

25,500 ±  
Cars/Day

James L Redman Pkwy

# Golden Rule Plant City Commercial

2914 James L Redman Parkway, Plant City, Florida 33566

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An aerial photograph of a large industrial property. A yellow line outlines a specific section of the property, which is mostly undeveloped land with some trees. The property contains several large industrial buildings, parking lots filled with cars and trucks, and a large paved area. A multi-lane highway, James L Redman Pkwy, runs along the right side of the property. In the background, there are more industrial buildings and residential areas.

25,500 ±  
Cars/Day

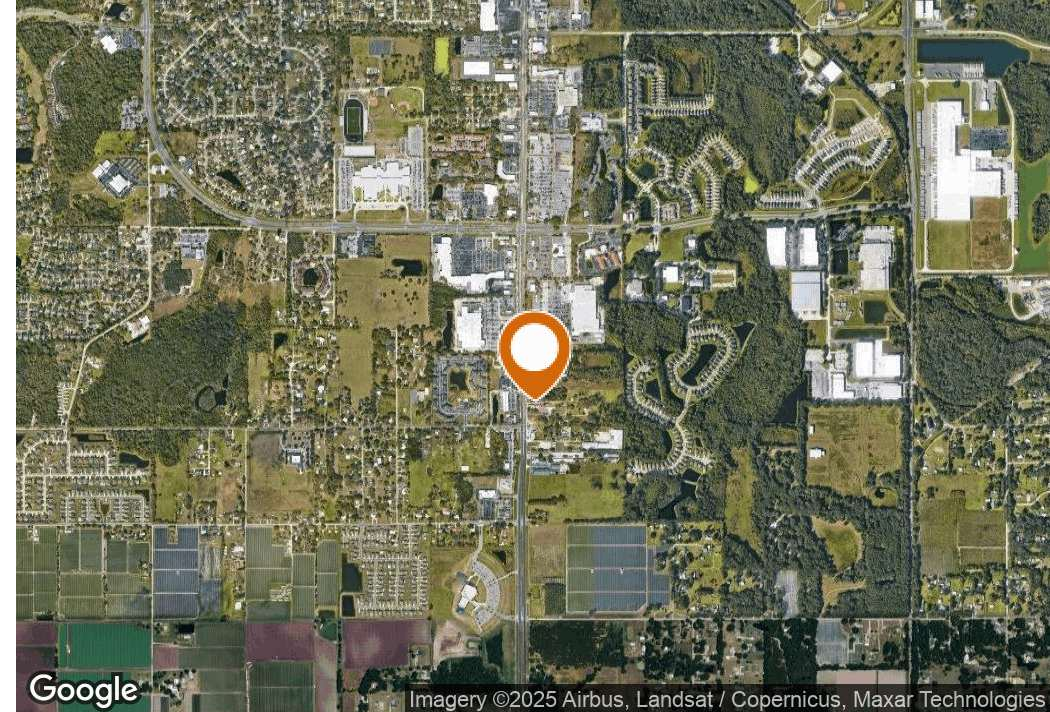
James L Redman Pkwy

SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

Sale Price:	Subject to Offer
Building Size:	9,069 SF
Lot Size:	7.8 Acres
Year Built:	1975
Zoning:	C-1

## Property Overview

Introducing a prime opportunity for retail investors: ideally situated within Plant City, FL. Zoned C-1 with a FLU of R-12, this property offers a versatile space conducive to a variety of retail ventures, from boutiques to specialty shops. The strategic location ensures high visibility and convenient access for patrons along State Road 39 (James L Redman Pkwy), while the building's well-maintained structure presents an enticing canvas for retail innovation. With its ample space and favorable zoning, this property holds immense potential for retail investors seeking a promising foothold in the thriving Plant City market.

There are two adjacent properties for sale, allowing for an assemblage opportunity of approximately 23 ± acres. Please refer to the assemblage map in the pages below. For more information, please reach out to the listing agent.

## Property Highlights

- Retail potential
- Zoned C-1 with Future Land Use (FLU) of R-12 , allowing for versatile retail applications
- Ample space supports diverse business needs
- Strategic location in the thriving Plant City area



## LOCATION DESCRIPTION



### Bustling Commercial Corridor Off SR 39

Situated in the heart of Plant City, FL, this vibrant area presents an exceptional opportunity for Retail and Street Retail investors. Known for its growing community and diverse attractions, the area is home to the popular Florida Strawberry Festival and offers a unique blend of historical charm and modern amenities. Nearby, the historic downtown district boasts an array of enticing shops and eateries. With a steadily increasing population and a thriving commercial scene, this location is perfect for investors seeking to capitalize on the area's ongoing growth and development.

The property sits along a bustling commercial corridor, home to a variety of national and regional retailers. Nearby establishments include Lowe's Home Improvement, Walmart Supercenter, and Publix, providing a steady flow of consumer traffic. Additionally, the property is in close proximity to other retail centers and dining options, enhancing its appeal for commercial use. The property's frontage on State Road 39 (James L Redman Pkwy) ensures high exposure, and its location within a vibrant retail hub makes it an attractive site for businesses seeking to capitalize on the area's commercial activity.



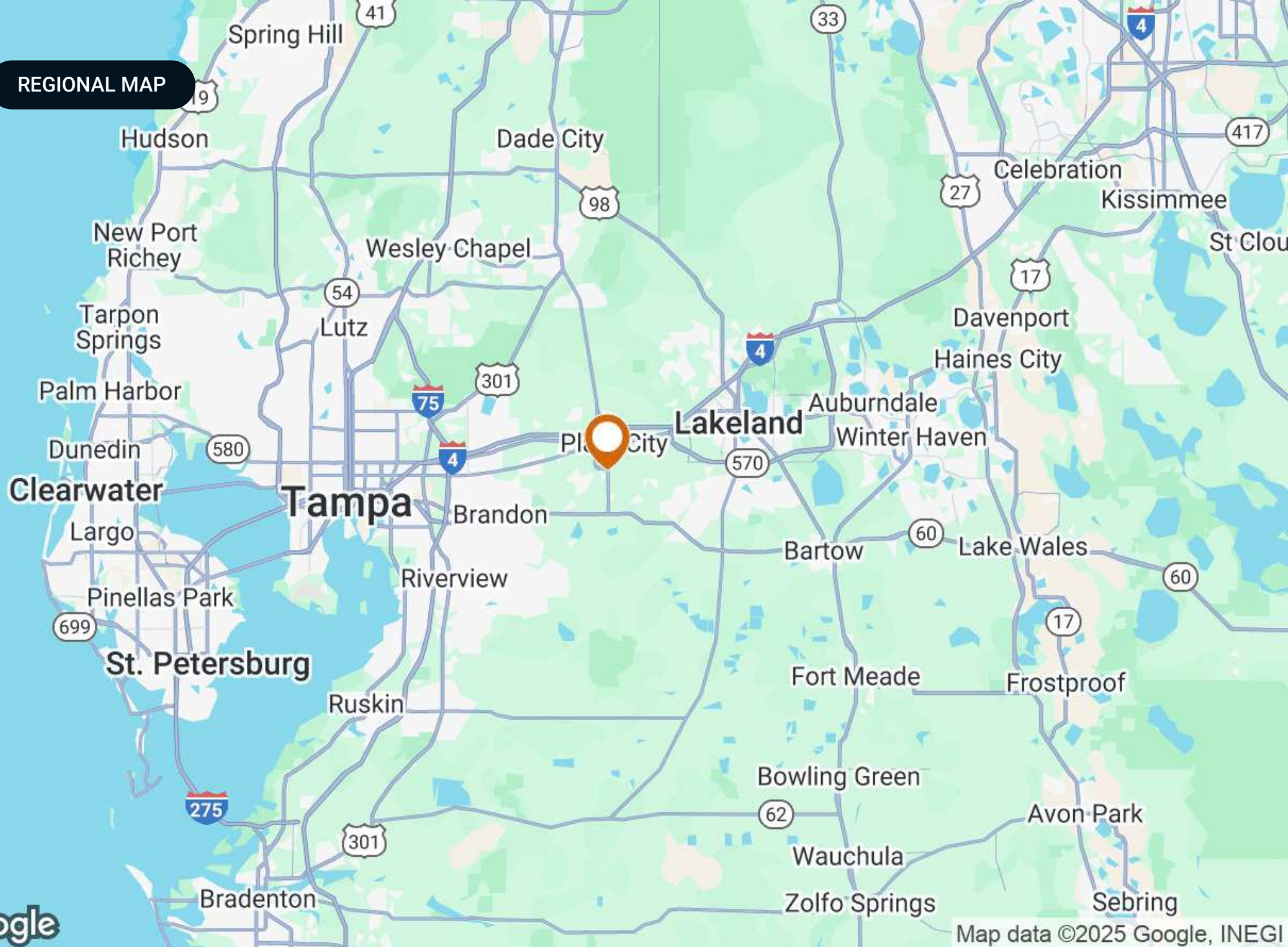


SECTION 2

# Location Information

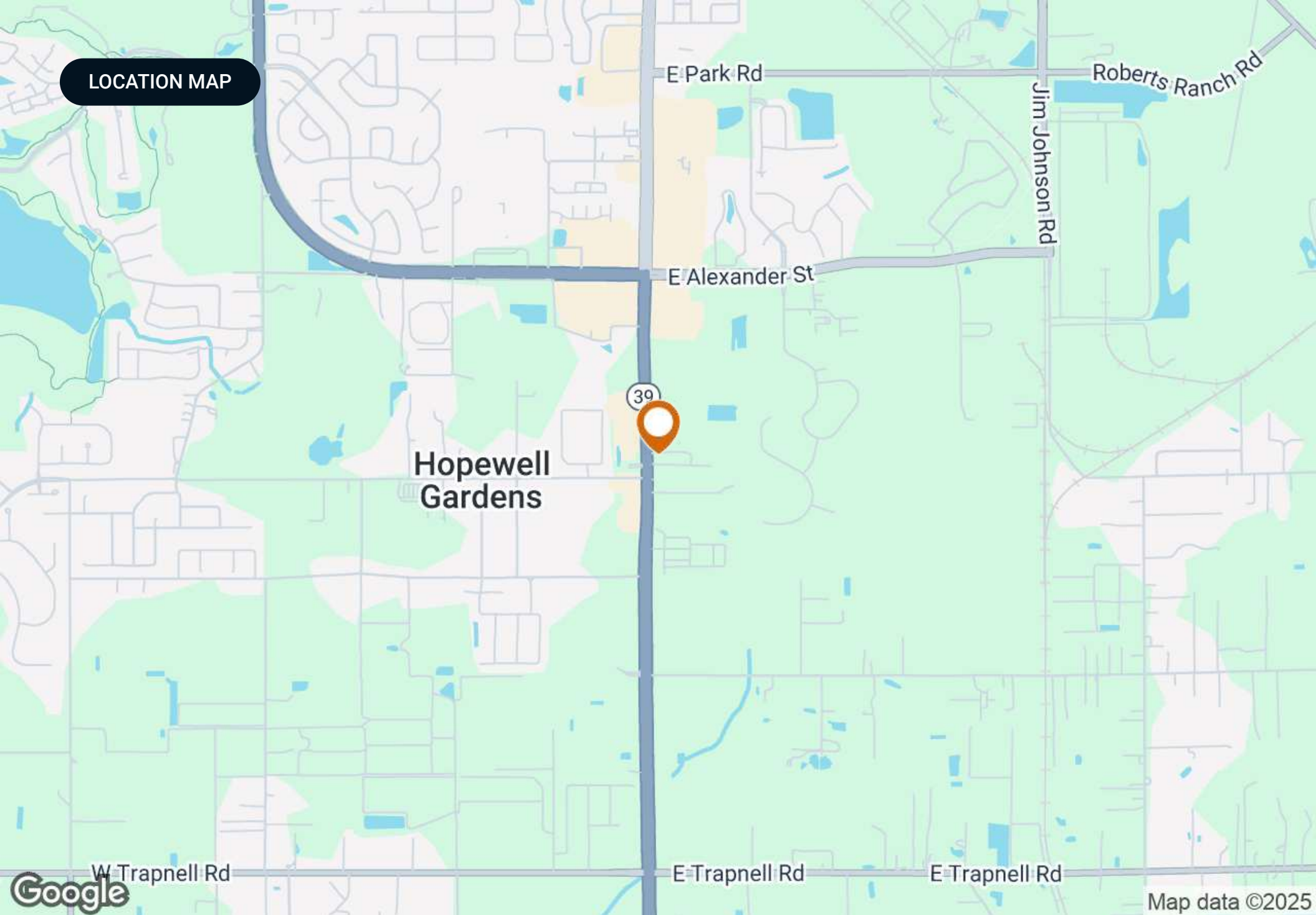


REGIONAL MAP





LOCATION MAP





AERIAL





AERIAL



Pointe Grand Apartments  
252 Multifamily Units  
(Completed in 2024)

HCA Florida  
Healthcare



25,500 ±  
Cars/Day

Panera  
BREAD



Great Clips

verizon

MIDFLORIDA



James L Redman Pkwy



ASSEMBLAGE MAP (23 ± ACRES)

James L Redman Pkwy



ASSEMBLAGE AERIAL





## DEMOGRAPHICS MAP & REPORT

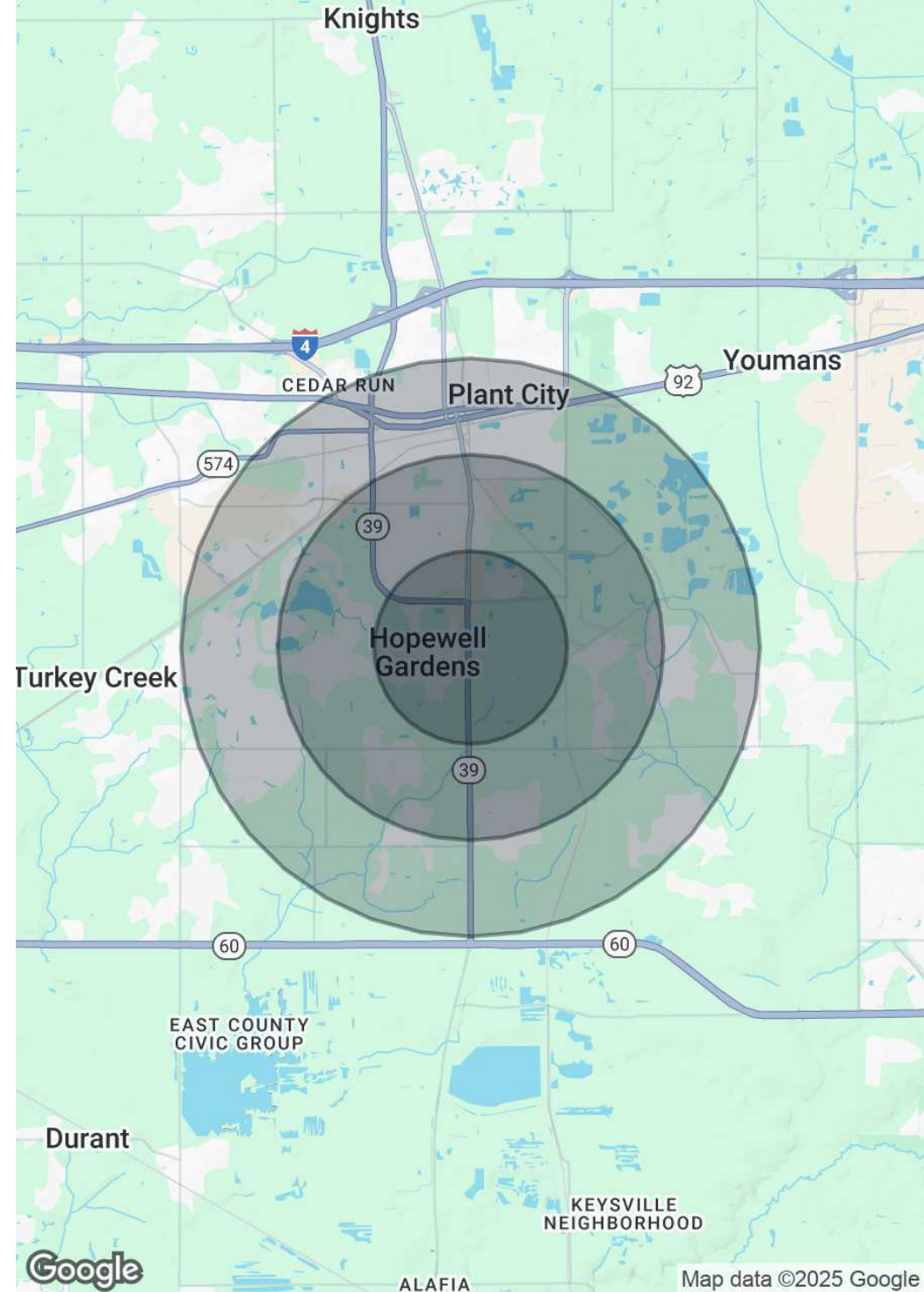
### Population

	1 Mile	2 Miles	3 Miles
Total Population	4,691	15,965	35,200
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	37	39	39

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,514	5,467	11,888
# of Persons per HH	3.1	2.9	3
Average HH Income	\$75,560	\$82,342	\$85,040
Average House Value	\$339,982	\$325,131	\$315,956

*Demographics data derived from AlphaMap*





## AREA ANALYTICS

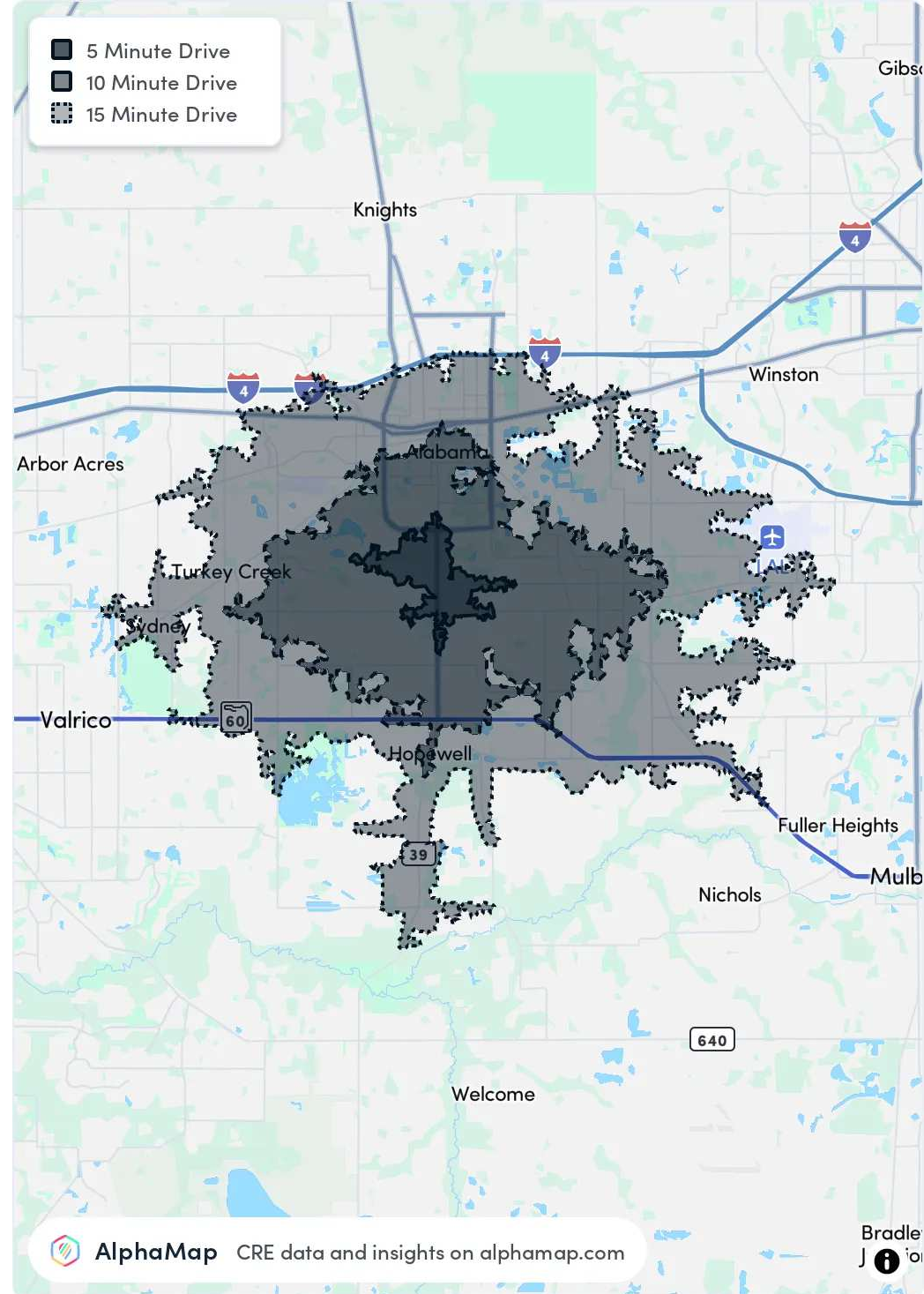
### Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	5,292	36,308	78,446
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39

### Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	1,672	12,093	26,325
Persons per HH	3.2	3	3
Average HH Income	\$86,028	\$89,627	\$88,883
Average House Value	\$362,641	\$328,879	\$327,197
Per Capita Income	\$26,883	\$29,875	\$29,627

Map and demographics data derived from AlphaMap







## Hillsborough County

### FLORIDA



<b>Founded</b>	1834	<b>Density</b>	1,400.5 (2019)
<b>County Seat</b>	Tampa	<b>Population</b>	1,521,410 (2023)
<b>Area</b>	1,051 sq. mi.	<b>Website</b>	<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 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, 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.





SECTION 3

# Maps And Photos





NEIGHBORHOOD MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



## MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus,  
Maxar Technologies



ADDITIONAL PHOTOS







SECTION 4

# Agent And Company Info



## ADVISOR BIOGRAPHY



### Jerrod Parker

Associate Advisor

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## Professional Background

Jerrod Parker is an Associate Advisor at Saunders 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





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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