

Villages at Red Top

A hillside retreat in beautiful North Georgia

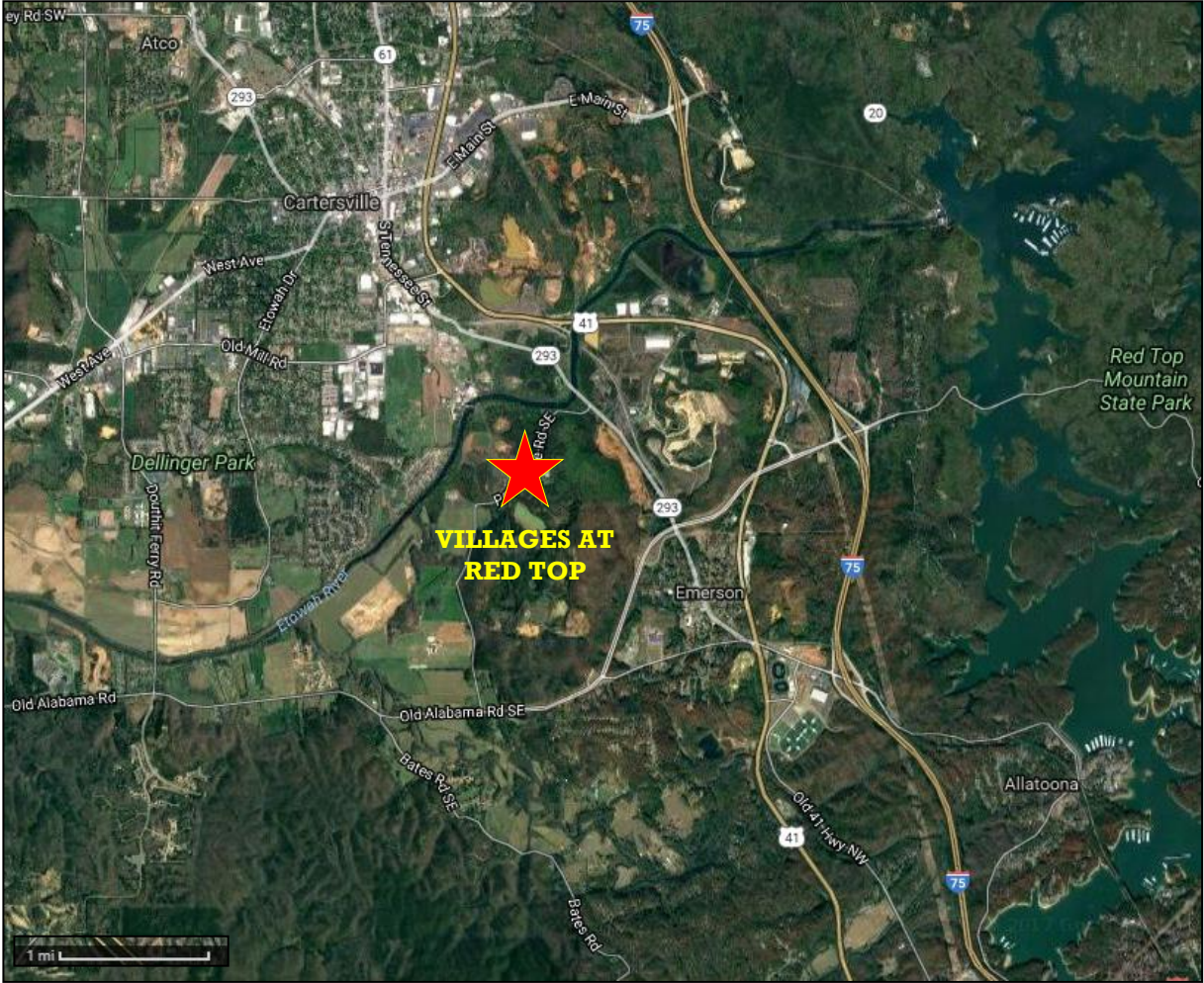
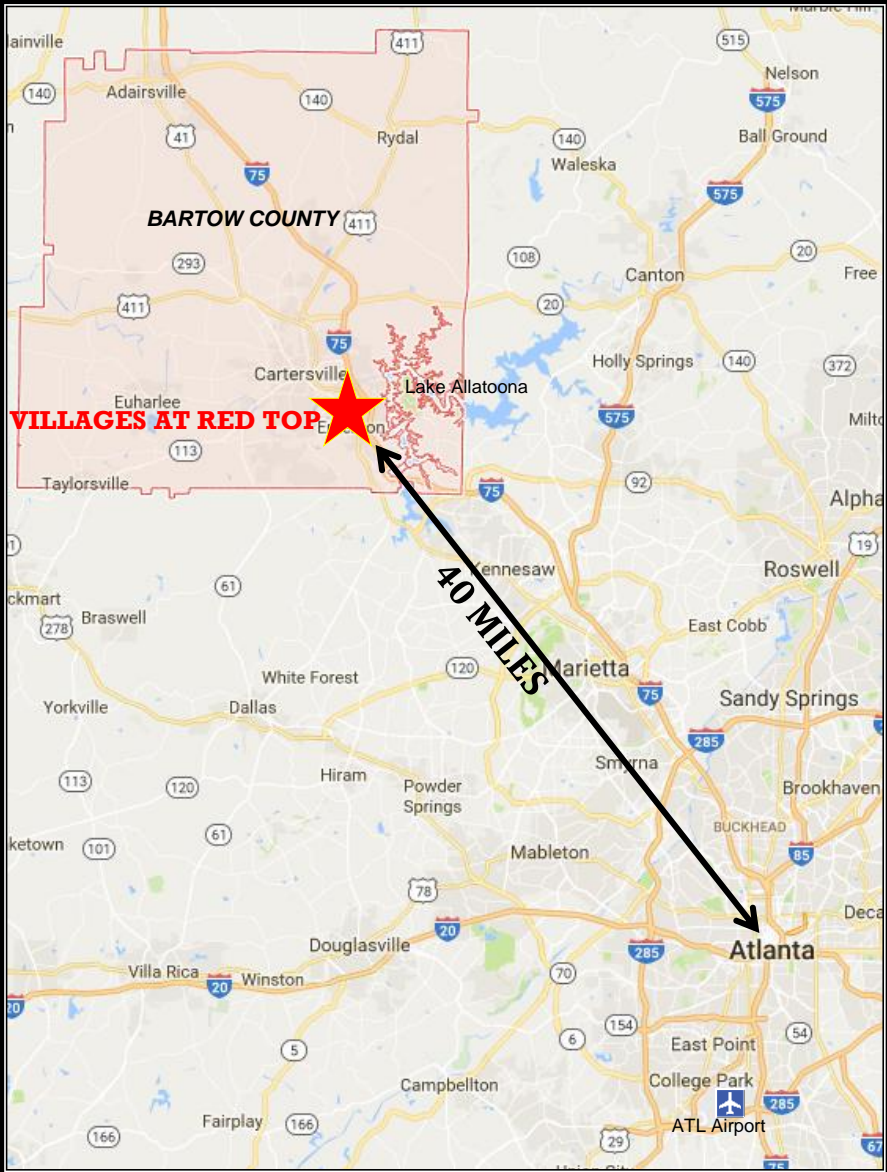
Jacoby
DEVELOPMENT

The Opportunity

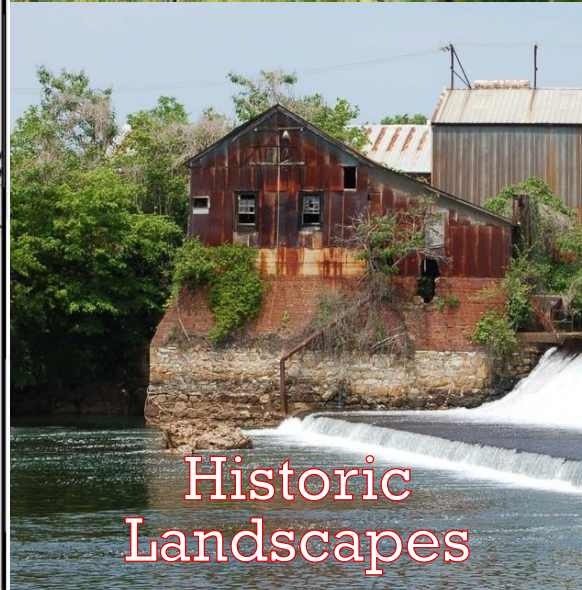
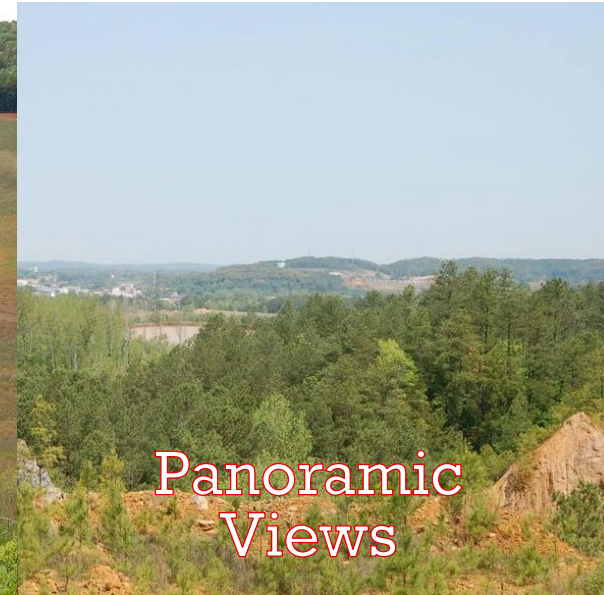
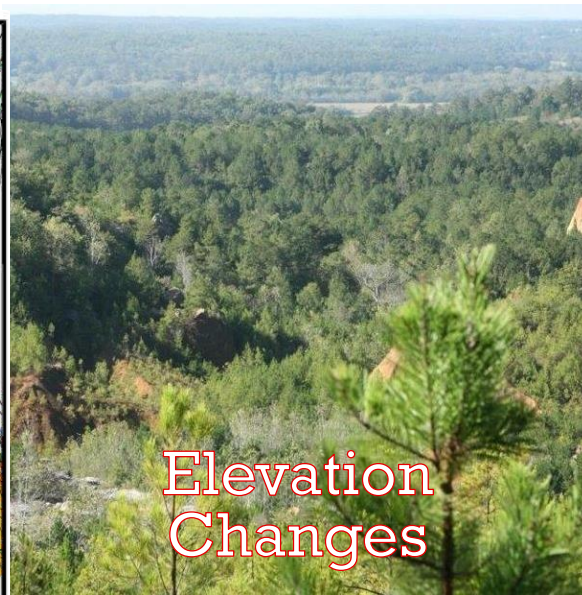
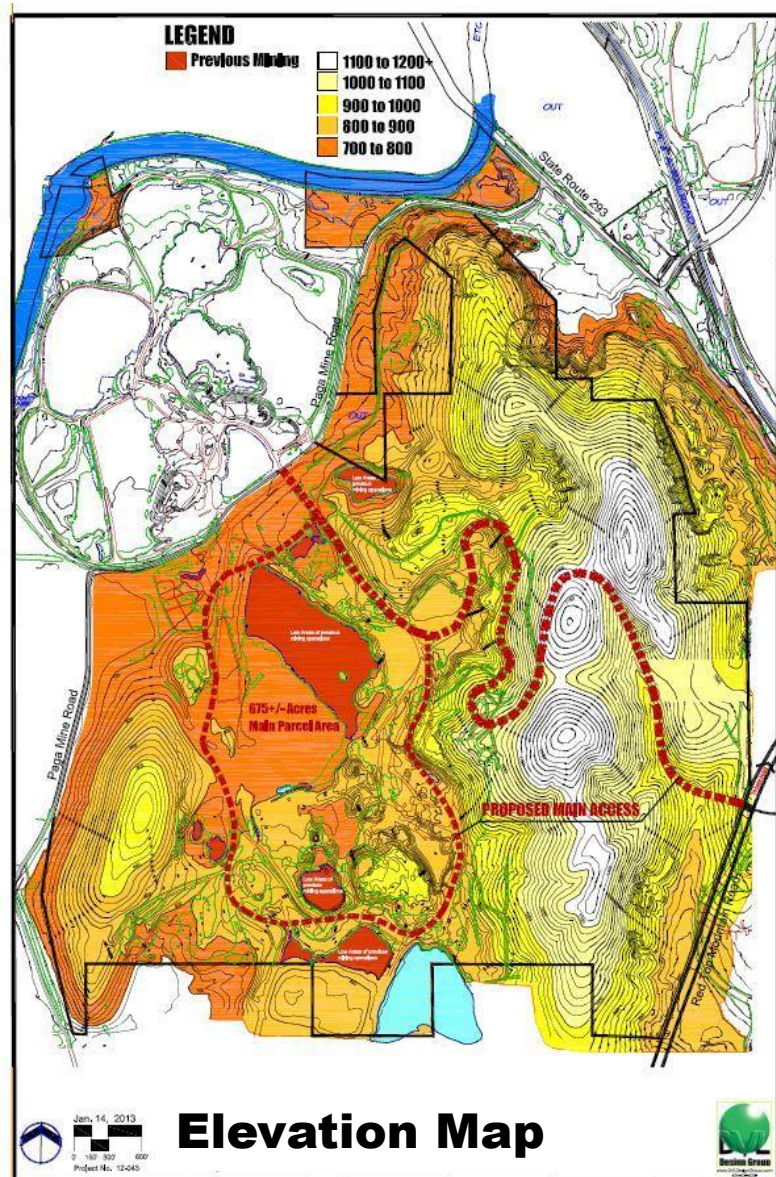
- 1,150 acre property overlooking the Etowah River
- Strategic location in the North Georgia foothills, 40 miles NW of Atlanta and a short distance from Lake Allatoona
- Located in rapidly growing Bartow County
- Easy access to Interstate 75 and US 41
- Located along the “ACE” rail corridor connecting major arts, cultural, and entertainment facilities



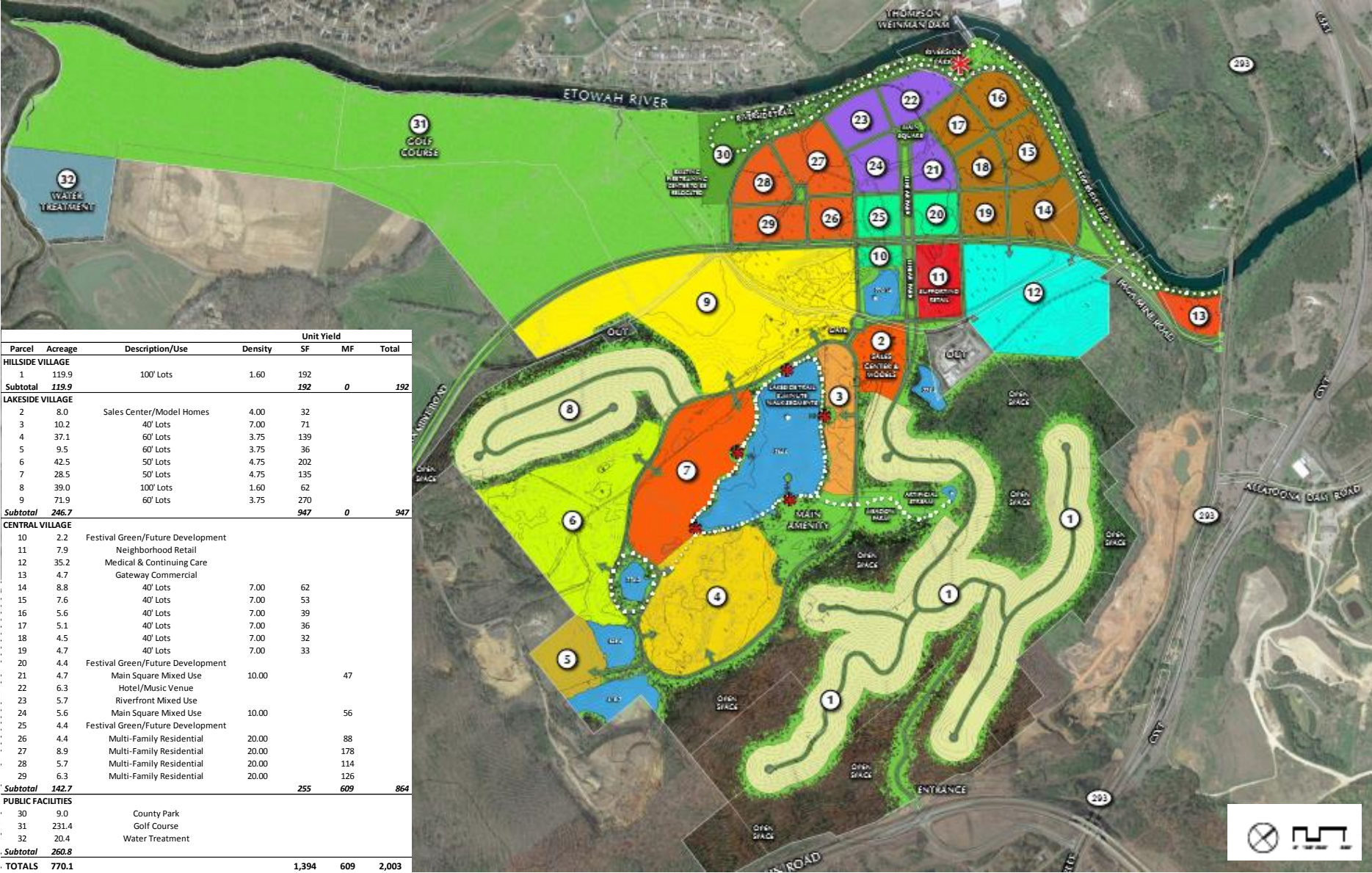
Location



The Site



The Plan



Parcel	Acreage	Description/Use	Density	Unit Yield		
				SF	MF	Total
HILLSIDE VILLAGE						
1	119.9	100' Lots	1.60	192	0	192
Subtotal	119.9			192	0	192
LAKESIDE VILLAGE						
2	8.0	Sales Center/Model Homes	4.00	32		
3	10.2	40' Lots	7.00	71		
4	37.1	60' Lots	3.75	139		
5	9.5	60' Lots	3.75	36		
6	42.5	50' Lots	4.75	202		
7	28.5	50' Lots	4.75	135		
8	39.0	100' Lots	1.60	62		
9	71.9	60' Lots	3.75	270		
Subtotal	246.7			947	0	947
CENTRAL VILLAGE						
10	2.2	Festival Green/Future Development				
11	7.9	Neighborhood Retail				
12	35.2	Medical & Continuing Care				
13	4.7	Gateway Commercial				
14	8.8	40' Lots	7.00	62		
15	7.6	40' Lots	7.00	53		
16	5.6	40' Lots	7.00	39		
17	5.1	40' Lots	7.00	36		
18	4.5	40' Lots	7.00	32		
19	4.7	40' Lots	7.00	33		
20	4.4	Festival Green/Future Development				
21	4.7	Main Square Mixed Use	10.00		47	
22	6.3	Hotel/Music Venue				
23	5.7	Riverfront Mixed Use				
24	5.6	Main Square Mixed Use	10.00		56	
25	4.4	Festival Green/Future Development				
26	4.4	Multi-Family Residential	20.00		88	
27	8.9	Multi-Family Residential	20.00		178	
28	5.7	Multi-Family Residential	20.00		114	
29	6.3	Multi-Family Residential	20.00		126	
Subtotal	142.7			255	609	864
PUBLIC FACILITIES						
30	9.0	County Park				
31	231.4	Golf Course				
32	20.4	Water Treatment				
Subtotal	260.8					
TOTALS	770.1			1,394	609	2,003

- Three Villages: Hillside, Lakeside & Etowah
- Mix of Densities and Use Types
- Potential for 1,400 Single-Family and 600 Multi-Family Units
- Trails, Outdoor Recreation, Golf Course, and Water Access

Residential Areas

Single Family



Cluster Homes



Townhomes



Hillside Homes



Commercial District



Each street will be modeled on a unique and iconic music street from around the U.S.



The River Walk will provide a perfect environment for recreation and relaxation along the beautiful and historic Etowah River





CONTACT US

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