



## Perfect Site for New Daycare Center

FOR SALE

105 Labrador Chase Drive  
Hampton, GA 30228

PREPARED BY:

Coldwell Banker Commercial  
Metro Brokers

Butch Springer, CCIM  
678-320-4800  
butchspr@gmail.com

## EXECUTIVE SUMMARY

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### The Property

105 Labrador Chase Drive  
Hampton, GA 30228

## PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Land
<b>Land:</b>	2.86+/- Acres
<b>Tax ID:</b>	019-02012000
<b>2022 Taxes:</b>	\$5,614.51
<b>Zoning:</b>	Commercial

## PRICE

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**Sale Price:** CALL



## PROPERTY DESCRIPTION

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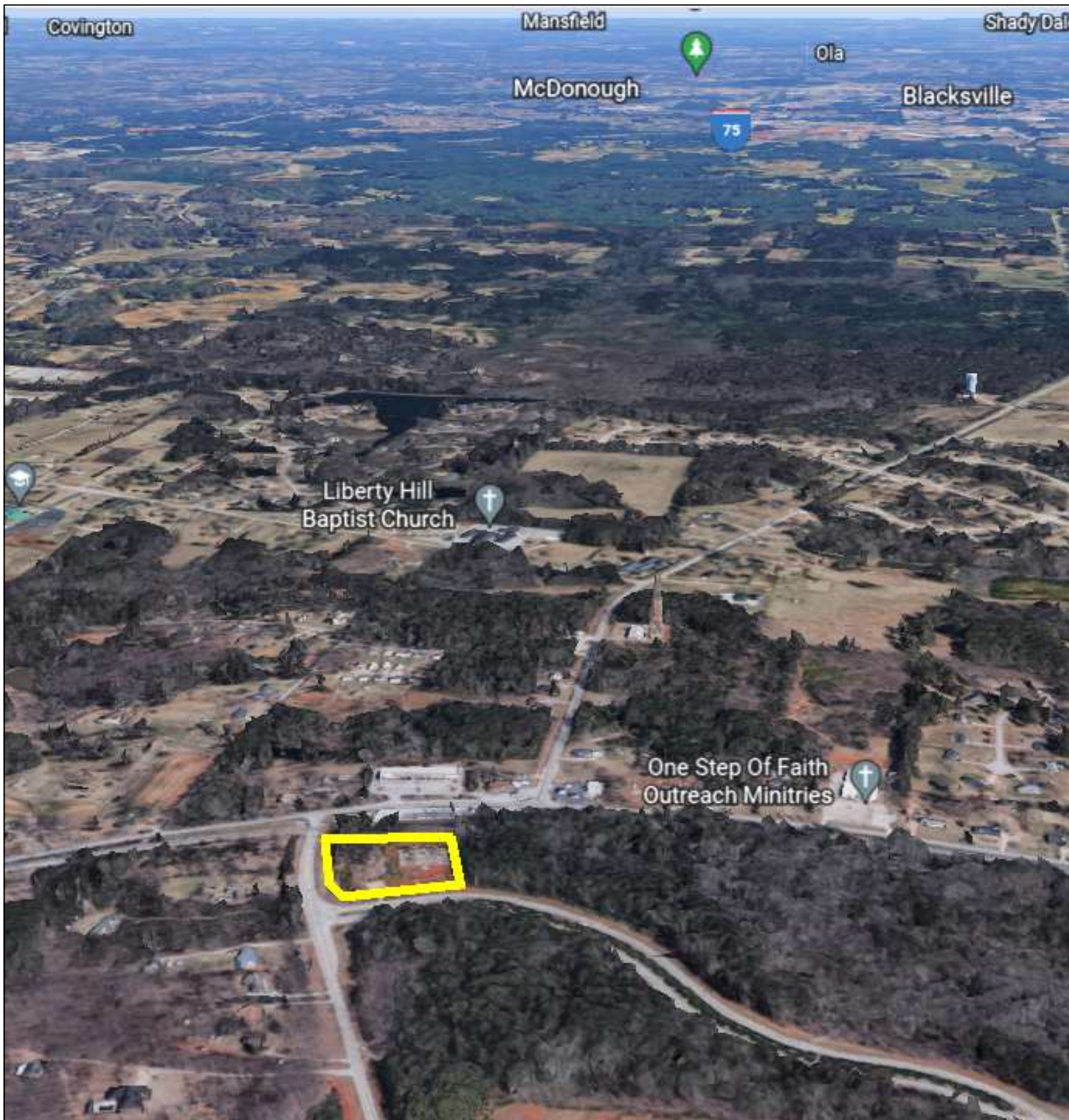
Great location on Hwy 81 in Henry County. 2.86+/- Acres zoned Commercial for a day care center. Property has about 356 feet of frontage along Labrador Chase Drive and about 340 feet of frontage along Highway 81. and is located approximately 7 miles from I-75. Hwy 3 and Hwy 81 are both well traveled roads with plenty of traffic through the area. This is an ideal location for a day care center due to the two adjacent neighborhoods and the upcoming large development on Highway 81 approved for approximately 613 homes and 525 town-homes. Please call with additional questions.

## LOCATION HIGHLIGHTS

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- Great Location along Highway 81
- Situated just moments from Hwy 3 & Hwy 19/41
- Zoned C-2 General Business
- Approximately 7 miles to I-75

AERIAL



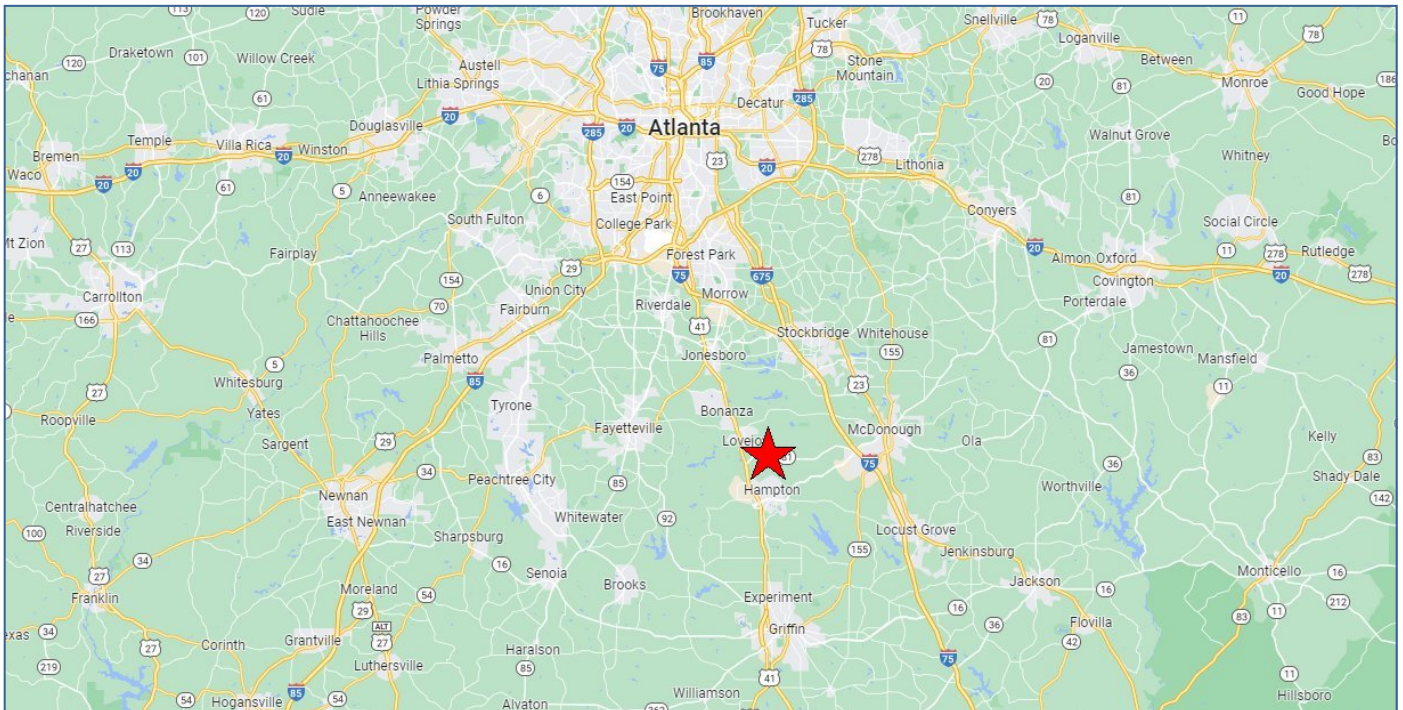
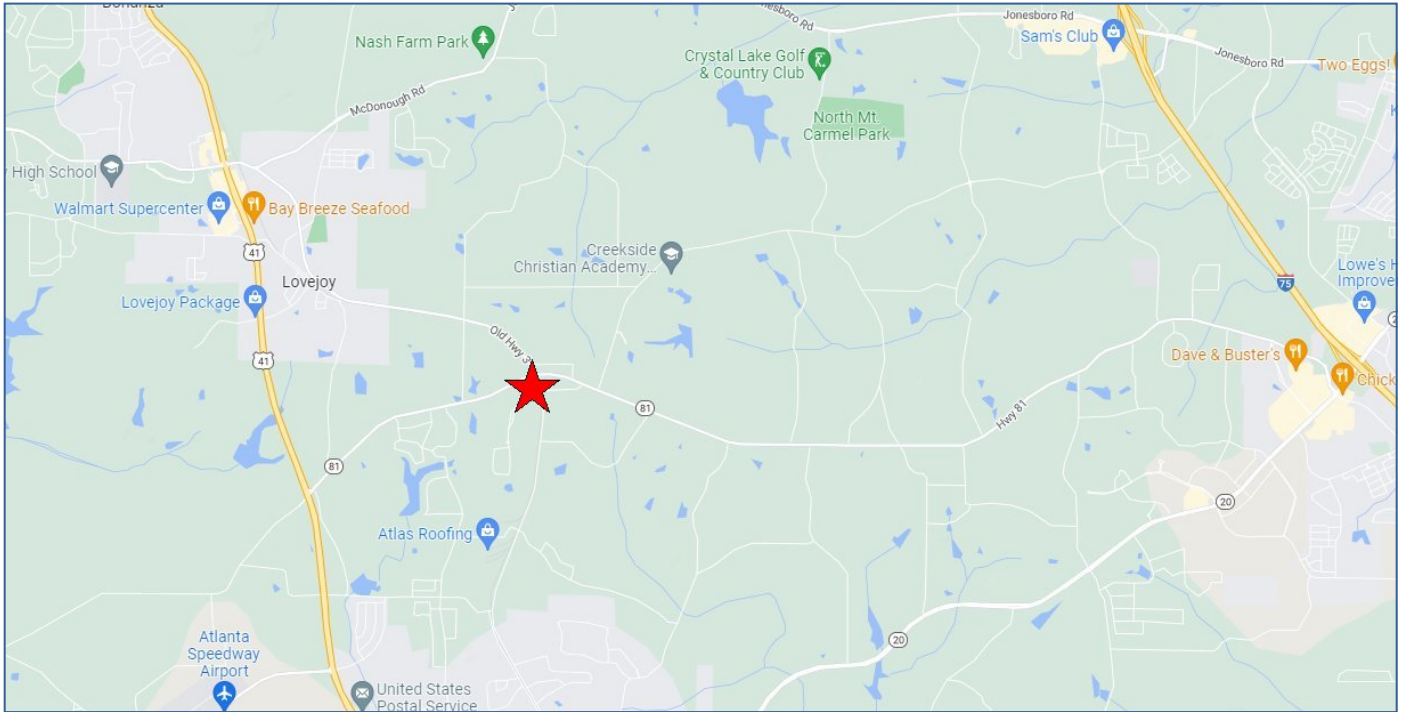
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AERIAL



MAPS



AGENT PROFILE



## Butch Springer, CCIM

Associate Broker  
Coldwell Banker Commercial Metro Brokers  
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Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 2,200 acres of land, with total dollar sales volume of all properties sold in excess of \$125 million.

**1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate.** 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

**2005 – 2008: Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

**2008 – 2014: Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

**2015 – present:** Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

CONFIDENTIALITY STATEMENT

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**For more information, please contact:**

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.