

Plant City 14k SF Warehouse

2607 Sammonds Rd, Plant City, Florida 33563

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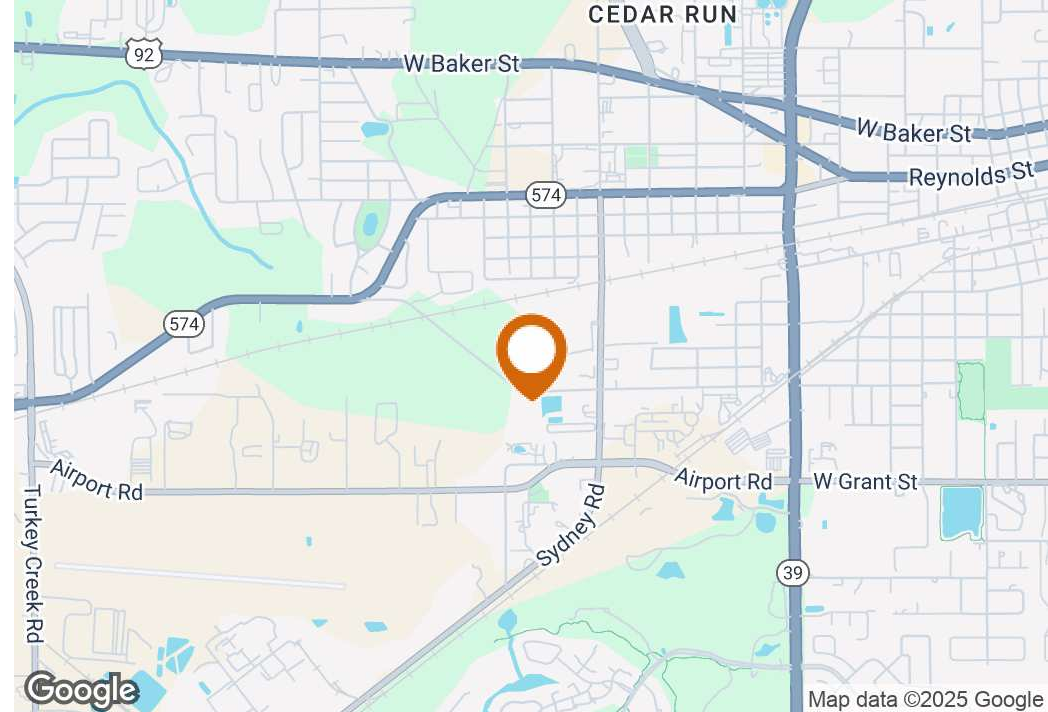
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Asking Price:	\$1,800,000
Property Type:	Industrial
Property Subtype:	Warehouse/Distribution
Square Footage:	14,340 SF
\$/SF:	\$125.52/SF
Lot Size:	1.43 Acres
Zoning/FLU:	M-AP / Industrial
Effective Year Built:	2000 / 1996
Dock Door (1x):	10' x 10'
Grade Doors (2x):	12' x 14' and 9.25' x 9.25'
Office/Bath/Conference:	6 / 3 / 1
Power:	1P 100A 120/240V
Apexes/Eaves:	15.5' to 16.5' / 12.15' to 13'

Property Overview

Located just 5 minutes off of Interstate 4, this well-positioned building offers a strong value-add opportunity through minor lease repositioning. The tenant has been at this location since 2019 and is currently in their first (of two) 3-year option. The current option concludes 9/25, and either the landlord or tenant can renegotiate or reject option two with notice.

Mayo Ag Services is a 4th-generation, family-owned ag supply company serving farmers since 1957. They operate across FL, GA, and AL. Over the decades, they've grown into a full-service fertilizer, seed, crop protection, and trusted advice provider.

Call Vinh with questions or to schedule a walk-through (863) 315-4595

Property Highlights

- Just 5 minutes from Interstate 4
- Strong value-add potential through lease repositioning
- Long-term tenant (Mayo Ag Services) in place since 2019

PROFORMA

As Is - 2607 Sammonds Rd

<u>Tenant</u>	<u>Base Annual</u>	<u>SF</u>	<u>\$/SF</u>
Mayo Fertilizer	\$97,200	14,340	\$6.78
	\$97,200		
<u>Additional Income</u>			
Prop Tax Reimbursement	\$13,413.62		
Prop Insurance Reimburs.	\$3,367		
Common OpEx	\$1,800		
	\$18,580.62		
Total Gross Income	\$115,780.62		
<u>Expenses</u>			
Prop Tax	\$13,413.62		
Prop Insurance	\$6,450		
Repairs & Maintenance	\$1,200		
	\$21,063.62		
Net Operating Income	\$94,717.00		
Asking Price	\$1,800,000		
Asking Cap Rate	5.26%		

Yr 2 - 2607 Sammonds Rd

<u>Tenant</u>	<u>Base Annual</u>	<u>SF</u>	<u>\$/SF</u>
Mayo Fertilizer	\$147,702	14,340	\$10.30
	\$147,702		
<u>Additional Income</u>			
Reimbursements	\$22,674.50		
	\$22,674.50		
Total Gross Income	\$170,376.50		
<u>Expenses</u>			
Prop Tax	\$14,140.00		
Prop Insurance	\$6,514.50		
Repairs & Maintenance	\$2,020.00		
	\$22,674.50		
Net Operating Income	\$147,702.00		
Asking Price	\$1,800,000		
Asking Cap Rate	8.21%		
OpEx \$/SF	\$1.58		

Yr 1 - (Renegotiate Option 2 in Sept. '25)

<u>Tenant</u>	<u>Base Annual</u>	<u>SF</u>	<u>\$/SF</u>
Mayo Fertilizer	\$143,400	14,340	\$10.00
	\$143,400		
<u>Additional Income</u>			
Reimbursements	\$22,450.00		
	\$22,450.00		
Total Gross Income	\$165,850.00		
<u>Expenses</u>			
Prop Tax	\$14,000.00		
Prop Insurance	\$6,450		
Repairs & Maintenance	\$2,000		
	\$22,450.00		
Net Operating Income	\$143,400.00		
Asking Price	\$1,800,000		
Asking Cap Rate	7.97%		
Op Ex \$/SF	\$1.57		

Yr 3 - 2607 Sammonds Rd

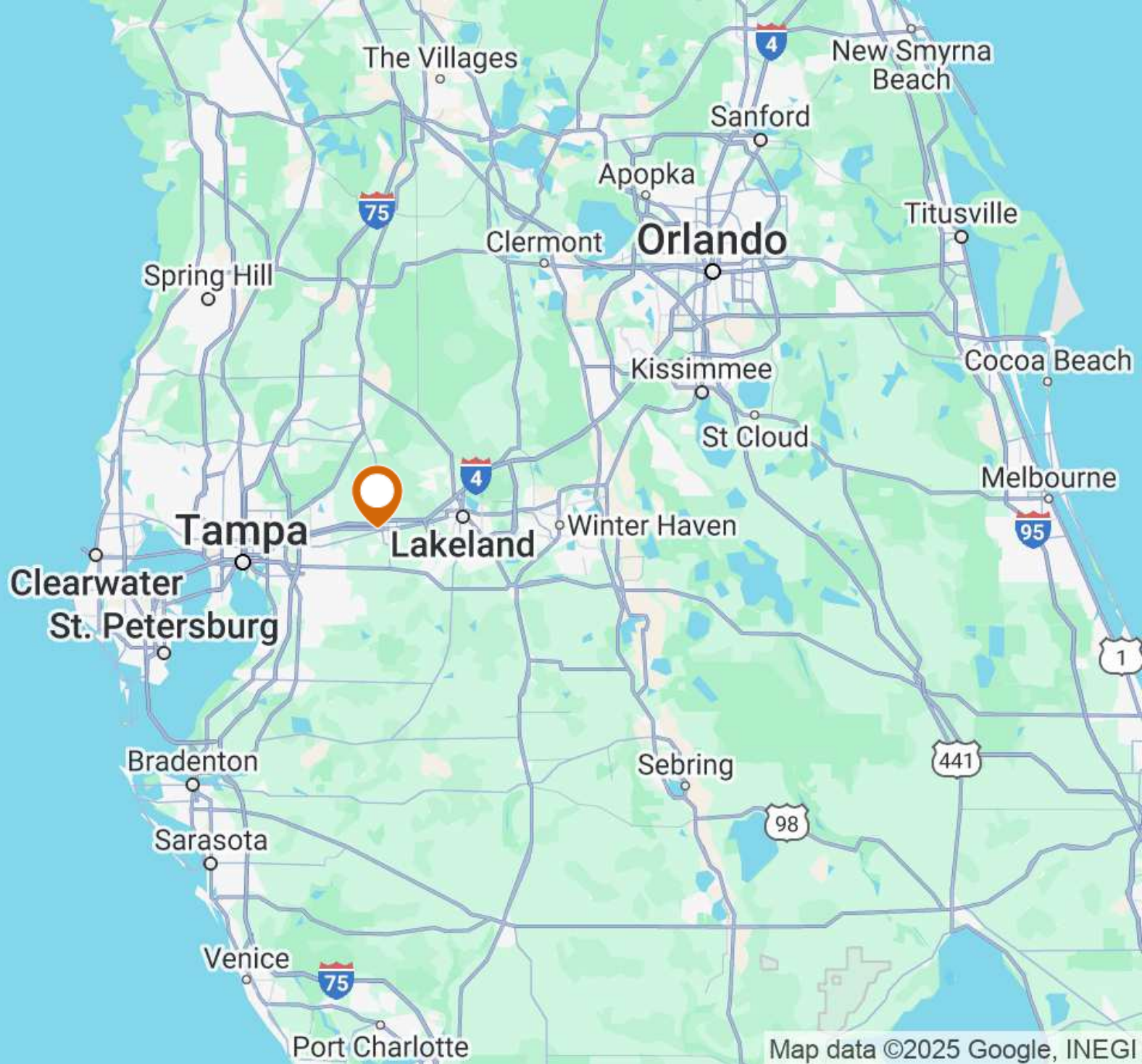
<u>Tenant</u>	<u>Base Annual</u>	<u>SF</u>	<u>\$/SF</u>
Mayo Fertilizer	\$152,133	14,340	\$10.61
	\$152,133		
<u>Additional Income</u>			
Reimbursements	\$22,901.25		
	\$22,901.25		
Total Gross Income	\$175,034.31		
<u>Expenses</u>			
Prop Tax	\$14,281.40		
Prop Insurance	\$6,579.65		
Repairs & Maintenance	\$2,040.20		
	\$22,901.25		
Net Operating Income	\$152,133.06		
Asking Price	\$1,800,000		
Asking Cap Rate	8.45%		
OpEx \$/SF	\$1.60		



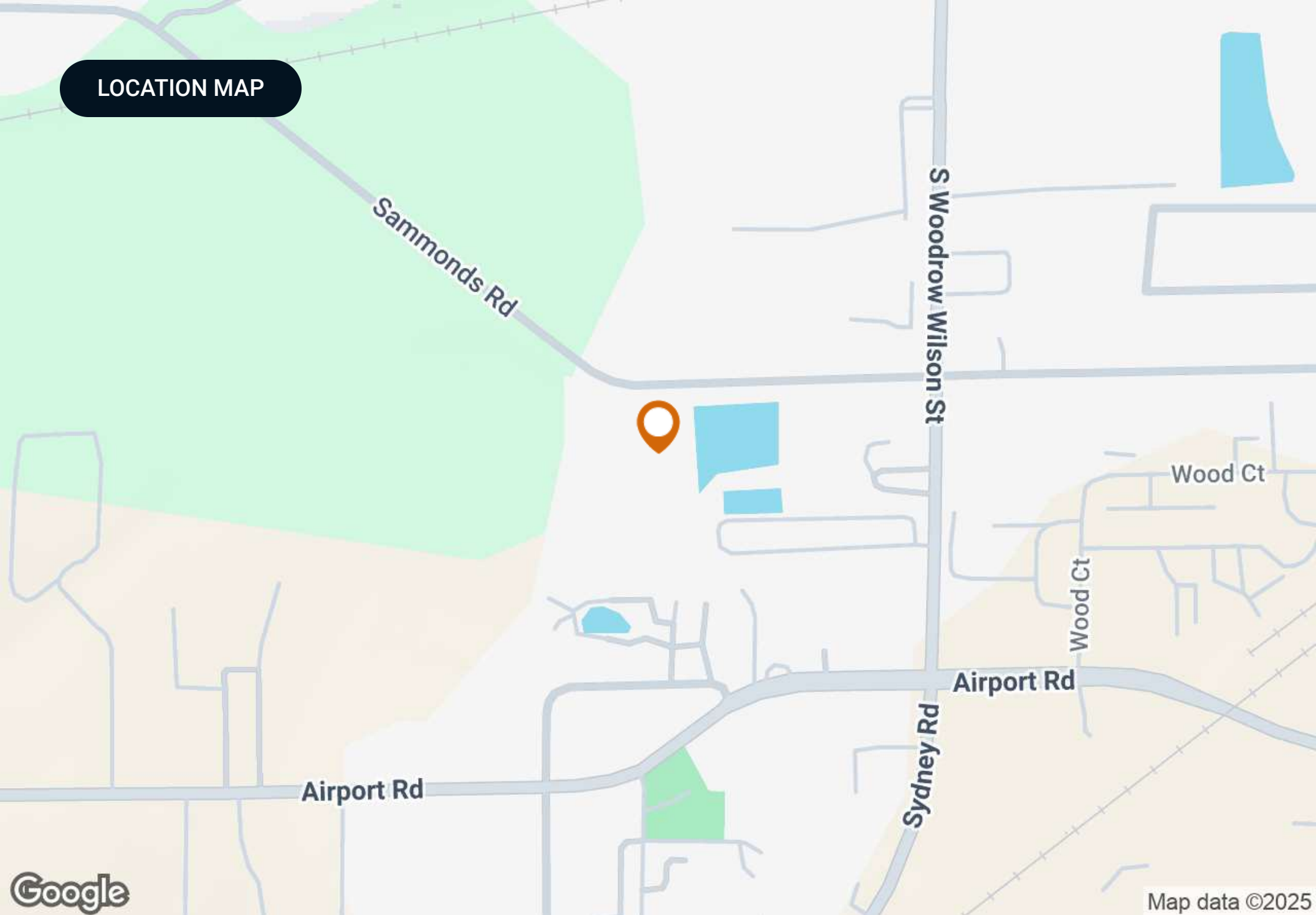
SECTION 2

Location Information

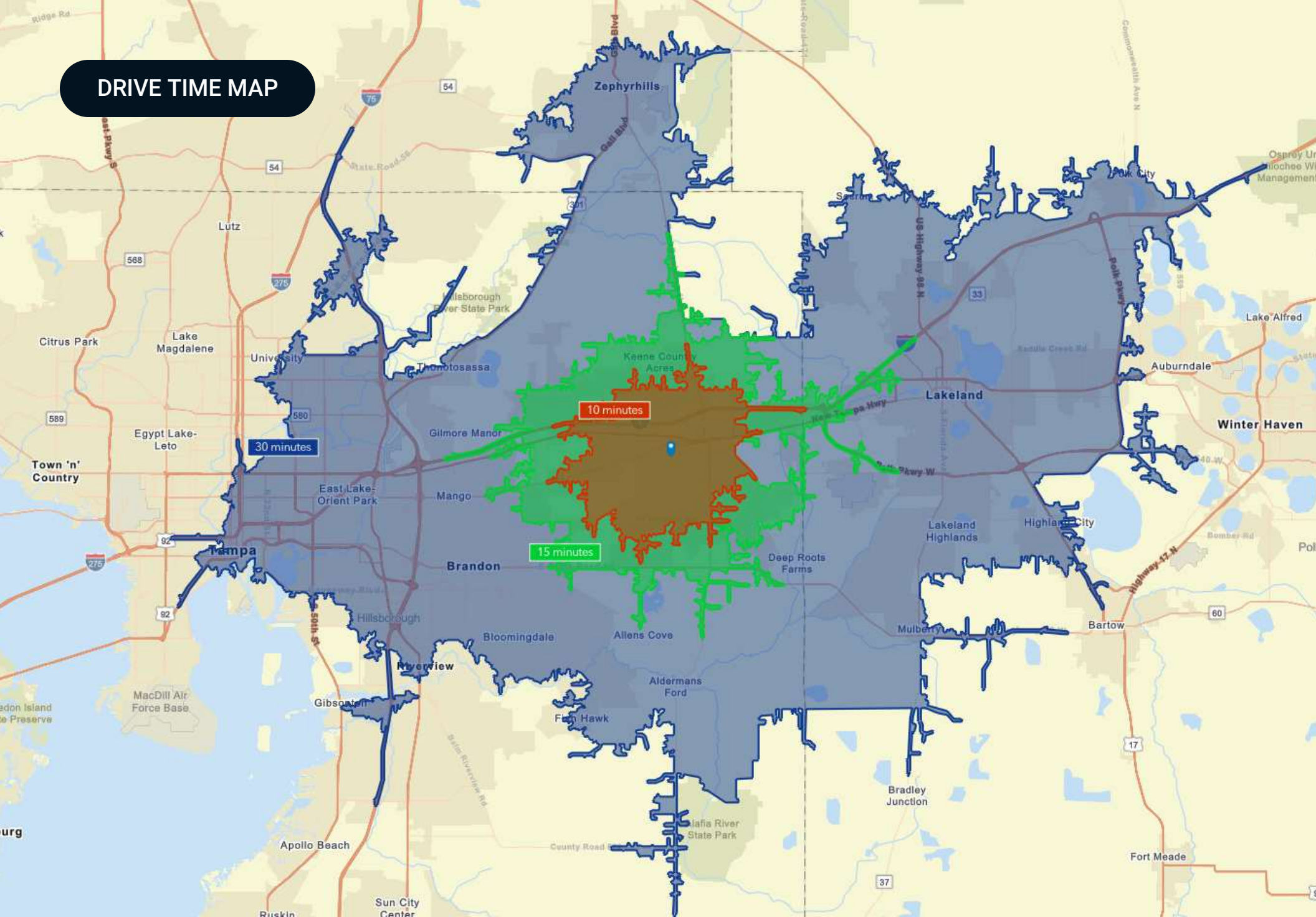
REGIONAL MAP



LOCATION MAP



DRIVE TIME MAP



BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	10 Mins	15 Mins	30 Mins	Zip 33563	Plant City	Hillsborough County	FL	US
Population	6,336	24,182	44,310	49,170	83,966	914,736	27,594	41,688	1,552,366	22,779,514	338,440,954
Households	2,295	9,319	16,396	18,145	31,306	378,687	10,414	15,246	637,199	10,438,861	145,184,826
Families	5,048	19,501	36,033	40,013	68,312	695,153	22,195	33,990	1,200,180	17,601,365	263,318,296
Average Household Size	2.82	2.70	2.80	2.81	2.83	2.53	2.78	2.80	2.54	2.45	2.53
Owner Occupied Housing Units	1,082	5,158	10,054	11,183	11,183	208,601	5,880	9,311	360,880	6,029,935	84,133,084
Renter Occupied Housing Units	1,118	3,650	5,500	5,940	8,635	140,309	3,894	5,254	236,142	3,054,947	46,583,487
Median Age	34.6	36.6	36.5	36.5	37.6	38.0	35.8	36.2	38.2	43.5	39.3
Housing Unit/Household Ratio	1.10	1.09	1.08	1.08	1.09	1.12	1.10	1.06	1.08	1.19	1.12
Adjusted Population	6,196	23,458	42,568	47,461	81,527	917,056	27,001	39,422	1,499,535	24,122,879	
Income											
Median Household Income	\$55,914	\$61,725	\$64,918	\$65,161	\$67,412	\$65,431	\$57,906	\$65,369	\$76,222	\$74,715	\$79,068
Average Household Income	\$76,436	\$83,815	\$87,465	\$88,824	\$91,443	\$91,037	\$73,243	\$86,720	\$111,324	\$105,305	\$113,185
Per Capita Income	\$26,470	\$30,196	\$30,612	\$30,836	\$31,630	\$34,832	\$25,966	\$30,333	\$42,897	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate											
Population	0.97%	0.55%	0.97%	0.54%	1.97%	1.25%	0.38%	1.18%	0.97%	0.93%	0.38%
Households	1.03%	0.60%	1.03%	0.62%	2.22%	1.31%	0.44%	1.32%	1.03%	1.09%	0.61%
Owner HHs	1.08%	0.65%	1.08%	0.66%	2.24%	1.37%	0.48%	1.33%	1.10%	1.15%	0.64%
Median Household Income	3.56%	3.74%	3.56%	3.78%	3.92%	3.73%	3.77%	3.86%	3.32%	3.25%	2.95%

- Over 83,000 people with a median age of 37.6 within a 15-minute drive from the property.
- Median household income of over \$64,000 within a 3-mile radius from the property.

May 2025

1 Mile 2 Miles 3 Miles 10 Mins 15 Mins 30 Mins Zip 33563 Plant City Hillsborough County FL US

Households by Income

<\$15,000	8.3%	7.7%	7.8%	7.9%	7.9%	9.4%	9.0%	8.2%	7.8%	8.4%	8.6%
\$15,000 - \$24,999	10.4%	7.7%	6.8%	6.7%	6.6%	7.1%	8.0%	6.5%	5.4%	6.6%	6.3%
\$25,000 - \$34,999	17.8%	15.4%	14.3%	14.2%	13.7%	12.9%	16.2%	14.6%	11.8%	11.0%	10.1%
\$35,000 - \$49,999	5.0%	7.4%	6.6%	6.6%	6.6%	7.9%	7.6%	5.9%	5.3%	7.4%	6.7%
\$50,000 - \$74,999	25.2%	20.7%	21.0%	20.8%	19.8%	18.1%	21.9%	21.2%	18.8%	16.9%	15.7%
\$75,000 - \$99,999	12.6%	14.1%	13.2%	13.2%	13.7%	13.6%	15.2%	13.9%	13.6%	13.6%	12.8%
\$100,000 - \$149,999	8.7%	13.0%	15.1%	14.9%	15.6%	16.1%	13.4%	15.4%	15.5%	17.2%	17.6%
\$150,000 - \$199,999	8.5%	9.8%	10.2%	10.2%	10.0%	7.7%	6.7%	9.9%	9.3%	8.6%	9.5%
\$200,000+	3.4%	4.2%	4.9%	5.4%	6.2%	7.2%	1.9%	4.5%	12.4%	10.4%	12.6%

Population by Age

0 - 4	8.3%	8.0%	8.1%	18.9%	7.8%	7.1%	8.3%	8.1%	7.0%	6.7%	7.3%
5 - 9	8.5%	8.3%	8.4%	7.4%	8.2%	7.5%	8.6%	8.4%	7.4%	7.2%	7.7%
10-14	8.8%	8.7%	8.9%	8.0%	9.1%	7.9%	9.1%	9.0%	7.8%	7.7%	8.0%
15-19	9.5%	9.3%	9.2%	8.2%	9.1%	9.2%	9.3%	9.0%	8.5%	8.3%	8.5%
20-24	10.0%	9.3%	9.0%	8.0%	9.1%	10.0%	8.9%	9.1%	9.2%	8.7%	9.0%
25-29	9.2%	8.8%	8.6%	7.5%	8.5%	9.2%	8.4%	8.7%	9.2%	8.4%	8.6%
30-34	9.3%	8.9%	8.8%	7.7%	8.7%	9.4%	8.8%	8.8%	9.4%	9.0%	9.3%
35-39	8.5%	8.7%	8.9%	7.8%	8.7%	8.7%	9.0%	9.0%	9.0%	8.9%	8.9%
40-44	7.8%	8.2%	8.2%	7.3%	8.2%	8.2%	8.2%	8.1%	8.9%	8.9%	8.8%
45-49	6.9%	7.4%	7.3%	6.4%	7.3%	7.4%	7.3%	7.4%	7.9%	8.2%	7.8%
50-54	7.1%	7.5%	7.5%	6.6%	7.8%	7.8%	7.4%	7.4%	8.2%	9.0%	8.2%
55-59	6.2%	6.9%	7.0%	6.2%	7.5%	7.6%	6.6%	6.9%	7.6%	9.1%	7.9%
60-64	6.5%	7.3%	7.3%	6.5%	8.0%	7.9%	6.9%	7.2%	7.6%	9.9%	8.3%
65-69	5.6%	6.5%	6.3%	5.6%	6.9%	7.1%	5.9%	6.1%	6.5%	9.3%	7.6%
70-74	4.2%	5.1%	4.8%	4.3%	5.3%	5.9%	4.7%	4.8%	5.3%	8.3%	6.2%
75-79	3.7%	4.2%	4.0%	3.5%	4.3%	4.7%	3.8%	3.9%	4.1%	6.8%	4.7%
80-84	2.7%	2.7%	2.5%	2.2%	2.7%	2.8%	2.4%	2.4%	2.5%	4.2%	2.8%
85+	2.8%	2.6%	2.4%	2.1%	2.5%	2.5%	2.4%	2.4%	2.3%	3.8%	2.7%

Race and Ethnicity

White Alone	31.5%	37.1%	39.1%	43.6%	41.4%	43.2%	34.0%	38.8%	38.9%	44.3%	50.4%
Black Alone	9.1%	8.7%	8.8%	7.7%	6.3%	14.7%	10.4%	9.2%	12.6%	11.7%	10.4%
American Indian Alone	0.9%	0.6%	0.6%	0.7%	1.0%	0.5%	0.6%	0.5%	0.4%	0.4%	1.0%
Asian Alone	1.1%	1.3%	1.3%	2.0%	1.2%	2.9%	0.8%	1.2%	4.0%	2.5%	5.3%
Pacific Islander Alone	0.0%	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%
Some Other Race Alone	13.3%	11.3%	10.2%	8.8%	10.2%	6.9%	11.8%	10.1%	7.0%	5.9%	7.4%
Two or More Races	12.5%	12.7%	12.9%	12.5%	12.7%	11.4%	12.8%	13.0%	13.6%	13.5%	9.0%
Hispanic Origin (Any Race)	31.6%	28.3%	27.1%	24.6%	27.2%	20.4%	29.5%	27.1%	23.4%	21.6%	16.4%

RETAILER MAP



ExtraSpace Storage

americolo

Paradise CLIMATE STORAGE

CIRCLE K

James Hardie® Building Products

RAW

ALWAYS FRESH

Quality Metal Works

84 LUMBER

ExtraSpace Storage

Builders FirstSource

KPCM, PLANT CITY AIRPORT; COMMERCIAL AIRPORT

DART

DART CONTAINER CORPORATION

Builders FirstSource

CATAMOUNT MACHINE WORKS

Est. 2005

CIRCLE K

ALWAYS FRESH

FAMILY FARMS

Google

Imagery ©2025 Airbus,
Maxar Technologies



SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

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Professional Background

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at Saunders Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial Real Estate

Memberships

CCIM Candidate



For more information visit www.saundersrealestate.com

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