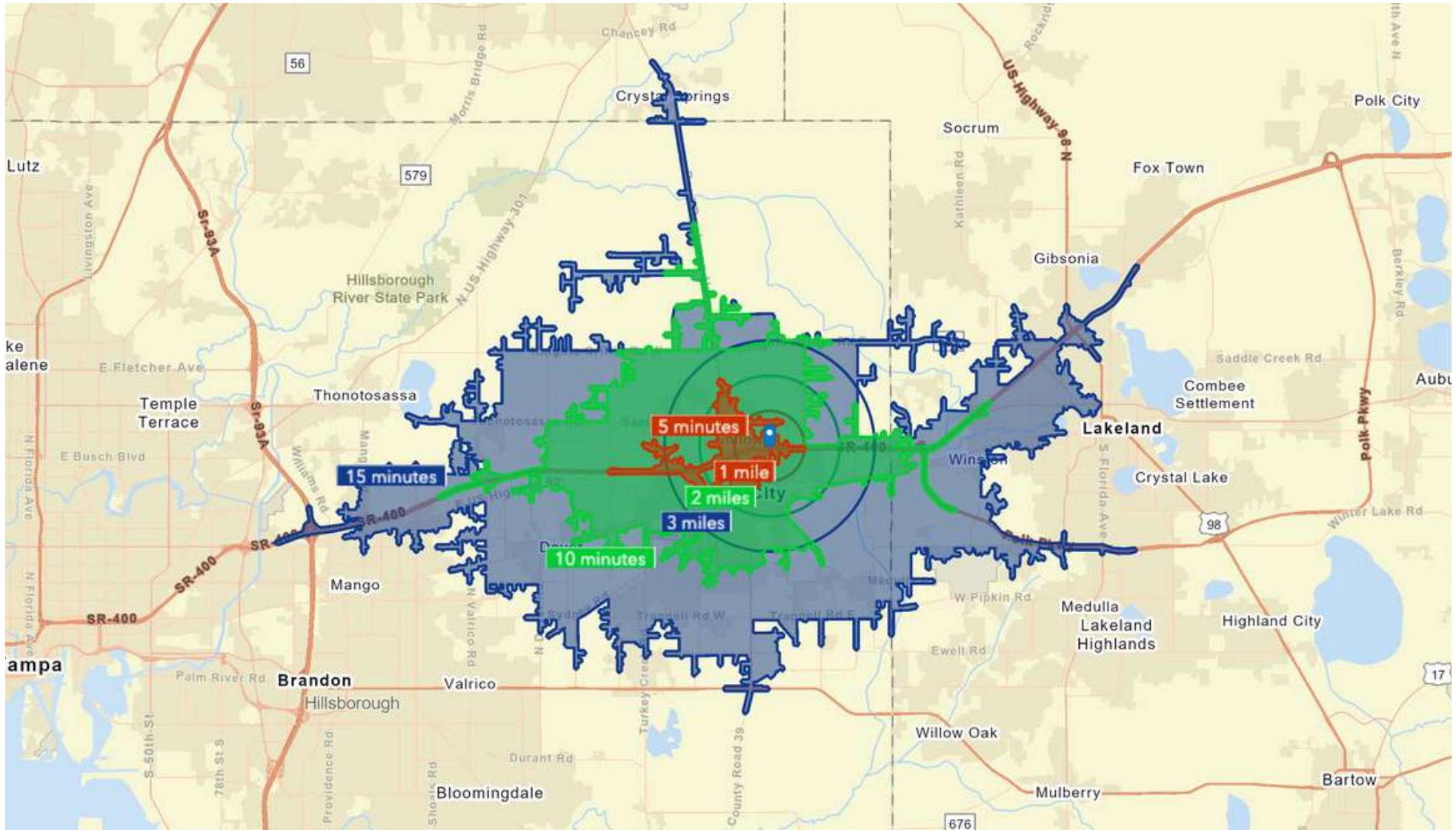
The land is situated directly along along Maryland Ave off Exit 22 on westbound direction. The site also has exposure along Interstate 4, a major highway that connects Tampa and Orlando along Bennet Rd off Exit 19 on westbound direction.

It is highly accessible and visible to a large volume of daily commuters and travelers. Its location in Plant City, Florida, offers proximity to both metropolitan areas, providing a strategic advantage for businesses.

Near Exit 22- Park Road is North Park Isle, a new planned Residential Development of 8,000 households with an approved mix of single-family homes, townhomes and apartments. This development is on 200 acres with a community center, pool, walking trail and green space. Notable builders involved with this development are Lennar, DR Horton and Centex. Near Exit 19 is another planned multi-family development.



# Mile Radius & Drive Time



# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	Tampa-St. Petersburg MSA	FL	US
Population	3,989	17,634	28,917	5,667	44,903	103,096	40,864	1,521,410	3,288,270	22,381,338	337,470,185
Households	1,568	6,751	10,616	2,216	16,305	36,756	14,277	585,585	1,357,563	8,909,543	129,917,449
Families	1,103	4,511	7,220	1,411	11,367	25,912	10,055	371,116	833,937	5,732,103	83,890,180
Average Household Size	2.52	2.57	2.68	2.50	2.71	2.76	2.81	2.55	2.38	2.46	2.53
Owner Occupied Housing Units	1,299	4,510	6,617	1,294	10,269	24,646	8,874	353,708	905,742	5,917,802	84,286,498
Renter Occupied Housing Units	269	2,241	3,999	922	6,036	12,110	5,403	231,877	451,821	2,991,741	45,630,951
Median Age	41.9	40.8	38.7	40.2	37.4	37.6	35.6	37.8	43.2	42.9	39.1
<b>Income</b>											
Median Household Income	\$60,932	\$52,813	\$54,958	\$54,958	\$55,401	\$57,126	\$60,631	\$69,968	\$65,621	\$65,081	\$72,603
Average Household Income	\$79,813	\$69,613	\$71,254	\$71,254	\$75,314	\$80,826	\$81,285	\$102,006	\$97,348	\$97,191	\$107,008
Per Capita Income	\$30,501	\$26,068	\$26,881	\$26,881	\$27,220	\$29,018	\$28,432	\$39,347	\$40,263	\$38,778	\$41,310
<b>Trends: 2023 - 2028 Annual Growth Rate</b>											
Population	3.23%	3.73%	2.82%	0.32%	1.82%	1.03%	0.51%	0.46%	0.50%	0.63%	0.30%
Households	3.99%	3.97%	3.01%	0.49%	2.00%	1.15%	0.63%	0.54%	0.58%	0.77%	0.49%
Families	3.45%	3.67%	2.75%	0.32%	1.76%	0.97%	0.58%	0.49%	0.55%	0.74%	0.44%
Owner HHs	4.85%	6.00%	5.05%	1.40%	3.54%	1.92%	1.32%	0.82%	0.85%	0.93%	0.66%
Median Household Income	2.80%	3.29%	3.23%	3.42%	3.24%	3.27%	3.19%	3.19%	3.36%	3.34%	2.57%

**O**ver 103,000 people with a median age of 37.6 within a 15-minute drive from the property.

**M**edian household income of over \$60,000 within a 1-mile radius from the property.

# Benchmark Demographics



1 Mile    2 Miles    3 Miles    5 Mins    10 Mins    15 Mins    Plant City    Hillsborough County    Tampa-St. Petersburg MSA    FL    US

## Households by Income

<\$15,000	7.50%	12.10%	11.00%	11.40%	11.10%	12.50%	11.70%	10.30%	10.20%	9.70%	9.50%
\$15,000 - \$24,999	6.10%	9.10%	8.09%	8.20%	8.90%	8.60%	7.20%	6.90%	7.60%	7.80%	7.10%
\$25,000 - \$34,999	8.80%	11.30%	9.73%	11.40%	10.70%	9.90%	8.40%	7.60%	8.00%	8.40%	7.40%
\$35,000 - \$49,999	14.80%	14.20%	13.36%	14.10%	13.70%	12.50%	13.00%	10.70%	11.60%	11.80%	10.80%
\$50,000 - \$74,999	23.50%	20.30%	17.82%	18.40%	19.30%	17.50%	18.60%	17.00%	17.80%	17.80%	16.50%
\$75,000 - \$99,999	14.70%	12.10%	11.00%	13.40%	13.40%	13.10%	13.60%	13.00%	12.90%	13.10%	12.80%
\$100,000 - \$149,999	16.60%	14.80%	13.27%	17.10%	14.20%	14.20%	16.00%	16.60%	15.90%	15.90%	16.90%
\$150,000 - \$199,999	5.20%	4.10%	4.55%	4.50%	5.80%	7.20%	8.00%	8.40%	7.50%	7.00%	8.60%
\$200,000+	2.90%	2.00%	2.00%	1.60%	2.90%	4.40%	3.60%	9.50%	8.40%	8.40%	10.60%

## Population by Age

0 - 4	6.00%	6.30%	6.60%	6.00%	6.80%	6.80%	7.00%	5.70%	5.00%	5.00%	5.70%
5 - 9	6.30%	6.50%	6.80%	6.10%	7.00%	6.90%	7.20%	6.00%	5.30%	5.30%	6.10%
10 - 14	6.00%	6.40%	6.70%	6.00%	6.80%	6.80%	7.00%	6.20%	5.50%	5.50%	6.30%
15 - 19	5.30%	5.80%	6.10%	6.00%	6.30%	6.10%	6.60%	6.30%	5.50%	5.60%	6.30%
20 - 24	5.20%	5.20%	5.60%	5.50%	5.90%	5.80%	6.40%	7.10%	5.80%	5.90%	6.40%
25 - 34	13.00%	12.70%	13.40%	13.60%	14.00%	14.10%	15.00%	14.80%	12.80%	13.10%	13.70%
35 - 44	11.40%	11.60%	12.20%	12.50%	12.50%	12.50%	12.80%	13.50%	12.30%	12.10%	13.10%
45 - 54	11.20%	10.40%	10.50%	11.20%	10.70%	10.90%	11.10%	12.10%	12.10%	11.70%	11.90%
55 - 64	12.20%	11.80%	11.60%	12.40%	11.30%	11.80%	11.10%	12.00%	13.50%	13.30%	12.70%
65 - 74	12.70%	12.20%	11.00%	11.20%	10.30%	10.40%	9.10%	9.60%	12.50%	12.60%	10.60%
75 - 84	7.80%	7.90%	6.70%	6.90%	6.00%	5.80%	4.90%	4.90%	7.10%	7.30%	5.30%
85+	2.80%	3.20%	2.70%	2.70%	2.30%	1.90%	1.80%	1.80%	2.70%	2.70%	1.90%

## Race and Ethnicity

White Alone	66.20%	65.20%	56.70%	65.20%	56.50%	55.30%	53.90%	51.60%	63.50%	57.10%	60.60%
Black Alone	4.60%	5.20%	12.80%	5.20%	10.50%	13.70%	12.50%	16.30%	11.90%	15.00%	12.50%
American Indian Alone	0.80%	0.80%	0.60%	0.80%	0.90%	1.10%	0.80%	0.50%	0.50%	0.50%	1.10%
Asian Alone	0.90%	1.00%	0.90%	1.00%	1.20%	1.50%	1.60%	5.10%	4.10%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	11.30%	10.50%	13.10%	10.50%	14.70%	13.00%	14.10%	9.20%	6.50%	7.60%	8.70%
Two or More Races	16.10%	17.30%	15.70%	17.30%	16.20%	15.30%	17.00%	17.20%	13.50%	16.70%	10.60%
Hispanic Origin (Any Race)	32.50%	32.80%	34.20%	32.80%	36.80%	33.60%	36.70%	30.10%	21.30%	27.00%	19.40%

# Mile Radius Infographics



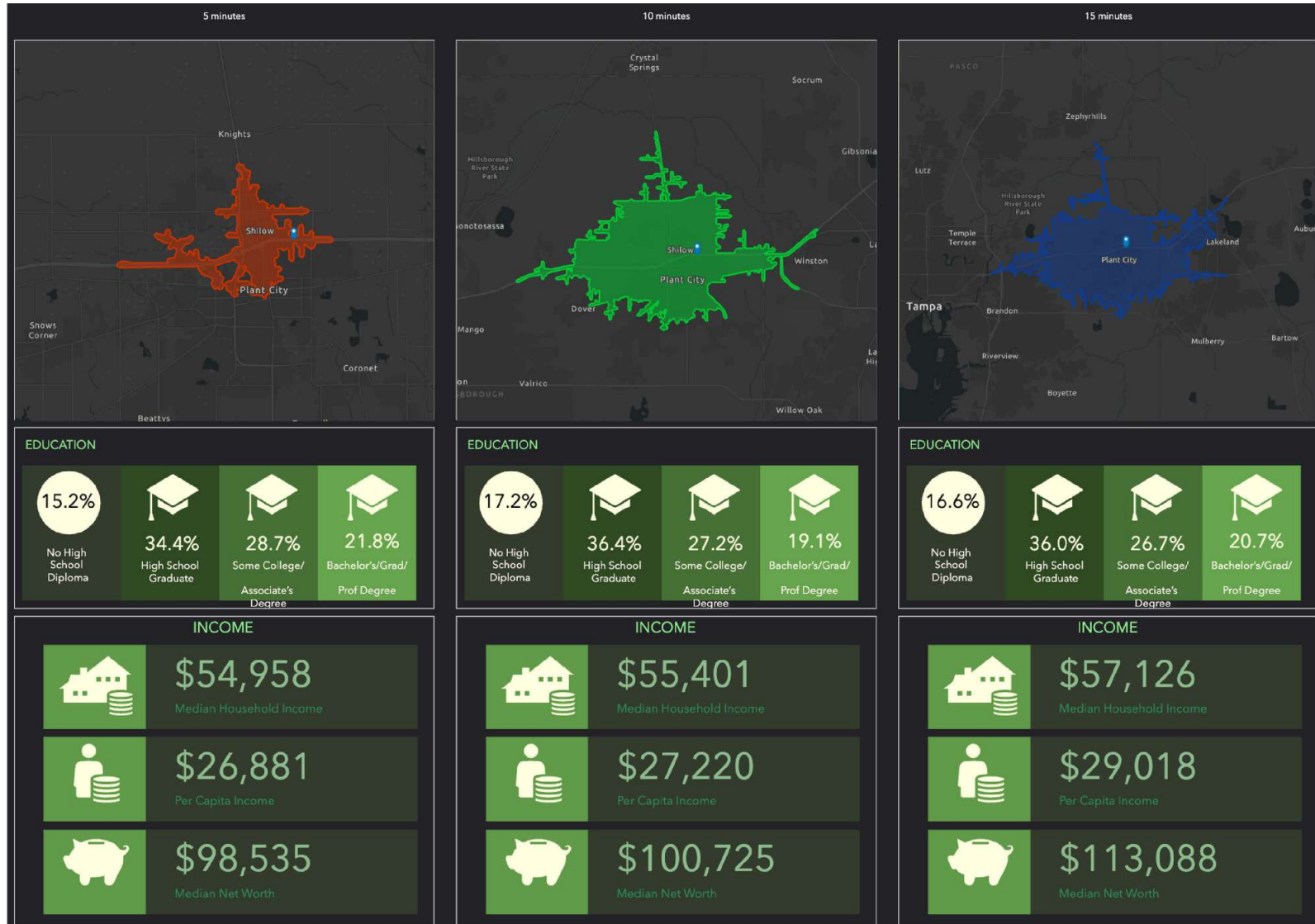


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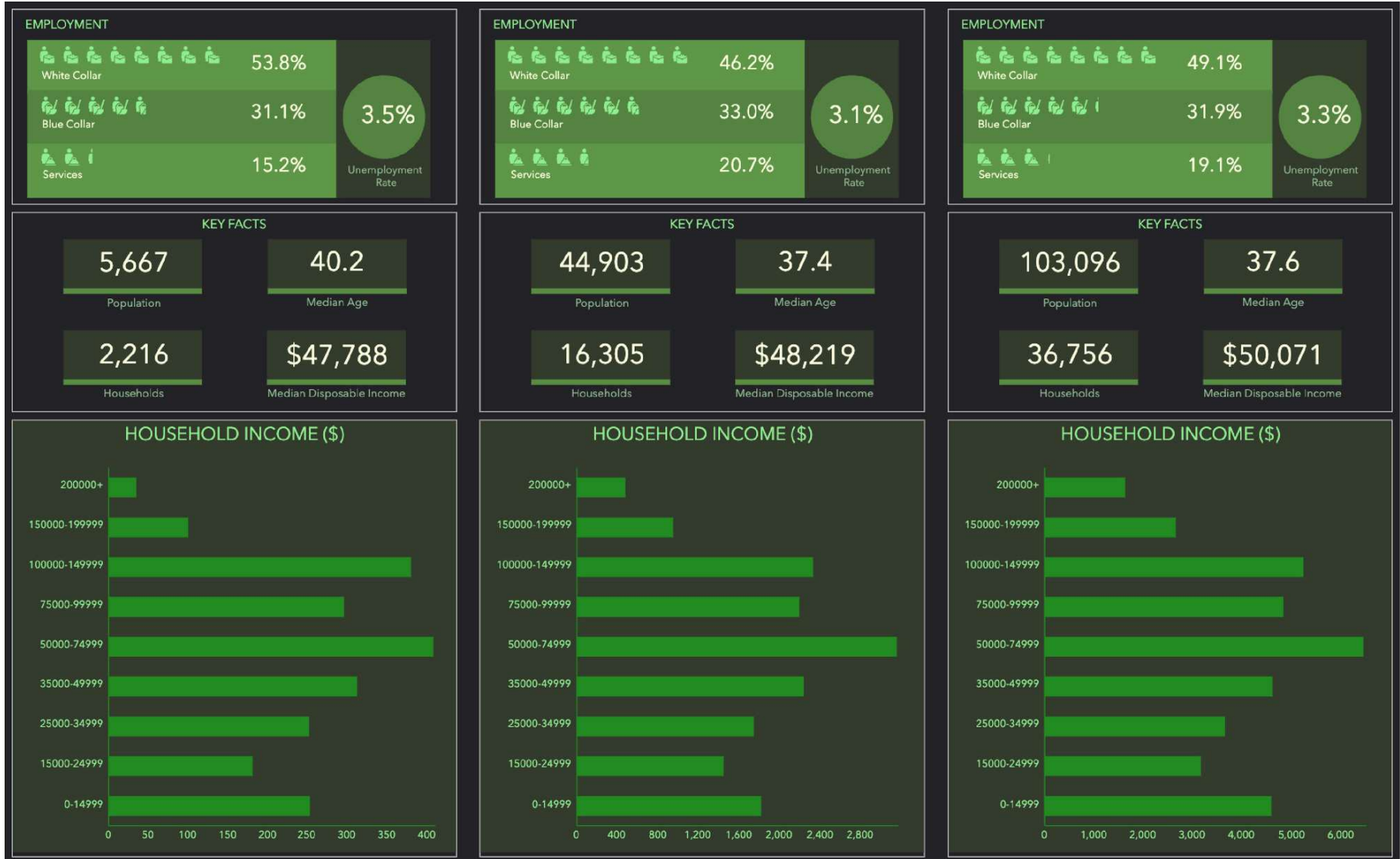


# Drive Time Infographics





# Drive Time Infographics

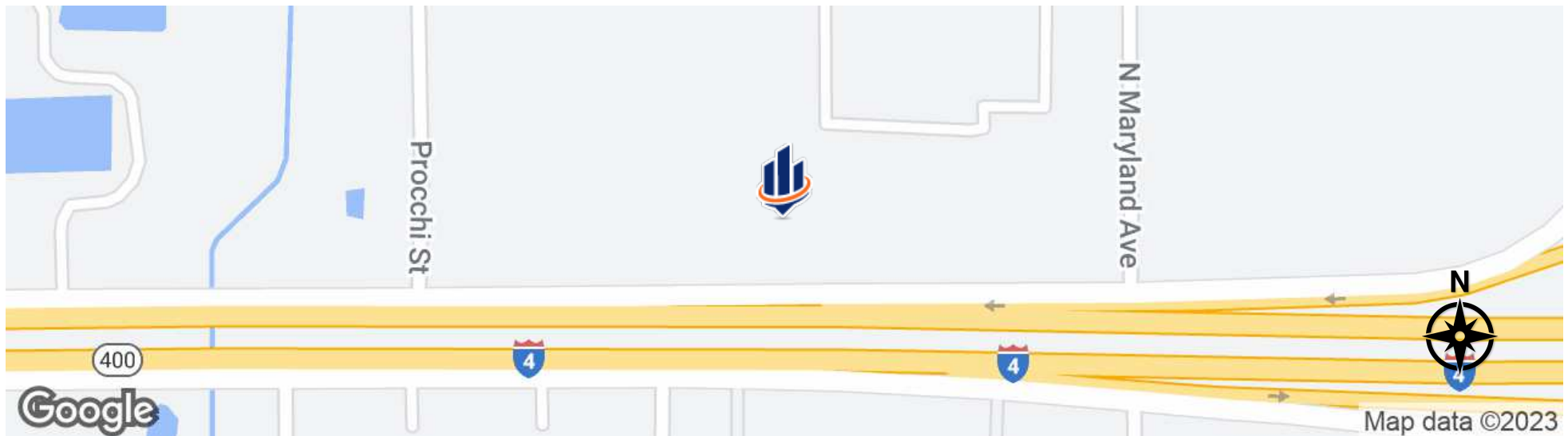
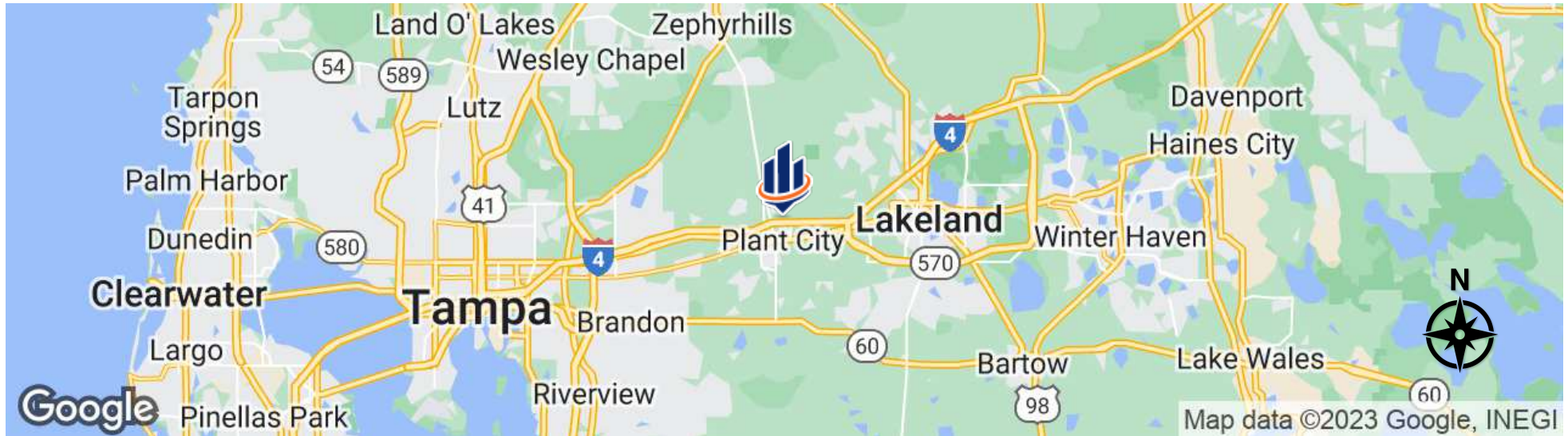




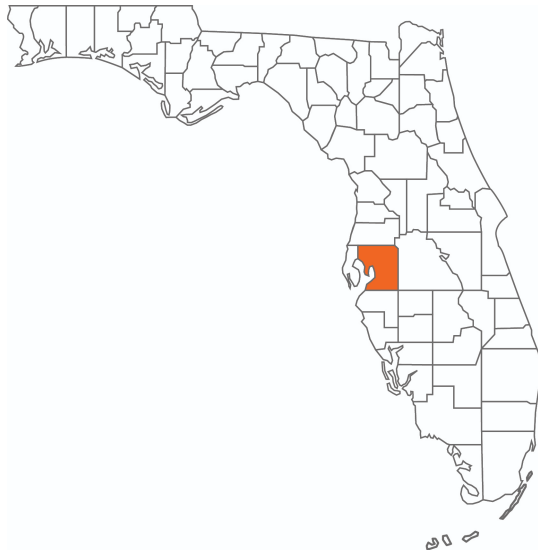




# Regional & Location Map







## HILLSBOROUGH COUNTY

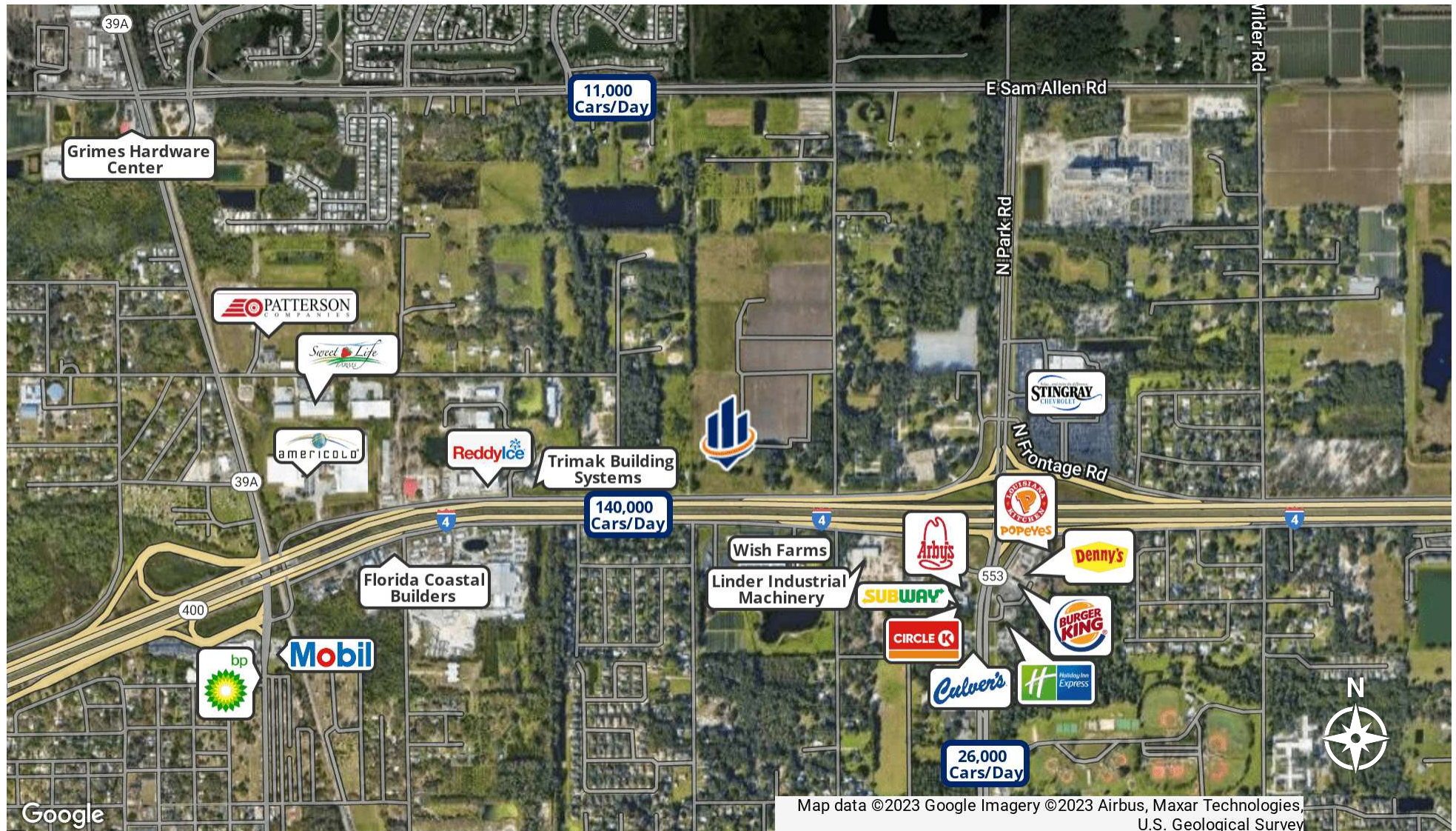
### FLORIDA

Founded	1834	Density	1,400.5 [2019]
County Seat	Tampa	Population	1,513,301 [2022]
Area	1,051 sq. mi.	Website	<a href="https://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2022 estimate, the population of Hillsborough County has now grown to 1,513,301, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area.



# Neighborhood Area Map







CROWN OF CLASSICS  
EST. 1978

EXIT 101





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## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office





**GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS**

Managing Director/ Senior Advisor

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor. From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty





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