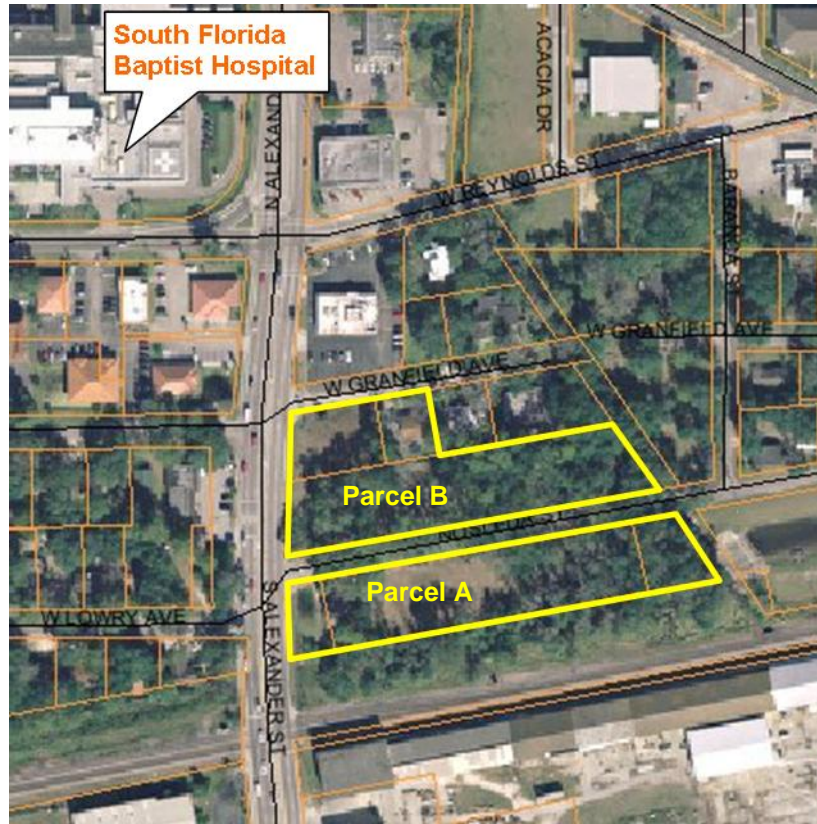


JACK T. GIBBS, REALTORS



General Summary

3.26 ACRES –MIXED USE, HOSPITAL AREA

- Location:** High visibility near South Florida Baptist Hospital in Plant City, Florida.
- Uses:** Medical or professional office and commercial retail.
- Access:** Alexander Street with 2 smaller feeder roads - Nosleda Street and Granfield Avenue
- Zoned:** Community Unit District. Located in the hospital overlay district.
- Price:** \$2,050,000

Exclusive Agent and Developer
Ken A. Gibbs, Realtor
gibbsrealtor@aol.com

Jack T. Gibbs, Realtors
106 W. Grant Street • Plant City, Florida 33563
Phone: 813-752-6171

Plant Commercial Center

Subject property has been assembled over the last several years. An overall survey showing the boundary and topo has been completed. C-U plan approved. Under the current conceptual plan, Parcel B would be an executive 36,000 square foot three-story mixed-use office and commercial building with additional parking on Parcel A.

Alexander Street is a four-lane divided road, with median cuts at Nosleda Street and Granfield Avenue.

Nosleda Street is a two-lane through street running parallel with the railroad track to downtown.

Property Use:

Hospital Overlay District (Professional Medical Related Uses)

Subject property is currently zoned CU

Future Land Use is R-20 (20 dwelling units to the acre)

Currently:

As of May 2006, demolition of all the existing buildings was completed.

A master-planned CU covers the entire parcel.

A survey and site plan are available.

Transportation Analysis already completed and accepted by city.

Parcel A & B to be sold together

Parcel A. 109' on Alexander Street, 548' on Nosleda Street

Size: 62,899 sq. ft. or 1.44 acres

Zoned CU, with R-20 future land use. Located in the Hospital Overlay District

Approved use as Commercial - Retail/Office

Road access from Nosleda Street

Parcel B. 213' on Alexander Street, 252' on Granfield Avenue, 523' on Nosleda Street.

Size: 79,090 sq. ft. or 1.82 acres

Zoned CU, with R-20 future land use. Located in the Hospital Overlay District.

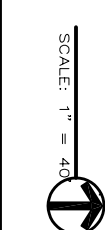
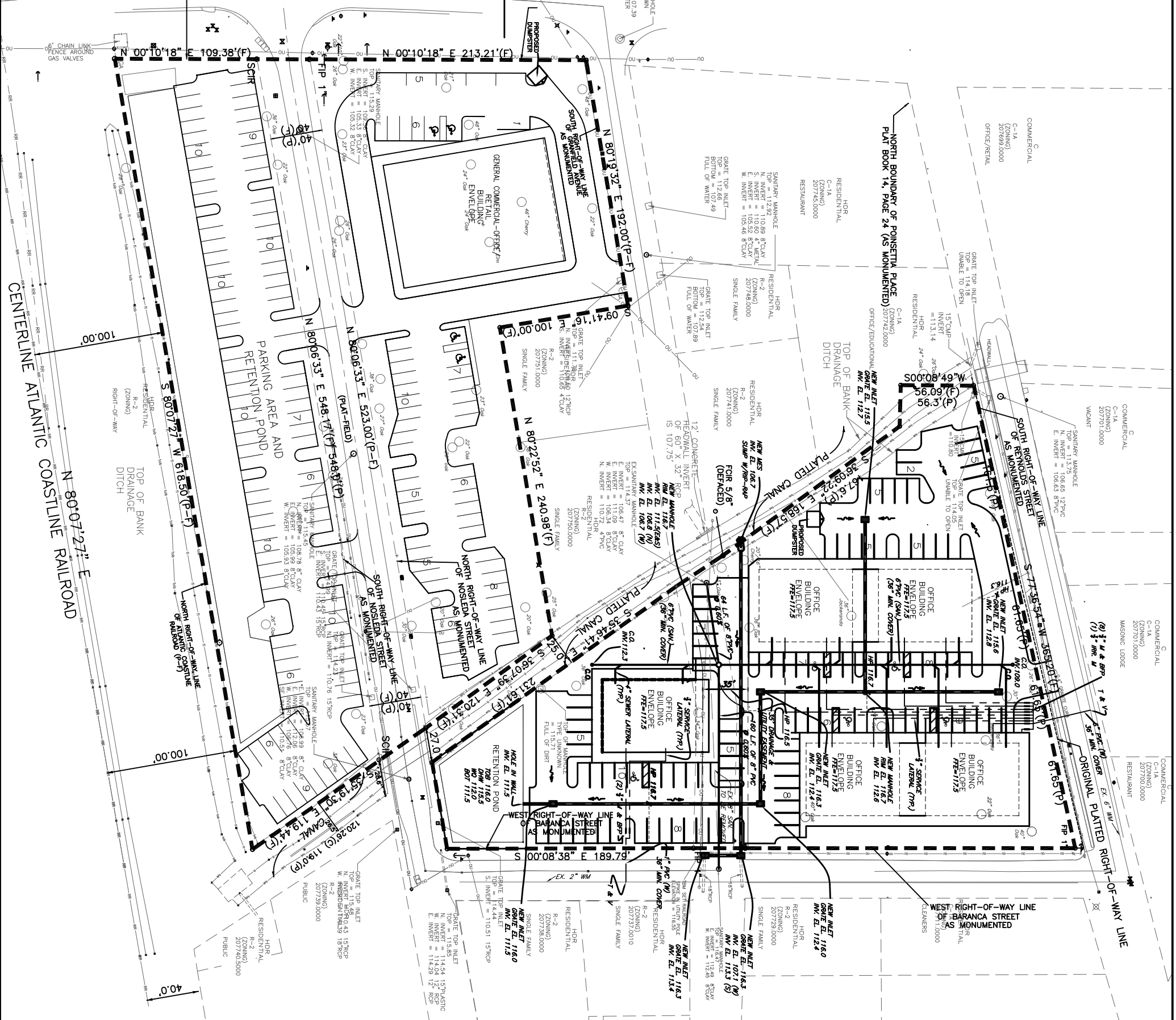
Approved use as parking for Commercial - Retail/Office on Parcel A.

Road access from Nosleda Street

Parcel A & B Price: \$2,050,000

3.26 acres at \$14.43 per sq. ft

WAY LINE PER FDOT
MAP SECTION NO. 10090-2510



DATE: 04/20/06	NOT VALID UNLESS AFFIXED WITH RAISED ENGINEER'S SEAL
JOB#: 20-040333	JACK S. HAMILTON, JR. 41006
DRAWN BY: M.J.H.	DATE: FLORIDA REGISTRATION NO. (AFFIX SEAL)
CHECKED BY: M.J.H.	
SH 1	
OF 1	

PLANT COMMUNITY UNIT DISTRICT
 GENERAL SITE DEVELOPMENT PLAN
 ALEXANDER STREET, PLANT CITY
 SEC 29, TWP 28, RGE 22

HAMILTON
 ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERING / SURVEYING / ENVIRONMENTAL / LAND PLANNING
 311 NORTH NEWPORT AVENUE, SUITE 100 TEL: (813) 250-3535
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