



PLANT CITY MEDICAL CENTER

P R E S E N T A T I O N



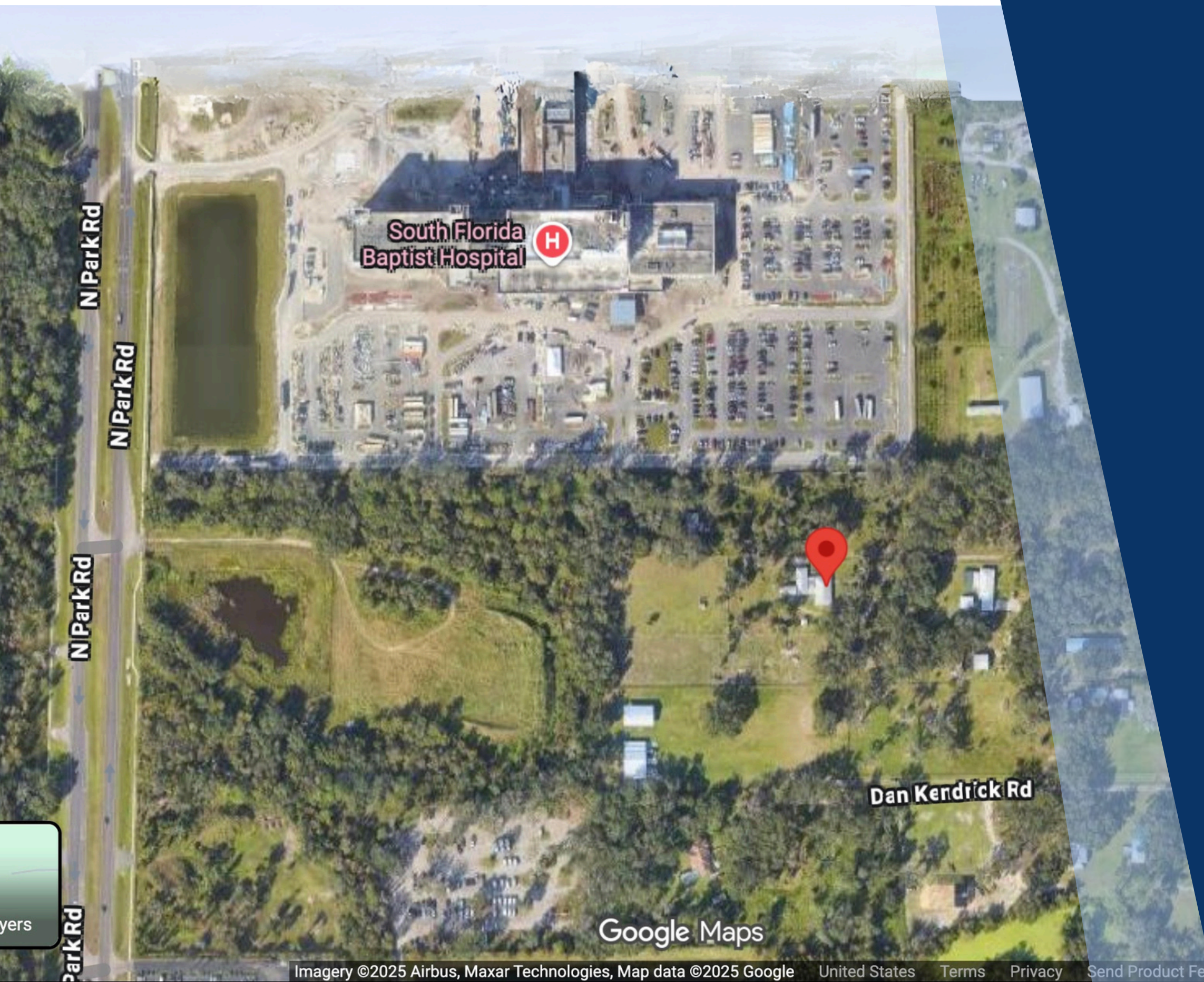
Plant City Medical Center
Medical - Retail Development Opportunity Offering
3003-3113 N Wilder Rd Plant City, FL
Two parcels totaling 10.60+ Acres
Currently Zoned Commercial
Presented by Vendita CRE



Executive Overview

- **\$6,500,000 Total Listing Price** which includes \$2,200,000 under contract with major hotel chain.
- **Located next to the new South Florida Baptist Hospital.**
- **North of the I-4 and Park Road Interchange, Exit 22.**
- **Positioned at the heart of Northern Plant City's thriving residential and commercial growth.**





Property Snap Shot

- Address: 3003-3113 N Wilder Rd, Plant City, FL 33563
- Land Size: 10.6 acres
- Zoned: Commercial - Supports medical and retail
- Listing Price: \$6,500,000 with \$2,200,000 already under contract with major hotel chain



Location Advantage

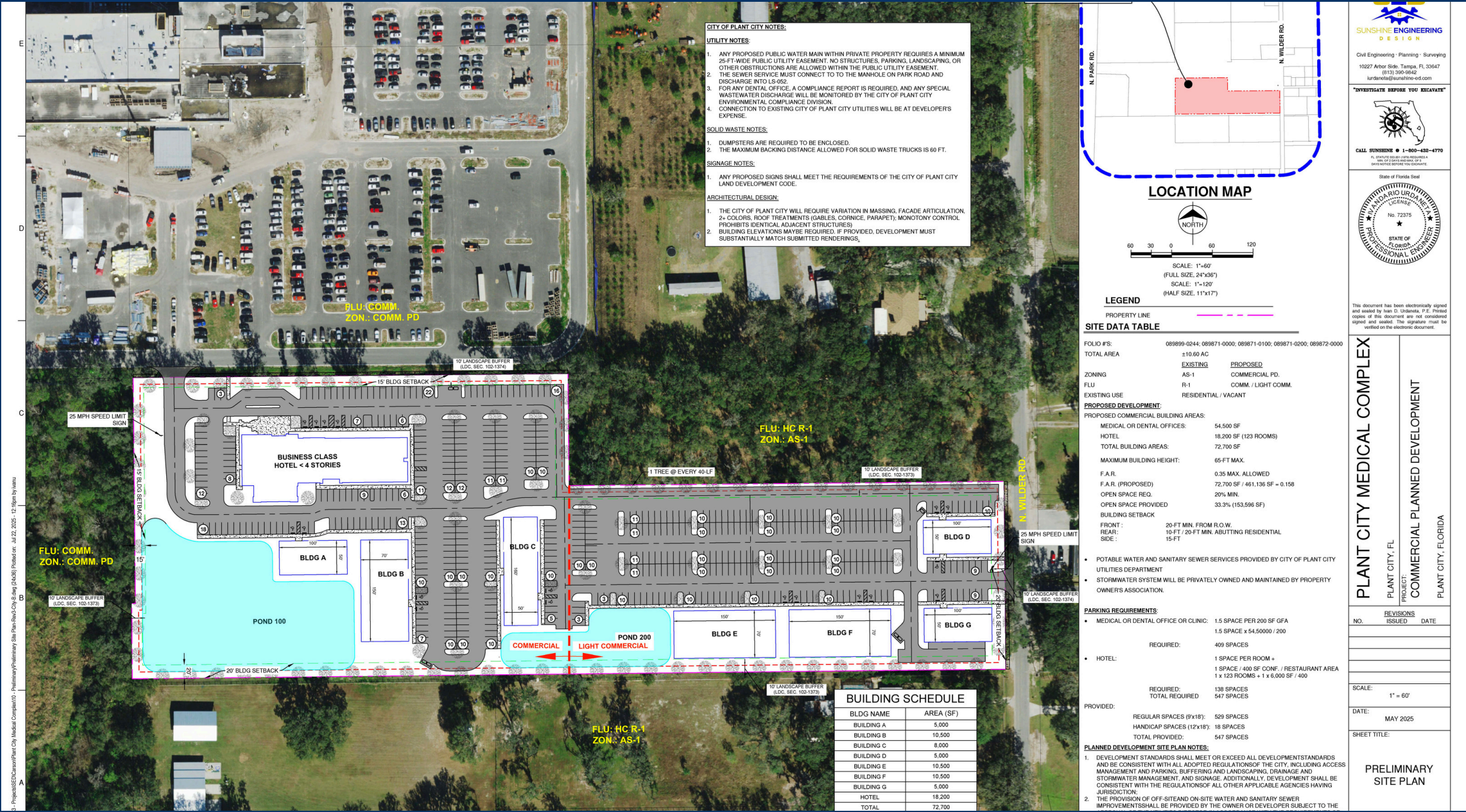
- Located next to the new 420,000 SF South Florida Baptist Hospital
- Site zoned to accommodate commercial and light commercial uses, such as medical office and retail
- Major I-4 Corridor at I-4 and Park Road Exit 22





Medical Office and Retail Opportunities

Strategically located in a high-visibility growth corridor, the Wilder Road property offers a prime opportunity for medical office and retail development, serving the expanding residential and employment base of Plant City.



Market Growth Drivers

Key Industries creating more resilient,
higher-wage employment
opportunities:

- Healthcare - New South Florida Baptist Hospital
- Agriculture continues to remain strong
- Logistics and Distribution Centers
- Industrial Expansion

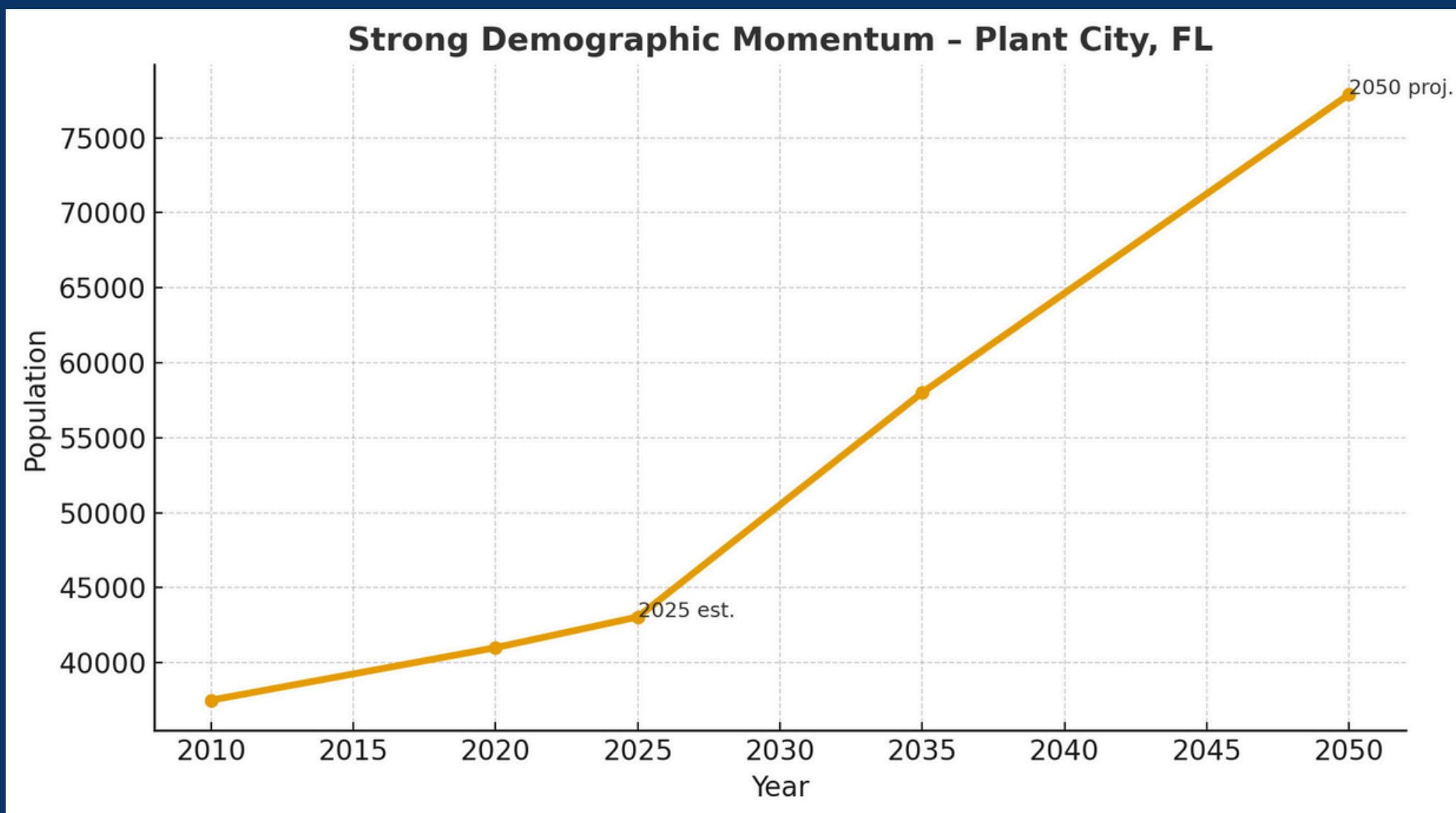
Major Employers:

- South Florida Baptist Hospital ~800
- C&S Wholesale Grocers ~500
- Dart Container ~450
- Gordon Food Service ~450

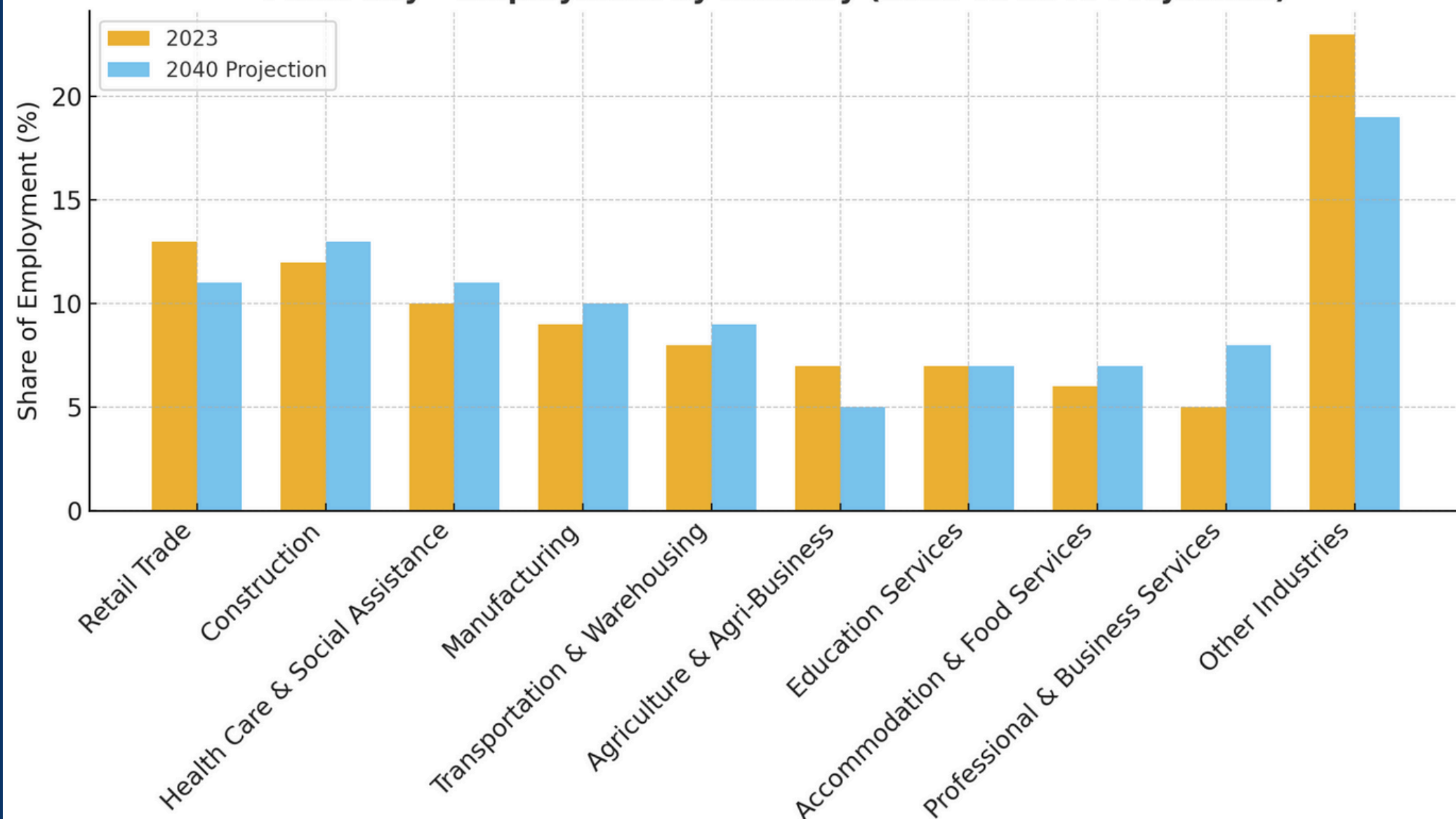


Strong Demographic Momentum

Plant City is projected to nearly double both its population and employment base by 2050. This scale of growth promises increased demand for housing, services, retail and supporting infrastructure.



Plant City - Employment by Industry (2023 vs 2040 Projection)



Job Base Diversification

While agriculture, particularly strawberries, continues as a bedrock, the expansion of logistics, industrial and distribution sections is creating more resilient, higher-wage employment opportunities. Recent job gains outpaced household growth, indicating inflow of new economic activity.

The Opportunity



- Prime corridor location with direct access to I-4 and strong traffic counts
- Ideal for medical, dental, urgent care, or outpatient clinics
- Complementary retail potential for pharmacy, café, or service tenants
- Growing population base and expanding residential developments nearby
- Infrastructure and utilities in place for near-term development
- Strong market fundamentals supported by steady job and income growth

Vendita CRE Advantage



At Vendita CRE, our strength lies in a connected, first-class team of brokerage professionals who deliver a hands-on, high-touch approach to every assignment. We know the markets we serve, leveraging deep business relationships to accelerate transactions and unlock opportunities for our clients.

With proven track records across multiple real estate disciplines and markets, our professionals provide strategic, well-informed guidance that developers can trust to make projects successful from concept to completion.

Contact

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Commercial Real Estate Done Differently



With 17+ years of expertise in real estate transactions, contract negotiations, and strategic planning, Brandy leads Vendita CRE with a proven record of driving growth and delivering results. She has built strong stakeholder relationships across diverse sectors, guiding her team to complete successful projects that create measurable client value. Brandy's focus is on innovation, collaboration, and positioning Vendita CRE as a trusted partner in every stage of the commercial real estate process.

Contact

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Greg oversees a diverse portfolio of commercial real estate assets across a fourteen-county region along Florida's west coast. He brings extensive experience in every stage of the real estate lifecycle, including acquisition, management, leasing, and disposition of income-producing properties.

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THANK YOU!

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