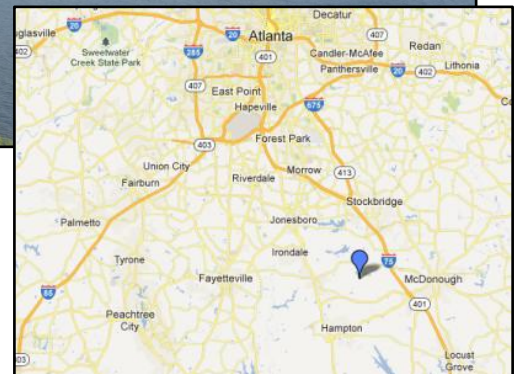
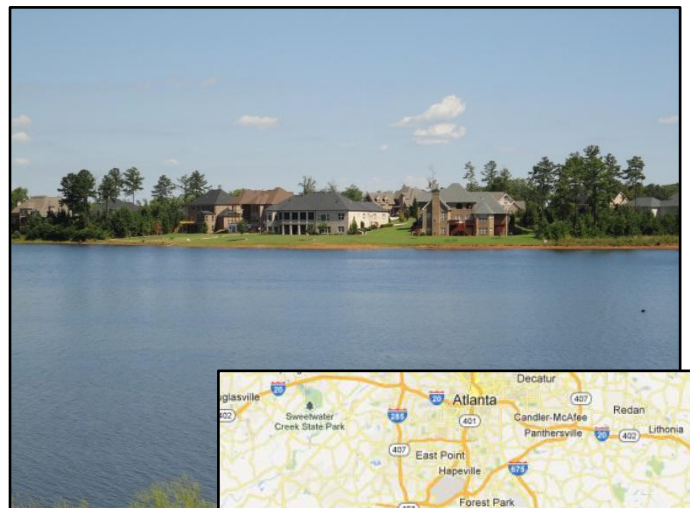
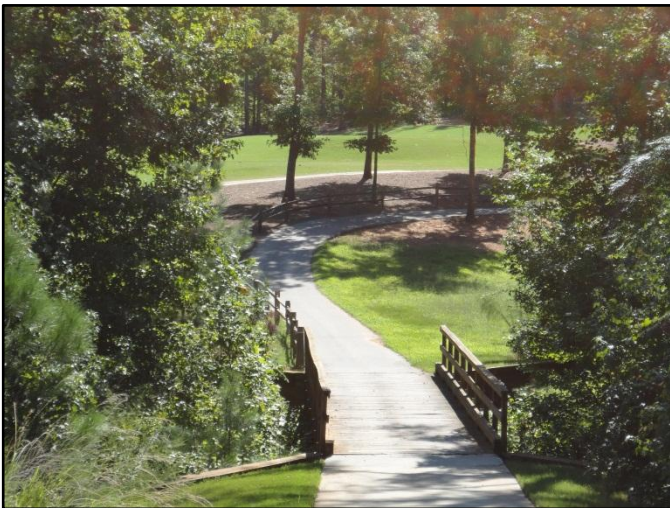




Jordan Company  
Investment & Commercial Real Estate



**Bank Owned**  
**19 Single Family Lots**  
**Crystal Lake Golf & Country Club**  
**Unincorporated Henry County, Georgia 30228**



*Presented By:*

**The Jordan Company**

David Walmsley/Rob Jordan

4200 Northside Parkway, Bldg 3, Suite A

Atlanta, Georgia 30327

(404) 237 - 2900

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**Location:**

The Crystal Lake Golf and Country Club is located on Mt. Carmel Rd in unincorporated Henry County; +/-6.6 miles west of the City of McDonough and +/- 4 miles north of the City of Hampton. The subject property is +/-1.6 miles south of Jonesboro Rd and +/-3.3 miles west of I-75.

Within a three mile radius there is a population of about 14,235 with a median household income of \$82,378.

**On-Site:**

The subject property consists of 19 final platted single family lots, 18 of which are fully wooded and 1 of which is developed. Also, 18 of the lots are golf course lots with varying frontage on the golf course.

**Lot Size:**

The average size of the lots is 25,795 SF (.638 acres) with an average width of 102'.

**Zoning:**

R2 conditional

*Relevant Conditions:*

- 2,000 square feet heated minimum on all lots except golf and lake lots
- 2,500 square feet heated minimum on all golf course and lake lots
- 2-car side entry garage
- Brick, stone or stucco construction

**Schools:**

Dutchtown Elementary, Middle, and High Schools

**Utilities:**

Water and sanitary sewer service provided by Henry County Water & Sewerage Authority.

**Amenities:**

The Crystal Lake Golf & Country Club is a gated community with a swimming pool, tennis courts, 80 acre lake, and 18-hole golf course.

**HOA:**

Annual Dues: \$1,275 (applicable to lots)

Golf Club Dues: \$300

Initiation Fee: \$500

*\*HOA documents available upon request*

**Property  
Taxes 2012:**

+/- \$7,426.91

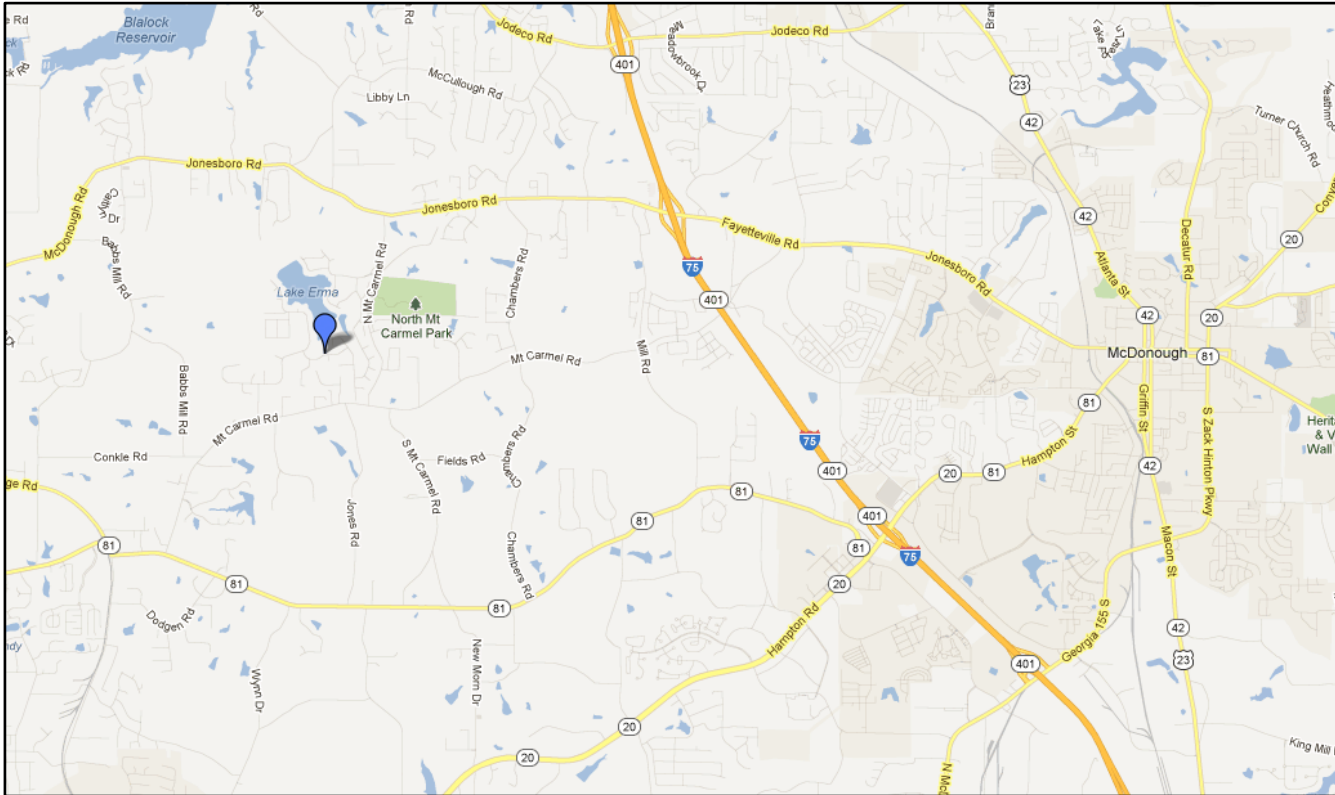
**Asking Price:**

\$380,000 (\$20,000/lot)

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# Maps



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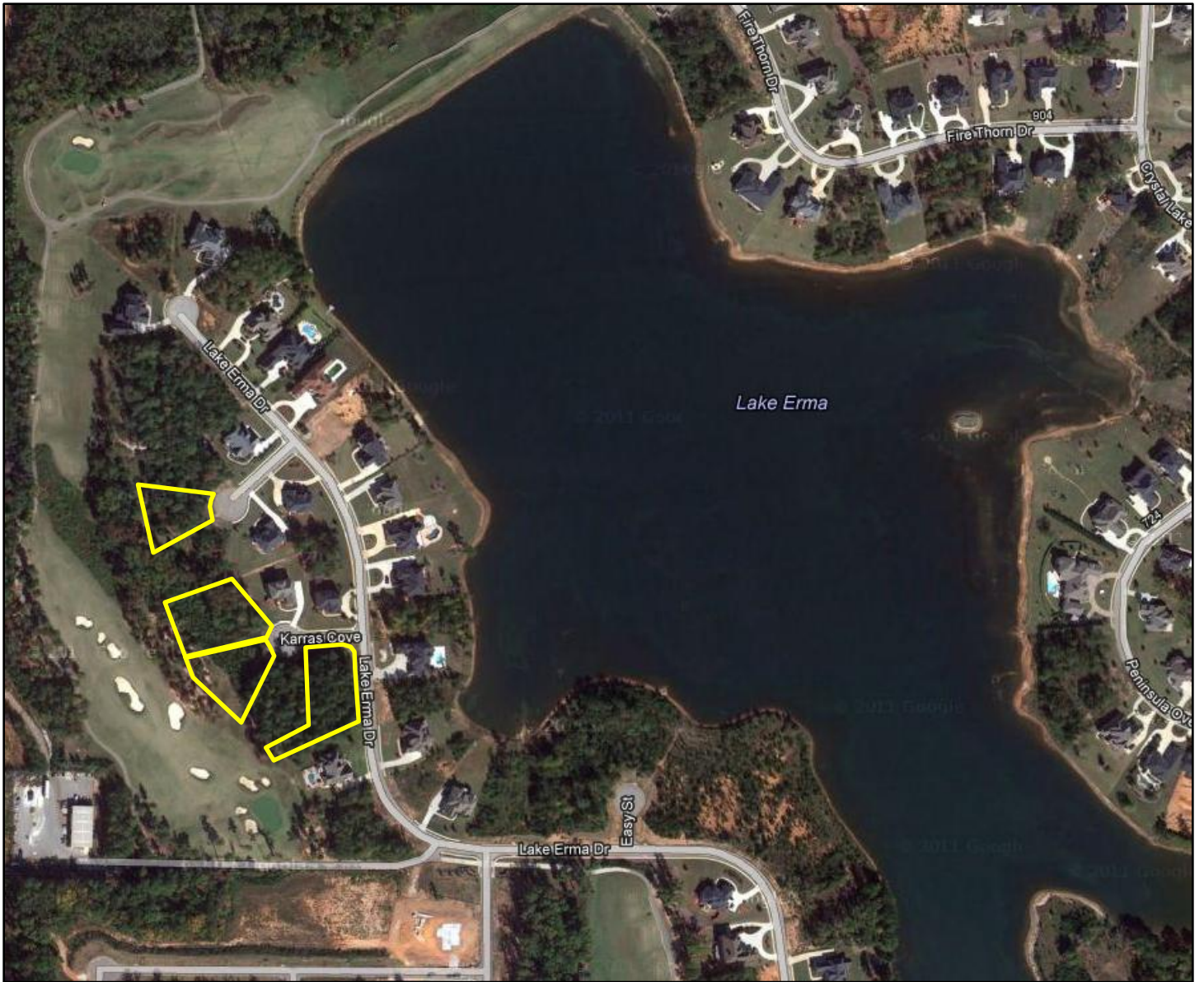


# Lots



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## Typical Lot



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# Typical Homes



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# Amenities



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