



LAKE MCLEOD

Bomber Road

# BOMBER ROAD COMMERCIAL DEVELOPMENT SITE

2926 BOMBER ROAD  
WINTER HAVEN, FL 33880

Tyler Davis, ALC      Clay Taylor, ALC  
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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$575,000</b>
Lot Size:	2.88 ± Acres
Price / Acre:	\$199,653
Zoning:	PD-Commercial
Land Use:	Neighborhood Activity Center
APN:	262918000000042010
Road Frontage:	295 ± FT [Bomber Rd]

## PROPERTY OVERVIEW

This property is located off of Bomber Road, approximately 1.7 ± miles east of U.S Hwy 17 and 3.5 ± miles south of Cypress Gardens Blvd. The property consists of 2.88 acres with a land use of Neighborhood Activity Center and zoning of PD-Commercial in the city of Eagle Lake. The site is surrounded by over one thousand new single-family houses under construction. The property is located at the entrance to The Ranches at Lake McCleod, a multi-phase new Lennar community. A site plan has been approved which would allow for a two-story retail/office development consisting of 17,760 ± SF of first-floor retail and 17,760 ± SF of second-story office. The site will have utilities available and off-site retention.

## PROPERTY HIGHLIGHTS

- Zoned PD-Commercial
- 1.7 ± miles from U.S Highway 17
- Proximity to residential neighborhoods
- Versatile zoning for various commercial uses

# Location Description



## LOCATION DESCRIPTION

This property is situated right off Bomber Road, which connects to U.S. Highway 17, only 1.7 ± miles away. Just 15 ± minutes away, the vibrant downtown area of Winter Haven boasts an array of boutique shops, restaurants, and cultural attractions, further enhancing the appeal of the area for potential investors. The property's proximity to major roadways and residential neighborhoods positions it as an ideal hub for new retail opportunities, making it a strategic investment for those seeking to capitalize on the area's growth.

Additionally, the property enjoys having the Bartow Executive Airport in close proximity, sitting just 2.5 ± miles away. Local retailers nearby include Publix, Walmart, Chic-fil-A, IHOP, Dunkin Donuts, and many others.



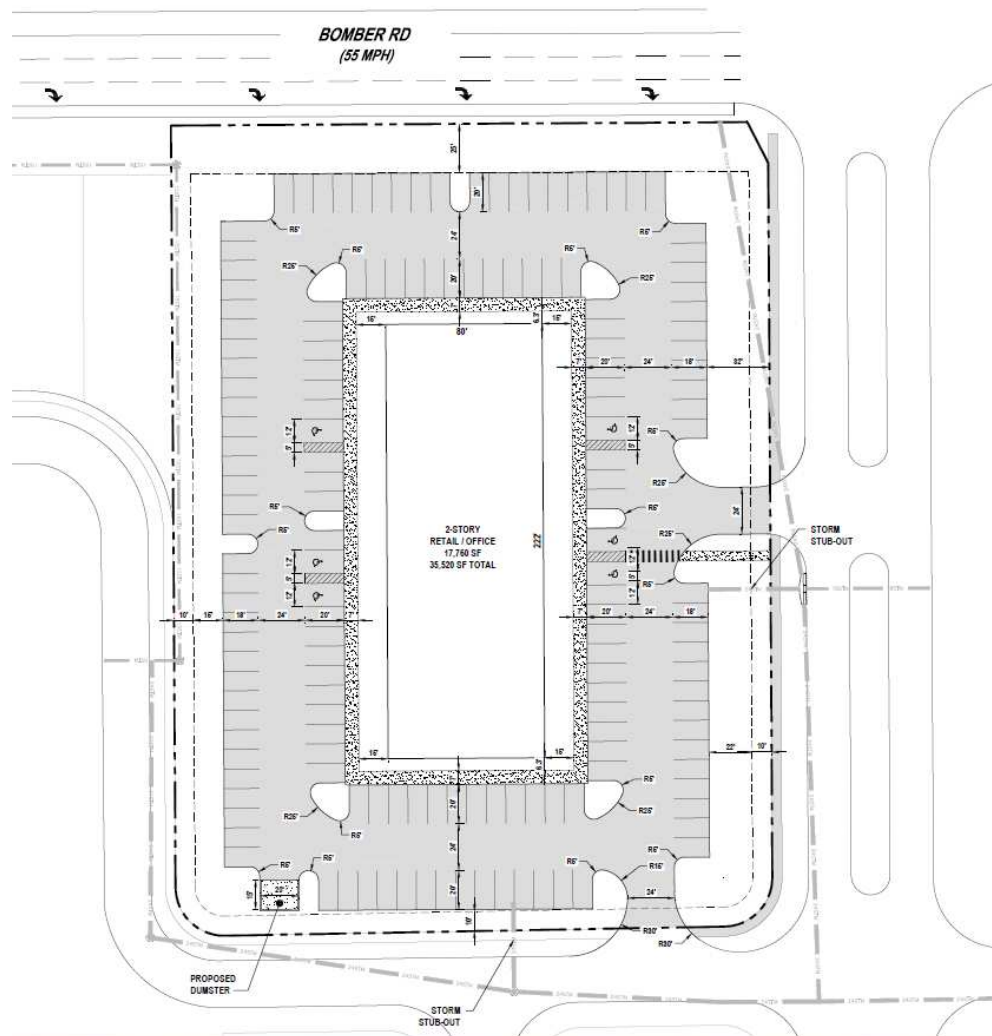
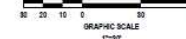
**Bartow Executive  
Airport  
2.5 ± Miles**

**U.S Hwy 17  
1.7 ± Miles**

**Bomber Road**







### LEGEND

- PROJECT BOUNDARY
- LANDSCAPE BUFFER

### PROJECT OVERVIEW

- 2.0 ACRES MAXIMUM IMPERVIOUS AREA
- 158 PARKING SPACES REQUIRED
- 158 PARKING SPACES PROVIDED
- 17,760 BUILDING FOOTPRINT
- 1ST FLOOR - RETAIL
- 2ND FLOOR - OFFICE

## CONCEPTUAL PLAN

### THE SHoppes AT RANCHES AT LAKE MCLEOD

PARCEL ID#: 26-29-18-000-000-042010

### SITE DEVELOPMENT USAGE TABLE:

1. PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	LOW-DENSITY RESIDENTIAL
ZONING (w/ OVERLAY)	GENERAL COMMERCIAL - CG
FLOODZONE	X
BUILDING USES	COMMERCIAL

2. REQUIRED LOT SETBACKS			
	BUILDING	FEET	BUFFER
BOMBER RD (FRONT)	25	FEET	25
SOUTH (SIDE)	10	FEET	10
EAST (SIDE)	10	FEET	10
WEST (SIDE)	10	FEET	10

3. DIMENSIONAL REQUIREMENTS		
	REQ.	PROV.
MAX. BUILDING HEIGHT	35'	35'
MAX. LOT IMPERVIOUS	70%	64%
MAX. LOT COVERAGE	40%	28%

4. PROPOSED SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING AREA IMP. *	17,760	0.408	14.1%
ASPHALT	57,534	1.321	45.8%
CONCRETE	5,500	0.126	4.4%
WET POND	0	0.000	
GREEN SPACE	44,760	1.028	35.6%
<b>TOTAL SITE</b>	<b>125,554</b>	<b>2.882</b>	<b>100.0%</b>
<b>TOTAL IMPERVIOUS</b>	<b>80,794</b>	<b>1.855</b>	<b>64.4%</b>
<b>TOTAL OPEN SPACE</b>	<b>44,760</b>	<b>1.028</b>	<b>35.6%</b>

5. PARKING REQUIREMENTS				
BUILDING USE	A. SF/UNITS	B. SPACES	C. PER SF	D. REQ. SPACES
RETAIL-1ST FLOOR	17,760	1	250	72
OFFICE-2ND FLOOR	17,760	1	250	72
OFFICE EMPLOYEES	28	1	2	14
<b>TOTAL REQUIRED SPACES</b>				<b>158</b>

SPECIALTY PARKING REQUIREMENTS		REQ. SPACES
ADA SPACES		6
BICYCLE SPACES		4

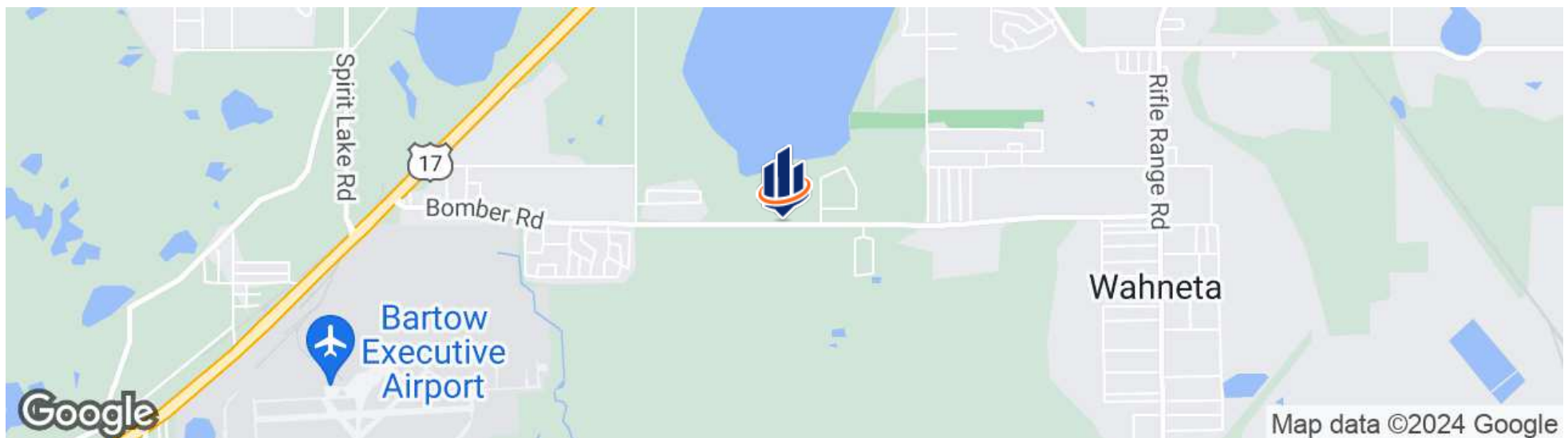
PROVIDED PARKING		
	%	PROV. SPACES
STANDARD SPACES	96.2%	152
ADA SPACES	3.8%	6
BICYCLE SPACES	0.0%	0







# Regional & Location Map



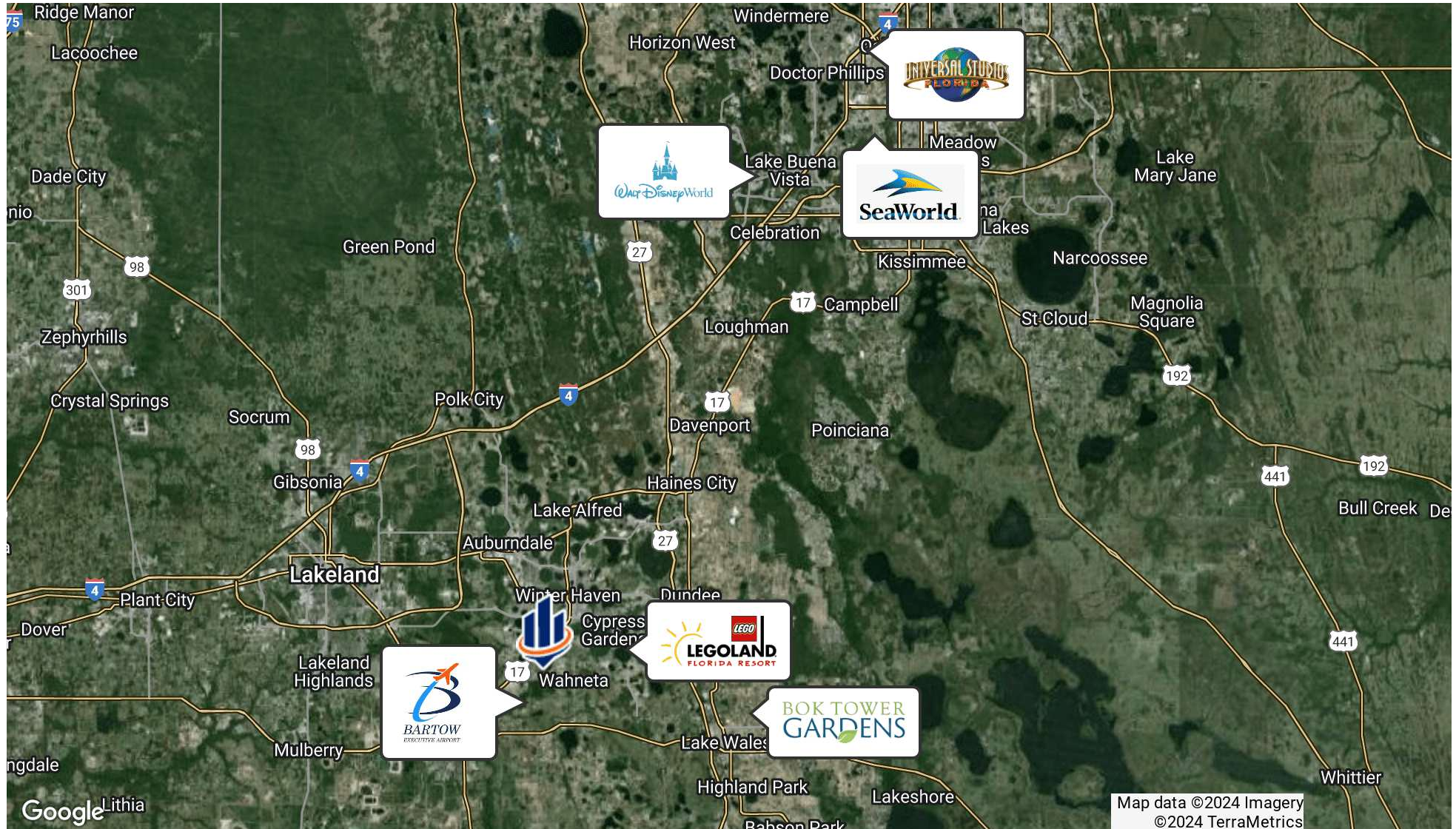


# Neighborhood Map





# Regional Map

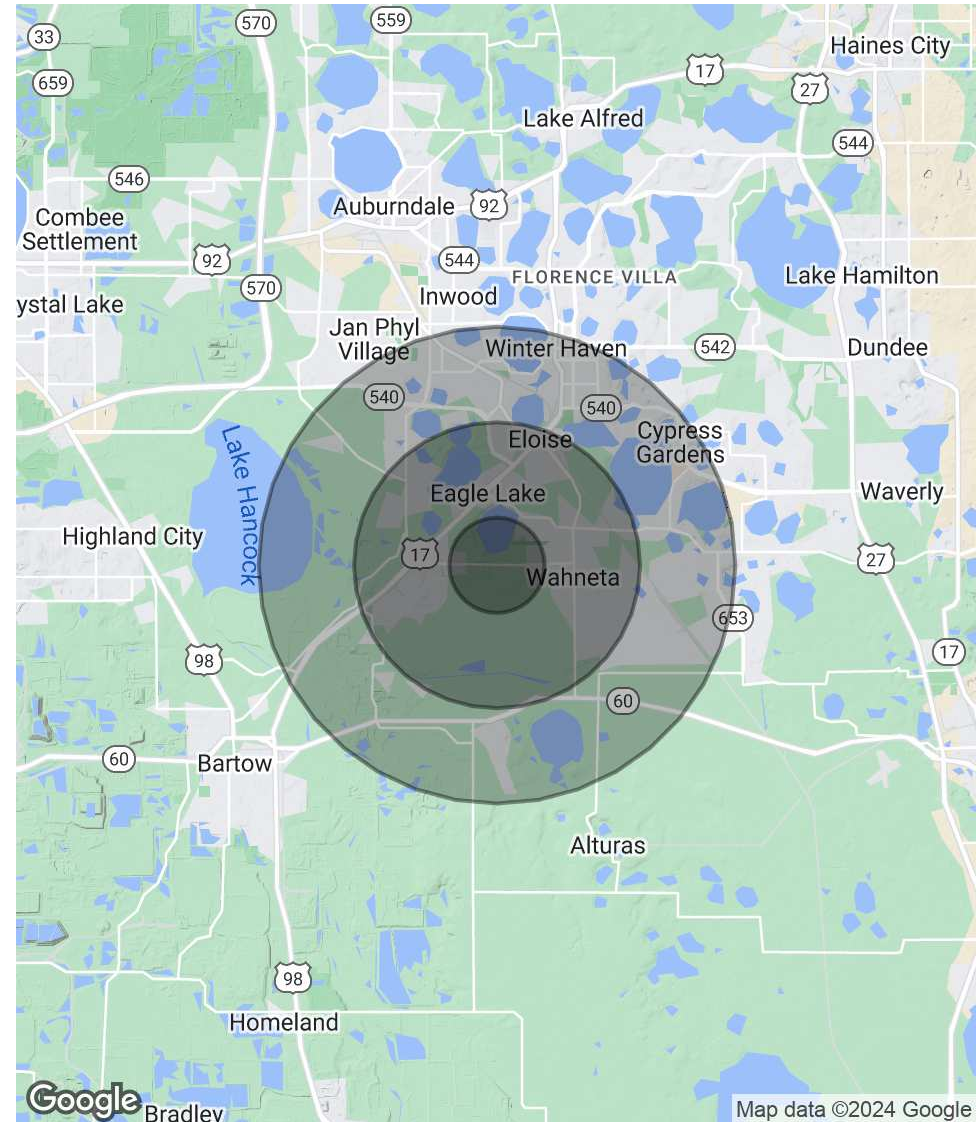




# Demographics Map & Report

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	2,211	18,203	56,583
Average Age	33.7	37.1	39.7
Average Age (Male)	32.4	36.8	37.8
Average Age (Female)	34.7	38.1	41.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	767	6,542	22,000
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$48,708	\$52,174	\$58,936
Average House Value	\$133,148	\$147,489	\$160,774

2020 American Community Survey (ACS)







## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



# Additional Photos







**TYLER DAVIS, ALC**

CFO/ Advisor

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FL #SL3444746

## PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.





**CLAY TAYLOR, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land