

North Georgia Growth Fund I

**#4 Hwy 441/Rockford Creek Rd.
Habersham County**



- **9 +/- Acres**
- **Potential Commercial Property**
- **Frontage on Three Roads**
- **Superior Visibility from US 441**
- **Southern Capital Controls Both Corners**

Comments:

Located in Habersham County, this property has a number of possibilities. A prime corner location, insures this tract for commercial development along the 441 corridor.

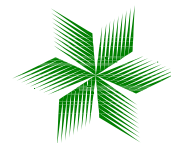
Driving Directions: From Gainesville, Go North Hwy 985/365 towards Clarkesville. Into Habersham County, take US 441 North towards Clayton. Take a Left on Hollywood Hills Rd. Property is on left. Take left on Rockford Creek Rd., Property continues on left to the end of paved road. Across from the 16 acre parcel, also purchased by Southern Capital.

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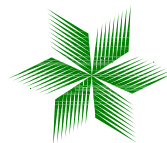
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SOUTHERN CAPITAL FUND



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