

E Sam Allen Rd

Sam Allen Road Medical Development

2502 E Sam Allen Rd, Plant City, Florida 33565

Ryan McGimsey
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$6,500,000
Acreage:	9.86 Acres
Price / Acre:	\$659,229
Upland / Wetlands	All Upland Acreage
City:	Plant City
County:	Hillsborough
State:	Florida
Zoning:	Transitional Area (TA)
PIN:	089855-0850, 089855-0800, 089855-0750
Road Frontage	460 ± FT (Sam Allen Rd)
Water & Utilities:	Water and Sewer on Sam Allen Rd
Property Type:	Development Land

Property Overview

Zoned as TA, this 9.81 acre property offers flexibility for various land use options, positioning it perfectly for a multitude of business possibilities. Situated in the bustling Plant City area, this property is strategically located to capitalize on the town's growth and economic potential. BayCare's new hospital is viewed as the anchor for this development tract and opens multiple use case opportunities for development such as Medical Office, Hotel, or even a Private Nursing School. With proximity to both a healthcare site and a future school site owned by Hillsborough County School Board, this location is compatible for a variety of end users that support public needs. Site will be delivered with entitlements.

Property Highlights

- Proximity to New BayCare Hospital and I-4
- Zoned Transitional Area (TA)
- Excellent investment opportunity
- Prime location in Plant City

ENTITLEMENT HIGHLIGHTS



Entitlement Highlights

- Proposed **PD – Planned Development** zoning
- Approximately **9.86 gross acres**
- Proposed commercial mixed-use program
- Up to **121-room hotel**
- Approximately **55,000 SF medical/general office**
- Approximately **15,000 SF retail**
- Maximum FAR shown: **0.35**
- Maximum gross building area shown: approximately **150,325 SF**
- Building heights up to **65 feet** for hotel use
- Flood Zone **X**
- No environmentally sensitive areas indicated on the site plan
- Located within the **Northeast Master Plan** area



 **South Florida Baptist Hospital**
BayCare Health System



LOCATION



Map data ©2026 Google Imagery ©202

Location & Driving Directions

Parcel: 089855-0850 089855-0800 089855-0750

GPS: 28.049295, -82.1002686

Driving Directions: Call Advisors

Showing Instructions: Call Advisors

PROPERTY MAP



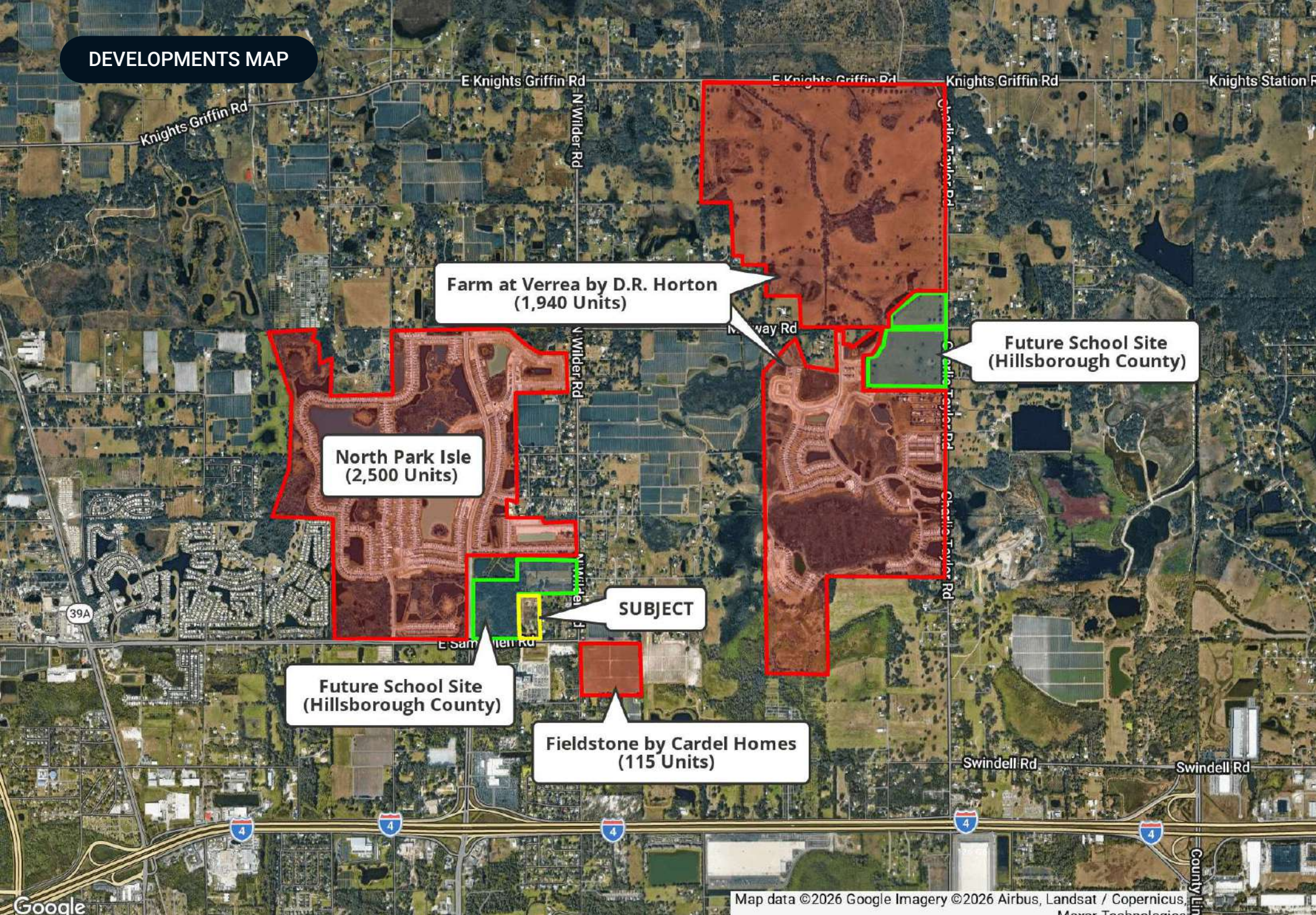
Sam Allen Medical Development

Polygon



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DEVELOPMENTS MAP



**Farm at Verrea by D.R. Horton
(1,940 Units)**

**North Park Isle
(2,500 Units)**

**Future School Site
(Hillsborough County)**

SUBJECT

**Future School Site
(Hillsborough County)**

**Fieldstone by Cardel Homes
(115 Units)**

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RETAILER MAP

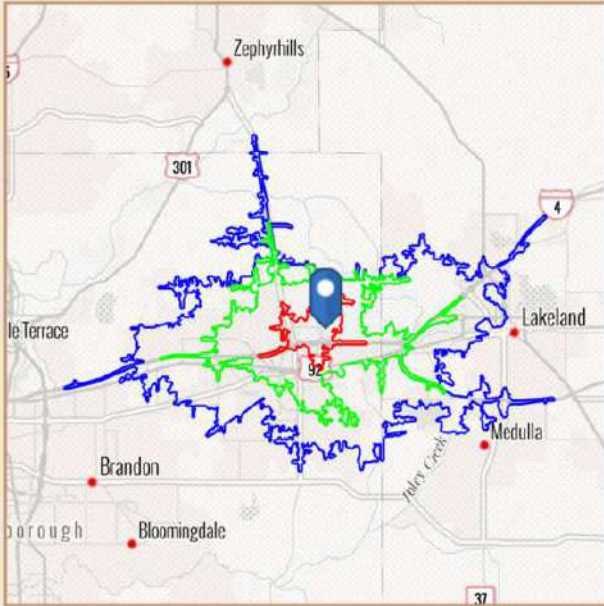


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BENCHMARK DEMOGRAPHICS

2502 E Sam Allen Rd, Plant City, Florida, 33565

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	5.01%	5.89%	6.14%	5.34%	4.70%	4.69%	5.39%
5 - 9	5.47%	6.07%	6.29%	5.69%	5.08%	5.03%	5.75%
10 - 14	5.62%	6.56%	6.64%	5.99%	5.40%	5.34%	5.98%
15 - 19	5.93%	6.66%	6.90%	6.67%	5.84%	5.84%	6.47%
20 - 34	16.35%	19.09%	19.59%	21.46%	18.51%	18.43%	20.33%
35 - 54	22.80%	23.79%	23.89%	26.30%	25.01%	24.41%	25.20%
55 - 74	27.56%	23.07%	22.45%	21.36%	25.41%	25.55%	22.82%
75+	11.20%	8.82%	8.07%	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	8.2%	9.5%	9.8%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	8.5%	8.1%	7.9%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	8.6%	8.4%	8.4%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.6%	12.1%	12.1%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	16.2%	19.6%	18.5%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	12.0%	12.5%	12.5%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	19.2%	18.9%	18.1%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	7.2%	6.3%	7.1%	8.9%	8.8%	8.7%	9.8%
\$200,000+	5.4%	4.5%	5.6%	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	6,766	35,276	103,511	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	4,976	35,618	112,201	1,620,635	3,364,494	22,846,618	338,218,372
Employees	3,123	16,629	45,819	794,459	1,636,712	10,832,721	167,630,539
Households	2,793	12,817	38,425	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.40	2.71	2.66	2.54	2.36	2.43	2.50
Median Age	44.8	39.4	38.4	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	196,749	280,285	309,105	427,559	404,577	416,969	370,578
Owner Occupied %	84.1%	69.4%	66.4%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	15.9%	30.6%	33.6%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	3,074	13,935	42,438	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	\$65,099	\$64,685	\$65,226	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$33,545	\$30,332	\$31,481	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$257,509	\$165,383	\$159,274	\$201,691	\$245,761	\$253,219	\$228,144



Hillsborough County

FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

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

Advisor

jerrod@saundersrealestate.com

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

Professional Background

Jerrod Parker is an Advisor at Saunders Real Estate, operating out of the firm's Lakeland headquarters while specializing in development land and investment properties throughout Central Florida.

A 7th-generation Floridian, Jerrod comes from a family deeply rooted in the region's agricultural and civic communities. His family is well known throughout Central Florida. Jerrod's father serves as the Director of the Florida Strawberry Growers Association, and his grandfather served on the Hillsborough County School Board for more than twenty years. Members of his immediate family are also active board members for the Florida Strawberry Festival, reflecting a long-standing connection to Florida agriculture and community leadership.

After earning his bachelor's degree from Florida Southern College, Jerrod began his professional career in Hillsborough County's public education system. He later transitioned into the agricultural industry, where he worked as a Certified Crop Advisor providing consulting services to farmers and ranchers throughout Central Florida. This experience gave him firsthand knowledge of the region's agricultural operations, land use considerations, and the economic factors shaping rural property ownership.

Today, Jerrod focuses on commercial development land, public infrastructure sites, and investment properties positioned within Central Florida's fastest-growing corridors. His work frequently involves identifying and marketing land opportunities near expanding residential communities, major transportation routes, and institutional anchors such as hospitals, schools, and municipal facilities.

With active development occurring along the Tampa-to-Orlando corridor, Jerrod works with landowners, developers, and investors to position properties for uses including medical offices, commercial projects, residential communities, and public infrastructure facilities. His background in agriculture, combined with his understanding of regional growth patterns and development entitlements, allows him to accurately evaluate both current land use and future development potential.

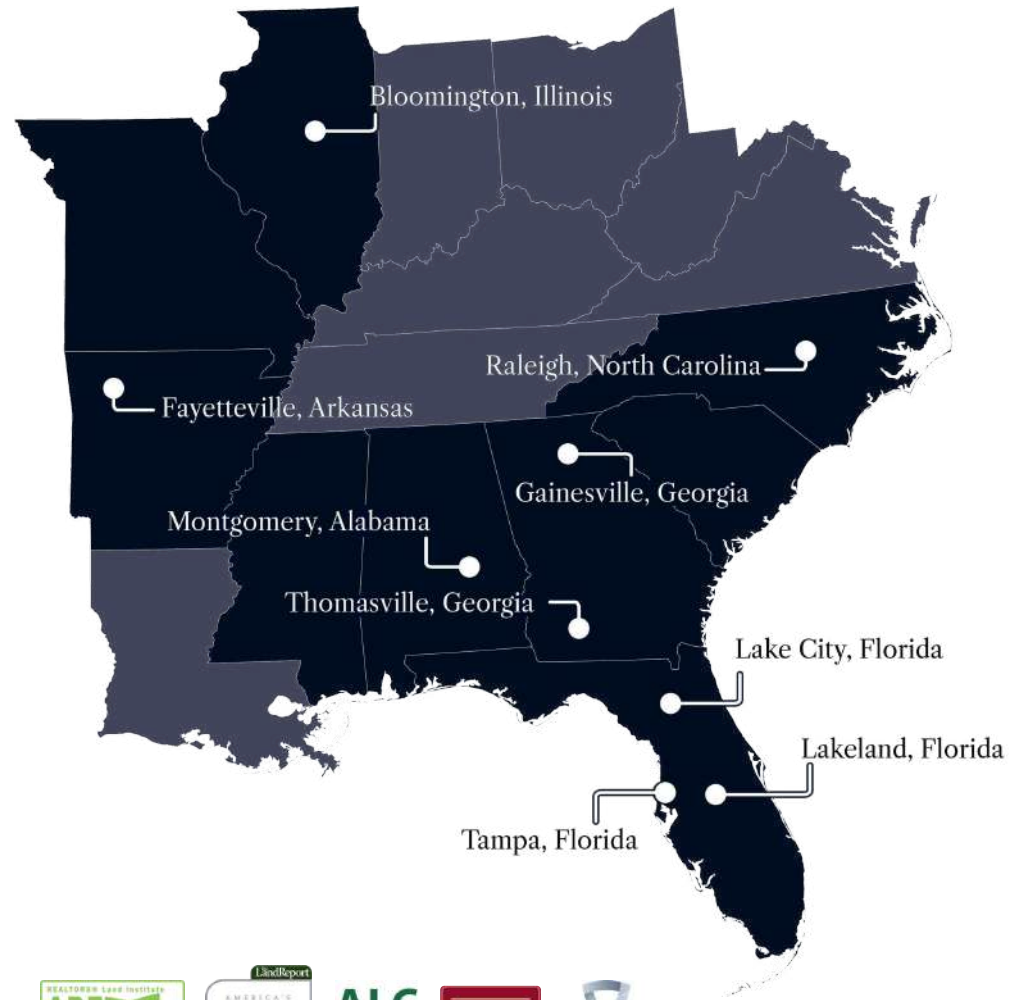
Living in Polk County, Jerrod remains actively engaged in the local business and development community. In his free time, he enjoys hosting dinners with family and friends, serving his local church, and outdoor activities.

Jerrod specializes in:

- Commercial Development
- Residential Development
- Transitional Development
- Farms and Cropland



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



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