

# Wilder Road Development Land

3107 N Wilder Rd, Plant City, Florida 33563

Ryan McGimsey  
813-763-1004  
ryanm@saundersrealestate.com

Jerrod Parker  
813-967-2862  
jerrod@saundersrealestate.com

## PROPERTY SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$2,199,000</b>
<b>Acreage:</b>	5.33 Acres
<b>Price / Acre:</b>	\$412,570
<b>Uplands / Wetlands:</b>	All Upland Acreage
<b>City:</b>	Plant City
<b>County:</b>	Hillsborough
<b>State:</b>	Florida
<b>Zoning:</b>	AR/R-1
<b>Road Frontage:</b>	285 ± FT (N Wilder Road)
<b>PIN:</b>	89860.0000
<b>Property Type:</b>	Development Land

## Property Overview

Discover a prime investment opportunity adjacent to the new BayCare South Florida Baptist Hospital in Plant City, FL within a mile of I-4. Strategically located within AR zoning, this property offers an ideal setting for medical developers and investors looking to utilize the BayCare Hospital as an anchor for their development. Unlock the potential for medical facilities or healthcare services within this strategic location. Explore the possibilities of this property as a cornerstone for medical development and investment in the thriving healthcare landscape.

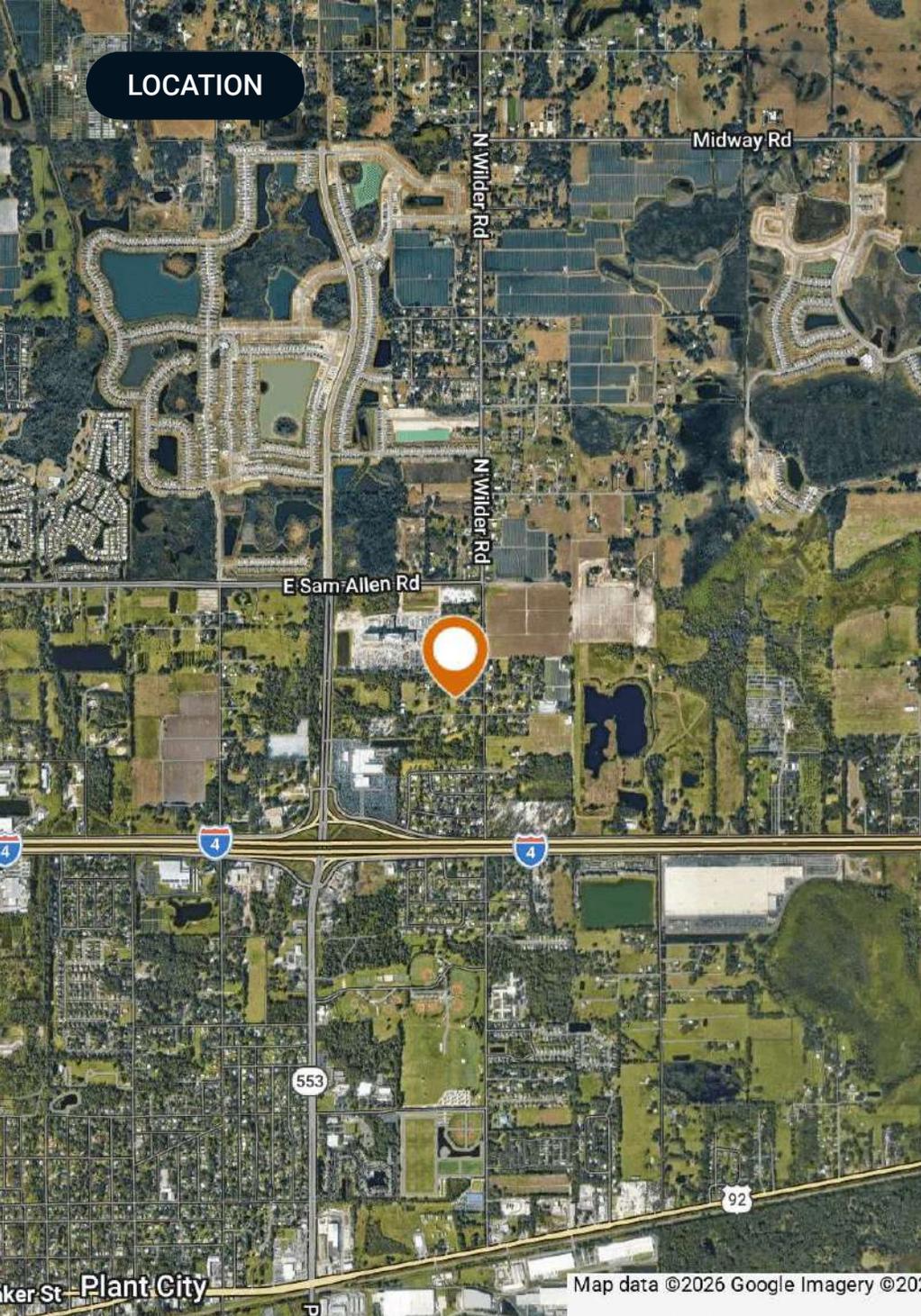
\*The adjacent 5.15 ± acre parcel to the north is also available, please refer to pg.6. Contact the listing advisors for more information.

## Property Highlights

- Proximity to New BayCare Hospital and I-4
- Zoned AR
- Strategic Plant City location



## LOCATION



## Location & Driving Directions

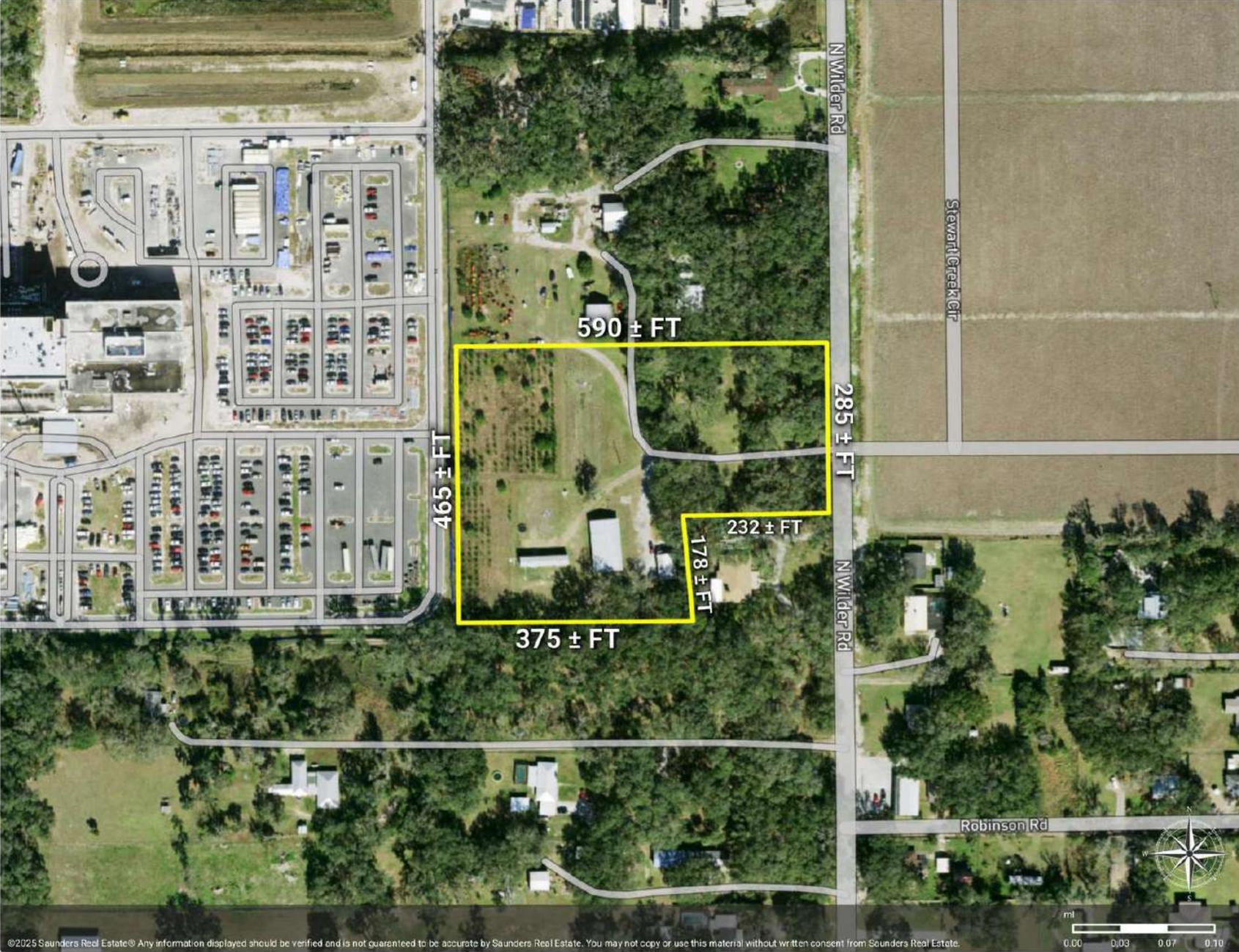
Parcel: 89860.0000

GPS: 28.0445924, -82.0982819

Driving Directions: Call Advisors

Showing Instructions: Call Advisors

# PROPERTY MAP



## Wilder Road Development Land

■ Polygon



©2025 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

**ASSEMBLAGE OPPORTUNITY**



**Assemblage Opportunity**  
(5.15 ± Acres)

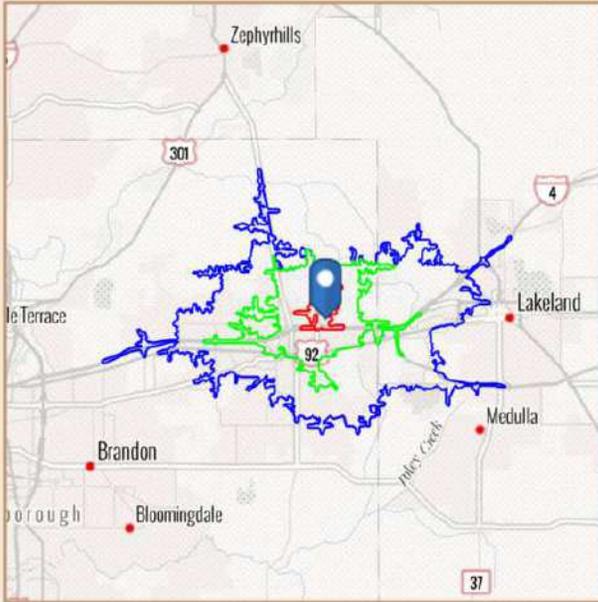
RETAILER MAP



# BENCHMARK DEMOGRAPHICS

3107 N Wilder Rd, Plant City, Florida, 33563

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Hillsborough County  
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	4.48%	5.69%	6.11%	5.34%	4.70%	4.69%	5.39%
5 - 9	5.16%	5.93%	6.27%	5.69%	5.08%	5.03%	5.75%
10 - 14	5.25%	6.29%	6.59%	5.99%	5.40%	5.34%	5.98%
15 - 19	5.70%	6.32%	6.85%	6.67%	5.84%	5.84%	6.47%
20 - 34	15.23%	18.22%	19.41%	21.46%	18.51%	18.43%	20.33%
35 - 54	22.71%	23.46%	23.85%	26.30%	25.01%	24.41%	25.20%
55 - 74	29.76%	24.23%	22.73%	21.36%	25.41%	25.55%	22.82%
75+	12.08%	9.85%	8.20%	7.24%	10.06%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	7.8%	9.9%	9.4%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	8.4%	7.6%	8.0%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.2%	8.4%	8.4%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.8%	13.0%	12.1%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	13.9%	19.7%	18.6%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	11.7%	12.5%	12.8%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	19.7%	18.1%	18.3%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	8.6%	6.2%	7.0%	8.9%	8.8%	8.7%	9.8%
\$200,000+	8.2%	4.6%	5.3%	14.1%	12.0%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	1,142	22,281	73,853	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	852	20,502	79,584	1,620,635	3,364,494	22,846,618	338,218,372
Employees	536	10,445	33,446	794,459	1,636,712	10,832,721	167,630,539
Households	488	8,479	27,427	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.34	2.59	2.66	2.54	2.36	2.43	2.50
Median Age	47.9	40.9	38.6	38.5	43.2	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	208,088	234,679	297,735	427,559	404,577	416,969	370,578
Owner Occupied %	87.5%	73.0%	67.5%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	12.5%	27.0%	32.5%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	542	9,191	30,053	648,302	1,564,169	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$70,896	\$63,924	\$65,545	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$39,099	\$30,795	\$31,326	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$306,629	\$183,764	\$161,710	\$201,691	\$245,761	\$253,219	\$228,144



## Hillsborough County

### FLORIDA



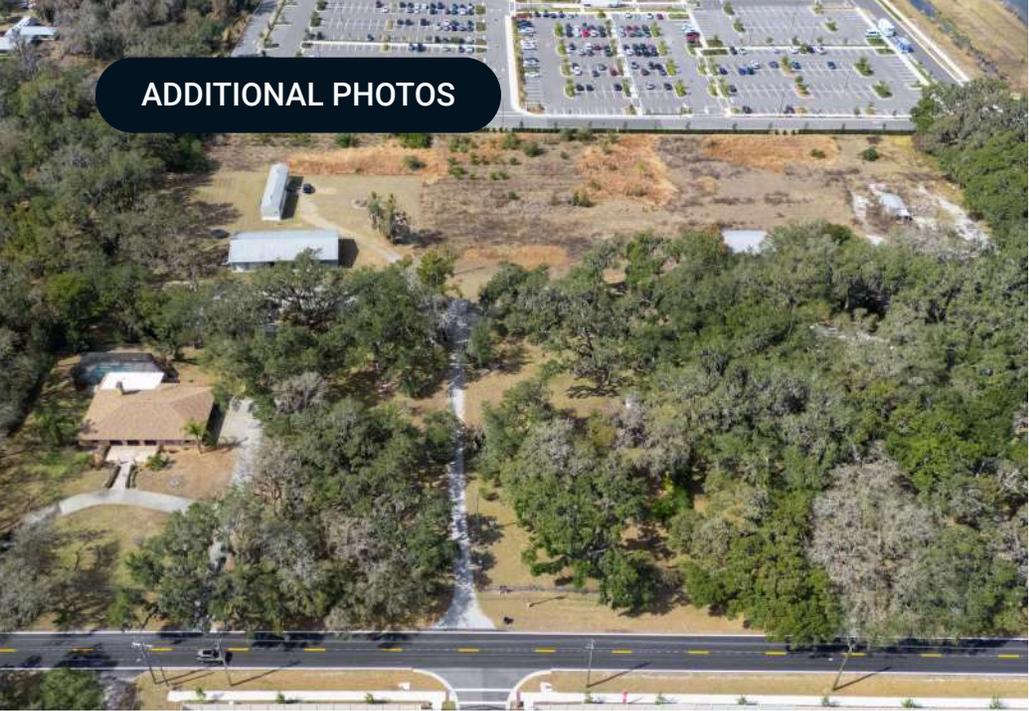
<b>Founded</b>	1834	<b>Density</b>	1,400.5 (2019)
<b>County Seat</b>	Tampa	<b>Population</b>	1,521,410 (2023)
<b>Area</b>	1,051 sq. mi.	<b>Website</b>	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

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.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Ryan McGimsey

Advisor

ryanm@saundersrealestate.com

Direct: **877-518-5263 x469** | Cell: **813-763-1004**

## Professional Background

Ryan McGimsey serves as an Advisor at Saunders Real Estate. He is a Florida native who was raised in Plant City.

Prior to joining Saunders, Ryan navigated the diverse world of real estate, wearing multiple hats as an active mortgage loan originator for residential properties, while negotiating clients' needs in commercial real estate transactions. In his earlier professional life, he served as a freight broker, collaborating with companies nationwide in the intricate web of shipping and closely working with warehousing and 3PL companies.

Ryan's passion for real estate was further fostered when he embarked on a transformative project during the pandemic: purchasing and refurbishing a historic commercial building from the 1920s in Downtown Plant City.

A graduate of the University of South Florida, Ryan received his degree in Finance. Outside of work, he holds dear the moments spent with his wife and two children, whether on or off the ball field.

Ryan specializes in:

- Commercial Development
- Industrial
- Medical
- Office

## Education

- Q3 CoStar Power Broker Recipient (2025)

## 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



**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

## 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)