GULF ATLANTIC
R E A L   E S T A T E

PROPERTY DESCRIPTION

Exceptional opportunity to acquire a 2+-acre commercial parcel along Dr. Martin Luther King Jr. Boulevard (SR 574) in Plant City. The site features approximately 200 feet of road frontage and approximately 0.79 acres of uplands nearest the roadway, offering a clear development area suitable for a building footprint of roughly 6,000 SF.

Located just minutes from Interstate 4, the property provides direct access to Tampa, Orlando, and the broader Central Florida market—making it a strategic location for office, warehouse, or flex-style development for C-2 Zoning

PROPERTY HIGHLIGHTS

- Prime Plant City location with frontage on Dr. Martin Luther King Jr. Blvd (SR 574)

- 2-acre parcel with 0.79 acres of usable uplands near the roadway.

- Excellent visibility with 200 feet of road frontage

- Development potential for an estimated ±6,000 SF building footprint (Buyer to verify)

- Quick access to I-4, connecting Tampa, Orlando & Central Florida markets

Sale Price:	$430,000.00
Lot Size:	2 +- Acres
Zoning:	C-2

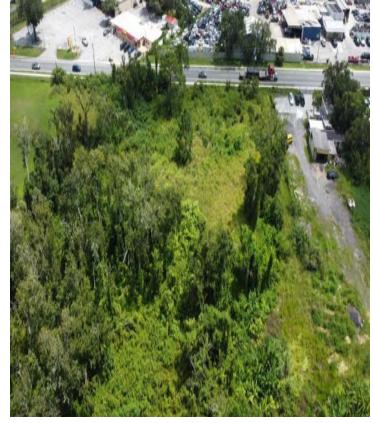| DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,096	13,022	26,011
Total Population	6,268	37,081	75,799
Average HH Income	$75,638	$85,093	$85,093

AUSTIN PENNINGTON

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GULF ATLANTIC
REAL ESTATE

LOCATION OVERVIEW

This commercial parcel offers immediate access to I-4, connecting Tampa, Orlando, and Central Florida's key markets. Plant City is a proven logistics hub, home to major warehouse and distribution developments, making it an ideal location for businesses needing excellent regional connectivity.

Google
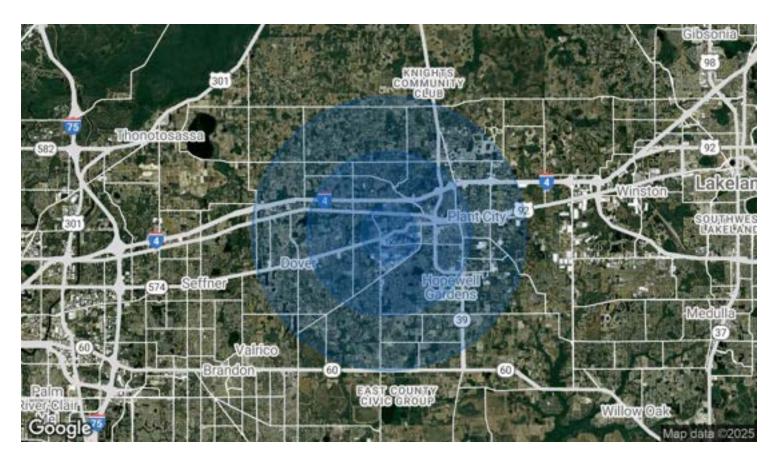
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,268	37,081	75,799
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,096	13,022	26,011
# of Persons per HH	3	2.8	2.9
Average HH Income	$75,638	$85,093	$85,093
Average House Value	$353,067	$333,438	$331,485

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

ABOUT THE ADVISOR
Austin Pennington
President & Broker, Gulf Atlantic Real Estate

Austin Pennington is the Founder and Principal Broker of Gulf Atlantic Real Estate, a Florida-based commercial brokerage firm specializing in the sale of high-performing and high-potential assets across the Southeast. With over 15 years of experience in real estate, insurance, and finance, Austin brings a strategic, data-driven approach to every transaction.

His advisory focus spans a wide range of property types—including development land, multifamily, industrial, retail, office, storage, and hospitality assets. Gulf Atlantic is particularly known for maximizing value in complex or transitional deals, including off-market portfolios and value-add opportunities.

Austin leads every assignment with a singular commitment: to overdeliver. Whether working with private owners, developers, or institutional investors, his mission is to exceed expectations through unmatched market knowledge, precision execution, and high-touch service.

His extensive network of buyers, operators, lenders, and local decision-makers—combined with hands-on experience navigating zoning, entitlements, and capital markets—positions him as a key asset for clients seeking top-tier results in Florida's dynamic commercial landscape.

MEMBERSHIPS

Professional Affiliations
National Association of Realtors (NAR)
NAIOP – Commercial Real Estate Development Association
CCIM Institute – Florida Chapter
Urban Land Institute (ULI)
Real Estate Investment Council (REIC)

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