



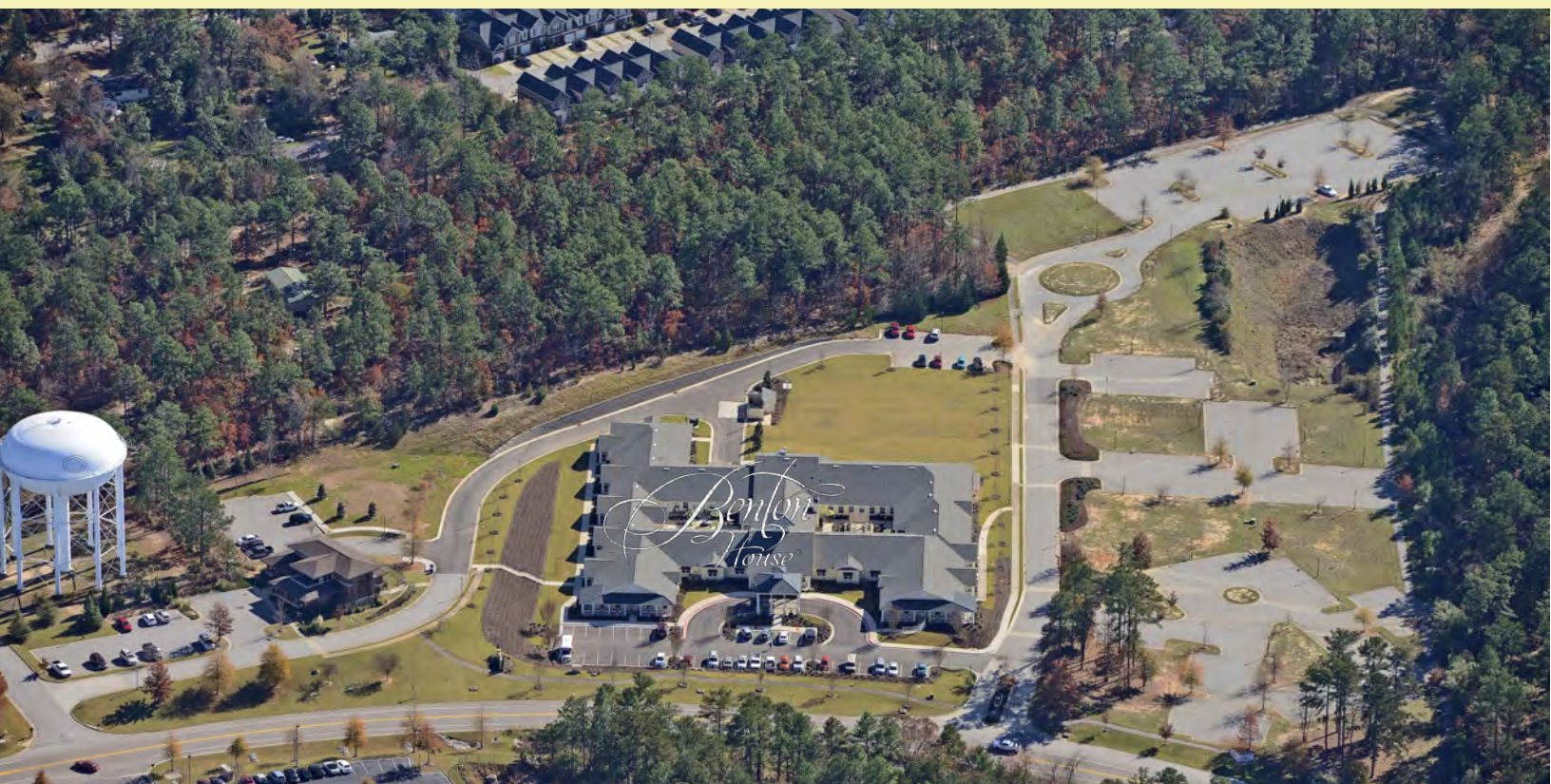
highland/ridge
commerce center

Office building made easy.

Highland Ridge gives a buyer the unique ability to start building once they have an approved building permit by having the time consuming and costly development permits in place and infrastructure installed.

Site infrastructure includes:

- ◆ Drives
- ◆ Parking
- ◆ Common Landscaping
- ◆ Lighting
- ◆ Storm Water Retention
- ◆ Walking Trail
- ◆ Underground Utilities: power, water, sewer, phone, cable, internet



DENNIS TROTTER
706.951.0147

DENNIS@JORDANTROTTER.COM

TRIPP WILSON
706.294.1924

TRIPP@JORDANTROTTER.COM



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COMMERCIAL REAL ESTATE



highland/ridge
commerce center



Lot 1

Price: \$375,000
Max Building Size: 6,900 sf
Parking Spaces: 23

Lot 2

Price: \$375,000
Max Building Size: 6,000 sf
Parking Spaces: 20

Lot 3

Price: \$224,900
Max Building Size: 6,000 sf
Parking Spaces: 20

Lot 4

Price: \$224,900
Max Building Size: 5,400 sf
Parking Spaces: 18

* Each lot includes about \$182,500 worth of site work

	Highland Ridge	Value of Work
Site Engineering/Survey	included	\$15,000
Permit/Fees	included	\$2,000
Total Site Work, Including Paving, Curb and Gutter, Line Striping, Storm Line Installation, and Grading and Fill Dirt	Included	\$150,000
Landscaping	Included	\$10,000
Survey	Included	\$1,500
Carrying Cost during Plan Review Process	Included	\$4,000
Total Site Development Cost	Included	\$182,500

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