DEVELOPERS DREAM IN THE BLUE RIDGE MOUNTAINS

Land. $ 1 000 000

Open to whatever, naturally beautiful is important. NO fixer uppers
Development 30acres (22lots) at 1+ acre each. Paved roads, underground utilities, amazing views. This development was purchased as pet project with a vision of a high-end treehouse community. It's located in the blue ridge mountains of north Georgia (border of North Carolina). Has an aquifer with permanent stream down the mountain side. Water rights have excellent value add potential. We finished the project from the aspect of ready to sell lots, it was not ready for sales when purchased. It's in an absolute prime location, the first mountains hit if coming up from Florida or Atlanta (2hrs south). Young and old are moving up for the views, temperate weather, and natural beauty. In fact half the population is known as "half backs" aka people who moved to Florida from a northren state and then move half way back to the mountains to escape humidity/heat/population. The development is in an absolute ideal location with tons of upside of want to build, sell, or land bank. A website was built and attorney have been worked with. It's now named porches and comes with essentially developer power. Covenants are in place, but easily amended to suit developers vision. The only reason the choice not to sell lots as of yet is because I wanted to preserve developers rights in case that I sell/trade entire subdivision. Yes, I've had multiple offers for the purchase or single lots, but once sold it would begin to tie the hands of development in regards to any covenants. Signage is new and looks excellent, we felt porches truly fits the area and can be adapted to any vision. This is an absolute beauty in a location primed to pop. We plan to live there seasonally, but our focus has shifted to another project that has us closer to family, that's the only reason we are selling. The little ones grow up to fast and we don't want to miss out on that experience. The website is www.georgiaorches.com As stated earlier you will not find this property on any mls- if we don't trade for something intriguing we plan to land bank until the kids are a bit older then continue with vision of high end tree house community. Rentals in area do phenomenal. I'm not trying to hyper up or over sell, I assume the property will be walked and that will speak much louder than I can. I wanted it turn key for redeveloper, developer, or builder. Taxes are also very low in area, that was important to us when embarking on such a project. I've struggled to find projects like this, a cute box ready to go. The hard work has been completed, roughly $1m in development cost to get to this stage. I apologize for typos and lack of flow, trying to type as things pop into head. Keep me posted with what you have, please check out the website, it will have more details. I'm open to helping after trade with Goodwill, I know builders, attys, realtors, the mayor, ECT...they truly do encourage entrepreneurship in area, big plus for unorthodox visionaries. From building 10houses and selling each with two lots and use one as rental, tree houses, subdividing lower ledge into smaller home Pud, or simply building 1k sqf homes with master on main on each lot. Small to large it's game on, it's a great canvas to build dang near whatever. Feel free to touch base with any questions. Tye Oh yeah Clayton Ga, home of the stars (5,10,20 million dollar homes 15min to the east), Blairsville ga 15min to the west (booming town) and Helen about 20minutes to south (3rd most traveled to city in all of Ga, only behind Atlanta and Athens) and the town only has 500 people permanently but millions travel each year to these mountains for it's picturesque setting. Franklin NC to the north. 2hrs from Chattanooga, 2hrs from Atlanta airport, and 2hrs from Ashville NC.

DISTINGUISHED PROPERTY FEATURES:

MORE INFORMATION
Swap for
Any State   Swap Type : Can add cash, Swap even, Owner financing, Bitcoin accepted, Owned free and clear, Can add other assets   Max Swap Value : 1100000

| Name | **Tye Smith** |