

HOME on  
2+/- ACRES

 COLDWELL BANKER  
COMMERCIAL

METRO BROKERS



## Home on 2+/- Acres

FOR SALE

2478 Highway 81 West  
Hampton, GA 30228

PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

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

**BUTCHSPRINGER.COM**

## EXECUTIVE SUMMARY

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### The Property

3478 Highway 81 West  
Hampton, GA 30228

## PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Home with Acreage
<b>Land:</b>	2.07 +/- Acres
<b>Tax ID:</b>	019-02019000
<b>2025 Taxes:</b>	\$4,523
<b>Zoning:</b>	Residential

## PRICE

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<b>Sale Price:</b>	\$349,000
<b>Price per Acre:</b>	\$168,600

## Location Highlights

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- Approximately 6.5 Miles to I-75
- Quiet Country Setting
- Conveniently Located Near All That Hampton and Lovejoy have to Offer
- Approximately 20 Miles to Hartsfield Jackson International Airport



## Property Description

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Great Opportunity! Nestled on a quiet, private 2.07-acre lot, this charming ranch home offers the perfect blend of space, comfort, and convenience—with NO HOA. Mature shade trees and a long driveway create a welcoming approach, with plenty of room for parking, hobbies, or recreational vehicles. Inside, the spacious living and dining areas flow seamlessly into the family room, creating an ideal layout for both everyday living and entertaining. A beautiful white brick fireplace serves as a cozy focal point for cooler months ahead. The galley kitchen features white cabinetry, wall oven, cooktop, and ample counter space, ready for your next meal or gathering. Just off the main living area, a large screened deck invites you to relax and enjoy the outdoors year-round—without the hassle of pests. The home offers generously sized bedrooms plus a huge bonus room, perfect as a media room, game room, or additional bedroom. Step outside to the covered rocking chair front porch, a perfect spot to unwind. Enjoy the peace of a tucked-away setting while still being conveniently located near schools, shopping, and dining. Just a short drive to the Atlanta Motor Speedway, as well as local parks, trails, golf courses, and community events.

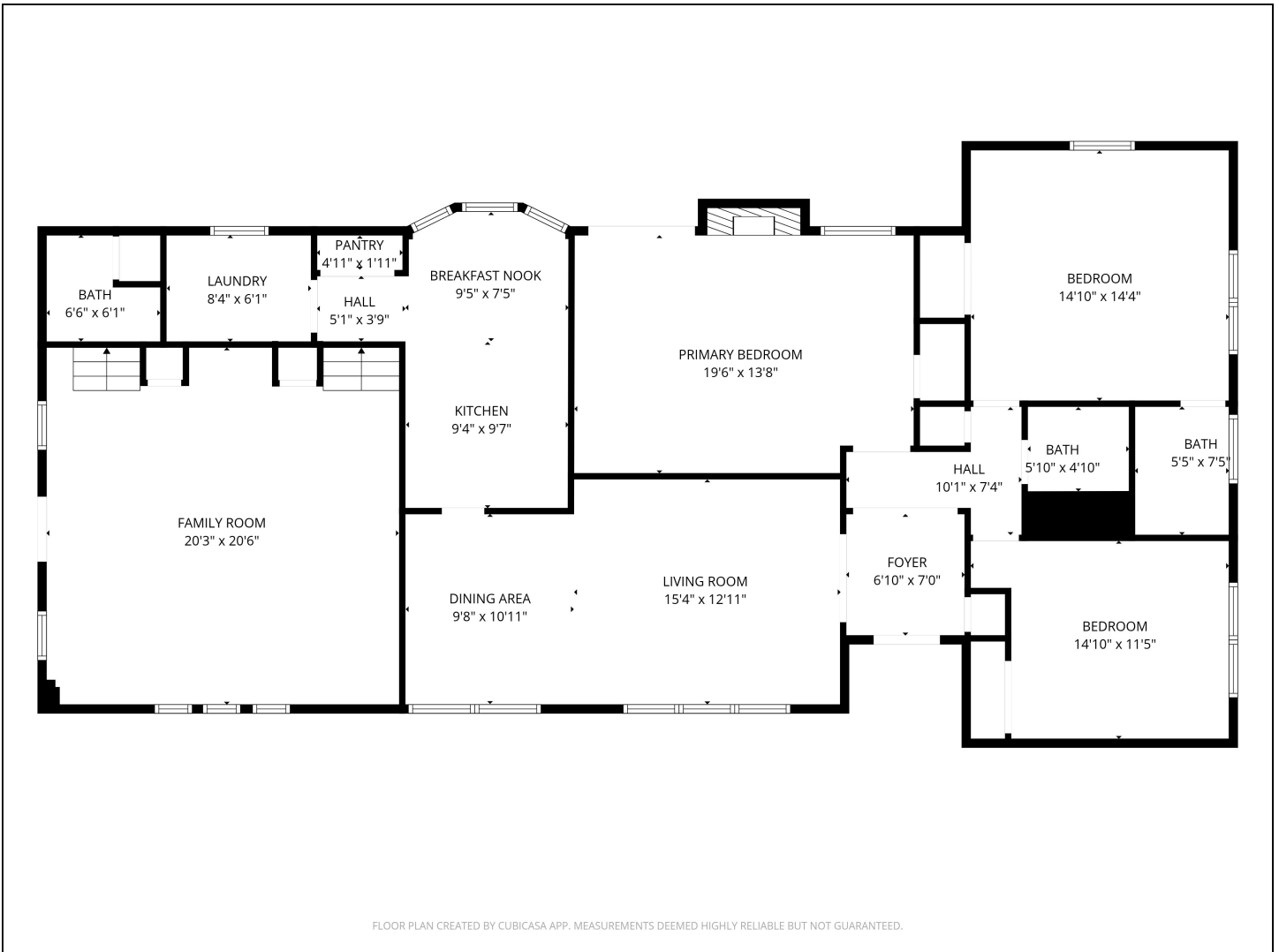
HOME



HOME



FLOOR PLAN





DIMENSIONS





## Agent profile



## Butch Springer, CCIM

Associate Broker  
Coldwell Banker Commercial Metro Brokers  
1401 Highway 20 W McDonough, GA 30253

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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 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 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:**

**Butch Springer, CCIM**  
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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.