



Old
Hwy 76

76



LAND FOR SALE

Old Hwy 76

Blue Ridge, GA 30513

Jim Hobbs

404.219.6736

jhobbs@SouthernLandGroup.com

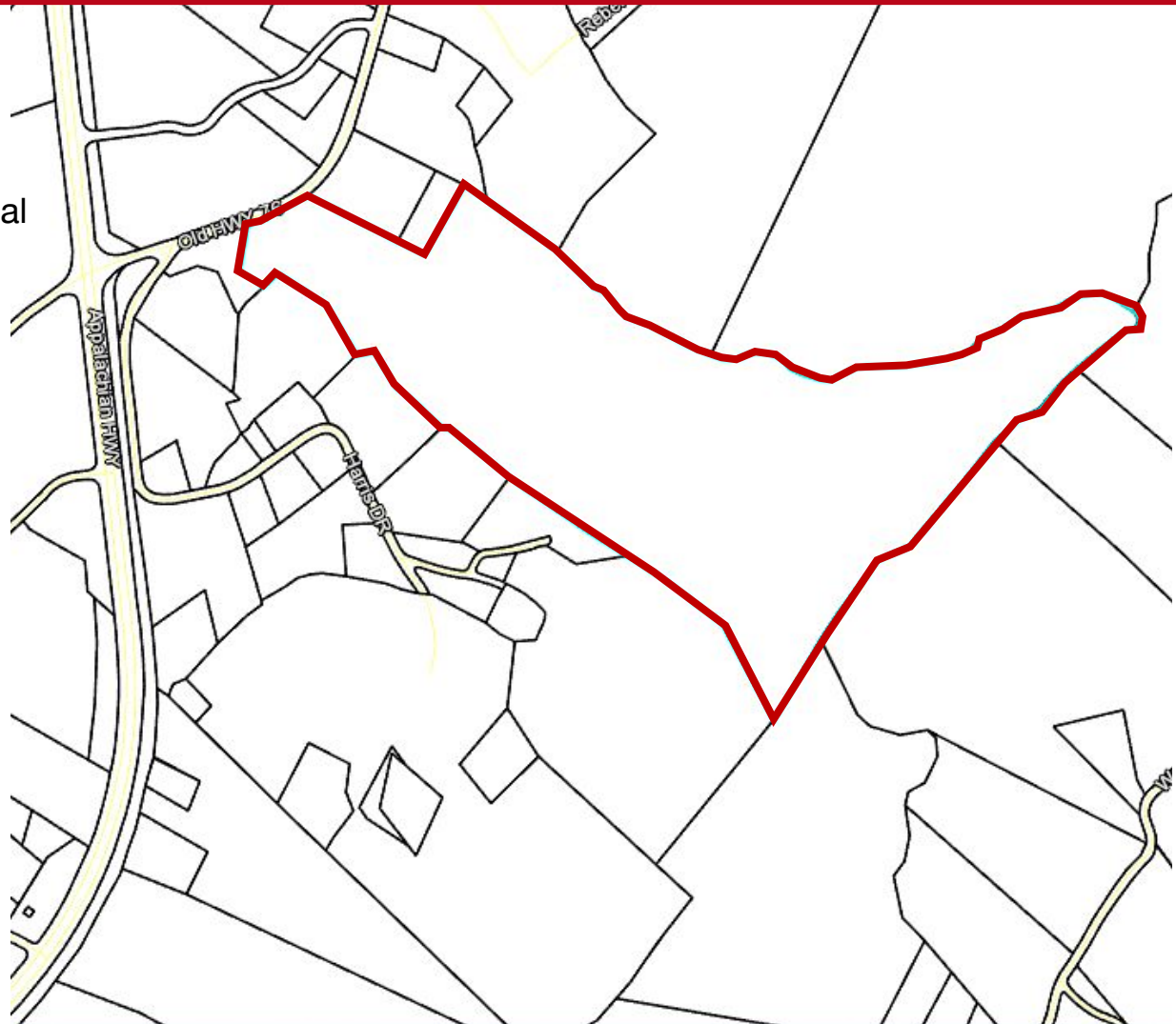


PROPERTY OVERVIEW



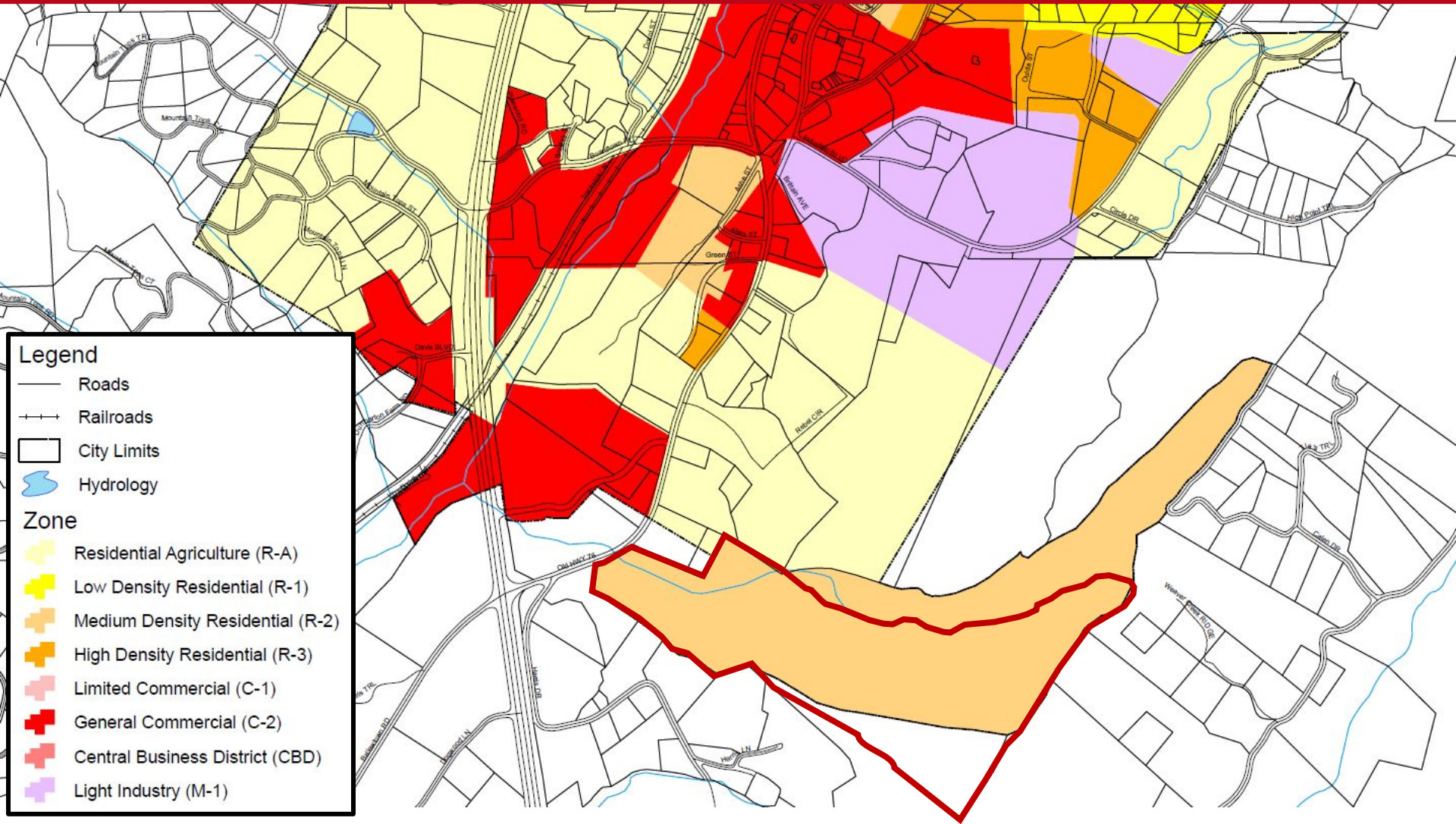
- +/- 66.65 Acres
- Fannin County - City of Blue Ridge
- Zoned R2: Medium Density Residential
- All Utilities Available
- +/- 281 ft Frontage on Old Hwy 76
- Level Topography
- 153 Townhomes
- 23 Single Family Homes
- 1.5 Miles from Downtown Blue Ridge
- 41 Miles from GA-400

Offering Price - \$3,850,000





ZONING MAP



Legend

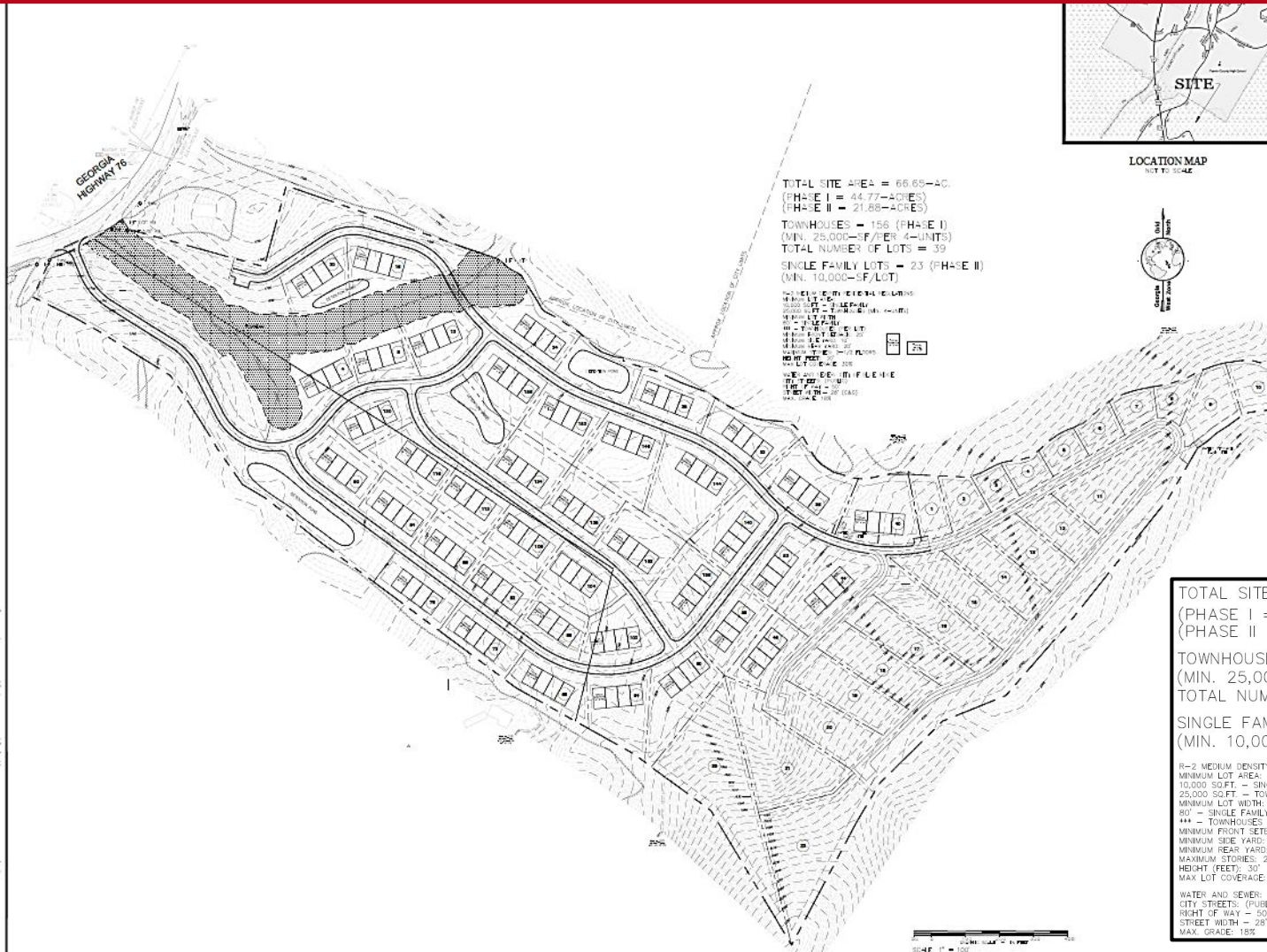
- Roads
- Railroads
- City Limits
- Hydrology

Zone

- Residential Agriculture (R-A)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Limited Commercial (C-1)
- General Commercial (C-2)
- Central Business District (CBD)
- Light Industry (M-1)



SITE PLAN



LOCATION MAP
NOT TO SCALE



TOTAL SITE AREA = 66.65-AC.
(PHASE I = 44.77-ACRES)
(PHASE II = 21.88-ACRES)

TOWNHOUSES = 156 (PHASE I)
(MIN. 25,000-SF/PER 4-UNITS)
TOTAL NUMBER OF LOTS = 39

SINGLE FAMILY LOTS = 23 (PHASE II)
(MIN. 10,000-SF/LOT)

MINIMUM LOT AREA:
10,000 SQ.FT. = SINGLE FAMILY
25,000 SQ.FT. = TOWNHOUSES (MIN. 4-UNITS)

MINIMUM LOT WIDTH:
80' = SINGLE FAMILY
44' = TOWNHOUSES (PER LOT)

MINIMUM FRONT SETBACK: 25'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'

MAXIMUM STORES: 2-1/2 FLOORS
HEIGHT (FEET): 30'
MAX LOT COVERAGE: 30%

WATER AND SEWER: CITY OF BLUE RIDGE
CITY STREETS: (PUBLIC)
RIGHT OF WAY = 50'
STREET WIDTH = 28' (C&G)
MAX. GRADE: 15%

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(MIN. 25,000-SF/PER 4-UNITS)
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R-2 MEDIUM DENSITY RESIDENTIAL REGULATIONS:
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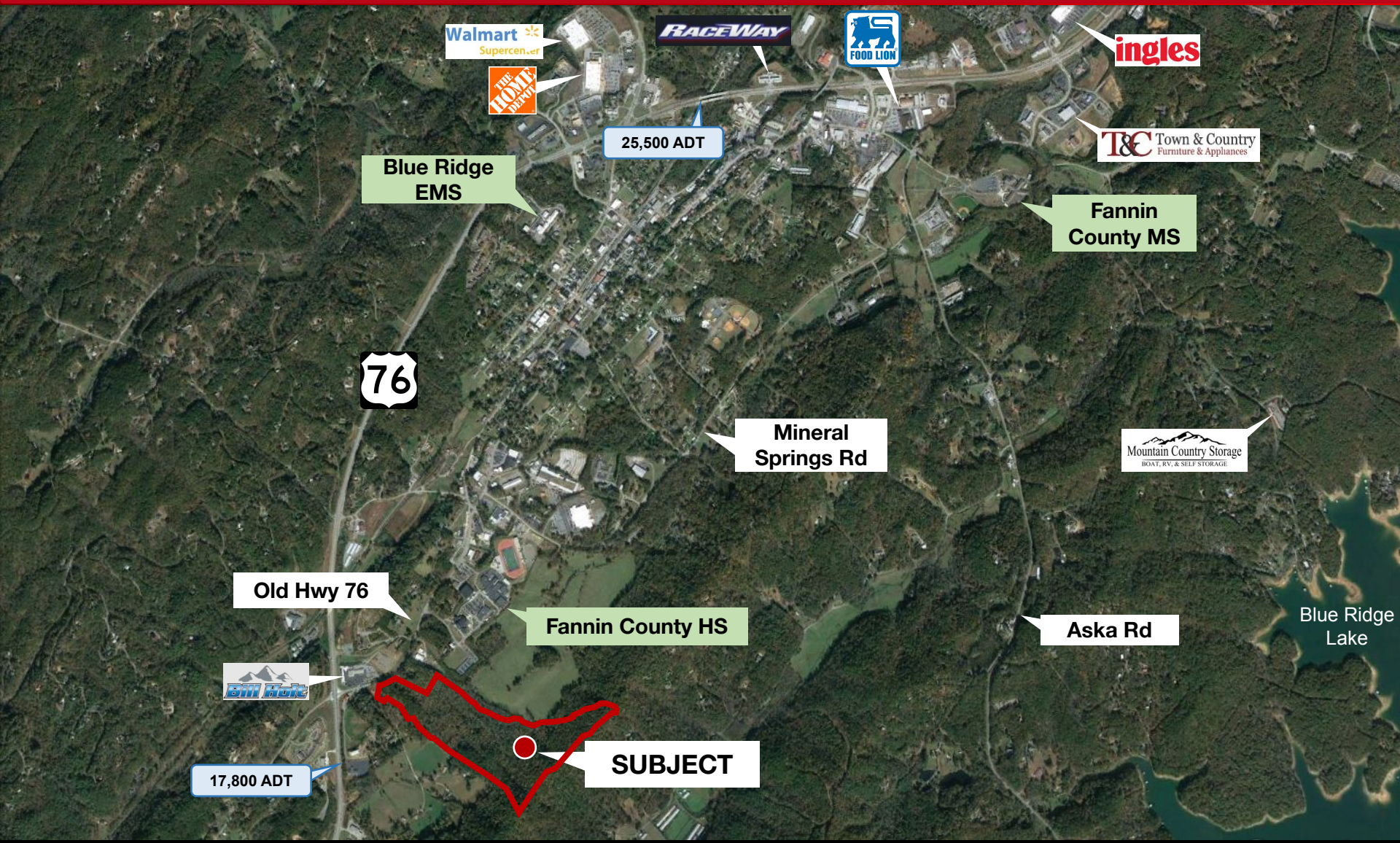
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HEIGHT (FEET): 30'
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WATER AND SEWER: CITY OF BLUE RIDGE
CITY STREETS: (PUBLIC)
RIGHT OF WAY = 50'
STREET WIDTH = 28' (C&G)
MAX. GRADE: 15%

SCALE 1" = 100'



SUBMARKET AERIAL



Walmart
Supercenter

RACEWAY



ingles

THE HOME DEPOT

25,500 ADT

T&C Town & Country
Furniture & Appliances

Blue Ridge
EMS

Fannin
County MS



Mineral
Springs Rd

Mountain Country Storage
BOAT, RV, & SELF STORAGE

Old Hwy 76

Fannin County HS

Aska Rd

Blue Ridge
Lake



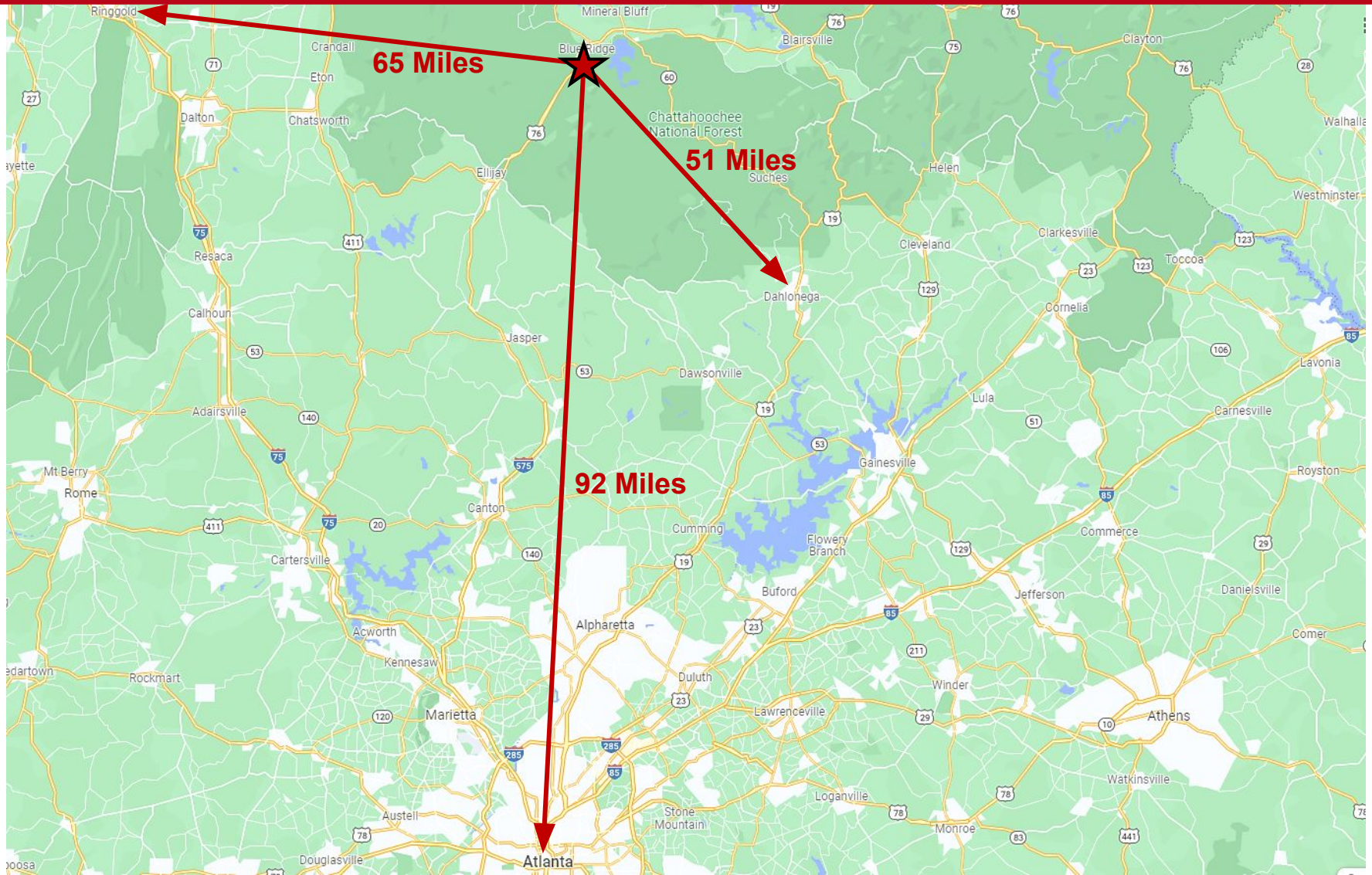
17,800 ADT



SUBJECT



DISTANCE MAP

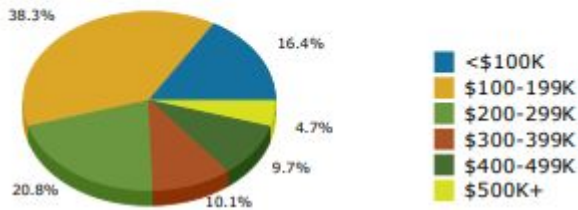




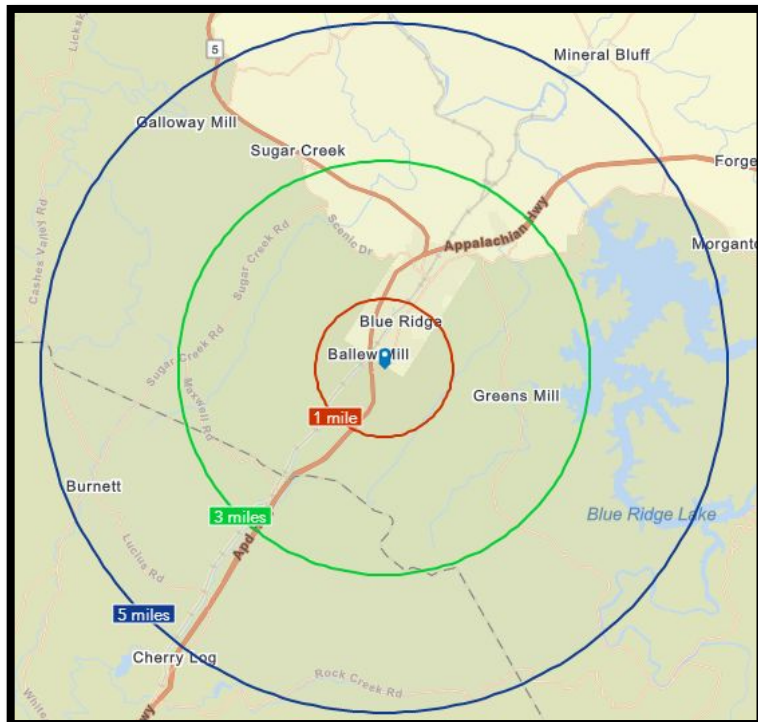
DEMOGRAPHICS



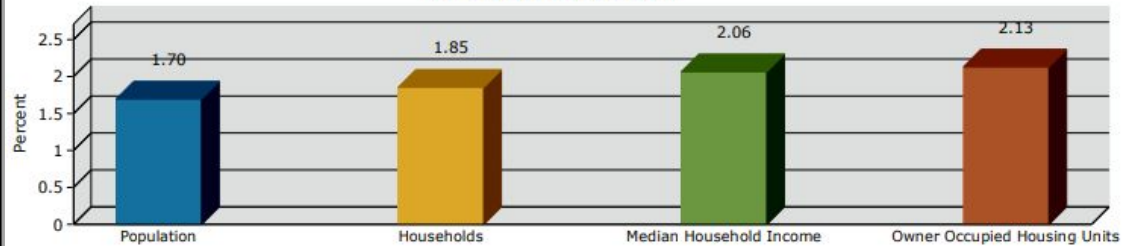
2021 Home Value



	Population	# of Households	Avg Household Income	Median Age
1 Mile	1,193	480	\$59,418	49
1-3 Miles	6,108	2,616	\$64,830	50
3-5 Miles	10,830	4,701	\$70,651	51



2021-2026 Annual Growth Rate



1 mile

Trends 2021-2026

