



## 5 Estate Lots - Twin Oaks Drive

FOR SALE

5 Estate Lots - Twin Oaks Drive  
Hampton, GA 30228

PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM  
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Butchspr@gmail.com

EXECUTIVE SUMMARY

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The Property

5 Estate Lots  
Hampton, GA 30228

PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Estate Lots
<b>Land:</b>	2.189-3.911 +/- Acres
<b>Tax ID:</b>	151-01049000
<b>2024 Taxes:</b>	\$11,095
<b>Zoning:</b>	C2 - Commercial



Property Description

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5 Estate Sized Lots. Serene Setting near the end of a road. Sizes range from 2.189 to 3.911 acres. These lots offer a peacefully quiet homestead for your family to enjoy both open and wooded areas yet offers quick and convenient access to McDonough and I-75. These properties are in a great location near the end of this quiet and secluded street that ends just behind Nash Farms off Jonesboro Road.

PRICE

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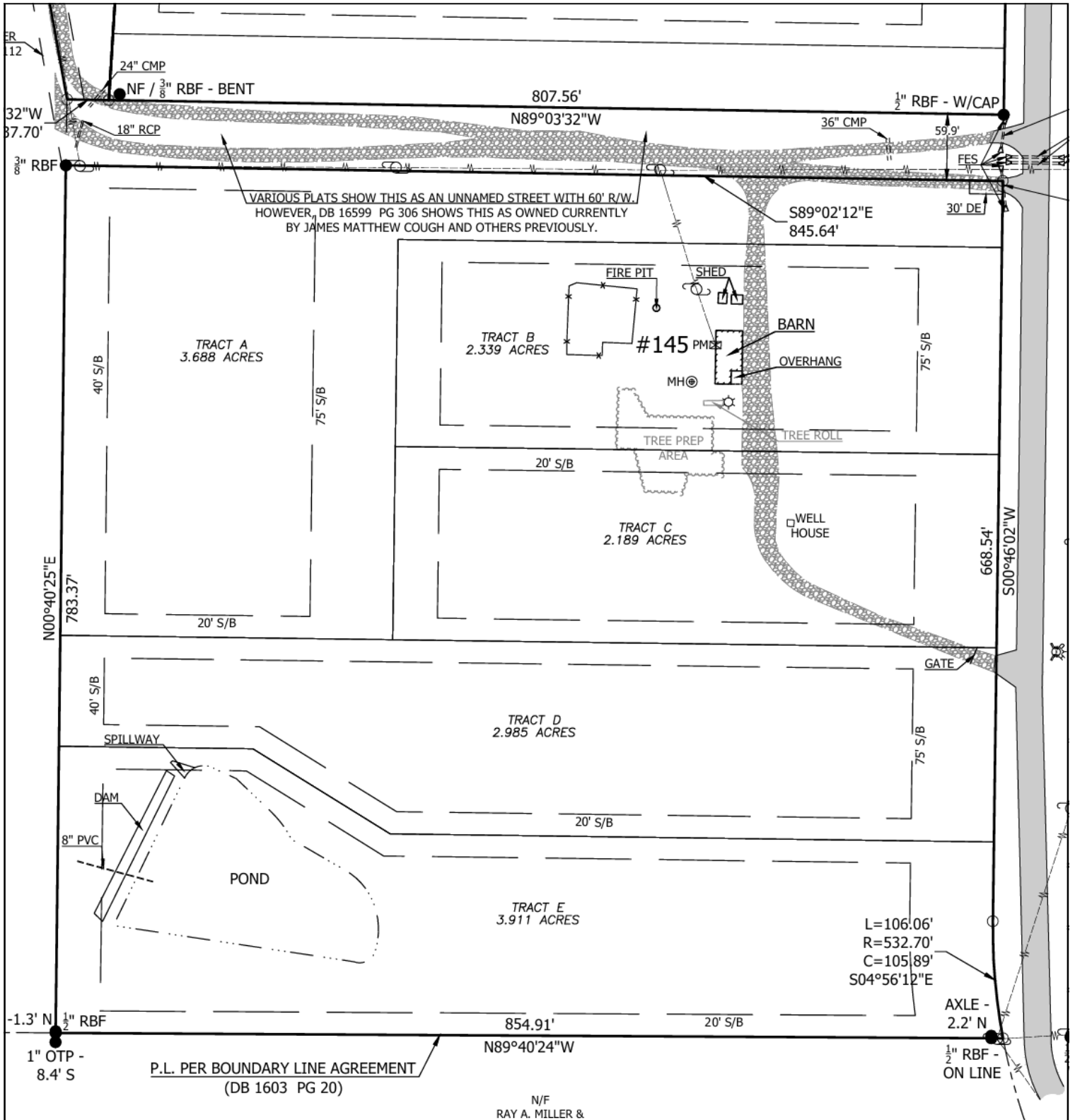
**Sale Price:** CALL FOR PRICE

Location Highlights

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- Approximately 7 Miles to I-75
- Quiet Country Setting
- Conveniently Located Near All That McDonough and Lovejoy have to Offer
- Approximately 20 Miles to Hartsfield Jackson International Airport

SITE PLAN



## TRACTS

TRACT A - Consists of 3.911+/- acres with a large pond at the rear of the lot. Lot gently rolls towards the pond with several great home sites available to choose from. The pond has the ability to pump water up into the property as it once provided water to the rows of Christmas trees, several of which still stand.

TRACT B - Presents 2.985+/- acres. Lot gently rolls towards the rear with several great home sites available to choose from. This property is in a great location near the end of this quiet and secluded street that ends just behind Nash Farms off Jonesboro Road.

TRACT C - Consists of 2.189+/- acres. Lot is relatively several home sites available to choose from. There is also a usable well on the property with the ability to pump water for a home and/or irrigation. This property is in a great location near the end of this quiet and secluded street that ends just behind Nash Farms off Jonesboro Road.

TRACT D - Featuring 2.339+/- acres for the construction of your dream home. Lot is flat and comes with a 720+/- s.f. barn that has multiple potential uses. Home site has good soils with no flood or wetlands. Also has county water available at the street and no HOA! Barn has power with its own meter with a large, open downstairs area, office, storage area and loft!

TRACT E - Comprised of 3.688+/- acres. Lot is a well sized flag lot with several home sites available to choose from. This property is in a great location near the end of this quiet and secluded street that ends just behind Nash Farms off Jonesboro Road.

PHOTOS



TRACT A - Pond



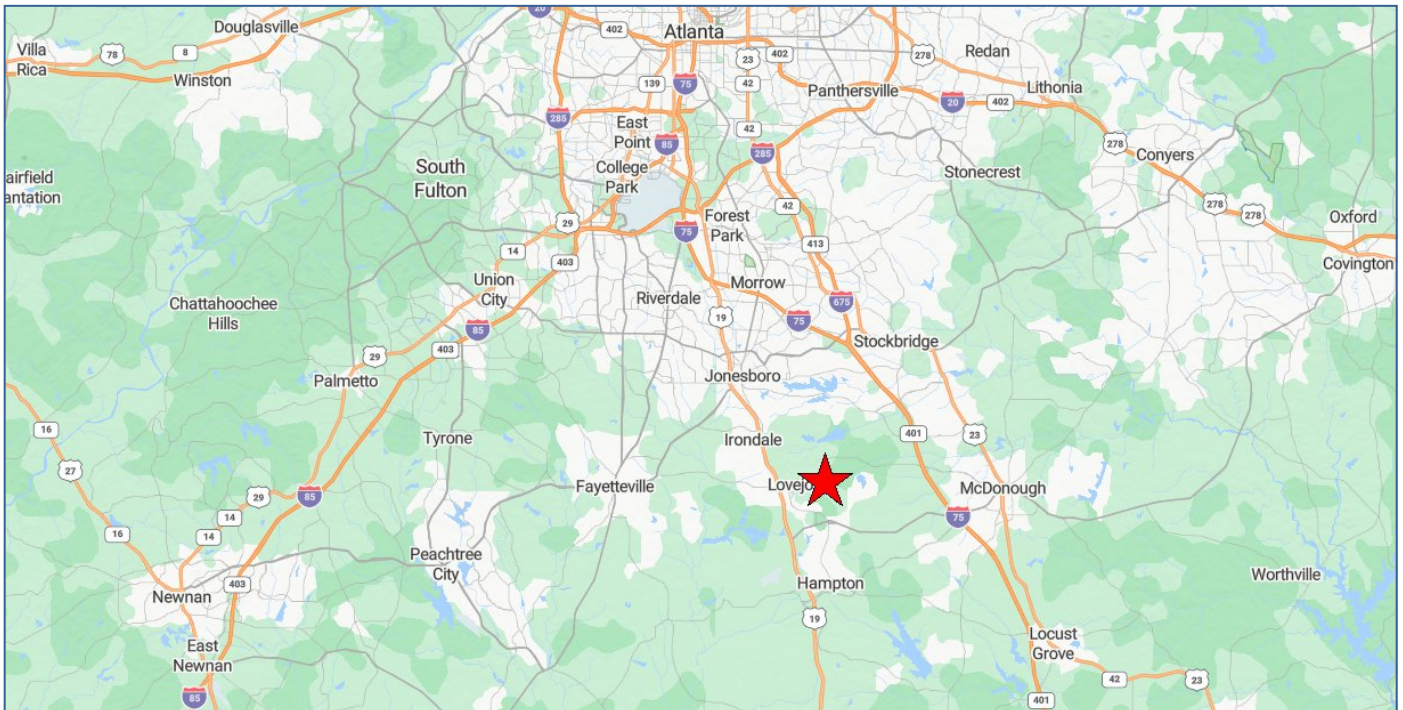
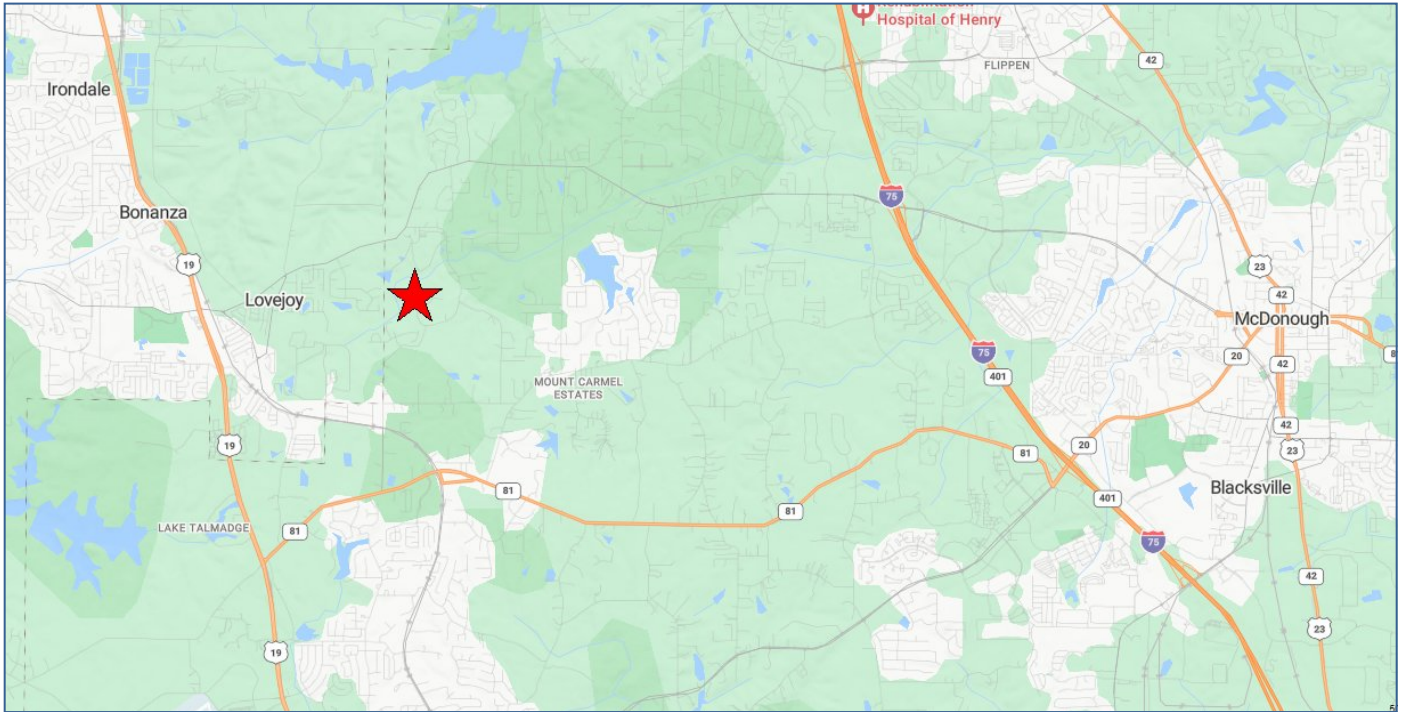
TRACT C - Well



TRACT D - Barn



MAPS



## Agent profile



## Butch Springer, CCIM

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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 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:

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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.