

REAL ESTATE PROFILE

TYPE: Mixed Use **DATE:** February 26, 2008

SIZE: 330 +/- Acres

IMPROVEMENTS: None **UTILITIES:** All

LOCATION: Lincoln, AL on I-20 at the intersection with Alabama Hwy 77
approximately 40 miles east of Birmingham, AL

State: AL **SECTION:** Section 34, Township 16,
County: Talladega Range 5
City: Lincoln

FRONTAGE: 4174' on I-20
1868' on Hwy 77

TOPO: Rolling **ZONING:** Mixed Use

TAXES: \$2,599.76 (2007)

PRICE/TERMS: \$15,500,000.00 for entire property

USE ANALYSIS: As zoned
Highest & Best

OWNER: Southfund Partners III

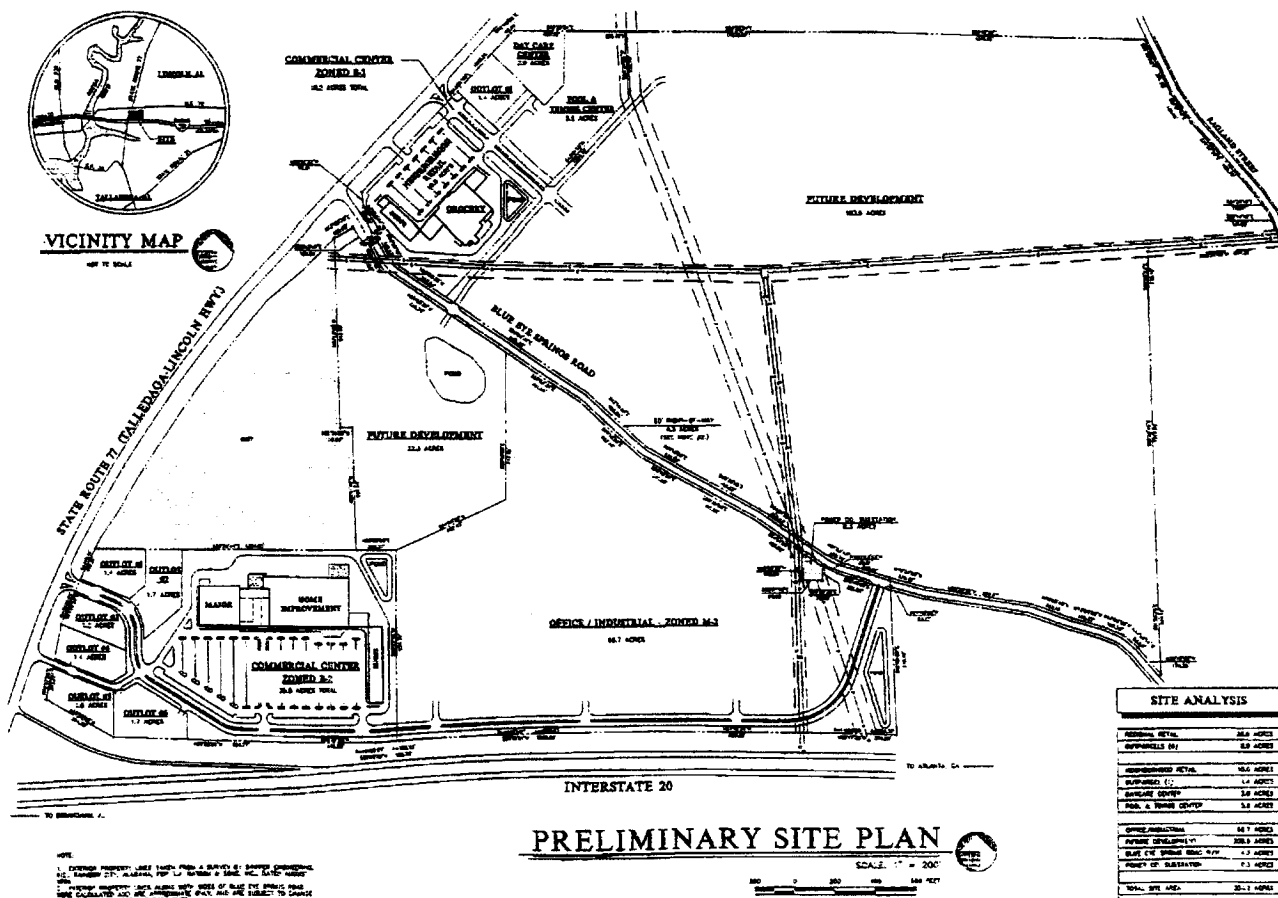
BROKER/AGENT: Open listing

REMARKS: Mixed use development containing land for commercial retail, business park, industrial park, multi-family, and residential. Call for individual parcel prices.

Located approximately 10 miles from the Honda Automotive Plant in Lincoln, AL.

SOUTHFUND PARTNERS III
4470 Chamblee Dunwoody Road, Suite 290
Atlanta GA 30338
(770) 457-1611
(770) 457-0365 Fax

Every effort has been made to provide accurate information; however, no liability is assumed for errors or omissions. This offering is subject to prior sale, change or withdrawal without notice.



The Developer:

Atlanta developer, Southfund Development Company, plans a 330 acre mixed use Lincoln, Alabama development.

Located at the intersection of I-20 and Alabama Hwy. 77 and called **Lincoln On The Green**, the development will eventually contain approximately 56 acres of retail shops and restaurants, 91 acres of office and industrial and 183 acres of future mixed use development.

Lincoln On The Green was inspired by the advent of the Honda Automotive Plant presently being constructed in Lincoln. The developers feel that this new employment base will create the need for quality residential, retail and high tech office and industrial development. The 330 acre site was chosen because of its highly visible and easy accessible location on I-20 at Alabama Hwy. 77 and its close proximity to the Honda Plant and downtown Lincoln.

The Atlanta based real estate development company purchases, develops and manages improved and unimproved real estate in the Southeast. Southfund acquired **Lincoln On The Green** in 2000 to develop this 330+ acre mixed use park in Lincoln.

