



# Golden Rule Plant City Commercial

2914 James L Redman Parkway, Plant City, Florida 33566

---

Jerrod Parker  
813-967-2862  
[jerrod@saundersrealestate.com](mailto:jerrod@saundersrealestate.com)

## TABLE OF CONTENTS



## Table of Contents

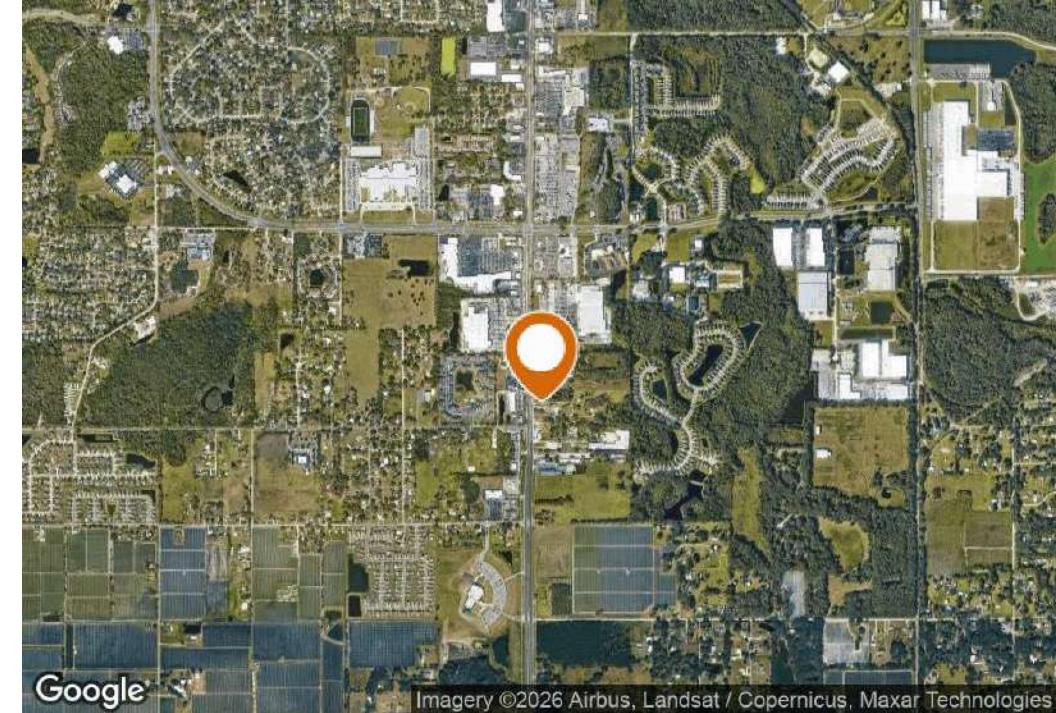
Property Information	3
Property Summary	4
Location Description	5
Location Information	6
Regional Map	7
Location Map	8
Aerial	9
Aerial	10
Assemblage Map (23 ± Acres)	11
Assemblage Aerial	12
Demographics Map & Report	13
Area Analytics	14
County	15
Maps And Photos	16
Neighborhood Map	17
Market Area Map	18
Additional Photos	19
Agent And Company Info	20
Advisor Biography	21



## SECTION 1

# Property Information

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$3,700,000
Building Size:	9,069 SF
Lot Size:	7.8 Acres
Year Built:	1975
Zoning:	C-1
City:	Plant City
County:	Polk
PIN:	091212-0200, 091211-0000

## 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.

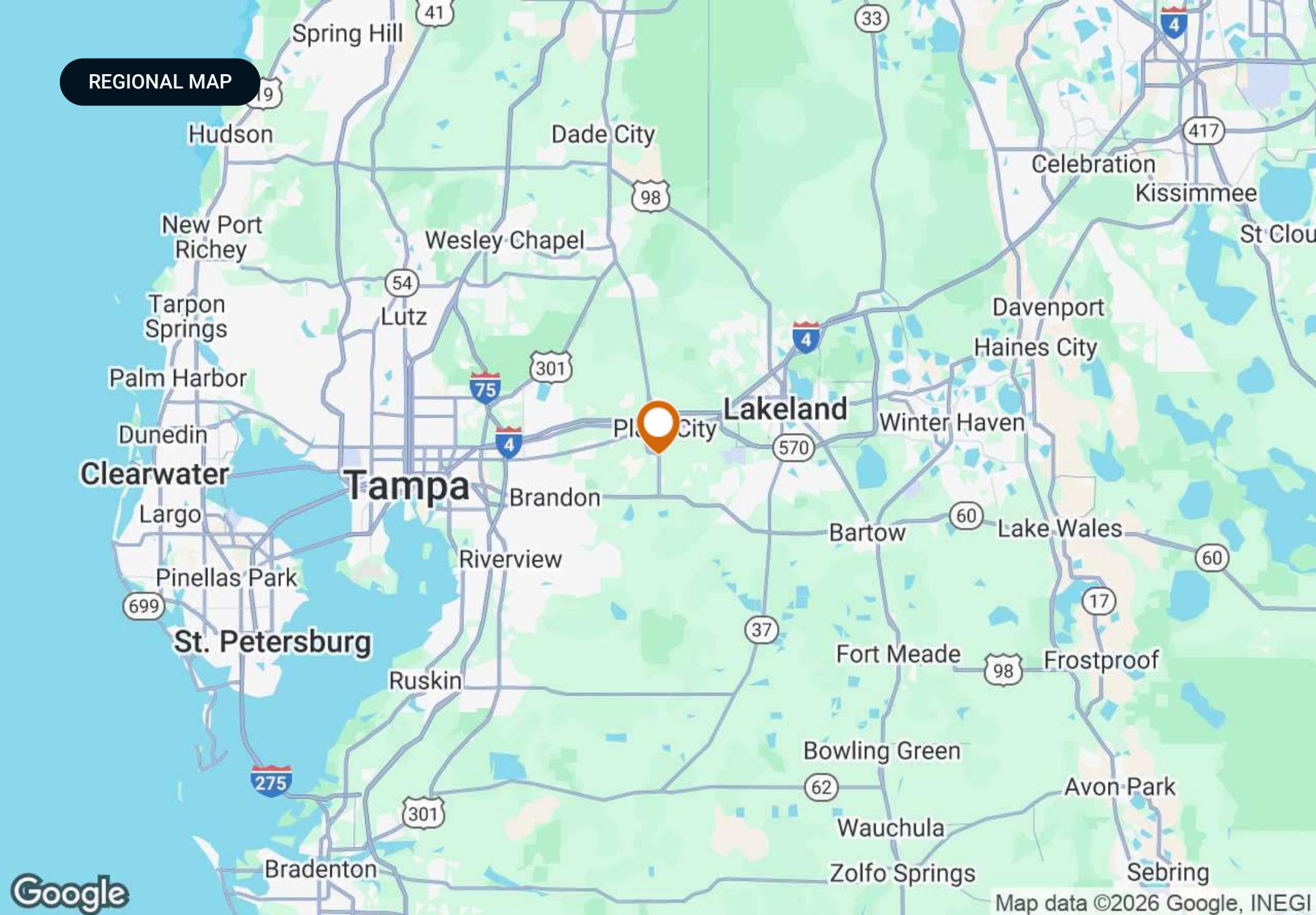
The property sits along a bustling commercial corridor, home to a variety of national and regional retailers. Nearby establishments include Lowe's Home Improvement, Walmart Supercenter, and Publix, providing a steady flow of consumer traffic. Additionally, the property is in close proximity to other 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.



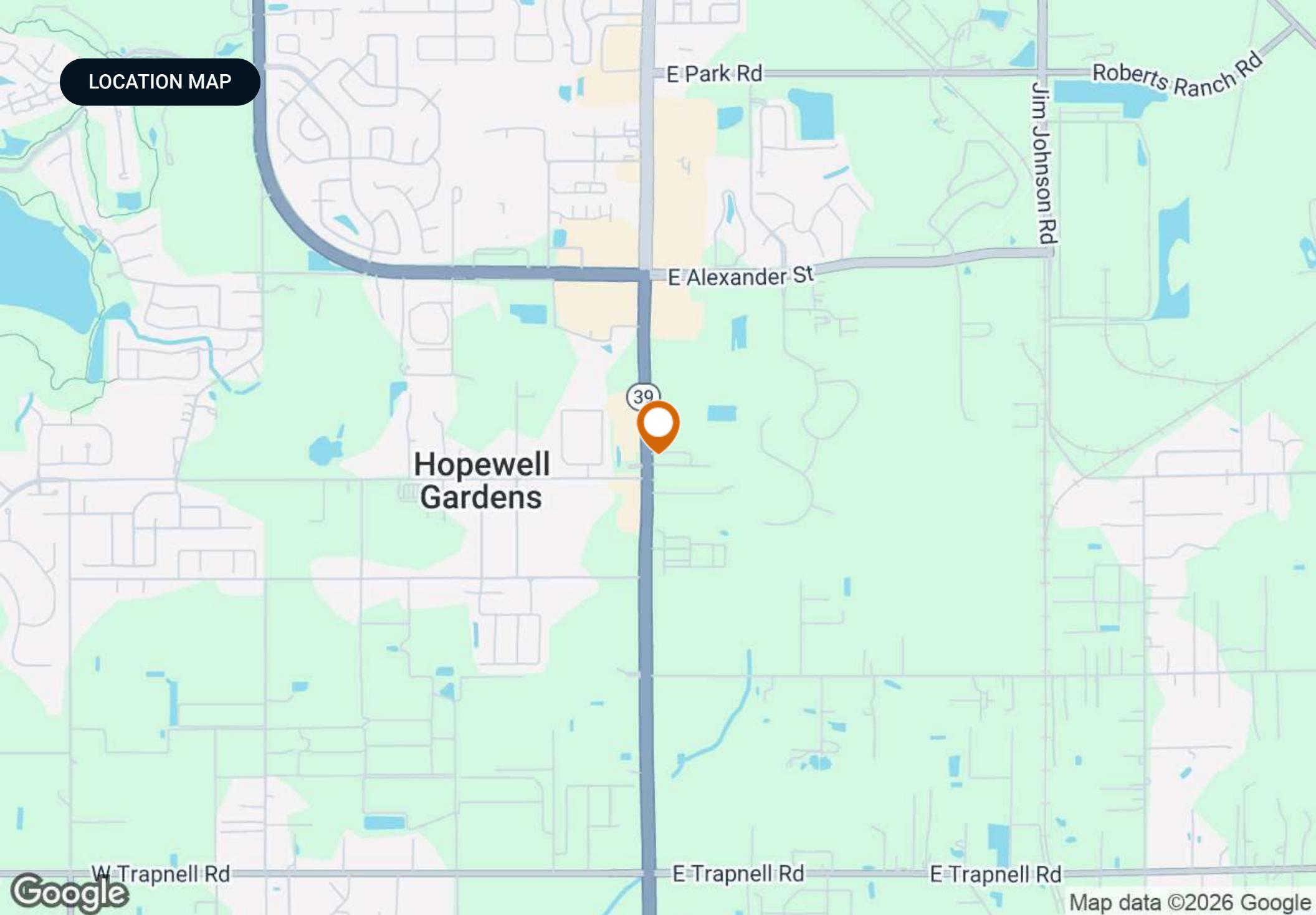
## SECTION 2

# Location Information

## REGIONAL MAP



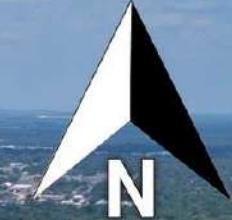
LOCATION MAP



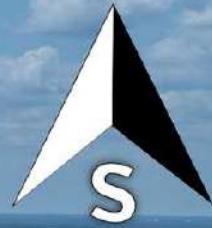
Google

Map data ©2026 Google

AERIAL



AERIAL



Pointe Grand Apartments  
252 Multifamily Units  
(Completed in 2024)

HCA Florida  
Healthcare



25,500 ±  
Cars/Day

Panera  
BREAD

MARCO'S  
PIZZA

Great Clips Verizon

MIDFLORIDA

ZAXBY'S



SONIC  
America's  
Drive-In

James L Redman Pkwy



ASSEMBLAGE MAP (23 ± ACRES)



ASSEMBLAGE AERIAL



## DEMOGRAPHICS MAP & REPORT

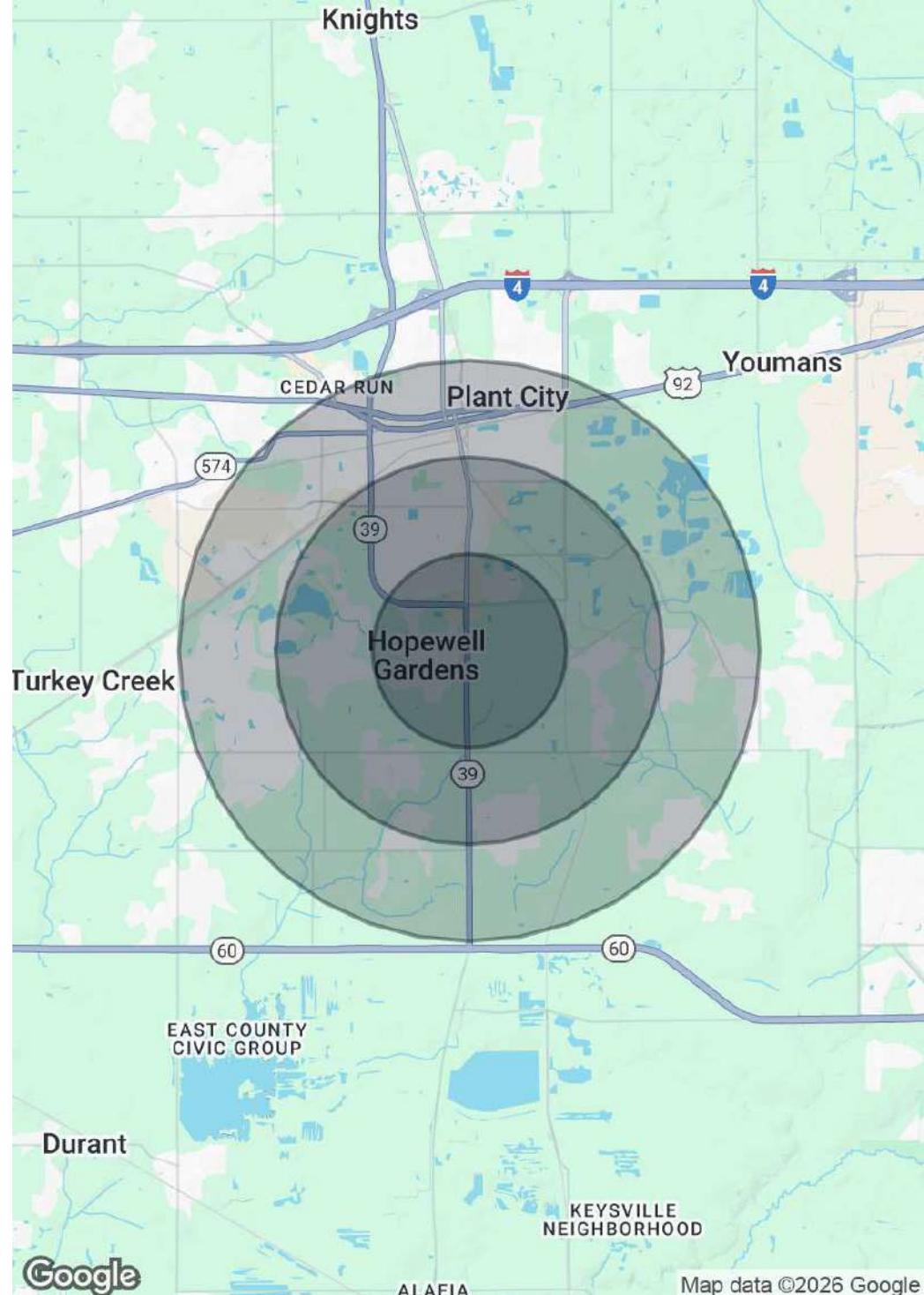
### Population

	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

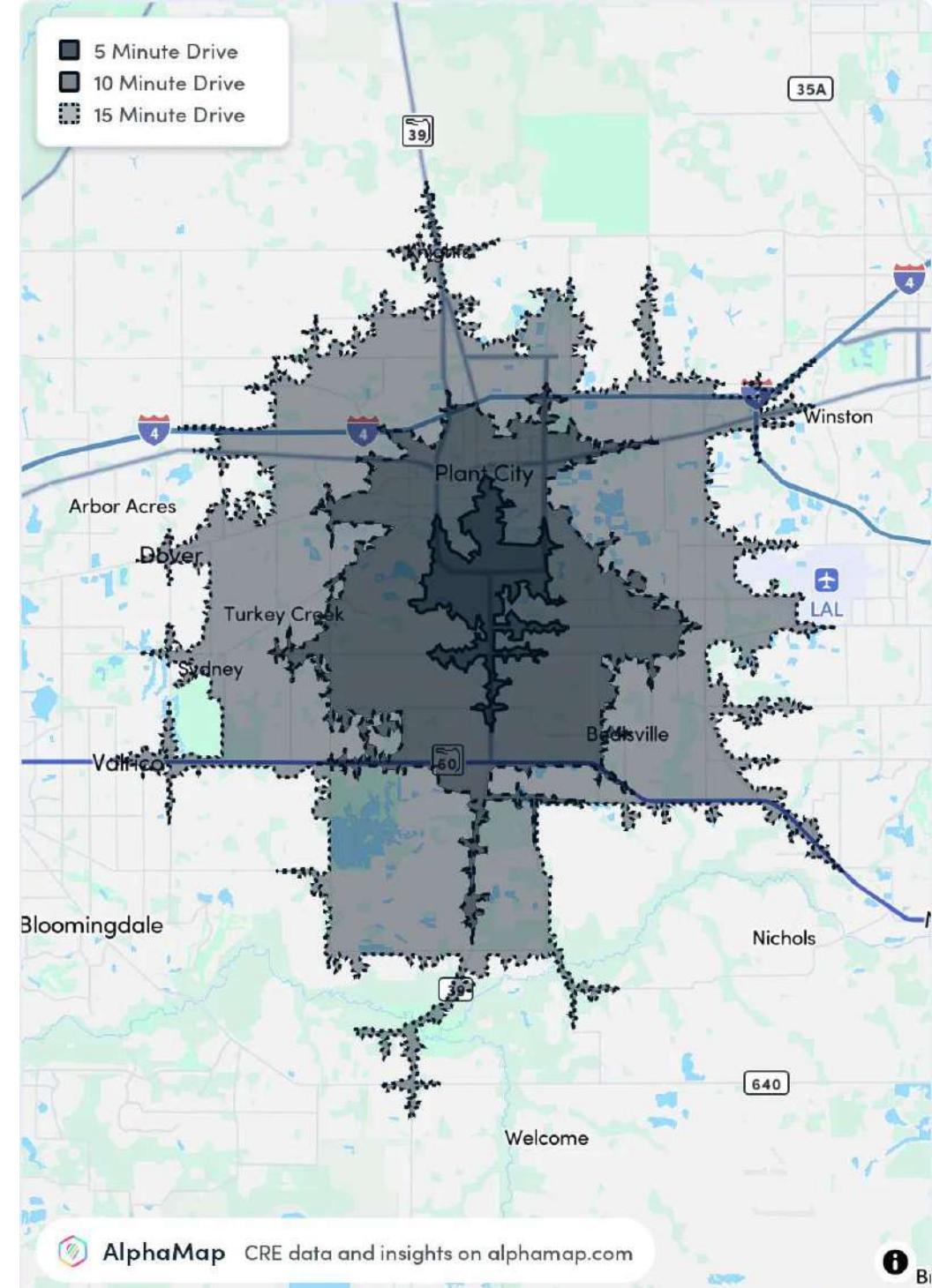
### Population

	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



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	<a href="http://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

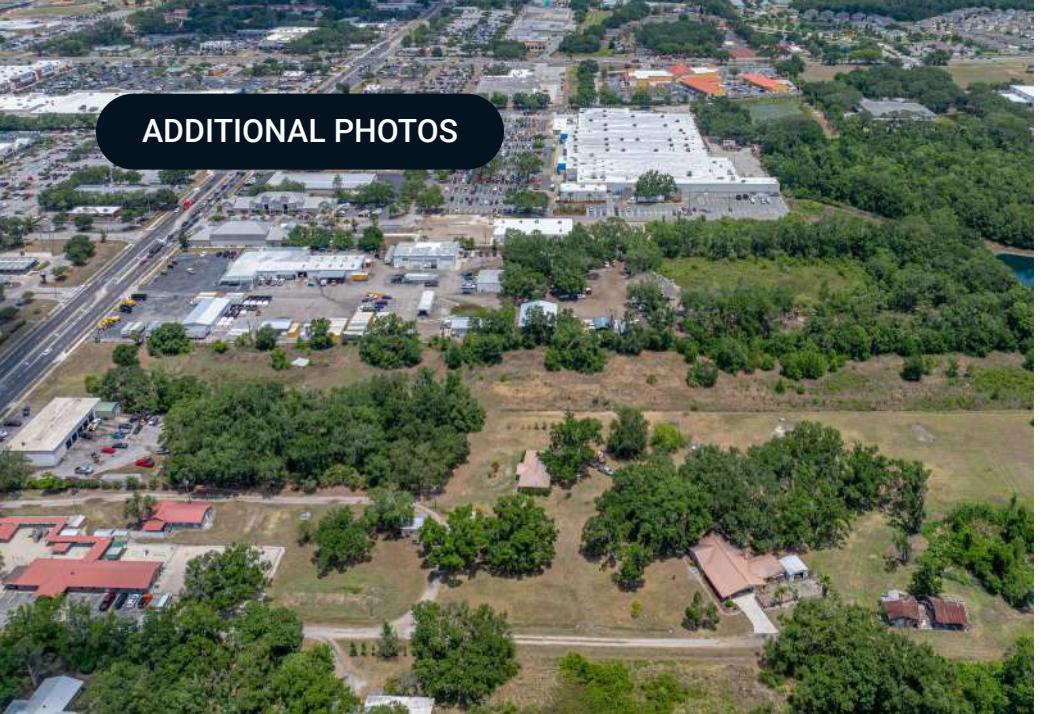
## NEIGHBORHOOD MAP



## MARKET AREA MAP



## ADDITIONAL PHOTOS





## SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Jerrod Parker

Associate Advisor

jerrod@saundersrealestate.com

Direct: **877-518-5263 x392** | Cell: **813-967-2862**

## 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



## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)