

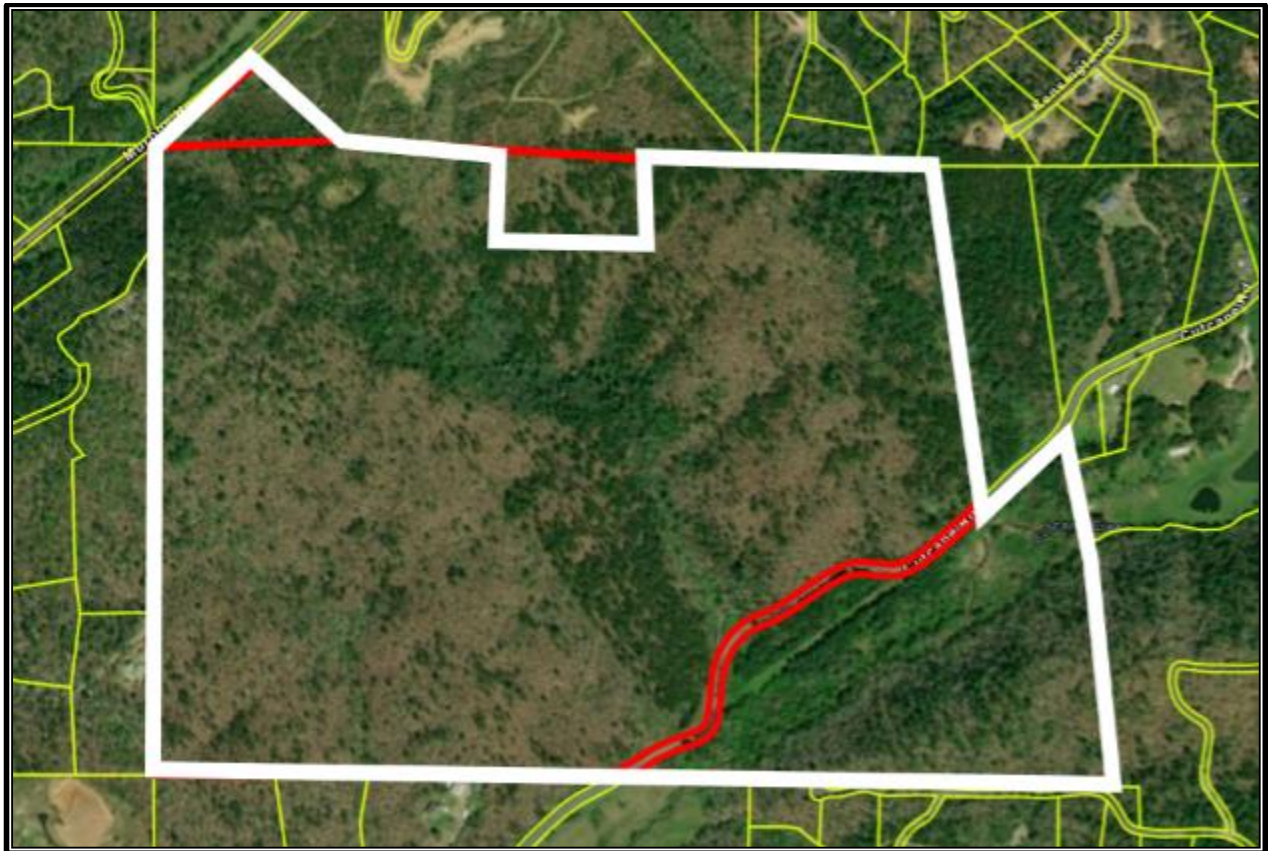
LAND OFFERING

225 +/- ACRES

**Murphy Hwy / Cutcane Road
Mineral Bluff, GA**

by

***NTP* NEW TECH PROPERTIES, LLC**



and

PRIORITY REAL ESTATE

WILL AZBELL (770) 366-9042

RICHARD BURGESS (770)-789-5591

PROPERTY INFORMATION

Located in the heart of the Blue Ridge North Georgia Mountains, an area that is rapidly expanding and is expected to have explosive growth over the next five years. Our Team has had several meetings with the leadership of Fannin County, where we learned that they desperately need affordable housing, and closer to their workplace.

Many of the local businesses are planning to expand their workforce. According to the Fannin County Development Authority, several new companies are in the process of relocating to the county and will be creating hundreds of new jobs.

In addition to a growing job market, many Baby Boomers are looking to buy and rent houses in this area. The City of Blue Ridge is a Northern Mountain Destination Community that is a top retirement location. The Mineral Bluff Township is strategically and conveniently located within a few miles from the City of Blue Ridge, allowing for easy access to the Blue Ridge amenities.

New Tech Properties (NTP) has 225 +/- acres located in a great location for a new development, and is currently in the beginning phases of obtaining a Land Disturbance Permit (LDP) for 280 one-half acre lots.

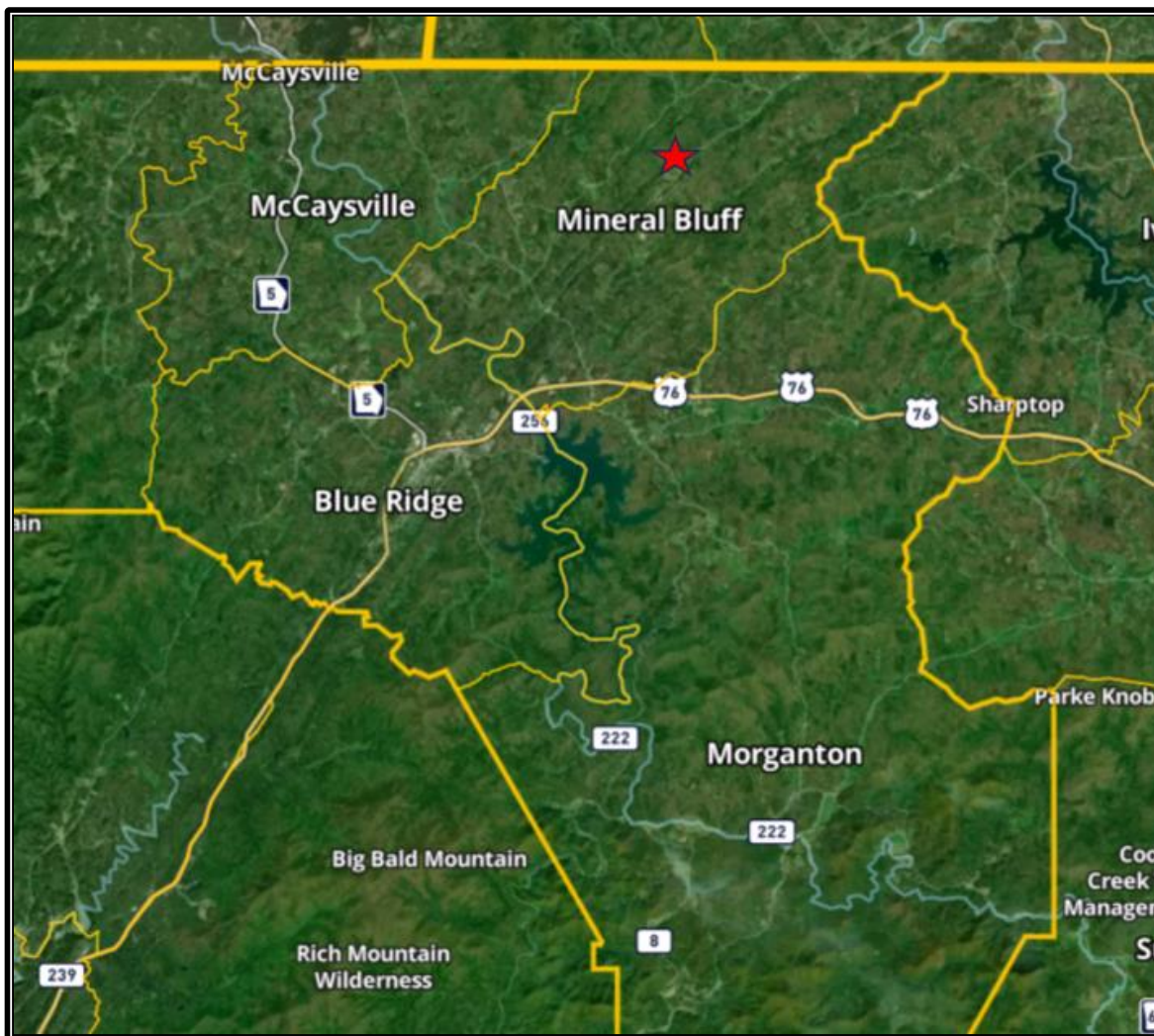
The developer should be able to create the covenants and restrictions for their subdivision(s) because the property is currently unrestricted land in Fannin County with no zoning.

This property features over 600 feet of road frontage on Murphy Highway, the main highway leading to Murphy, North Carolina, and Harrah's Casino. This frontage and the lengthy frontage along Cutcane Road on the Southeastern side of the property, will allow for multiple spots for ingress and egress to the property.

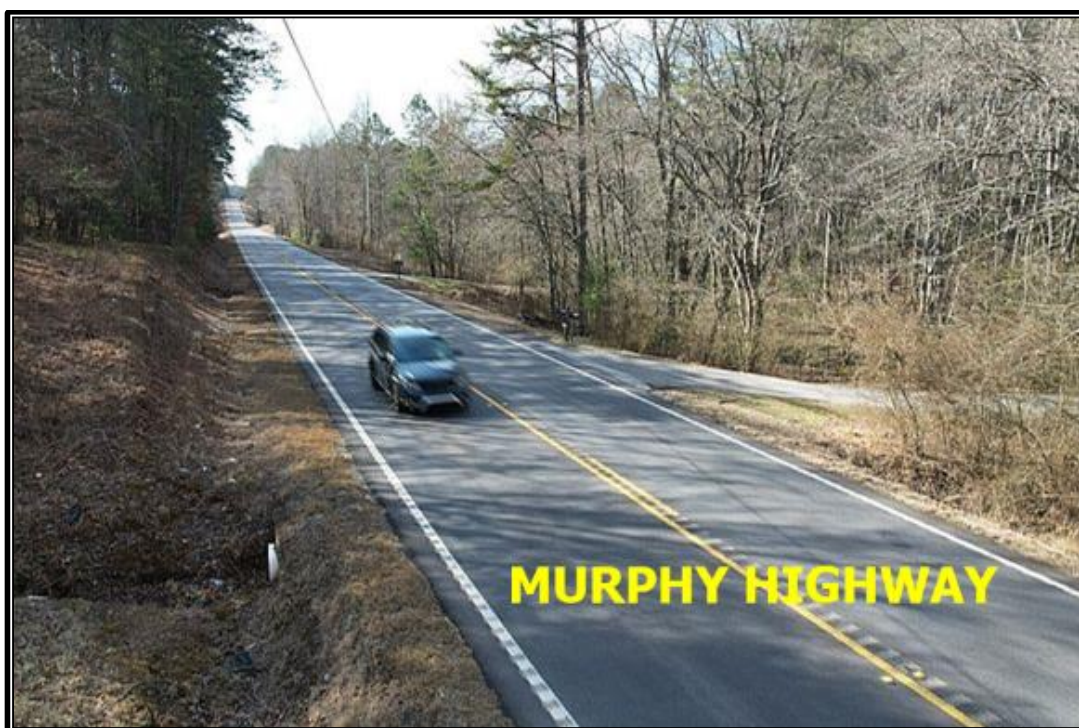
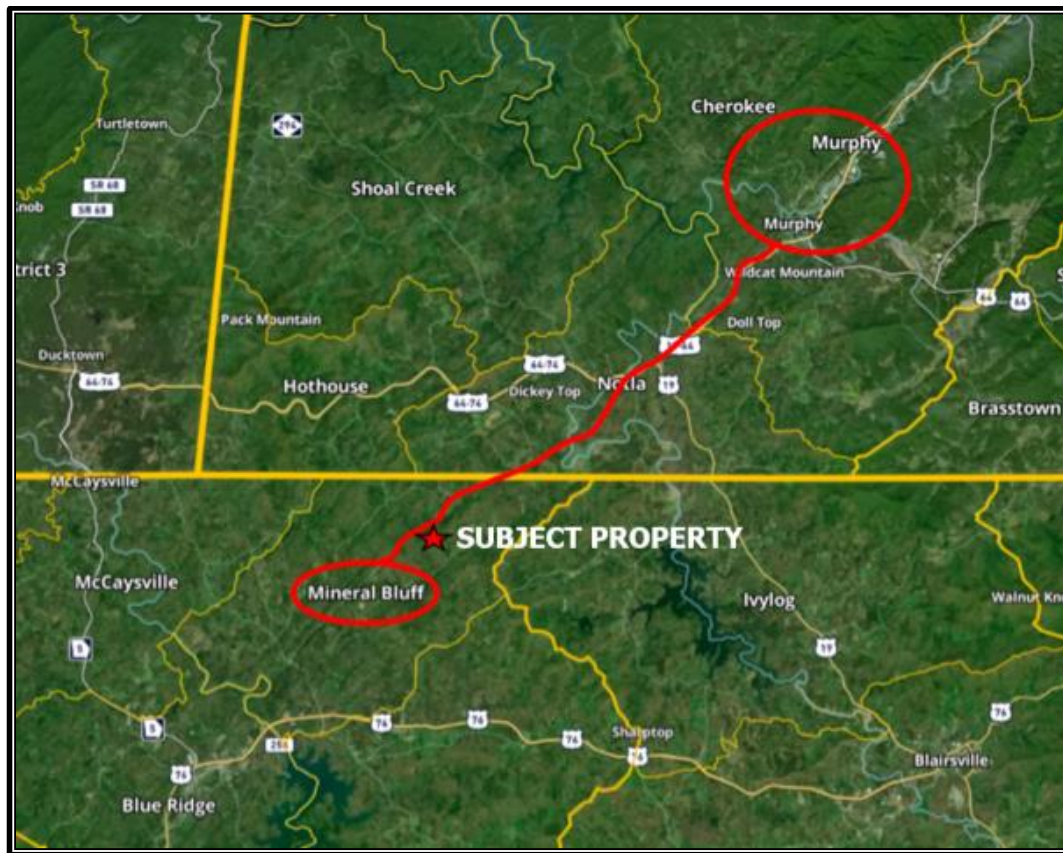
Access to Fannin County water runs along the Cutcane Road portion of the property line. The developer will be able to use our planned **HIGH-TECH DECENTRALIZED SEWER SYSTEM** to maximize the lot density and save hundreds of thousands of dollars on the up-front development cost. Fannin County officials have expressed their excitement for the possibilities that our sewer system will bring to the County.

We are glad to bring this project to the market based on Fannin County's multiple statements designating affordable housing is a top priority. NTP's research has also shown that Fannin County is a great place to live and work and is ripe for development.

Visit this website to learn more about Fannin County. <https://fannindevelopment.com/>



Murphy Highway. The highway to Murphy, North Carolina, and Harrah's Casino



COUNTY WATER



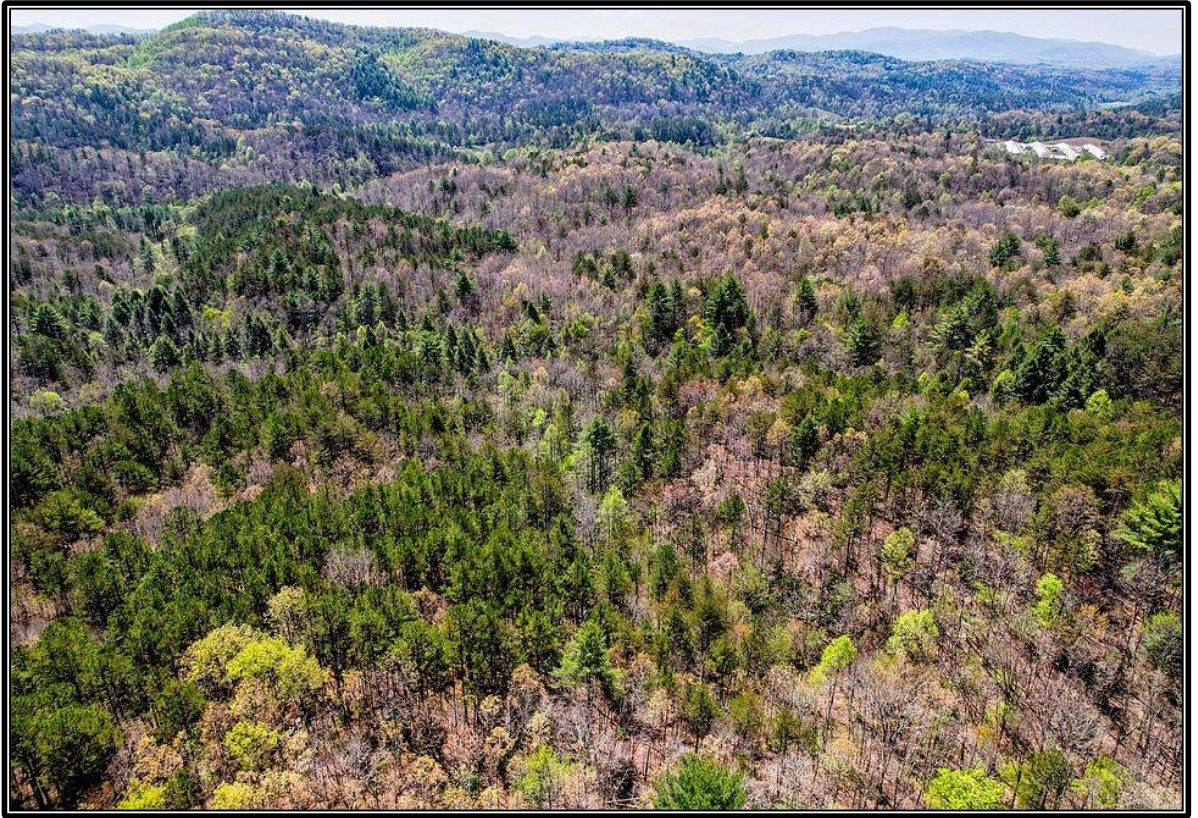
DECENTRALIZED SEWER



FLOOD ZONE



A topographic map showing a study area outlined in red. The map features numerous white contour lines representing elevation, with labels such as 1720ft, 1760ft, 1800ft, 1840ft, 1880ft, and 1920ft. A prominent red boundary encloses a large portion of the map, with a smaller rectangular extension on the upper left. The terrain is rugged, with a central valley and several peaks. A road or path is visible on the right side, and a small stream or drainage line runs along the bottom edge of the red boundary.



SUMMARY PAGE

- Located in the heart of the Blue Ridge North Georgia Mountains.
- Expected to have explosive growth over the next five years.
- Desperately need affordable housing.
- The people that currently work in the area need housing closer to their jobs.
- Local businesses are planning to expand their workforce.
- New companies will be creating hundreds of new jobs.
- Baby Boomers are looking to buy and rent houses in this area.
- Top retirement location.
- The Mineral Bluff Township perfect location for subdivision.
- 225 +/- acres
- Land Disturbance Permit (LDP) for 280 one-half acre lots.
- Property is currently unrestricted land with no zoning.
- Over 600 feet of road frontage on Murphy Highway.
- Easy access to Murphy, North Carolina, and Harrah's Casino.
- Multiple spots for ingress and egress to the property.
- Fannin County water runs along the Cutcane Road.
- High-Tech Decentralized Sewer System
- Maximize the lot density.
- Save hundreds of thousands of dollars on the up-front development cost.
- Fannin County is a great place to live and work.

Please send your LOI or Cash Offer to:

land@newtechproperties.com