

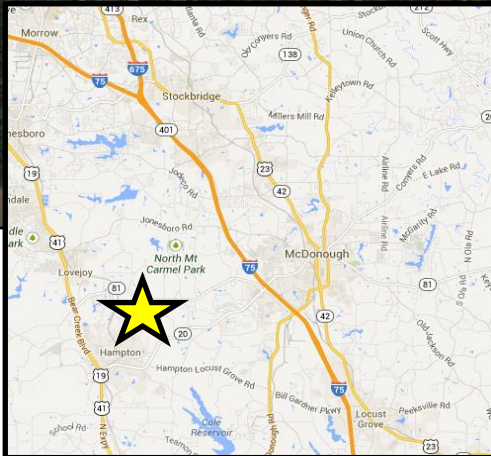
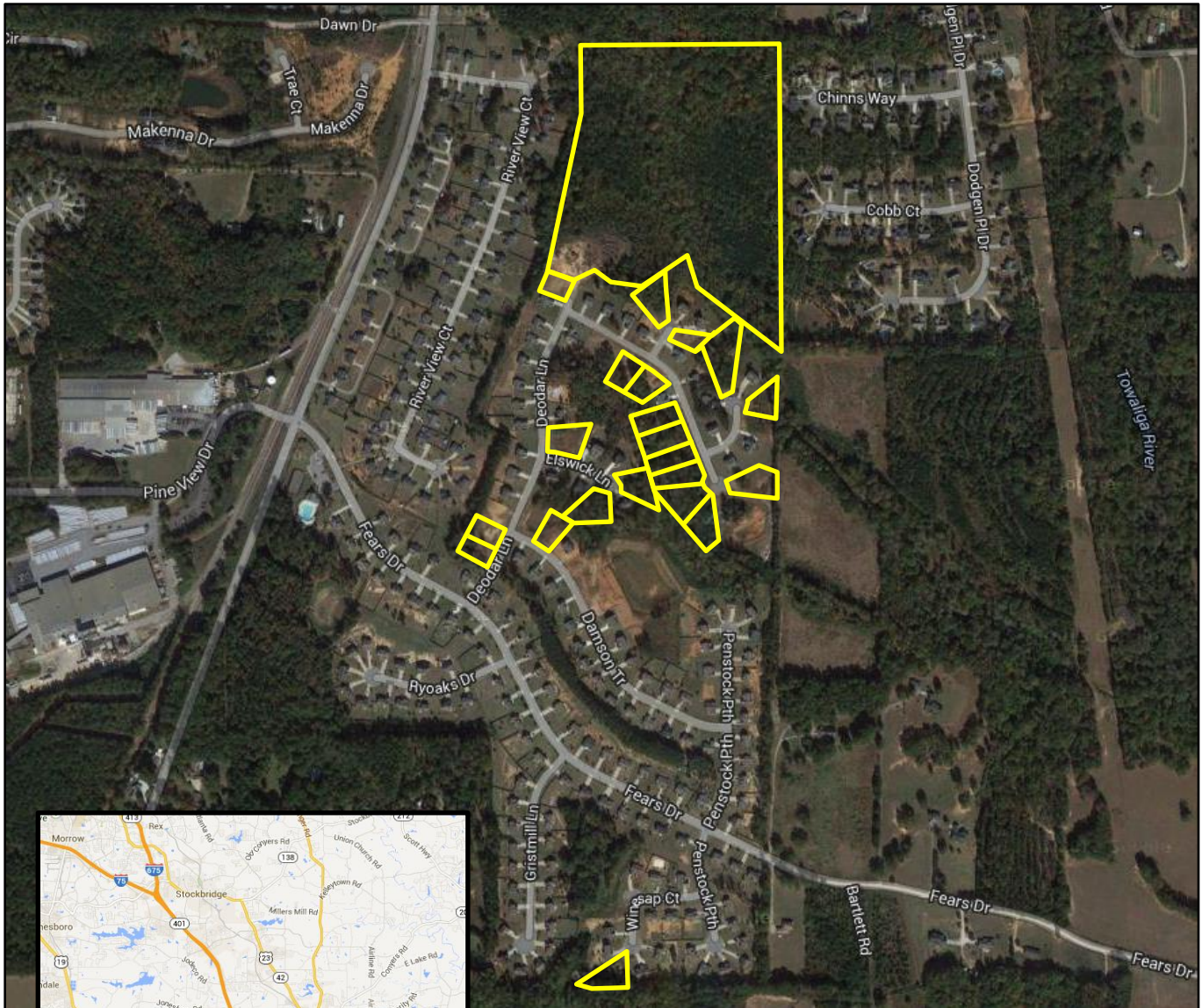


**Jordan Company**  
Investment & Commercial Real Estate



**Bank Owned**

**21 Developed Single Family Lots & +/- 25.82 Acres of Excess Land**  
**Fears Mill Subdivision**  
**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

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



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**Location:**

The Fears Mill subdivision is located on Fears Drive in unincorporated Henry County; +/- 1.5 miles north of the City of Hampton and +/- 8.0 miles west of the City of McDonough. The subject property is +/- 1.0 miles south of Hwy 81, +/- 2.0 miles north of Hwy 20 (McDonough Hampton Rd), and +/- 6.0 miles west of I-75.

Within a three mile radius there is a population of about 12,917 with a median household income of \$57,889.

**On-Site:**

The subject property consists of 21 final platted single family lots in the Phase I & II of the Fears Mill subdivision. Also included is +/-25.82 acres of undeveloped land for a future phase, planned for 44 lots.

**Lot Size:**

The average size of the lots is 100' X 180'

**Zoning:**

R2 conditional

*Relevant Conditions:*

- *1/3 of all homes shall have a minimum heated square footage of 1500, 1600, and 1700.*
- *2-car garage*

**Schools:**

Mt. Carmel Elementary  
Hampton Middle  
Luella High

**Utilities:**

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

**Amenities:**

Club house, swimming pool, and tennis courts

**Declarant Rights:**

Declarant rights pass to the buyer

**Property**

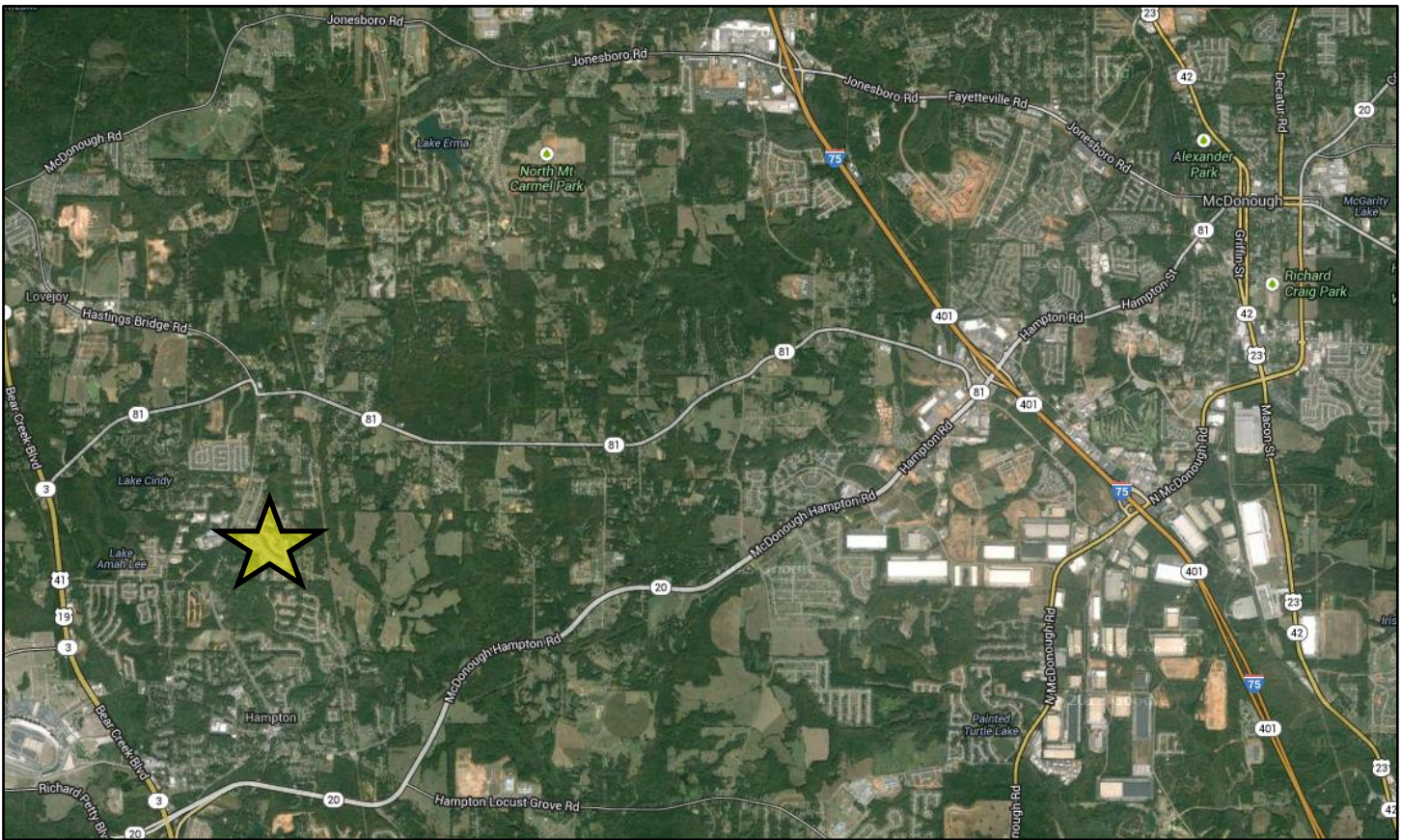
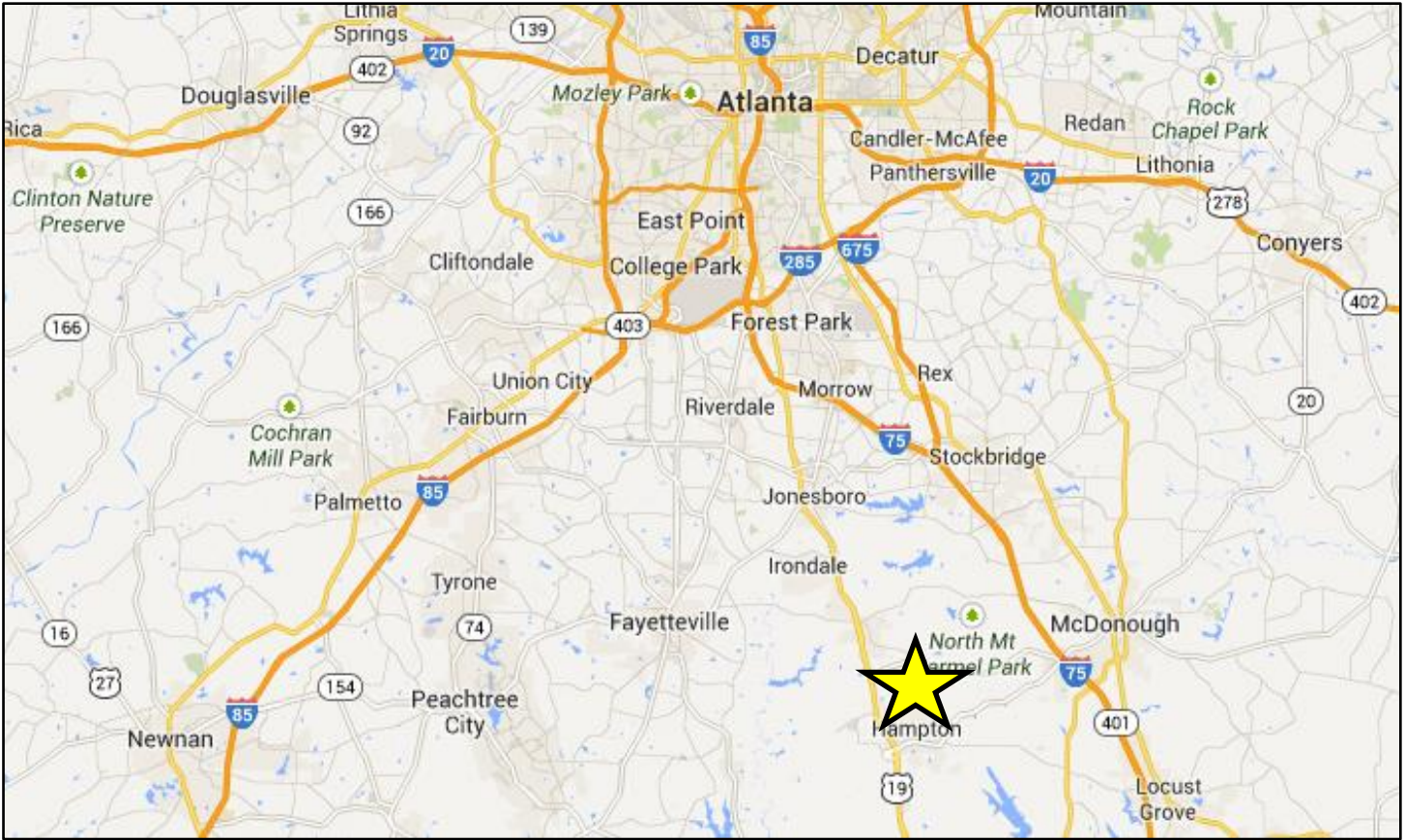
**Taxes 2013:**

+/- \$5,588.57

**Asking Price:**

Call for pricing

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