



SAUNDERS
COMMERCIAL

North Wilder Road Development Site

3109 North Wilder Road, Plant City, Florida 33565

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

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

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,900,000
Acreage:	5.15 Acres
Price / Acre:	\$368,932
Uplands / Wetlands:	All Upland Acreage
City:	Plant City
County:	Hillsborough
State:	Florida
Zoning:	AR/R-1
Road Frontage:	200 ± FT (N Wilder Road)
PIN:	089860-6000
Property Type:	Development Land

Property Overview

The North Wilder Road Development Site is an ideal location for medical, office, assisted living, or workforce housing with its proximity to the new BayCare Hospital, I-4 access within 1 mile, and over 4,000 new single family homes coming to the market area. With the hospital as the anchor, I-4 as the connection between Tampa and Orlando, and the rapid residential growth to support favorable market demographics, this is a prime development opportunity in a high demand corridor.

*The adjacent 5.33 ± acre parcel to the south is also available, please refer to pg.6. Contact the listing advisors for more information.

Property Highlights

- Strategic location with easy highway access
- Proximity to established BayCare Hospital and I-4
- Ideal for medical or office projects
- Growing economic activity in the surrounding area



N Wilder Rd

LOCATION



Location & Driving Directions

Parcel: 089860-6000

GPS: 28.0465507, -82.0980047

Driving Directions: Call Advisors

Showing Instructions: Call Advisors

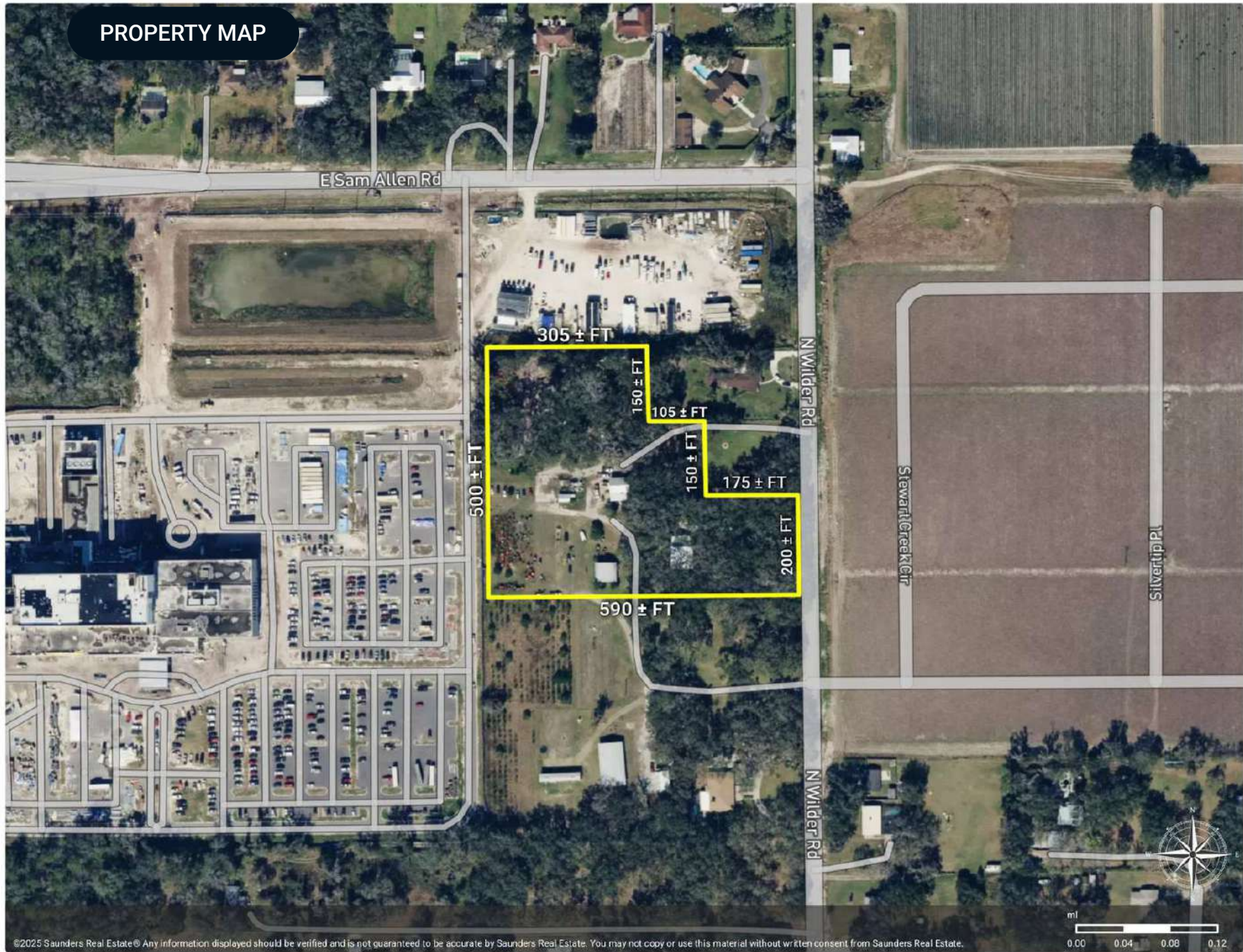
Map data ©2026 Google Imagery ©202

PROPERTY MAP



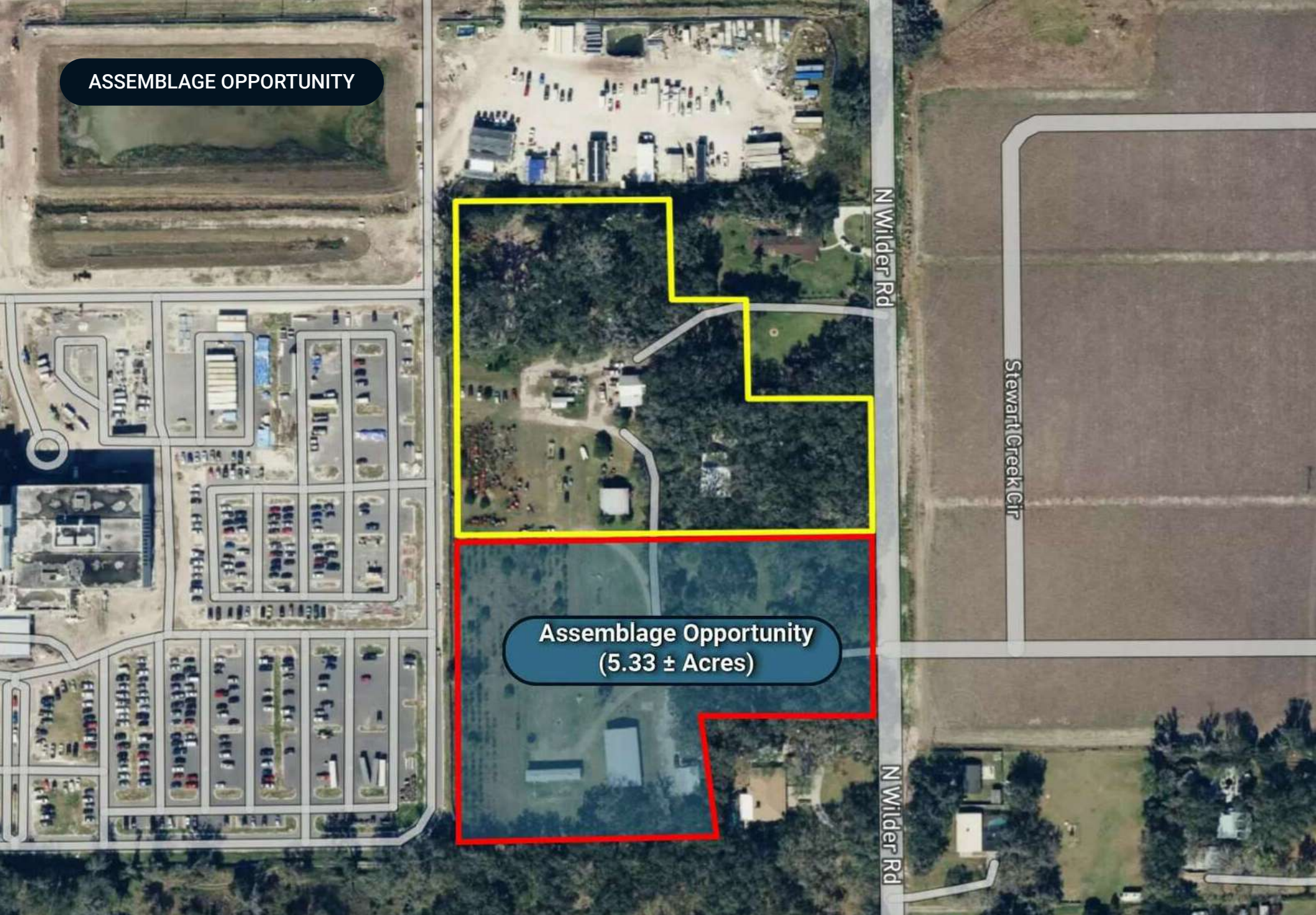
North Wilder Road Development Site

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

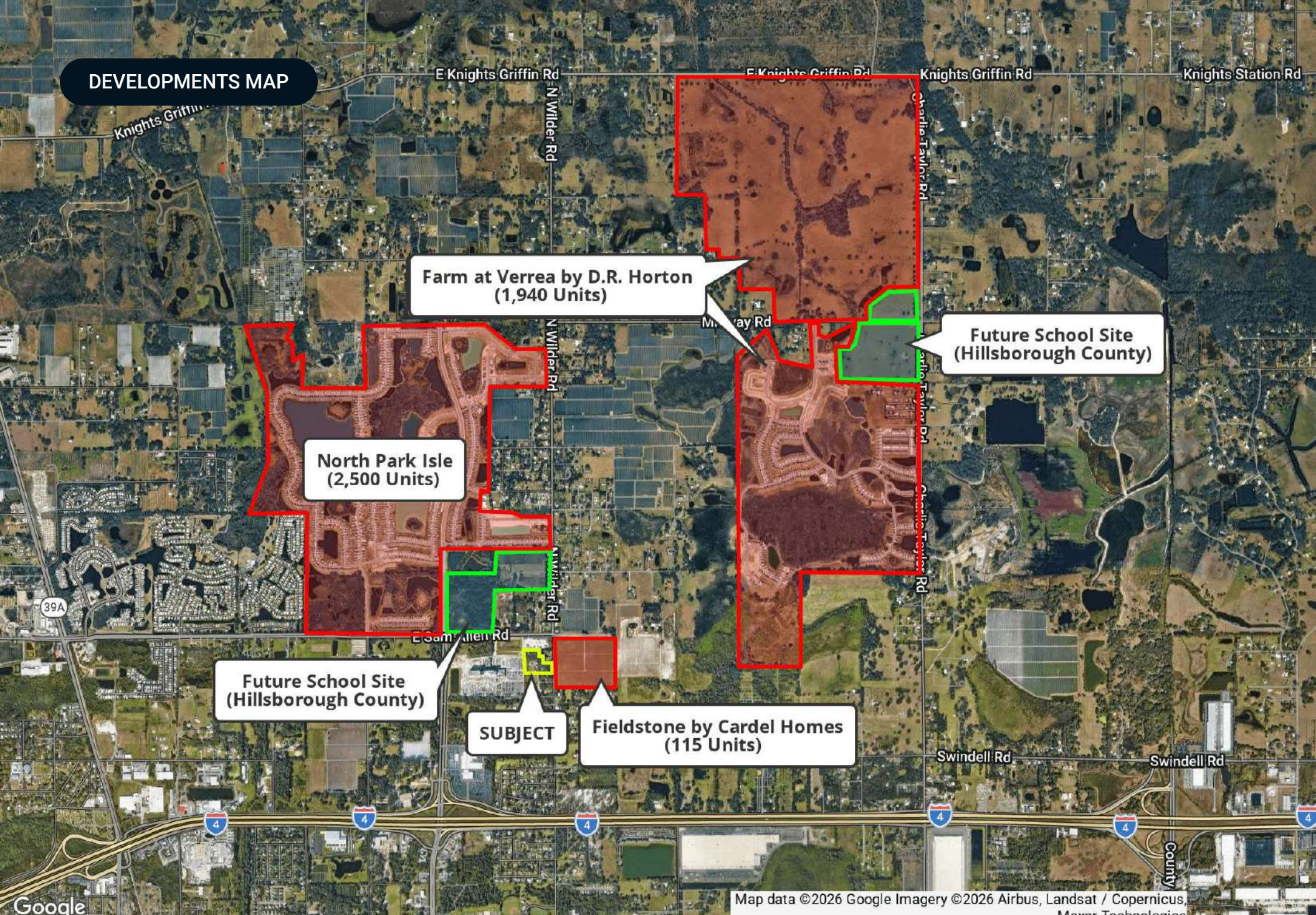


**Assemblage Opportunity
(5.33 ± Acres)**

RETAILER MAP



DEVELOPMENTS MAP



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

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

**Future School Site
(Hillsborough County)**

**Future School Site
(Hillsborough County)**

SUBJECT

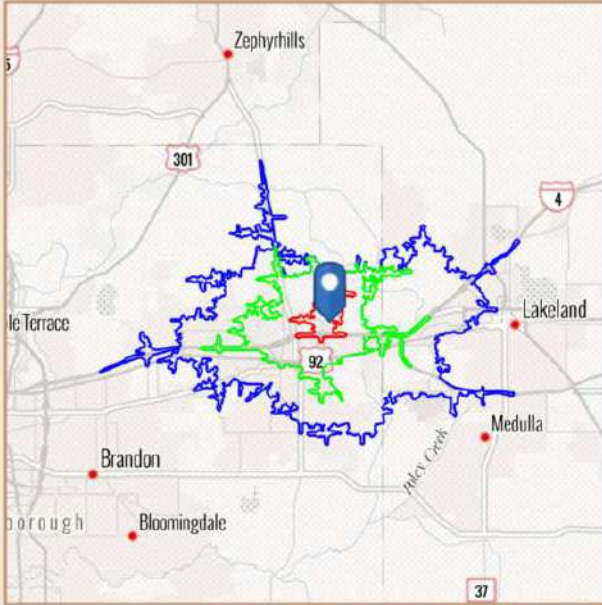
**Fieldstone by Cardel Homes
(115 Units)**

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

BENCHMARK DEMOGRAPHICS

3109 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	Counties	CBSAs	States	USA
0 - 4	4.29%	5.70%	6.12%	5.34%	4.70%	4.69%	5.39%
5 - 9	5.13%	5.95%	6.27%	5.69%	5.08%	5.03%	5.75%
10 - 14	5.27%	6.34%	6.59%	5.99%	5.40%	5.34%	5.98%
15 - 19	5.62%	6.36%	6.85%	6.67%	5.84%	5.84%	6.47%
20 - 34	15.32%	18.30%	19.45%	21.46%	18.51%	18.43%	20.33%
35 - 54	22.48%	23.55%	23.90%	26.30%	25.01%	24.41%	25.20%
55 - 74	29.69%	24.17%	22.72%	21.36%	25.41%	25.55%	22.82%
75+	12.00%	9.62%	8.14%	7.24%	10.06%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
<\$15,000	7.2%	9.7%	9.4%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	7.7%	7.6%	7.9%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	6.8%	8.5%	8.3%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	15.4%	12.8%	12.0%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	13.7%	19.6%	18.8%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	12.4%	12.4%	12.8%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	20.4%	18.2%	18.5%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	8.7%	6.3%	7.2%	8.9%	8.8%	8.7%	9.8%
\$200,000+	7.8%	4.7%	5.3%	14.1%	12.0%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Population	1,438	24,184	77,918	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	1,185	23,540	83,809	1,620,635	3,364,494	22,846,618	338,218,372
Employees	684	11,358	35,255	794,459	1,636,712	10,832,721	167,630,539
Households	599	9,135	28,835	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.40	2.61	2.67	2.54	2.36	2.43	2.50
Median Age	47.7	40.8	38.6	38.5	43.2	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median Home Value	210,227	245,779	302,625	427,559	404,577	416,969	370,578
Owner Occupied %	86.8%	72.5%	67.5%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	13.2%	27.6%	32.5%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	676	9,889	31,613	648,302	1,564,169	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median HH Income	\$73,225	\$64,189	\$65,858	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$39,399	\$31,006	\$31,422	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$308,136	\$182,518	\$162,732	\$201,691	\$245,761	\$253,219	\$228,144



Hillsborough County

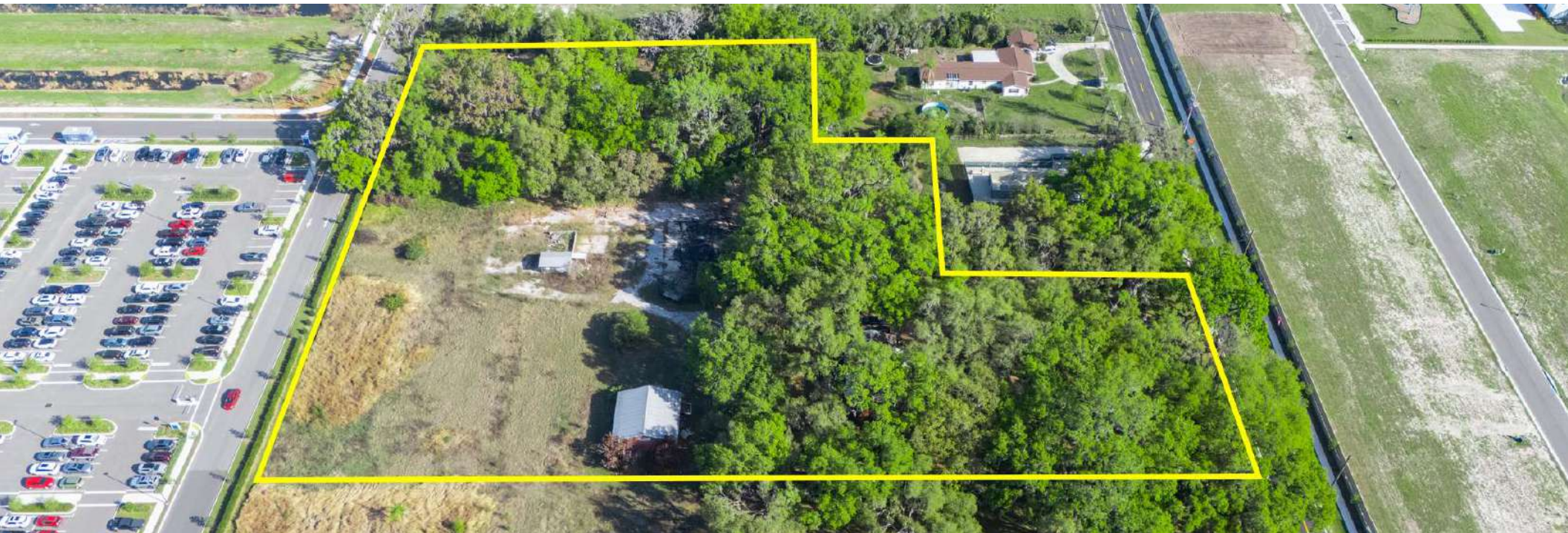
FLORIDA



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



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