

New Tech Properties, LLC

106 +/- ACRES

HIGH-TECH SEWER SYSTEM POTENTIAL



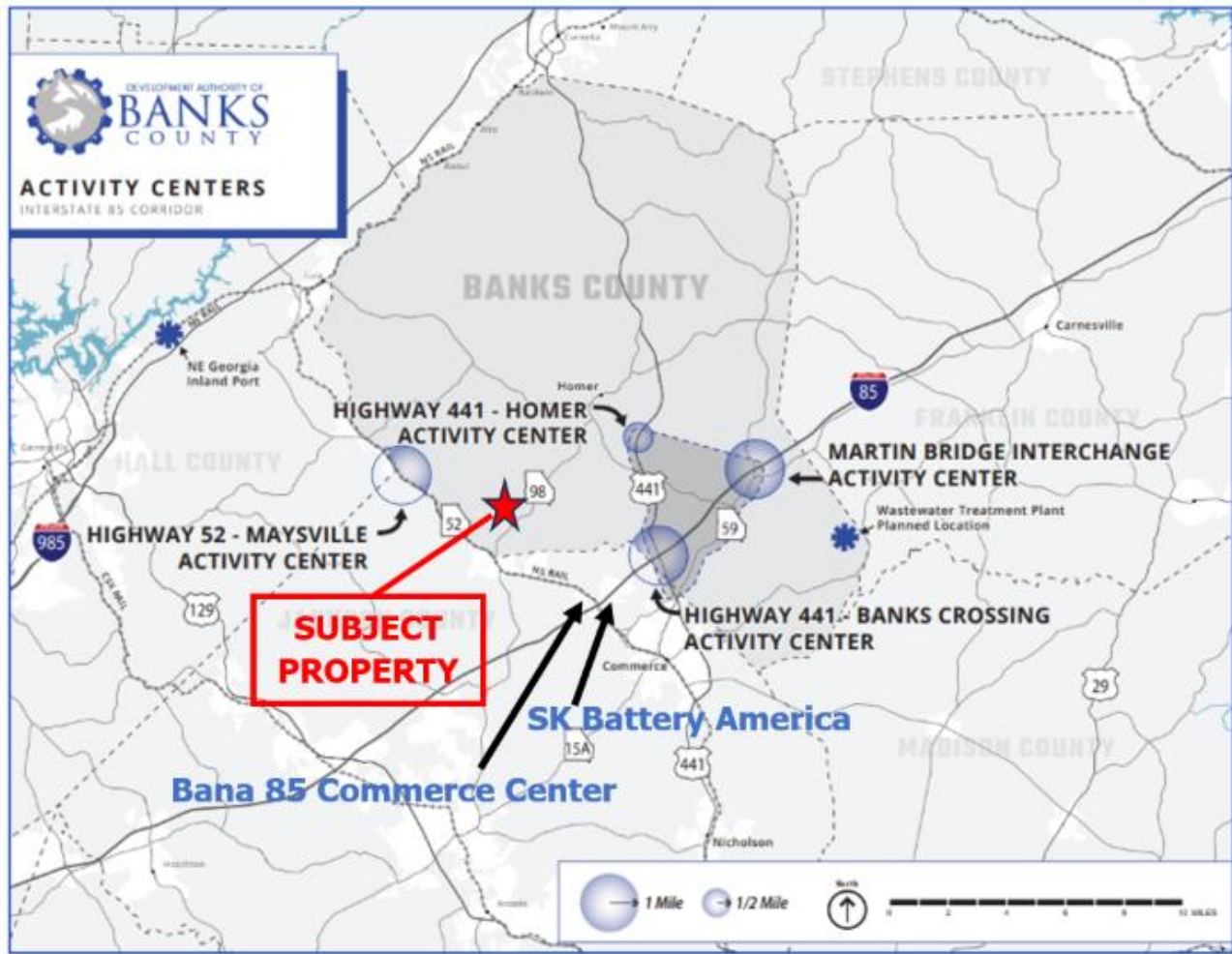
HIGHWAY 98 MAYSVILLE, GA 30558

CONTACT PRIORITY REAL ESTATE SERVICES AT:

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GREAT LOCATION



The property being offered is centrally located in one of the hottest business corridors in the United States. It is in Banks County on highway 98, a quiet residential area and a perfect location for a great, high-density, subdivision.

Banks County has the foundation for tremendous economic and population growth.

- Strong workforce
- Great location
- Low Taxes
- Excellent schools
- Nearby colleges and tech schools
- Access to outstanding restaurants, shopping, and recreational amenities

The local government officials for Banks County know they need to update their zoning to provide affordable housing for local families and workers.

According to BestPlaces.net (a top resource for market data) the job market in Banks County increased by 4.4% over the last year. Over the next ten years it is predicted to grow to 64.1%. The US average is projected by the report to be 33.5%.

SK Battery America is expected to hire over 3,000 employees for its two lithium-ion battery manufacturing facilities in Commerce, Georgia. The company met its goal at the end of 2022 and is further expanding its workforce to meet the growing demand for electric vehicles.

Source: All On Georgia - Business

In a Press Release by Rooker Properties, LLC, they say the new Bana 85 Commerce Center will potentially create up to 2,000 new jobs.

The Georgia Department of Community Affairs recently announced that Banks County joined Oglethorpe County as a certified Broadband Ready Community. They are only the second county to receive this designation. This is another positive sign that this area is an excellent location for a modern high-density subdivision. The local officials in government want to reduce the obstacles standing in the way of growth.

New Tech Properties believes based on the homes built and sold in the area this year, that affordable housing is between \$344,900 and \$393,805. The average square footage for homes sold in this price range is 2,110 square feet. That's \$177 per Sq. Ft.

Houses Built and Sold in 2023



580 Skye (lot 40) Drive
Commerce, GA 30529

BD: 4 / BF: 2 / BH: 1
\$344,900



976 Belmont Park Drive
Commerce, GA 30529

BD: 3 / BF: 2 / BH: 1
\$356,900



134 Wild Turkey Pass
Homer, GA 30547

BD: 3 / BF: 2 / BH: 0
\$359,900



559 Skye (lot 25) Drive
Commerce, GA 30529

BD: 3 / BF: 2 / BH: 1
\$359,900



892 Belmont Park Drive
Commerce, GA 30529

BD: 4 / BF: 3 / BH: 0
\$359,900



23 Eagle Heights Drive
Maysville, GA 30558

BD: 4 / BF: 2 / BH: 0
\$374,467



138 Wild Turkey Pass
Homer, GA 30547

BD: 3 / BF: 3 / BH: 0
\$379,900



301 Eagle Heights Drive
Maysville, GA 30558

BD: 4 / BF: 2 / BH: 0
\$384,296



55 Crystal Lane
Commerce, GA 30529

BD: 4 / BF: 3 / BH: 0
\$384,978



248 Embury Boulevard
Pendergrass, GA 30567

BD: 5 / BF: 3 / BH: 0
\$386,990



469 Hospital Road
Commerce, GA 30529

BD: 3 / BF: 2 / BH: 0
\$389,900



353 Eagle Heights Drive
Maysville, GA 30558

BD: 4 / BF: 3 / BH: 0
\$393,805

Smart Residential Developers are positioning themselves to take advantage of the tremendous growth that is coming to this area. Recently, two new subdivisions were approved, and they need a lot more to meet the growing demand.



Eagle Heights – Pinecone Partners Iv, LLC (Developer) Adams Homes (Builder)



Subdivision known as the Crane Street Project - Sephcape Developers (Developer)

IDEAL PROPERTY FOR DEVELOPMENT

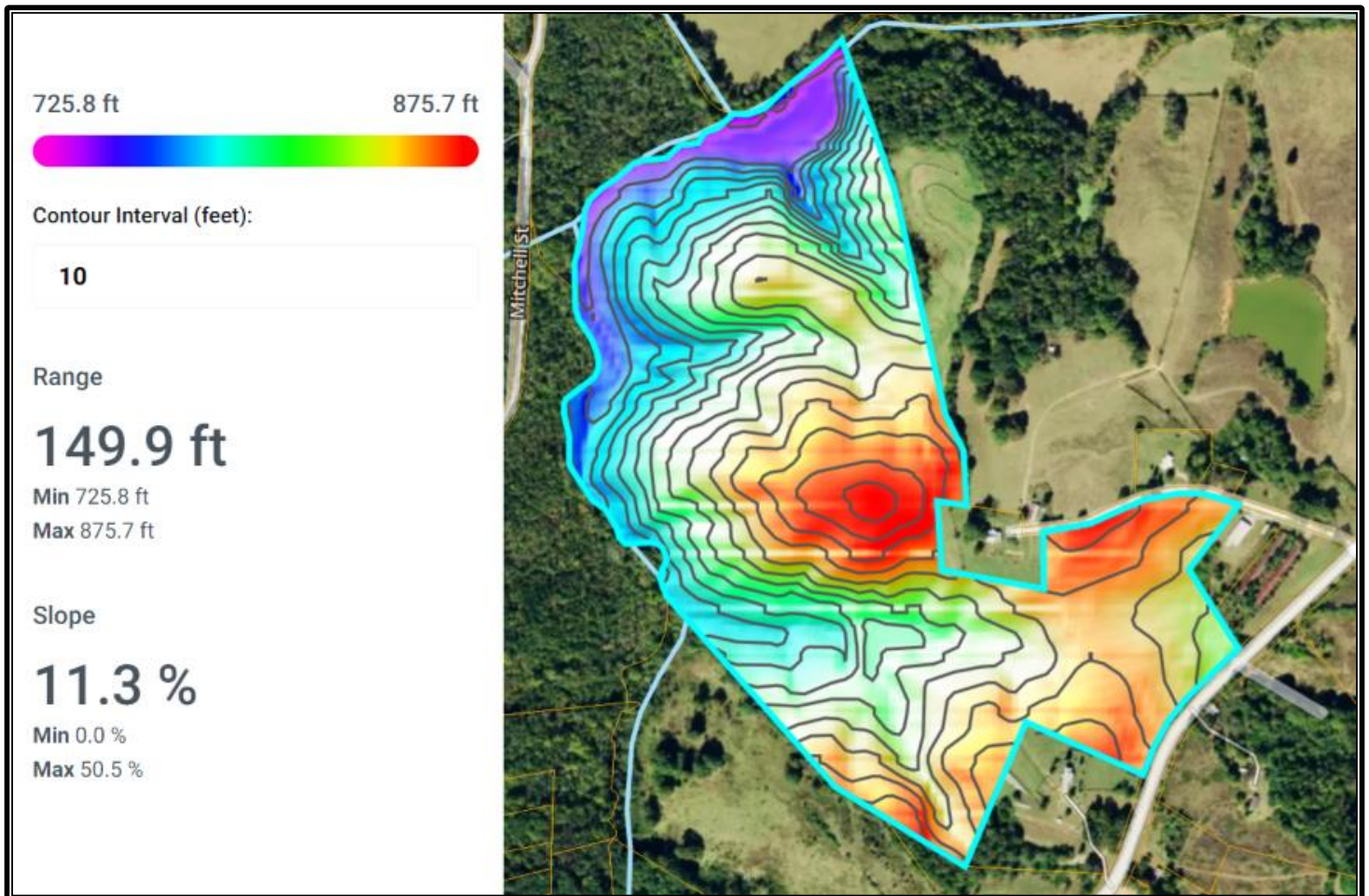
A large portion of this property is cleared pastureland, as reflected in the aerial below.

The only flood zone areas on the property are along the creek at the back border and around a very small pond.



ELEVATION / TOPOGRAPHY

The property roughly has a 10% slope from the front of the properties towards the creek located at the rear of the properties. The creek area and flood zone are NTP's recommended location for the sewer plant and drip fields. Since our High-Tech Sewer System uses pressurized piping, it doesn't need gravity or expensive pump stations to operate effectively.



PUBLIC WATER

The property has easy access to a public water system. The water lines are located across from the property on Highway 98 directly in front of the property.



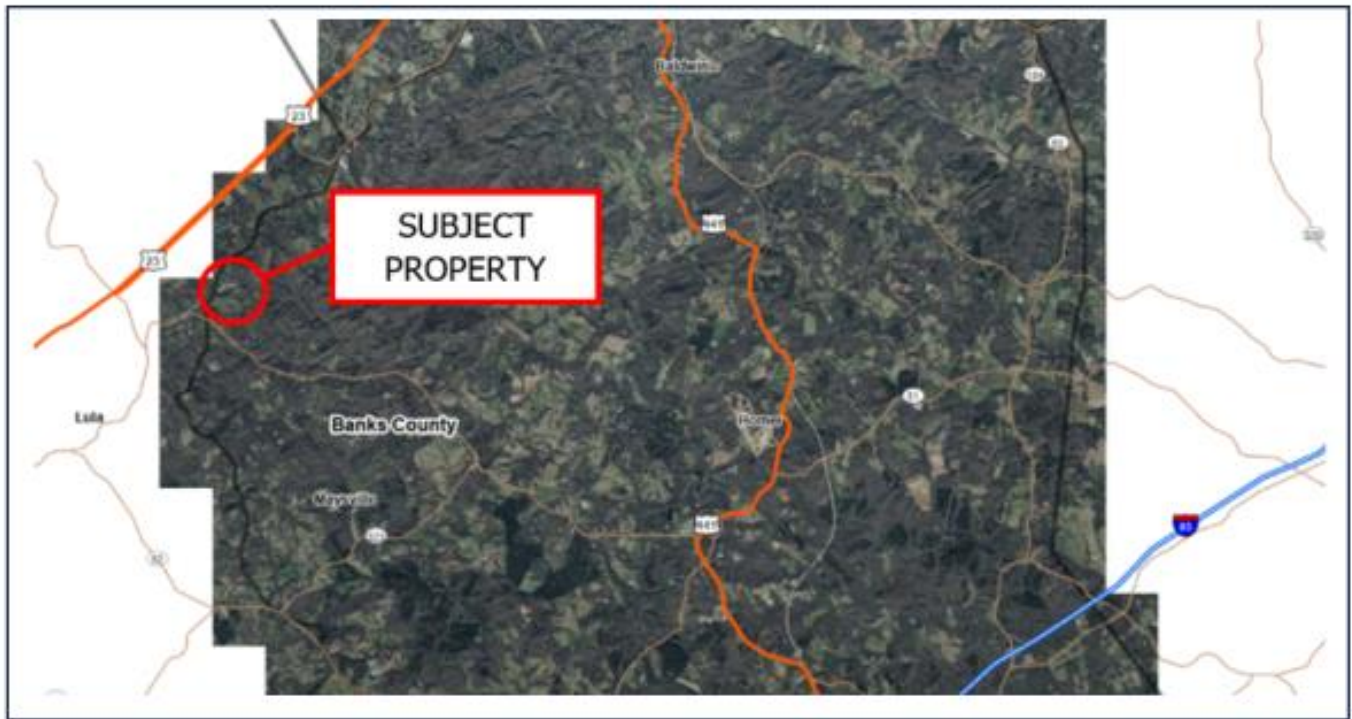
High-Tech Decentralized Sewer System

NTP believes that our High-Tech Decentralized Sewer System will be approved to use on this project by Banks County because they already have an active decentralized sewer system at the Chimney Oaks Golf Club Community.



Waterford Glen Subdivision

Another Banks County High-Density Subdivision



Summary of Subject Property Features and Highlights

- Prime for Residential Development
- Banks County has set a foundation for tremendous economic and population growth.
- Close to one of the country's hottest Business Corridors. Major Corporations locating into the area.
- Plenty of nearby shopping and businesses
- Current Housing Sales in the area easily justify a New Home Price range of \$300,000-\$400,000.
- Possibility for approval of installation of NTP's EPA-Approved Decentralized Sewer System to obtain High-Density zoning.
- Access to Public Water within a few feet of the property.
- Mostly Cleared Pastureland
- Banks County is a Certified Broadband Ready Community

Quick Sale Price - \$1,490,000.00 (\$14,000.00 Per Acre)

Send your Letters of Intent to either of the following email addresses:

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