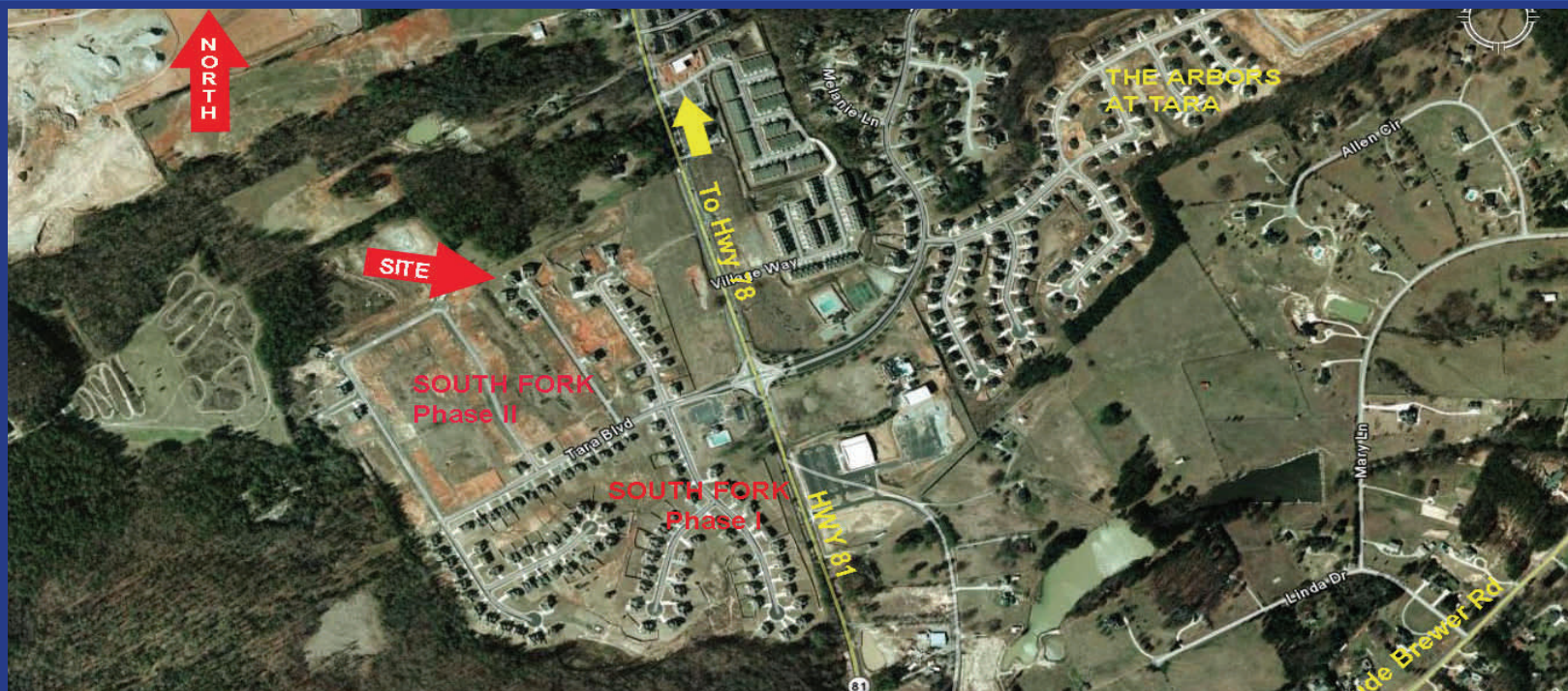


FOR SALE

35 Single Family Lots in South Fork SD
Hwy 81, Walton County, GA



Location Description:

South Fork SD is located on the West side of Hwy 81 approximately .2 miles south from its intersection with Hwy 78 in Loganville, GA.

PROPERTY FEATURES

SIZE	35 developed Single Family Lots {Avg. 7,000 SqFt. 60'x 115'}
LOCATION	Land lots 157 & 158 of the 5th Dist of Walton County
CURRENT STATUS	Phase I - 89 Lots {87 Homes constructed} Phase II- 122 Lots: {35 Subject Lots, 24 Homes constructed, 63 Additional Lots available} Total- 211 Lots in Subdivision
AMMENTIES	Swim, Tennis, Playground
PRICE	\$25,000/Lot (\$875,000 Total)
TERMS	Cash, Property sold "As is"
ZONING	R-22 Conditional; City of Loganville. ,Min Home Size: 1,800 SqFt./1 Story & 2,000 SqFt./ 2 Story
UTILITIES*	All Available
SCHOOLS	Loganville Elementary, Loganville Middle, Loganville High
TAXES	\$ 316/Lot; 2010 Assessment
EXCLUSIVE AGENT	Brian J. Stephens (404)845-0410



STEPHENS CAPITAL

Commercial Real Estate Services

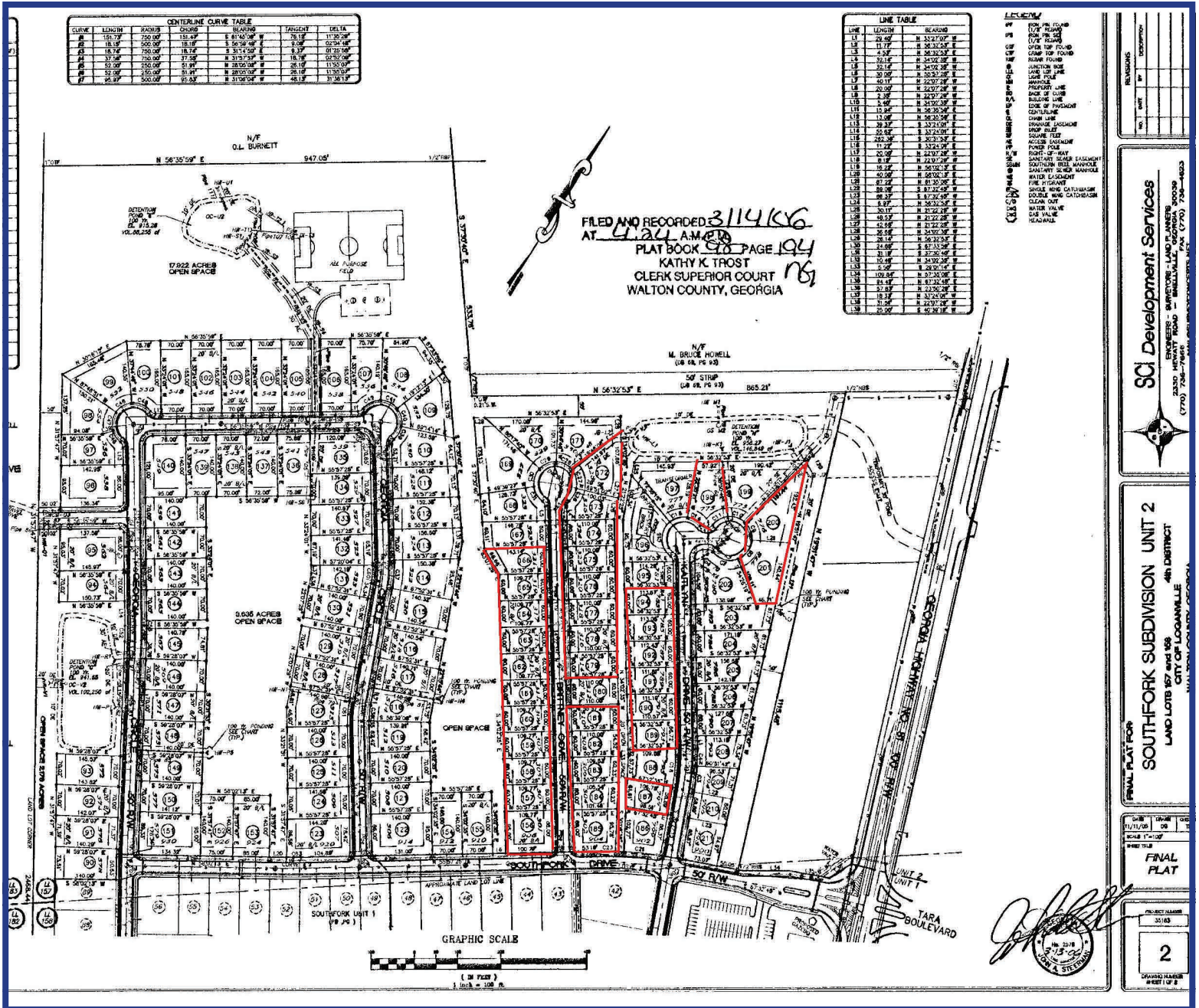
180 Allen Road
Suite 309 South
Atlanta, GA 30328
Phone: (404) 845-0410
Fax: (404) 845-0430
Email: Info@StephensCapital.net
Web: StephensCapital.net

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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FINAL PLAT



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STEPHENS CAPITAL

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