

FOR SALE

**BANK
OWNED**

17.859 Acres
Located on East Main St.
City of Hampton, Georgia, Henry County 30228

Exclusively Marketed by:

**THE
LAND
AND
INVESTMENT
GROUP**



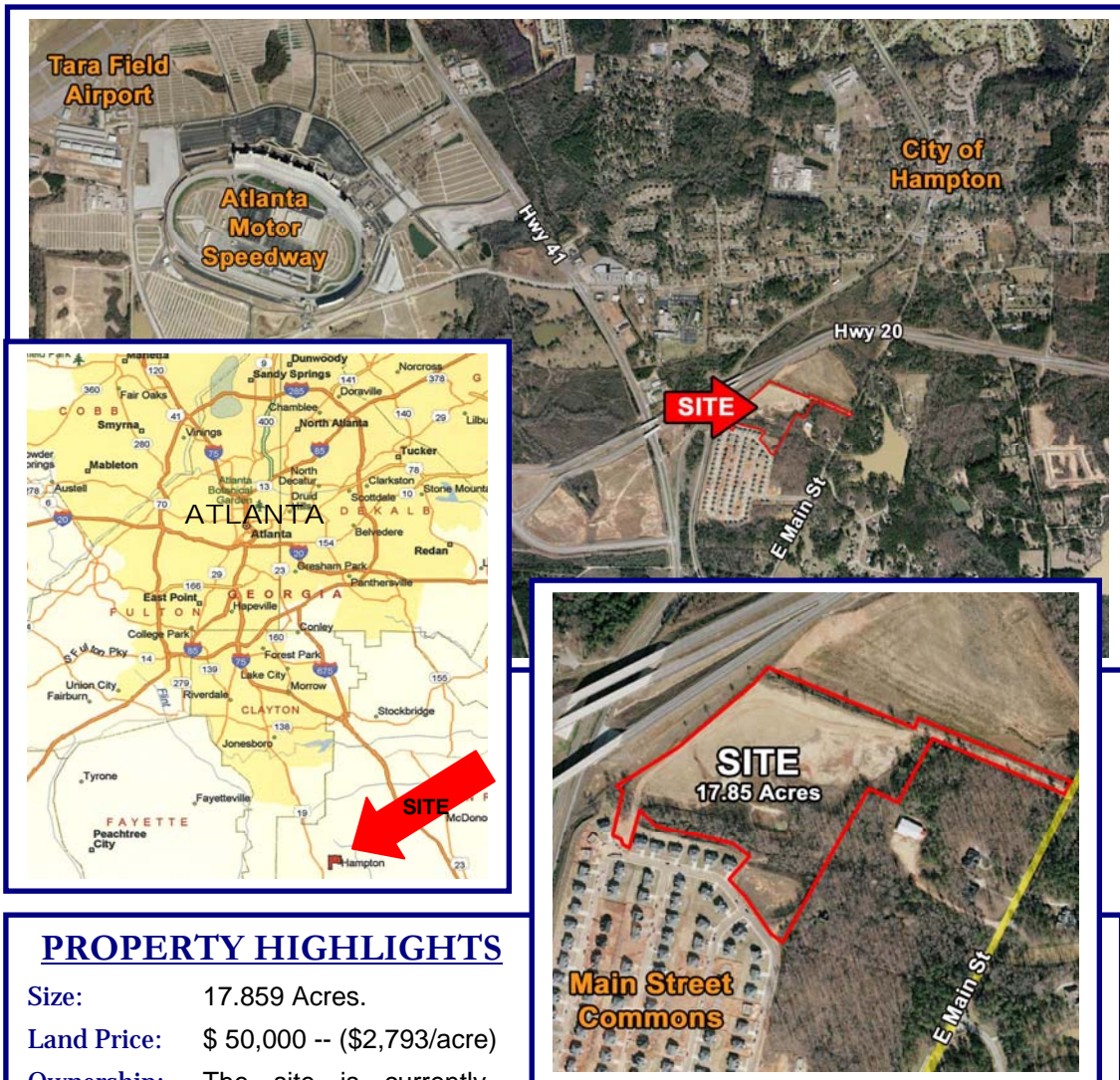
William R. Johnson, CCIM
Senior Vice President
Associate Broker
T: 404.816.1600
bjohnson@richardbowers.com

Anthony T. Lois
Vice President
T: 404.816.1600
alois@richardbowers.com

Mary Sorrells Carter
Licensed Assistant
T: 404.816.1600
msorrells@richardbowers.com

Richard Bowers & Company

260 Peachtree Street
Suite 2400
Atlanta, GA 30303
T: 404.816.1600
www.richardbowers.com



PROPERTY HIGHLIGHTS

- Size:** 17.859 Acres.
- Land Price:** \$ 50,000 -- (\$2,793/acre)
- Ownership:** The site is currently owned by the Citizen's Bank of Americus.
- Improvements:** The property is cleared and partially graded.
- Location:** The property is located south of State Highway 20 and west of East Main Street (State Highway 3) and just north of the newly developed Main Street Commons Subdivision in the City of Hampton, Georgia.
- Access:** The property can be accessed via an entrance on East Main Street and an entrance at the intersection of Othello Drive and Juliet Drive in Main Street Commons.
- Zoning:** The current zoning for the property is R-2.
- Utilities:** All utilities are available to the site. Sewer can be accessed but not at the adjacent subdivision.
- Flood Plane:** According to a review of the public FEMA flood plain maps, this property has minimal flood plane at the south eastern end by the retention pond.
- Topography:** The site slopes up from E. Main St with an overall gently rolling topography.