



Downtown
Plant City
10 ± Minutes



PLANT CITY DEVELOPMENT SITE

3900 SR 574
PLANT CITY, FL 33563

Tyler Davis, ALC
877.518.5263 x308
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Jerrod Parker
877.518.5263 x392
jerrod.parker@svn.com

Tampa
25 ± Minutes



Downtown
Plant City
10 ± Minutes

State Rd 574



Property Overview



Sale Price

\$4,500,000

PROPERTY OVERVIEW

This property is located on State Road 574 inside the city limits of Plant City. The property provides easy access to downtown Plant City, I-4, and US Hwy 92. On the adjacent properties to the east are a new 98-unit townhome development and a new charter school. The property is also close to many of Plant City's largest employers - see the enclosed employer list and proximity chart.

The property consists of 18.65 acres of uplands [38.77 total acres]. The underlying land use is R-12, which allows for "multi-family....A density range from 0-12 dwelling units per gross acre may be achieved." The zoning [R-1A] will need to be modified to accommodate higher density. Rezoning in Plant City typically takes 4-5 months, depending upon the application date.

Roughly 31 acres of the site is located in Flood Zone AE. Information related to area flood models is available upon request. A wetland delineation survey for this site is shown on the following pages. Utility maps are available upon request.

OFFERING SUMMARY

Gross Acres:	38.77 ± Acres
Wetland Acres:	20.12 ± Acres
Upland Acres:	18.65 ± Acres
Land Use:	R-12
Zoning:	R-1A
City:	Plant City
County:	Hillsborough
Traffic Count	11,100
Road Frontage	430 ± FT

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Residential Development• Commercial
Uplands / Wetlands:	18.65 Upland Acres, 20.123 Wetland Acres <ul style="list-style-type: none">• MALABAR FINE SAND - 0.29 acres• ST. JOHNS FINE SAND - 2.51 acres• EFFNER FINE SAND - 0.09 acres• BASINGER
Soil Types:	<ul style="list-style-type: none">• HOLOPAW• AND SAMSULA SOILS - 32.63• ZOLFO FINE SAND - 3.29
Taxes & Tax Year:	2022 = \$4,408.35
Zoning / FLU:	FLU = R-12, Zoning = R-1A
Water Source & Utilities:	Utility maps available upon request.
Road Frontage:	430 ± FT on SR 574
Nearest Point of Interest:	Less than 1 mile from the Strawberry Festival Grounds, Roughly 1 mile from the South Florida Baptist Hospital, Publix, Chick Fil A, and 0.5 miles north of the Plant City Airport.
Fencing:	Fenced
Current Use:	Cattle
Survey or Site Testing Reports:	Survey & Wetland Delineation on file

Location



LOCATION & DRIVING DIRECTIONS

Parcel: P-25-28-21-ZZZ-000005-97230.0 P-36-28-21-56W-000000-00004.1

GPS: 28.0108182, -82.1623169

Driving Directions: From I-4 Thonotosassa Rd Exit, drive southeast on Thonotosassa Rd, continue on Berryfest Pl, turn right on FL-574, and the site will be on your right.

Showing Instructions: Contact listing agents for details



Location Description



LOCATION DESCRIPTION

This property is located on State Road 574 inside the city limits of Plant City in Hillsborough County. The city is situated midway between Tampa and Lakeland with major thoroughfares in the area. Plant City is known for its rich agricultural history and is commonly referred to as the "Winter Strawberry Capital of the World". The property provides easy access to downtown Plant City, I-4, and US Hwy 92. On the adjacent properties to the east are a proposed 98 unit townhome development and a new charter school. South of the subject property is the Plant City Airport and major employers such as Dart Corporation, Builders First Source, and Santa Sweets. Another major employer is the South Florida Baptist Hospital with 800 employees and just 5 ± minutes east of the site. This is an ideal location with major growth underway.

FOR THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH CO., FLORIDA
THIS SURVEY IS FOR THE PURPOSE OF SHOWING E.P.C. WETLANDS AND HOW THEY
RELATE TO THE BOUNDARY AS DEPICTED HEREON

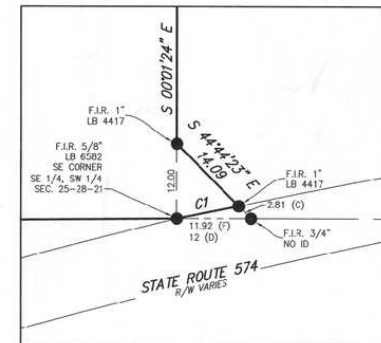


DESCRIPTION:
SE 1/4 OF SW 1/4 LESS N 30.00 FT
FOR RD LESS WEST 75.00 FT OF E
105.00 FT OF N 130.00 FT AND TRACT
BEGINNING AT SE COR OF E 1/2 OF SW
1/4 RUN E 12.00 FT N TO PT 12.00 FT
DUE N OF POB AND S TO POB

TOTAL ACRES		
UPLAND	39,843 Acres	
WCA 1	0.570 Acres	1224 L
WCA 2	0.038 Acres	1654 L
WCA 3	4.998 Acres	217720 L
WCA 4	13.314 Acres	579946 L
WCA 5	1.204 Acres	52449 L
Tot. WCA	20.123 Acres	852993 L
Net UPLAND	19,720 Acres	

NOTE:
WCA = WETLAND CONSERVATION AREA
LF = LINEAR FEET

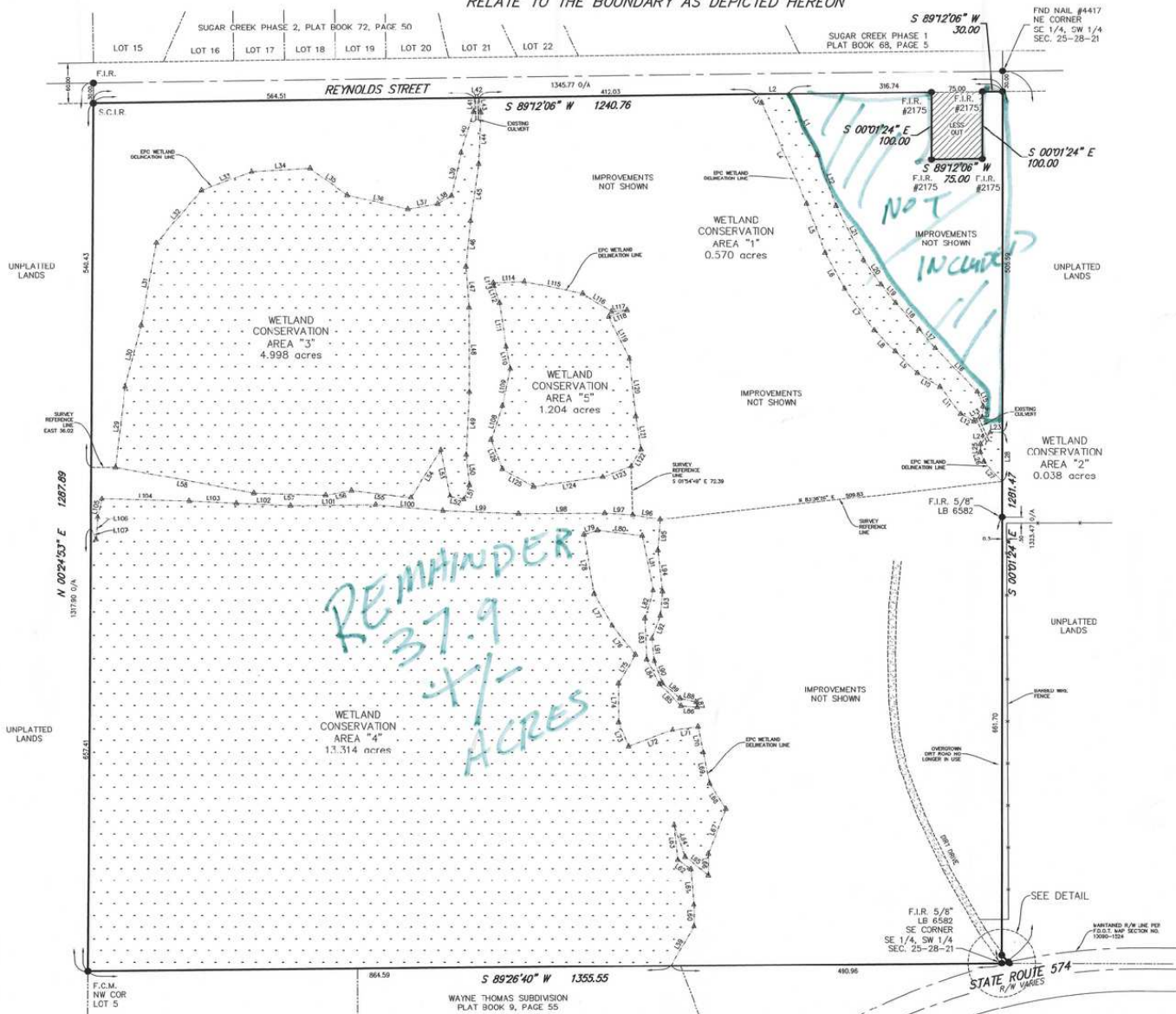
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHRD DIST.
C1	10.11	865.41	S78°38'35"W	10.11



DETAILS

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE		REMARKS
L1	36.69	N0236°28'W
L2	36.69	N0236°28'W
L3	14.73	S027°10'W
L4	14.73	S027°10'W
L5	77.98	S028°55'W
L6	77.98	S028°55'W
L7	75.65	S030°10'W
L8	44.14	S443°28'W
L9	44.14	S443°28'W
L10	39.02	S027°34'W
L11	39.02	S027°34'W
L12	23.09	S027°34'W
L13	23.09	S027°34'W
L14	13.33	N017°46'W
L15	13.33	N017°46'W
L16	21.50	N017°43'W
L17	21.50	N017°43'W
L18	39.19	N0234°47'W
L19	39.19	N0234°47'W
L20	35.32	N413°24'W
L21	35.32	N413°24'W
L22	45.16	N042°13'W
L23	45.16	N042°13'W
L24	86.63	N027°53'W
L25	86.63	N027°53'W
L26	11.67	S0213°36'W
L27	11.67	S0213°36'W
L28	25.97	S0282°27'W
L29	25.97	S0282°27'W
L30	13.40	N413°26'W
L31	13.40	N413°26'W
L32	102.75	N001°00'W
L33	102.75	N049°30'W
L34	13.44	N001°00'W
L35	13.44	N001°00'W
L36	86.63	N001°52'W
L37	86.63	N001°52'W
L38	87.63	S440°00'W
L39	87.63	S440°00'W
L40	44.52	N001°22'W
L41	44.52	N001°22'W
L42	65.74	N022°44'W
L43	65.74	N022°44'W
L44	62.92	N027°24'W
L45	62.92	N027°24'W
L46	5.88	N001°20'W
L47	5.88	N001°20'W
L48	78.88	S026°00'W
L49	78.88	S026°00'W
L50	65.32	S001°00'W
L51	65.32	S001°00'W
L52	60.80	S001°31'W
L53	60.80	S001°31'W
L54	93.41	S005°06'W
L55	93.41	S005°06'W
L56	22.85	S021°41'W
L57	22.85	S021°41'W
L58	20.92	S001°32'W
L59	20.92	S001°32'W
L60	83.75	S031°58'W
L61	83.75	S031°58'W
L62	38.65	S023°40'W
L63	38.65	S023°40'W
L64	52.87	N001°43'W
L65	52.87	N001°43'W
L66	52.88	S003°17'W
L67	52.88	S003°17'W
L68	44.43	S030°12'W
L69	44.43	S030°12'W
L70	51.98	S027°00'W
L71	51.98	S027°00'W
L72	35.98	S025°30'W
L73	35.98	S025°30'W
L74	44.77	N021°30'W
L75	44.77	N021°30'W
L76	46.92	N021°06'W
L77	46.92	N021°06'W
L78	38.53	S024°58'W
L79	38.53	S024°58'W
L80	38.37	S023°00'W
L81	38.37	S023°00'W
L82	27.89	N002°42'W
L83	27.89	N002°42'W
L84	35.55	N038°48'W
L85	35.55	N038°48'W
L86	86.63	N001°10'W
L87	86.63	N001°10'W
L88	88.44	N001°10'W
L89	88.44	N001°10'W
L90	27.25	S212°00'W
L91	27.25	S212°00'W
L92	86.72	S113°00'W
L93	86.72	S113°00'W
L94	81.25	S021°00'W
L95	81.25	S021°00'W
L96	45.55	S223°23'W
L97	45.55	S223°23'W
L98	24.39	S022°00'W
L99	24.39	S022°00'W
L100	24.29	S022°00'W
L101	24.29	S022°00'W
L102	50.50	N023°30'W
L103	50.50	N023°30'W
L104	33.44	N026°32'W
L105	33.44	N026°32'W
L106	33.44	N026°32'W
L107	33.44	N026°32'W
L108	45.85	N001°41'W
L109	45.85	N001°41'W
L110	41.10	N002°18'W
L111	41.10	N002°18'W
L112	127.56	N002°28'W
L113	127.56	N002°28'W
L114	100.08	N0304°45'W
L115	100.08	N0304°45'W
L116	100.08	N0304°45'W
L117	100.08	N0304°45'W
L118	100.08	N0304°45'W
L119	100.08	N0304°45'W
L120	100.08	N0304°45'W
L121	100.08	N0304°45'W
L122	100.08	N0304°45'W
L123	100.08	N0304°45'W
L124	100.08	N0304°45'W
L125	100.08	N0304°45'W
L126	100.08	N0304°45'W
L127	100.08	N0304°45'W
L128	100.08	N0304°45'W
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L142	100.08	N0304°45'W
L143	100.08	N0304°45'W
L144	100.08	N0304°45'W
L145	100.08	N0304°45'W
L146	100.08	N0304°45'W
L147	100.08	N0304°45'W
L148	100.08	N0304°45'W
L149	100.08	N0304°45'W
L150	100.08	N0304°45'W
L151	100.08	N0304°45'W
L152	100.08	N0304°45'W
L153	100.08	N0304°45'W
L154	100.08	N0304°45'W
L155	100.08	N0304°45'W
L156	100.08	N0304°45'W
L157	100.08	N0304°45'W
L158	100.08	N0304°45'W
L159	100.08	N0304°45'W
L160	100.08	N0304°45'W
L161	100.08	N0304°45'W
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L166	100.08	N0304°45'W
L167	100.08	N0304°45'W
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L169	100.08	N0304°45'W
L170	100.08	N0304°45'W
L171	100.08	N0304°45'W
L172	100.08	N0304°45'W
L173	100.08	N0304°45'W
L174	100.08	N0304°45'W
L175	100.08	N0304°45'W
L176	100.08	N0304°45'W
L177	100.08	N0304°45'W
L178	100.08	N0304°45'W
L179	100.08	N0304°45'W
L180	100.08	N0304°45'W
L181	100.08	N0304°45'W
L182	100.08	N0304°45'W
L183	100.08	N0304°45'W
L184	100.08	N0304°45'W
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L186	100.08	N0304°45'W
L187	100.08	N0304°45'W
L188	100.08	N0304°45'W
L189	100.08	N0304°45'W
L190	100.08	N0304°45'W
L191	100.08	N0304°45'W
L192	100.08	N0304°45'W
L193	100.08	N0304°45'W
L194	100.08	N0304°45'W
L195	100.08	N0304°45'W
L196	100.08	N0304°45'W
L197	100.08	N0304°45'W
L198	100.08	N0304°45'W
L199	100.08	N0304°45'W
L200	100.08	N0304°45'W



NOTE: THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT EXPRESS WRITTEN CONSENT FROM HILLSBOROUGH SURVEYING INC. OR THE CERTIFYING LAND SURVEYOR

LEGEND:	B.L. = BLACK	E.L. = ELEVATION	F.M. = FOUND	(O) = OTHERS
	C.L. = CIRCULATION	F.L. = FOUND LOCAL IMPROVEMENT	F.N. = FOUND	(P) = POINT OF BEGINNING
	C.C. = CORNER	F.C.P. = FOUNDED CAPPED FROM PIPE	F.N. = FOUND	P.C. = POINT OF COMMENCEMENT
	C.M.C. = CONCRETE	F.H. = FOUND FROM HED	F.F.L. = FINISHED FLOOR ELEVATION	I.D. = IDENTIFICATION
	C.B. = CONCRETE BLOCK	F.C. = FOUND CAPPED FROM ROAD	F.B. = FOUND	P.S. = PROFILE
	D. = DRAIN	F.L. = FOUND FROM PIPE	L.S. = LATER SUPERIOR	P.E. = POINT OF END
	D.W. = DRAIN	F.L. = FOUND FROM PIPE	L.S. = LATER SUPERIOR	P.F. = POINT OF FINISHMENT
	W. = WITNESS CORNER	F.L. = FOUND FROM PIPE	L.S. = LATER SUPERIOR	P. = PLAT (MEASUREMENT)
	S. = SET	F.O.F. = FOUNDED FROM FOUNDATION	N.U. = NEARLY	

1) NO FUNDAMENTAL IMPROVEMENTS (SEWER/WATER LINES, CONCRETE FOUNDATIONS, ETC.) HAVE BEEN LOCATED EXCEPT THOSE SHOWN

PPM	=	PERMANENT REFERENCE MONUMENT	⊗	=	ORIGINAL (HATCHED)	⊕	=	UTILITY POLE
R/W	=	RIGHT OF WAY	⊗	=	AIR RELIEF VALVE	⊕	=	LAND CORNER
RES.	=	RESIDENCE	⊗	=	BACK FLOW PREVENTER	⊕	=	WELL (DOE NOTES)
SEC.	=	SECTION; TOWNSHIP RANGE	⊗	=	CENTERLINE	⊕	=	CONCRETE MATED END SECTION
SH&D	=	SET NAIL AND DISK 1/4" 5852	⊗	=	CHAINS LINK FENCE	⊕	=	SEWER HYDRANT
SPR	=	SET CAP IRON ROD 5/8" LB 5852	⊗	=	NOT TO SCALE	⊕	=	SEWER MANHOLE
T.B.M.	=	TEMPORARY BENCHMARK						
T.C.M.	=	SET CONCRETE MONUMENT 4" x 4" LB 5852						

OWNER: _____

PROJECT: _____

DATE: _____

FLORIDA

10	STORM DRAINAGE MANHOLE	REVIEWED BY:	DATE:
11	WATER VALVE	REVISIONS	DRAFT DATE
12	CATCH BASIN	removed setback line	08-16-07
13	WATER METER		
14	ELECTRIC RISER		
15	TELEPHONE RISER		

HILLSBOROUGH SURVEYING, INC.

REFERENCE JOB No.
980316

THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOODZONE "A & C" PER F.I.R.M. No. 120113 0005 B. CITY OF PLANT CITY, FLORIDA, AND IS TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY!!! THIS DESIGNATION MAKES NO GUARANTEE THIS PROPERTY WILL OR WILL NOT FLOOD.

Plant City
Airport



State Rd 574

Subject

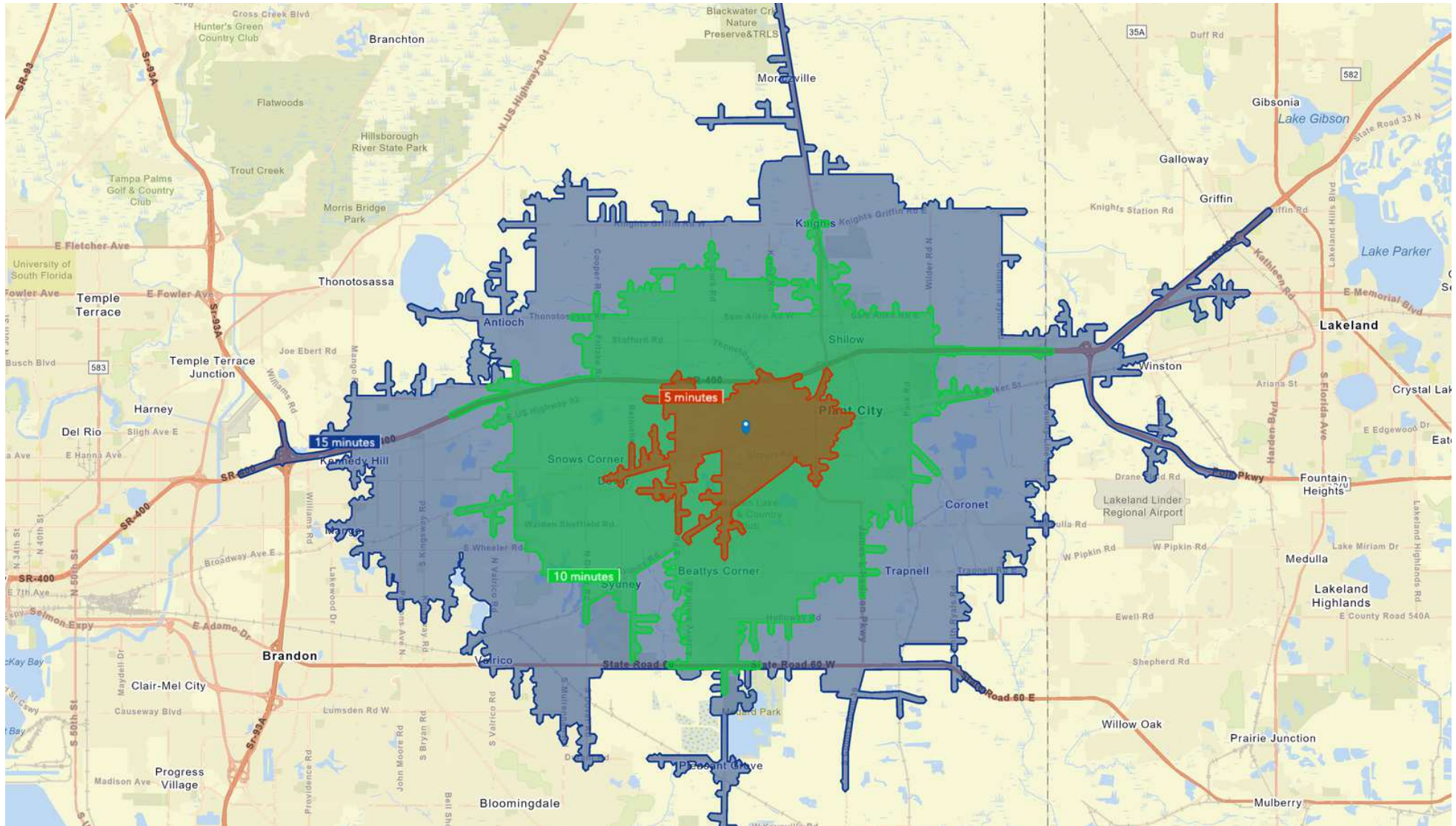
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Plant City Largest Employers

Number Of Employees & Distance From Property

Employer	Type of Business	Number of Employees	Distance from Property	Drive Time from Property
South Florida Baptist Hospital	Health Services	800	1.4 miles	4 minutes
C&S Wholesale Services, Inc.	Distribution / Logistics	500	4.6 miles	12 minutes
Plant City Government	Government	480	2.4 miles	7 minutes
Dart Container	Manufacturing	450	0.8 miles	2 minutes
Star Distribution Systems	Distribution/Logistics	450	4.9 miles	15 minutes
Gordon Food Service	Distribution / Logistics	450	5.2 miles	14 minutes
QGS Development	Construction	367	4.6 miles	12 minutes
James Hardie Products	Manufacturing	350	1.4 miles	5 minutes
Sunoco	Manufacturing	350	3.2 miles	9 minutes
Solaris Healthcare Plant City	Health Services	262	5 miles	15 minutes
Stingray Cheverolet	Retail	250	5 miles	12 minutes
Toufayan Bakery	Manufacturing	200	4.6 miles	14 minutes
Comanco	Construction	200	8.1 miles	20 minutes
Santa Sweets	Agri-Business	162	1.4 miles	4 minutes

Drive Times



Benchmark Demographics

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	FL	US
Population	6,666	37,137	71,209	11,508	61,252	129,219	40,809	1,505,203	22,114,754	335,707,897
Households	2,269	13,064	24,464	3,801	20,988	45,236	14,180	577,518	8,760,977	128,657,669
Families	1,661	9,394	17,860	2,701	15,347	33,041	10,178	366,847	5,648,790	83,407,414
Average Household Size	2.91	2.80	2.85	2.99	2.85	2.82	2.82	2.55	2.47	2.55
Owner Occupied Housing Units	1,382	8,150	16,393	1,983	13,749	32,869	8,724	347,475	5,794,353	83,145,410
Renter Occupied Housing Units	887	4,914	8,070	1,818	7,240	12,367	5,456	230,043	2,966,624	45,512,259
Median Age	33.4	36.3	36.4	33.8	35.7	38.00	35.2	37.6	42.8	38.9
Housing Unit/Household Ratio	1.14	1.09	1.08	1.13	1.08	1.08	1.06	1.09	1.20	1.13
Adjusted Population	6,760	35,944	68,539	11,578	58,917	123,832	38,340	1,454,481	23,508,530	
Income										
Median Household Income	\$51,914	\$60,793	\$59,712	\$51,119	\$60,248	\$63,697	\$58,859	\$67,624	\$65,438	\$72,414
Average Household Income	\$65,438	\$86,708	\$84,123	\$65,969	\$85,202	\$87,773	\$82,222	\$99,815	\$96,086	\$105,029
Per Capita Income	\$22,035	\$30,497	\$28,916	\$22,895	\$28,975	\$30,934	\$28,384	\$38,376	\$38,149	\$40,363
Trends: 2022 - 2027 Annual Growth Rate										
Population	0.20%	0.43%	1.09%	0.23%	0.57%	0.96%	0.94%	0.70%	0.61%	0.25%
Households	0.18%	0.42%	1.17%	0.19%	0.58%	0.97%	0.93%	0.70%	0.62%	0.31%
Families	0.14%	0.40%	1.05%	0.16%	0.54%	0.88%	0.88%	0.65%	0.59%	0.28%
Owner HHs	0.52%	0.83%	1.67%	0.59%	0.85%	1.30%	1.35%	0.91%	0.83%	0.53%
Median Household Income	3.87%	4.73%	4.70%	3.29%	4.63%	3.96%	4.14%	3.71%	3.75%	3.12%

Over 129,000 people with a median age of 38.00 within a 15-minute drive from the property.

Median household income of over \$60,000 within a 3-mile radius from the property.

Benchmark Demographics

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Plant City Hillsborough County FL US

Households by Income

<\$15,000	9.30%	8.60%	9.10%	9.70%	9.50%	7.30%	9.20%	8.50%	8.30%	8.50%
\$15,000 - \$24,999	11.60%	7.30%	7.30%	10.50%	7.00%	6.70%	7.00%	6.60%	7.60%	7.20%
\$25,000 - \$34,999	10.50%	9.90%	9.80%	11.70%	9.60%	8.90%	9.30%	8.10%	8.40%	7.50%
\$35,000 - \$49,999	15.60%	13.40%	13.70%	16.40%	13.40%	13.20%	14.60%	11.90%	12.60%	11.10%
\$50,000 - \$74,999	24.90%	20.30%	20.60%	24.60%	20.50%	21.50%	21.90%	19.20%	18.70%	16.90%
\$75,000 - \$99,999	14.80%	13.40%	13.20%	14.00%	13.50%	14.50%	13.60%	13.10%	13.80%	13.20%
\$100,000 - \$149,999	8.10%	15.30%	15.50%	7.80%	15.30%	16.00%	14.70%	16.80%	15.90%	17.20%
\$150,000 - \$199,999	3.70%	5.80%	5.60%	3.20%	5.60%	6.60%	4.90%	6.70%	6.70%	8.40%
\$200,000+	1.70%	5.90%	5.20%	2.30%	5.60%	5.30%	4.90%	9.20%	7.90%	9.90%

Population by Age

0 - 4	7.90%	6.90%	7.00%	7.60%	7.10%	6.50%	7.20%	5.90%	5.10%	5.80%
5 - 9	7.90%	7.00%	7.10%	7.50%	7.20%	6.70%	7.20%	6.00%	5.30%	6.10%
10 - 14	7.40%	6.80%	6.90%	7.10%	7.00%	6.60%	7.00%	6.10%	5.50%	6.20%
15 - 19	7.20%	6.40%	6.30%	7.10%	6.40%	6.10%	6.60%	6.30%	5.50%	6.30%
20 - 24	7.10%	6.30%	6.10%	7.20%	6.30%	5.80%	6.50%	7.20%	5.90%	6.50%
25 - 34	14.90%	15.00%	14.90%	15.50%	15.10%	14.50%	15.20%	15.10%	13.30%	14.00%
35 - 44	12.60%	12.30%	12.40%	12.80%	12.60%	12.40%	12.50%	13.20%	11.90%	12.80%
45 - 54	11.50%	11.20%	11.10%	11.40%	11.30%	11.80%	11.20%	12.20%	11.90%	12.00%
55 - 64	9.20%	11.90%	11.70%	10.20%	11.50%	12.40%	11.20%	12.10%	13.40%	12.80%
65 - 74	7.80%	9.20%	9.30%	7.70%	8.90%	10.00%	8.70%	9.30%	12.20%	10.20%
75 - 84	4.80%	5.20%	5.30%	4.40%	4.90%	5.40%	4.70%	4.80%	7.10%	5.20%
85+	1.70%	1.90%	2.00%	1.70%	1.80%	1.80%	1.80%	1.90%	2.80%	2.10%

Race and Ethnicity

White Alone	44.80%	56.20%	56.80%	45.00%	55.20%	58.00%	53.50%	51.30%	56.70%	61.00%
Black Alone	6.50%	9.40%	8.60%	11.00%	9.50%	10.00%	12.60%	16.20%	14.90%	12.40%
American Indian Alone	1.40%	1.00%	1.30%	1.40%	1.40%	1.00%	0.70%	0.50%	0.40%	1.10%
Asian Alone	1.00%	1.60%	1.50%	0.90%	1.50%	2.60%	1.60%	5.00%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	23.80%	14.80%	14.50%	20.90%	14.80%	12.00%	13.90%	9.10%	7.50%	8.60%
Two or More Races	22.50%	17.00%	17.30%	20.80%	17.50%	16.40%	17.60%	17.80%	17.40%	10.60%
Hispanic Origin (Any Race)	55.20%	37.20%	37.50%	49.30%	38.20%	32.70%	36.50%	30.10%	27.10%	19.00%

Additional Photos



Looking East across the property towards downtown Plant City, Strawberry Festival Grounds, and South Florida Baptist Hospital.

Additional Photos



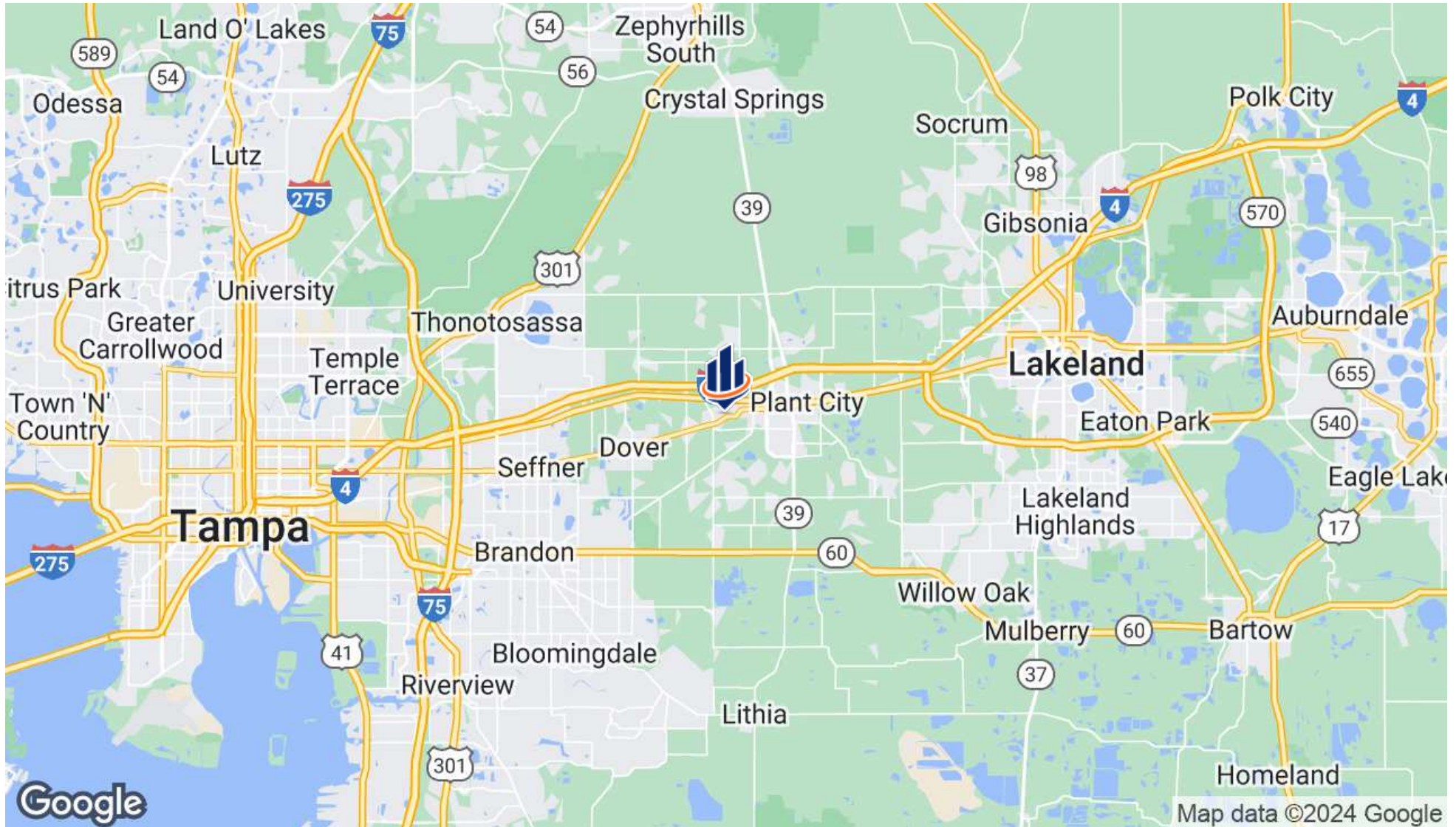
Lot Dimensions



Soils Map



Regional Map



Market Area Map







TYLER DAVIS, ALC

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FL #SL3444746

PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



JERROD PARKER

Associate Advisor

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PROFESSIONAL BACKGROUND

Jerrod Parker is an Associate Advisor at SVN | Saunders Ralston Dantzler 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



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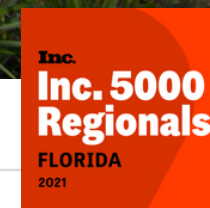
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