



Southern Trails ESTATES

Southeast Tulsa and the western edge of the Broken Arrow community are filling in nicely with new residential developments. Now that the South Loop Extension of the Creek Turnpike is complete, developers are moving forward with additional projects that take advantage of being close enough to benefit from this new transportation link without being too close for noise and congestion.

The newest project to capitalize on this trend is Southern Trails Estates. In fact, dirt work began in mid-March and home sites will be ready to build in late fall 2006.

If you appreciate early knowledge of upcoming projects to allow for the opportunity to select from the broadest set of possibilities, then this project is perfect for you.

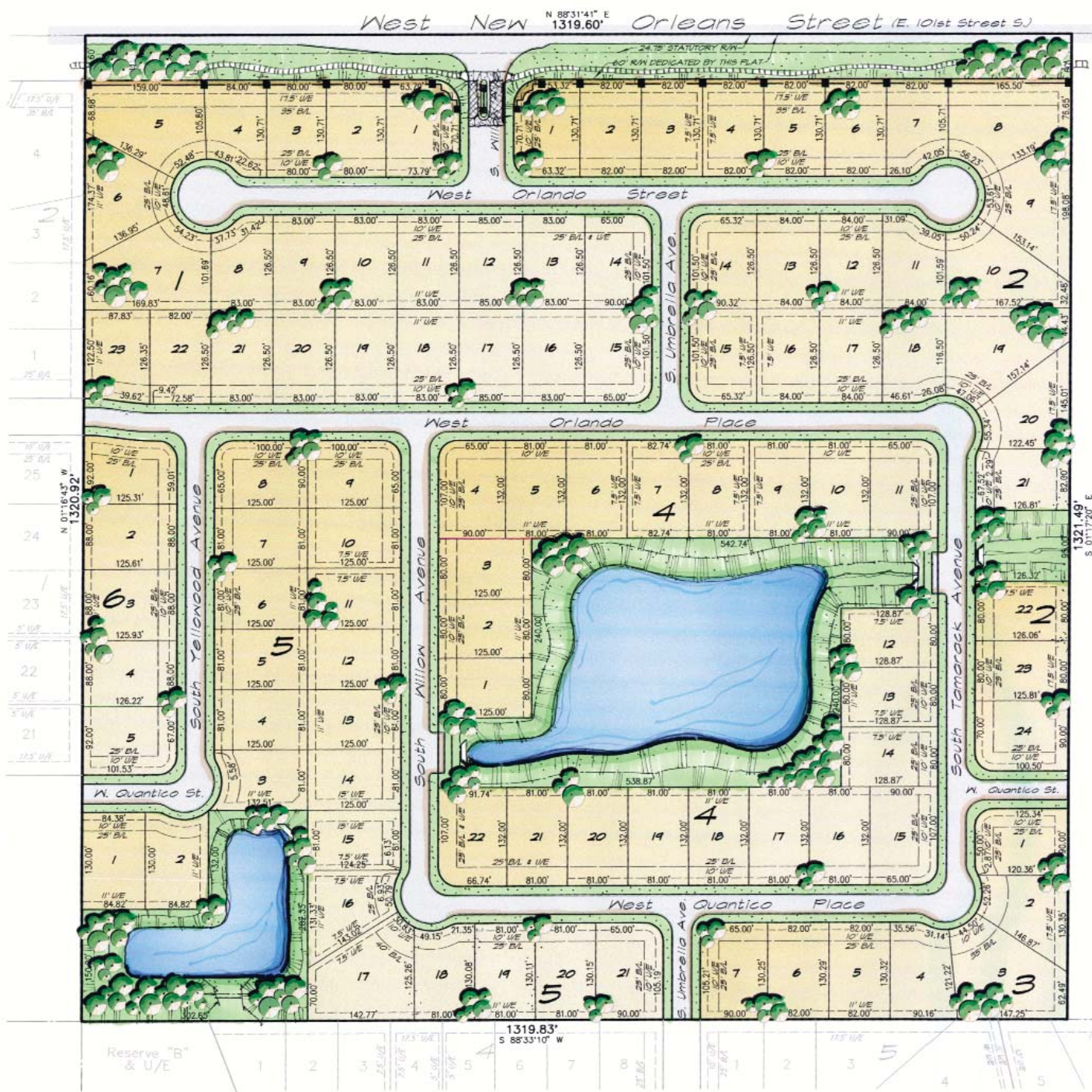


Most new developments hold lot draws to enable local builders to take down the choicest lots before the public is even aware of the new neighborhood. Southern Trails Estates is handling this process in a completely different manner. Individuals are encouraged to make their selections now. There will be no lot draw to the builders. This may slow the pace of the project somewhat, but it will enable a better selection for the buyers that act early.

The project is a joint venture between lifelong friends Brandon Perkins and Clint Briggs. Perkins Briggs Real Estate, LLC taps into the longstanding Perkins family background in residential land projects but has its own set of goals. In addition to residential development Perkins Briggs will be developing projects in the areas of light commercial and multi-family residential.

Lot prices in Southern Trails Estates range from \$67k to \$94k and are generously sized quarter-acres with lot widths ranging from 80 to 87 feet with an average of 83 feet. Lot depth is a typical 130 feet. Side yards are balanced with seven feet on each side as opposed to the more typical five/ten foot system used in most subdivisions. There are a total of 120 lots in the 40-acre project located immediately east of the established Southern Trails neighborhood on the southwest corner of 101st Street South and 129th E. Avenue.

Completed home values are planned to range from \$300k to \$700k. This price range is based on a 2,700 square foot minimum for single story homes and the 3,000 square foot minimum for two story homes conforming to the restrictive covenants. While the covenants provide for architectural review of home designs prior to construction, you will have





broader latitude in the finished exterior of your home than that available in competing projects.

Southern Trails Estates will feature over three acres of water features including an impressive fountain located in the larger of two ponds girded by the convenient walking trail. The covenants restrict the closest lots to having wrought iron backyard fencing to allow an unfettered view of the water from the neighborhood. Of course, those lots on the water will likely be the most popular during the initial in-rush of lot reservations.

This new neighborhood is just a couple of minutes away from the turnpike and only a few miles from the new retail shopping environment blossoming in Broken Arrow centered on the new Bass Pro Shop location. Movie theatres, restaurants and every routine

retail need are within a two to three mile radius. The proximity to the turnpike enables you to travel to almost any point in the Tulsa metro area in about 20 minutes or less.

The Broken Arrow school system has been a solid performer for many years with Wolf Creek Elementary and Oliver Middle Schools about half a mile east, you won't have far to travel to drop off or pick up your children or supply the forgotten raincoat or lunchbag.

If you are in the market for a new home in a super convenient location and you'd like to take advantage of the best lot selection and ask a few additional questions, please call Clint Briggs today. Clint can answer all your questions and provide a complete information packet. Clint may be reached at 918-749-1637 during normal business hours.

