



*New homes!* Twin Lakes of Piperton is a rural community just minutes from the town of Collierville with new homes by five of the area’s finest builders. Located in the Piperton area, Twin Lakes offers 22 acres of dedicated wooded park along the Wolf River and features a 10-acre and 6-acre lake, both of which offer common access to Twin Lakes’ residents. This upscale, walkable rural porch community provides more than 40 acres of common open space and abundant outdoor amenities including fishing and canoeing. Both waterfront and five-acre equestrian lots are available.

Location, Location, Location

- Historically Memphis’ and Shelby County’s upscale communities have followed “The Poplar Corridor”
- Twin Lakes is a rural community just minutes from town
- Arguably the best location around Collierville

Location.  
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It’s Important to Know

Tax Savings						
Example based upon \$500,000 value, \$125,000 assessment						
	CITY TAX RATE	ACTUAL TAX AMOUNT	COUNTY TAX RATE	ACTUAL TAX AMOUNT	TOTAL RATE	TOTAL TAX AMOUNT
Piperton	.48	\$ 600.00	1.74	\$2,175.00	2.22	\$2,775.00
Memphis	3.43	\$4,287.50	4.04	\$5,050.00	7.47	\$9,337.50
Germantown	1.54	\$1,925.00	4.09	\$5,112.50	5.63	\$7,037.50
Collierville	1.28	\$1,600.00	4.09	\$5,112.50	5.37	\$6,712.50
Shelby County			4.09	\$5,112.50	4.09	\$5,112.50
No State Income Tax						

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Location		
Twin Lakes to:	MILES	MINUTES
Convenience Store, Gas and Banking on Hwy 196	1.3	2:25
385 Interchange with Poplar (Hwy 57)	2.2	3:45
Main Street @ Collierville Historical District	3.8	6:15
Byhalia Road – Collierville Central Business Core including: <i>Walgreens, Kroger, Schnucks, Target, Home Depot, Movies and Restaurants</i>	5.2	8:45
Carriage Avenue Crossing Regional Shopping	8.4	9:35
I-240	18.7	19:25

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**DIRECTIONS:**

Go East on Hwy 57 (Poplar Ave) through Collerville, 1½ miles East of the 385/Poplar Interchange.

Turn Left on Ballard Rd.

Enjoy the pastoral lifestyle of Piperton, experience rolling hills, scenic railroad tressels and canopies of tree lined roads.