

Coldwell Banker Commercial NRT

Estates at Lake McLeod - A Lakefront Subdivision



The Estates at Lake McLeod is a planned, walled community with 43 single family lots, including 8 lake front lots on 15 acres. Entitled, permitted with utilities impact fees paid in advance.



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Estates at Lake McLeod

- Fully engineered, permitted, with pre-paid utility impact fees for city water and sewer for 43 lots; however lot sizes could be increased to limit development (for example, to only 25 residential sites).
- Beautiful property located on pristine Lake McLeod in Eagle Lake, Florida in Central Florida.
- Great access to shopping (Eagle Ridge Mall, Winter Haven Citi Centre).
- Close to schools (Lake Region High School, Eagle Lake Elementary).
- Located midway between Winter Haven Hospital and Bartow Memorial Hospital.
- Easy access to major highways (US Highway 17, Polk Parkway, Interstate 4, US Highway 27, State Road 60).
- Less than one hour from both Tampa and Orlando airports.
- Close to attractions (Disney, Sea World, Universal Studios, Busch Gardens).
- Located on Spruce Road.
- Can be developed as a gated community.
- Enough room to build common buildings, pool or recreational facilities.
- Benefits of living in quiet lakefront setting with all the services of an urban community.
- Development services are readily available through multiple sources, including through seller, for additional cost.
- Builder available to construct specially-built hurricane resistant, Energy Star rated, green-certified” homes to fit needs of community.
- Builders available to do custom homes .

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Lakefront Single Family Residential Site

The Estates at Lake McLeod

Eagle Lake, Florida

DESCRIPTION: Vacant lake front land, previously cultivated as a citrus grove.

LOCATION: Spruce Road, Eagle Lake, Florida. This property is located approximately one mile south of downtown Eagle Lake on beautiful Lake McLeod, a 650 acre freshwater lake. The property is conveniently located approximately 3 miles south of Winter Haven and 7 miles north of Bartow, the county seat. It has easy access to the Polk Parkway, providing convenient access to Lakeland and to Interstate 4 (Tampa-Orlando connector)

This development is minutes away from the new CSX Inter-modal Facility. It is also minutes away from Legoland Florida (former Cypress Gardens) which is scheduled to open in 2011.

SITE: 15.088 acres. The Estates, a planned gate community, consists of 45 single family lots.

PERMITTING AND ENTITLEMENTS: Entitled and permitted.

UTILITIES: Water, sewer, telephone and electric available.

ZONING: City of Eagle Lake - Residential - Low Density.

EMERGENCY: Fire, Police, and ambulance service available to the site.

PRICE: \$1,950,000.00

DISCLOSURE: Agents of Coldwell Banker Commercial NRT's Winter Haven office are principals of this seller.

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Estates at Lake McLeod



MODUSS
ENGINEERING • SURVEYING • PLANNING
 CONSTRUCTION MANAGEMENT SERVICES

140 EAST MAIN STREET
 BARTOW, FLORIDA 33800
 PHONE: (813) 554-1414 FAX: (813) 554-8422
 CERTIFICATE OF AUTHORIZATION NO. 29524
 LICENSED BUSINESS NO. 7799

MUR ENTERPRISES, INC.
 135 NORTH 6TH STREET
 HAINES CITY, FL 33844

LAKE McLEOD ESTATES
 43 SINGLE FAMILY LOTS

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|-------------|-----|----------|-----------|-----|------|----------|
| Designed By | LKW | Date: | SEPT 2008 | No. | DATE | REVISION |
| Checked By | MDP | Scale: | NTS | | | |
| Drawn By | MAX | Job No.: | 1018016 | | | |

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