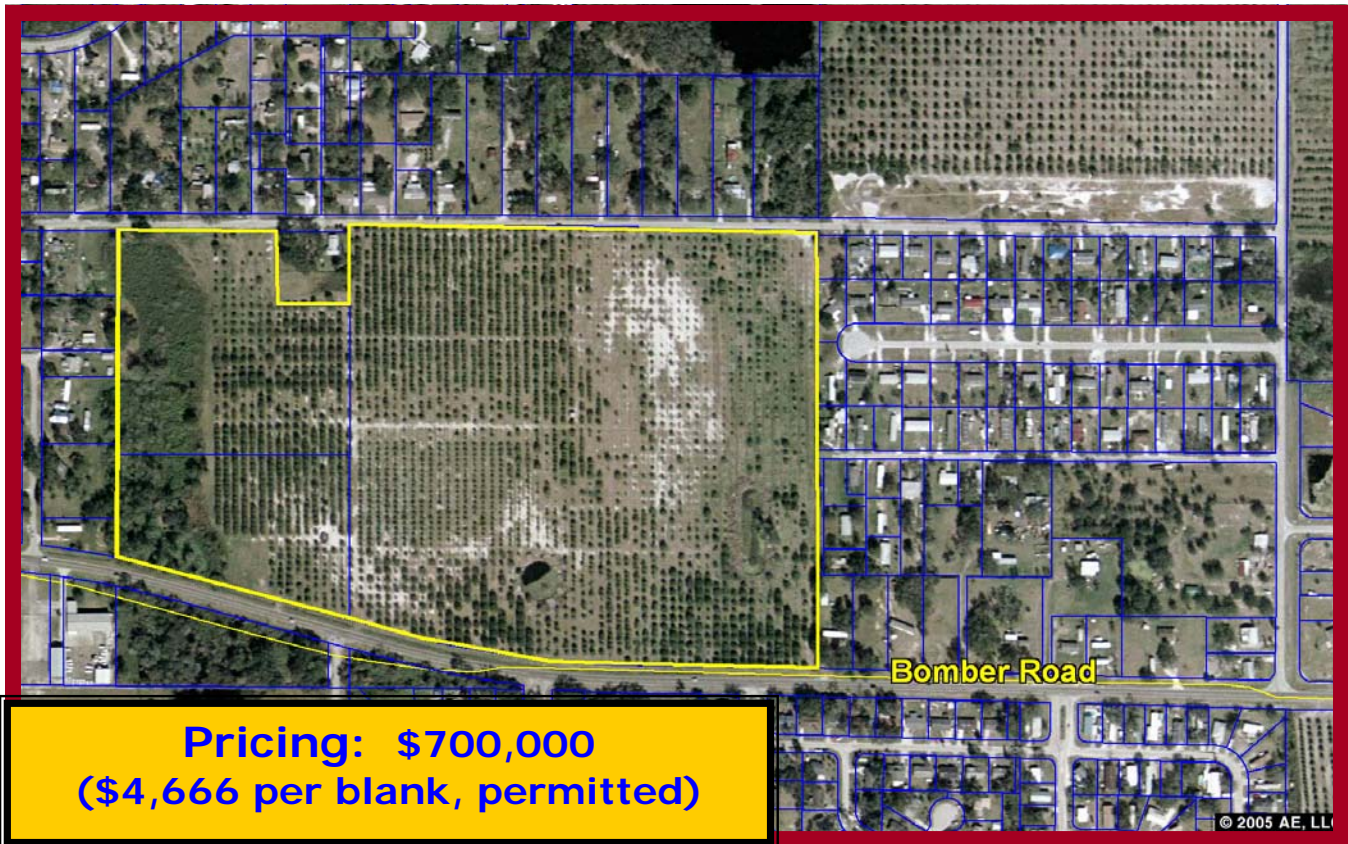


Coldwell Banker Commercial NRT

Entitled, Permitted Single Family Subdivision

Bomber Road - Just North of Bartow Airport



Bomber Road consists of 150 single family lots, is permitted and ready for development (SWFWMD permit current, others will need to be renewed). The property is located approximately ½ mile east of US Highway 17 on Bomber Road, a primary east/west highway connecting Highway 17 and SR 655 which provides direct access to the new CSX railroad facility planned to employ 8,500 people over the next 7 years.

Mike Nolen Sr., Gloria J. Spanjers
Realtor
Coldwell Banker Commercial
NRT
290 Cypress Gardens Blvd.,
Winter Haven, FL 33880
863-294-7541 Office
Gloria 863-206-4749
gloria@mycommercialteam.com



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Florida's Commercial Real Estate Company

Entitled and Permitted Single Family Residential Site on SR 655 Eagle Lake, Florida

DESCRIPTION:	Vacant land, fronting on Bomber Road.
LOCATION:	SR 655 (Bomber Road), approximately 1/2 mile east of US Highway 17, located in the center of Winter Haven, Eagle Lake, and Bartow (county seat) communities. Easy access to the Polk Parkway. This development is minutes away from the new CSX Inter-modal Facility.
SITE:	51.46 acres. Approved for 150 single family lots, is fully permitted and ready for immediate development.
UTILITIES:	Water, sewer, telephone, and electric available.
ZONING:	City of Eagle Lake - residential
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PERMITS:	Permitted and ready for development (SWFWMD permit is current, other permits will need to be renewed)..
PRICE:	\$700,000.00 (\$4,666 per blank, permitted)

Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541



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Florida's Commercial Real Estate Company

Bomber Road of Polk County, LLC




UNLIMITED SOLUTIONS. SUPERIOR RESULTS.
MUR ENTERPRISES
 135 NORTH 6th STREET
 HAINES CITY, FLORIDA 33844

SUMMERLAND RESERVE
 150 SINGLE FAMILY LOTS

Designed By	Date:	SEP 2007	No.	DATE	REVISION
Checked By	Scale:	NTS			
Drawn By	MAK	Job No.:			

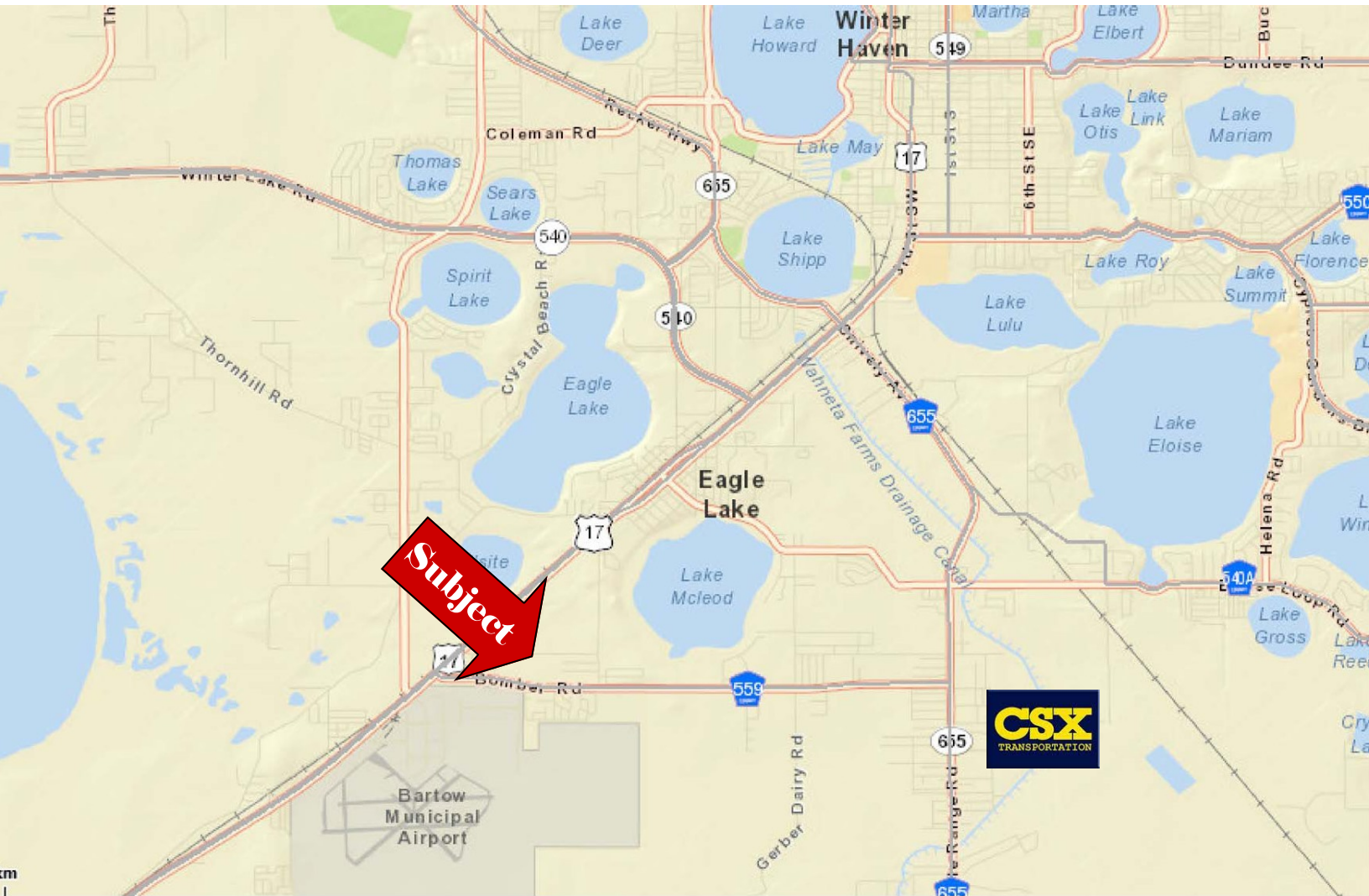
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Bomber Road of Polk County, LLC



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