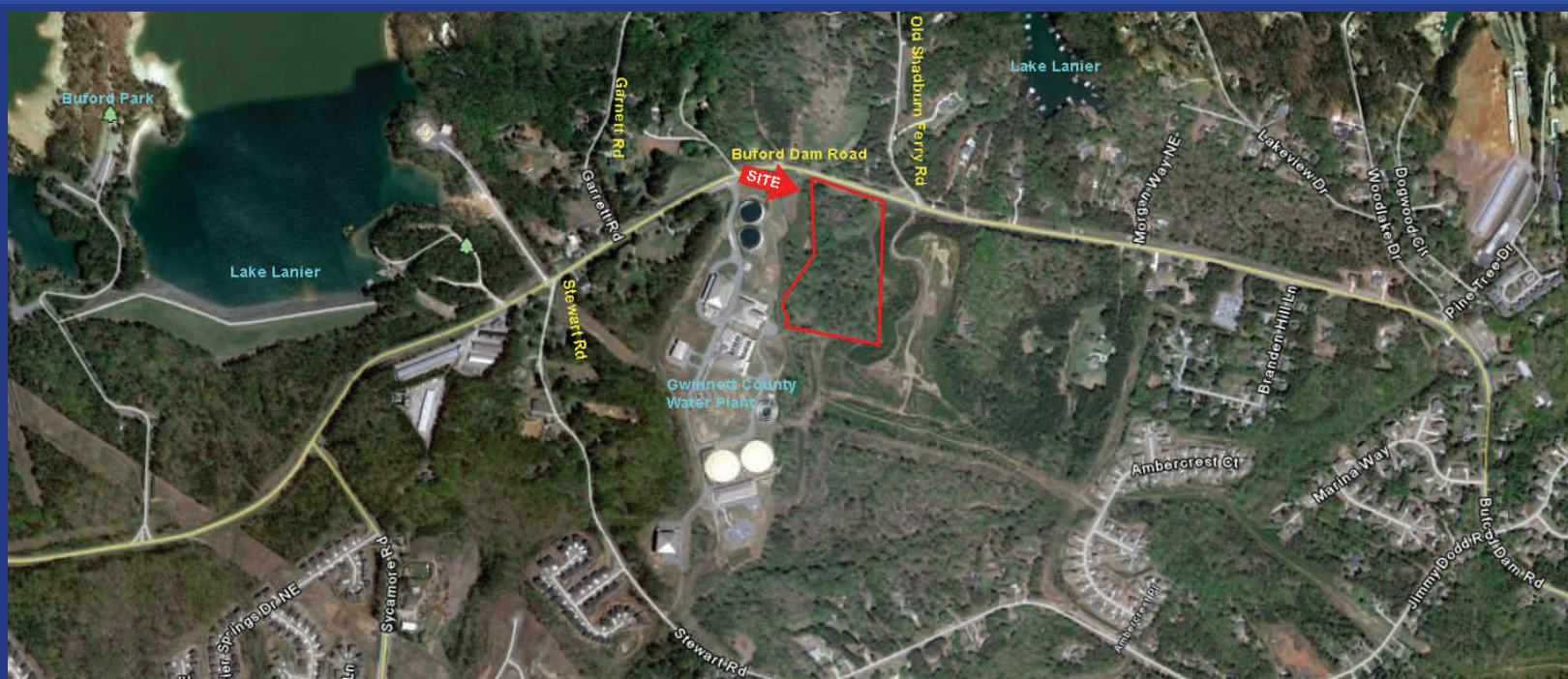


FOR SALE

10.24 +/- Acres on Buford Dam Road, Gwinnett County, GA



Location Description:

The property is located on the south side of Buford Dam Road adjacent to its intersection with Old Shadburn Ferry Road in Gwinnett County, GA. The property is located adjacent to Lake Lanier.

PROPERTY FEATURES

SIZE	10.24 +/- Acres
LOCATION	Land lot 351 & 362 of the 7th Dist of Gwinnett County
FRONTAGE:	580' on Buford Dam Road
PRICE	\$21,972/Ac (\$225,000 Total)
TERMS	Cash, Property sold "As is"
ZONING	R-100; Gwinnett County
UTILITIES*	All Available except sewer
TAXES	\$5,696.32 - 2010 Assessment
DEMOGRAPHICS	Available upon request
EXCLUSIVE AGENT	Brian J. Stephens (404)845-0410



STEPHENS CAPITAL

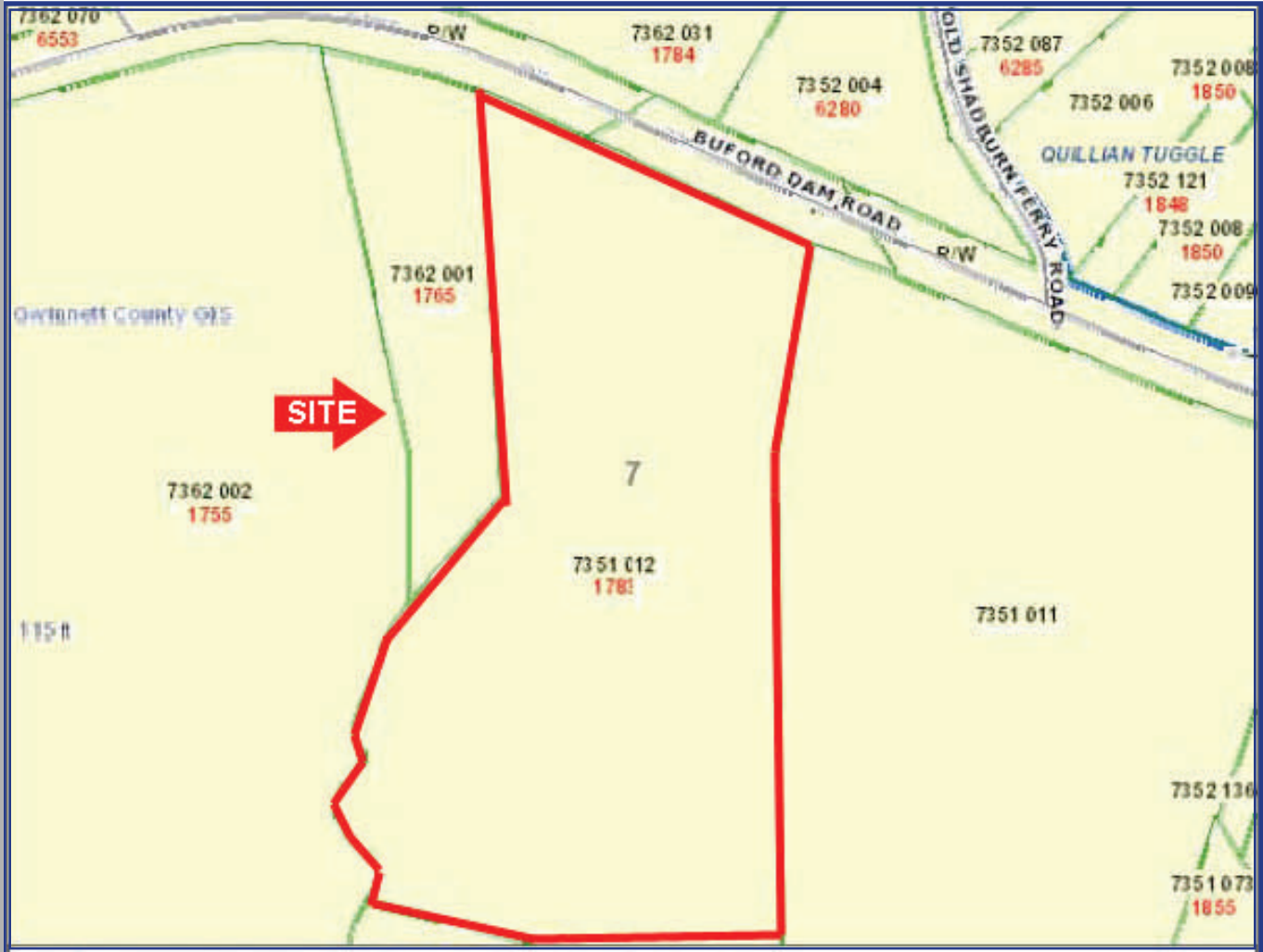
Commercial Real Estate Services

180 Allen Road
Suite 309 South
Atlanta, GA 30328
Phone: (404) 845-0410
Fax: (404) 845-0430
Email: Info@StephensCapital.net
Web: StephensCapital.net

No warranty or representation, expressed or implied, is made by seller and its agents as to the accuracy of the information contained herein, and this information is offered subject to errors, omissions, changes of price or other conditions, withdrawal without notice, and to any specific listing condition imposed by our clients. Seller and its agents assume no responsibility or liability for any errors or omissions.

FOR SALE

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Exclusive Agent: Brian J. Stephens * Phone: (404) 845-0410 * Fax: (404) 845-0430 * Email: Info@StephensCapital.net