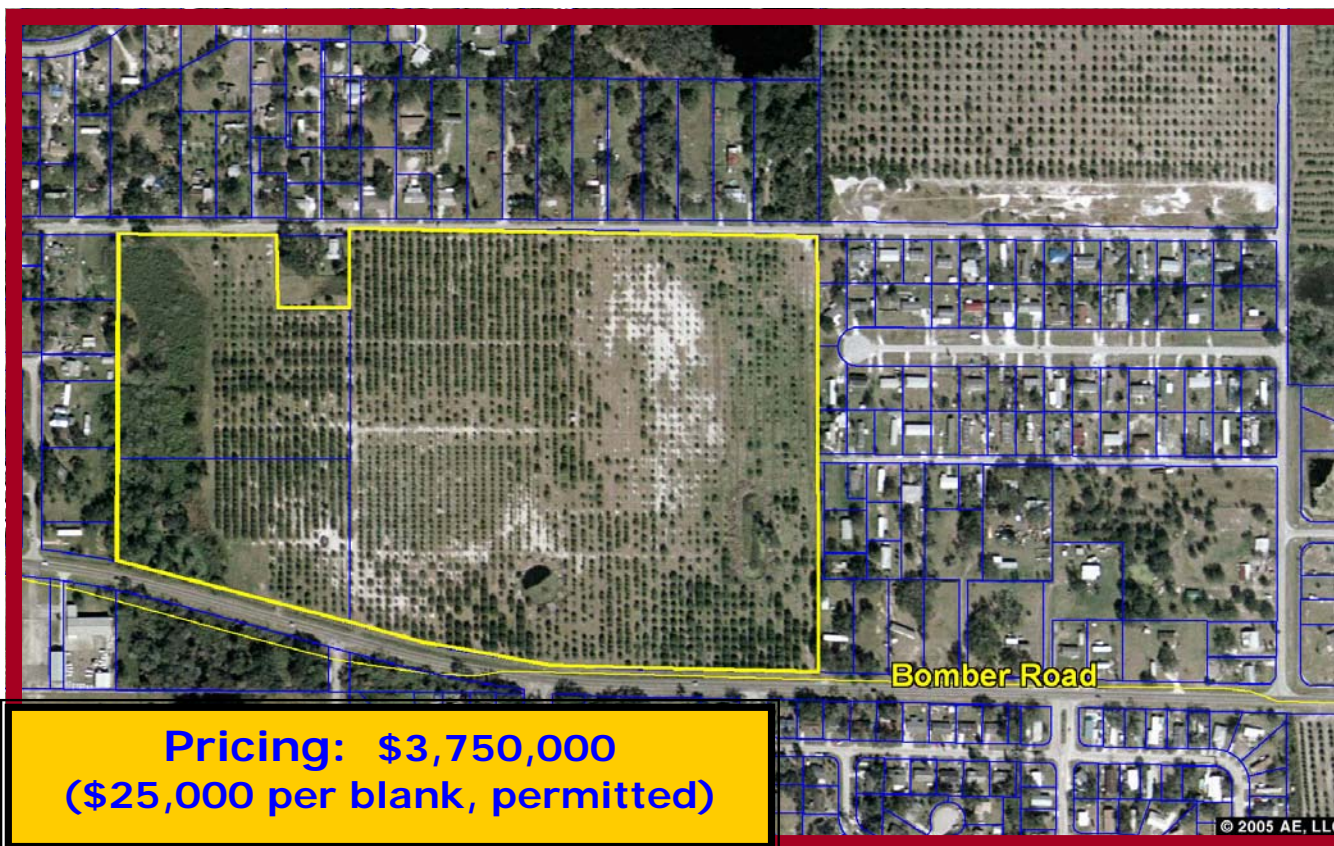


# Coldwell Banker Commercial NRT

## Fully-Entitled, Permitted Single Family Subdivision

### Bomber Road of Polk County, LLC



Bomber Road consists of 150 single family lots, is fully permitted and ready for immediate development. 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**  
**863-325-325-5856 Cell Mike**  
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**Mike@mycommercialteam.com**



**COLDWELL**  
**BANKER**  
**COMMERCIAL**

NRT

*Florida's Commercial Real Estate Company*

Fully Entitled and Permitted Single Family Residential Site  
on SR 655

Summerland Reserve/Bomber Road of Polk County,  
LLC

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:	Fully permitted and ready for immediate development.
PRICE:	\$3,750,000.00 (\$25,000 per blank, permitted)

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



NRT

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.:			

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



NRT

Florida's Commercial Real Estate Company