

FOR SALE > LAND

\$663,600

22 AC RESIDENTIAL DEVELOPMENT SITE

BOMBER RD., EAGLE LAKE, FL 33880



**CROSBY &
ASSOCIATES, INC.**
AGRICULTURAL & COMMERCIAL REAL ESTATE

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OFFERING SUMMARY

Listing Price	\$663,600
Acres	22.12 Acres
Price/Acre	\$30,000
County	Polk
Zoning	Planned Development Housing
Utilities	Water and Sewer available from the City of Eagle Lake.
Parcel IDs	262918000000024020 and 262919000000013020
Coordinates	27.9566433, -81.7547549
Frontage	420 ft
Sewer	Yes

PROPERTY OVERVIEW

This 22 Acre property is ready for development. Located on the south side of Bomber Rd. in Eagle Lake, FL. The City of Eagle Lake has water and sewer available at the site. It is zoned ZPD (Zoned Planned Development) which has a density of 0-5 units/acre. The property is only 2 miles off US Hwy 17 for easy access to Winter Haven and Bartow and only 3.4 miles to SR 540 for easy access to the Polk Parkway and I-4.

PROPERTY HIGHLIGHTS

- Located in City Limits of Eagle Lake
- Water and Sewer at the site
- Density up to 5 units/acre
- No minimum lot size requirements
- 420 feet of frontage on Bomber Rd.
- Traffic Counts are 6100 AADT

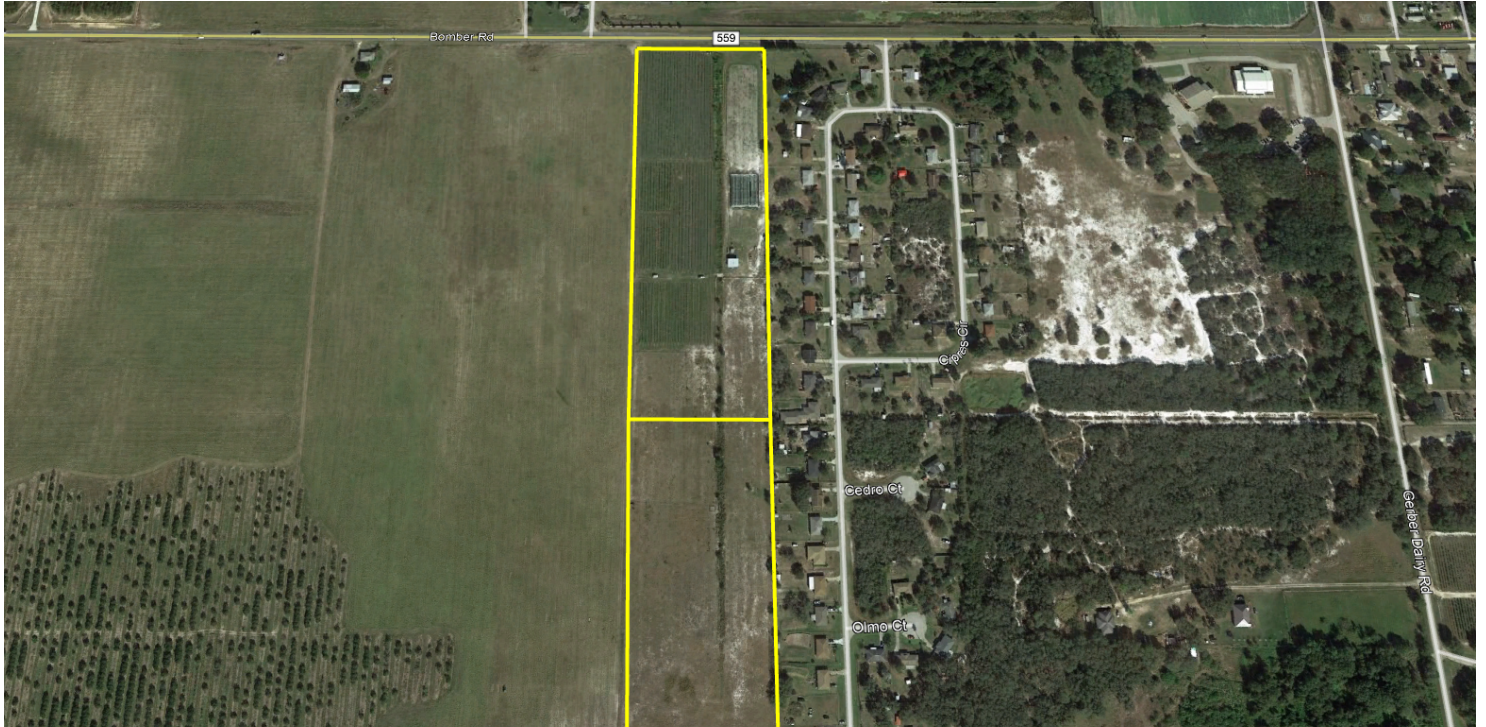
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Additional Photos

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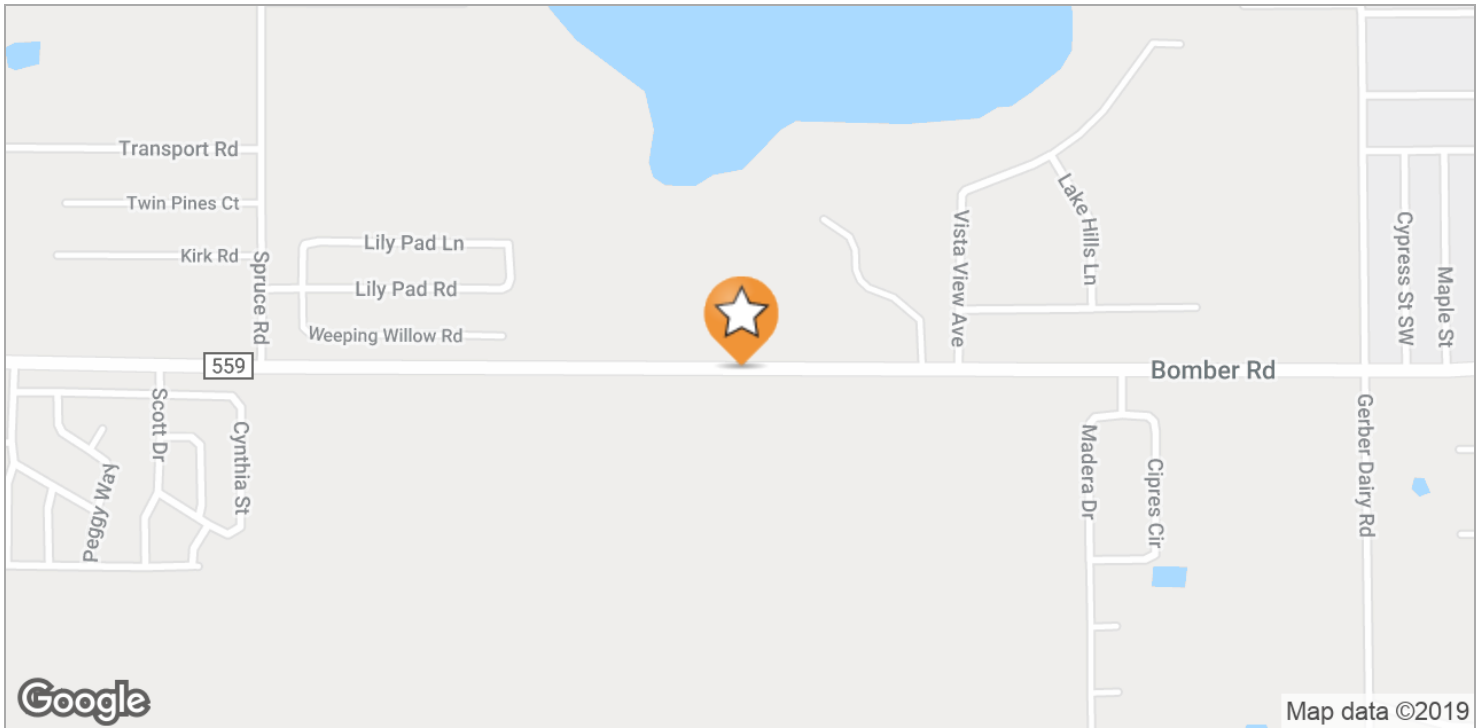
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Location Maps

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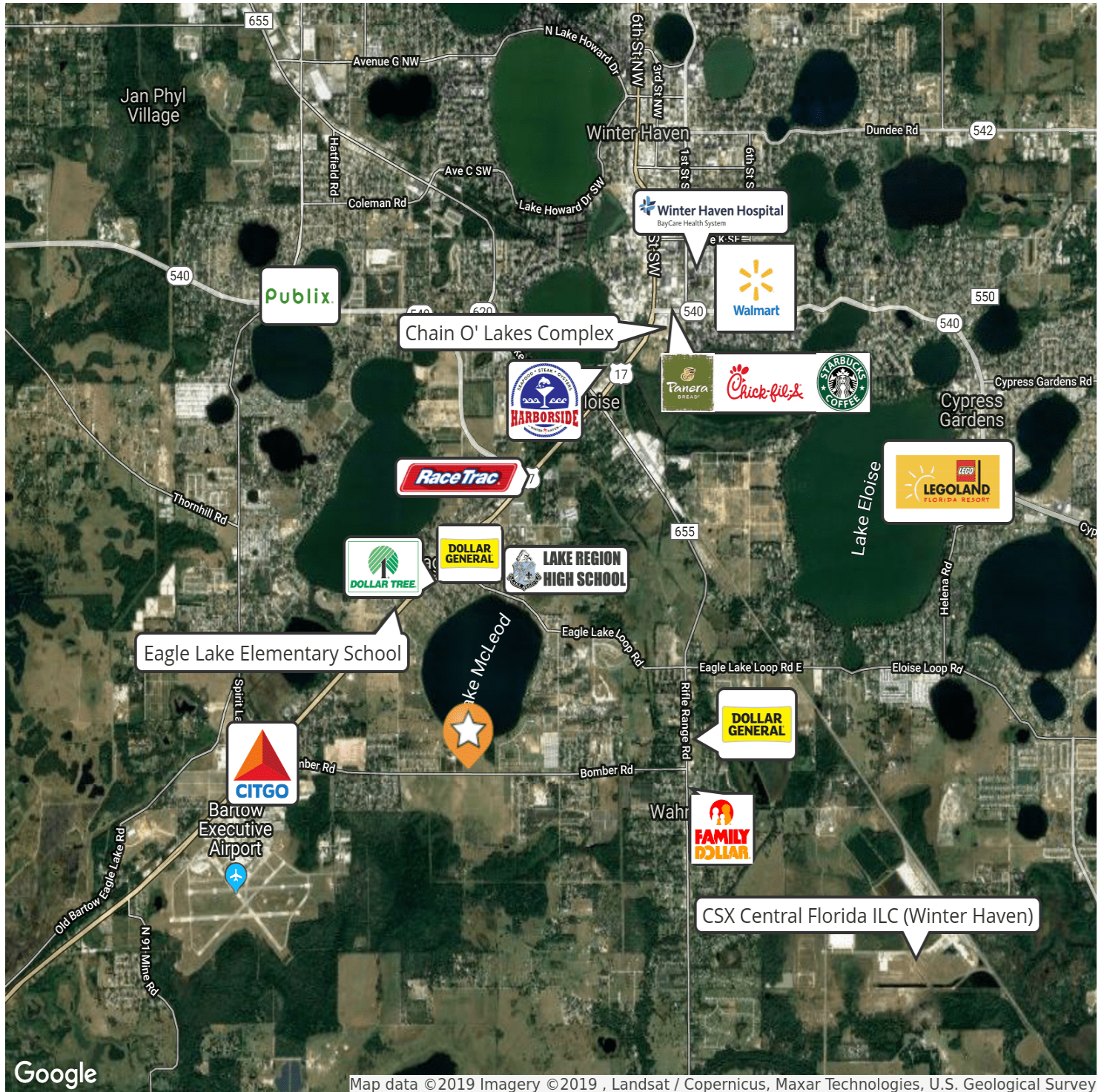
LOCATION DESCRIPTION

Property is located on the south side of Bomber Rd. in Eagle Lake, FL.

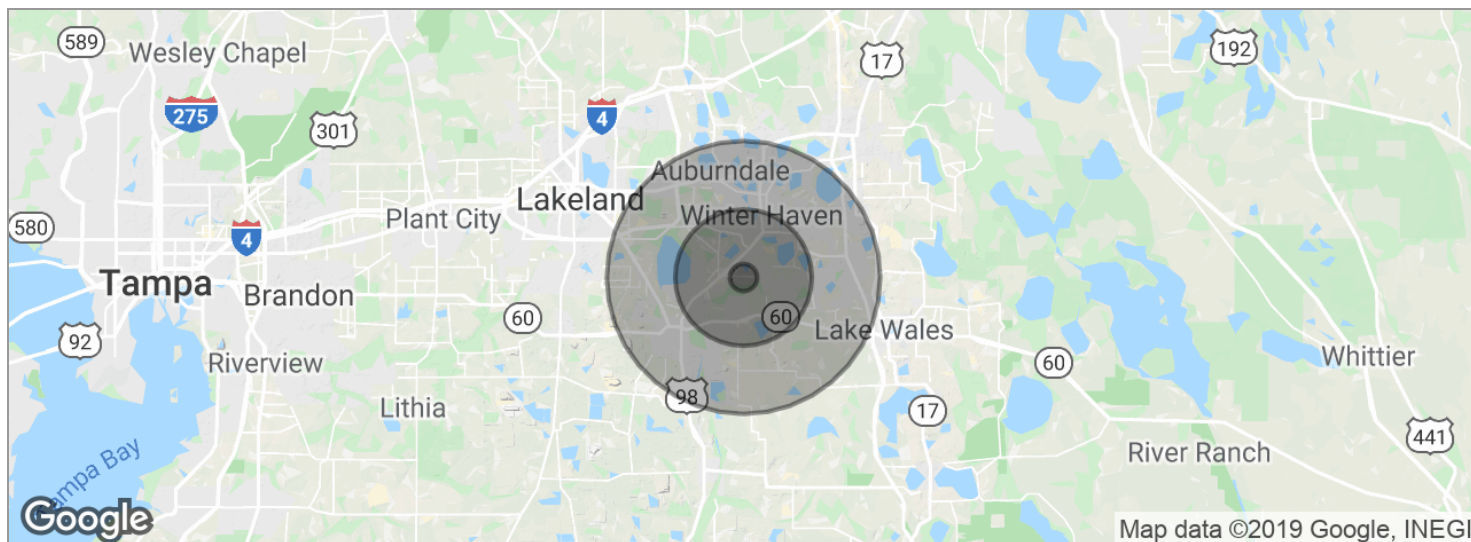
DRIVING DIRECTIONS

From US Hwy 17 & State Rd. 540 in Winter Haven, proceed south on Hwy 17 1.4 miles to Spruce Rd. Turn Left (South) on Spruce Rd approximately 1.1 miles to Bomber Rd. Turn left onto Bomber Rd (East) and proceed 0.9 miles to site on South side of Bomber Rd.

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,413	46,338	178,395
Median age	33.0	35.5	39.4
Median age (male)	32.0	35.0	38.7
Median age (Female)	35.8	36.6	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	478	17,179	68,266
# of persons per HH	3.0	2.7	2.6
Average HH income	\$48,165	\$53,067	\$55,063
Average house value	\$142,882	\$143,875	\$168,117

** Demographic data derived from 2010 US Census*

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