

THE *Bluffs*  
OVERLOOKING WEISS LAKE

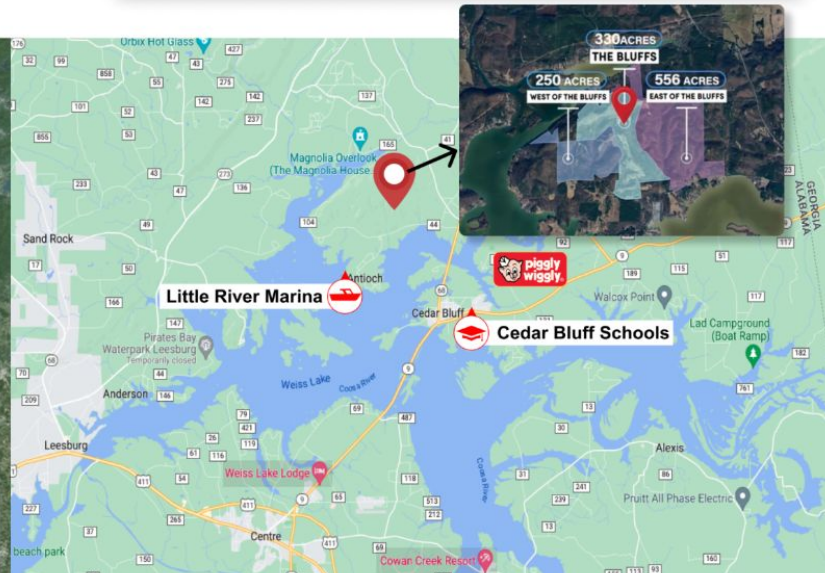
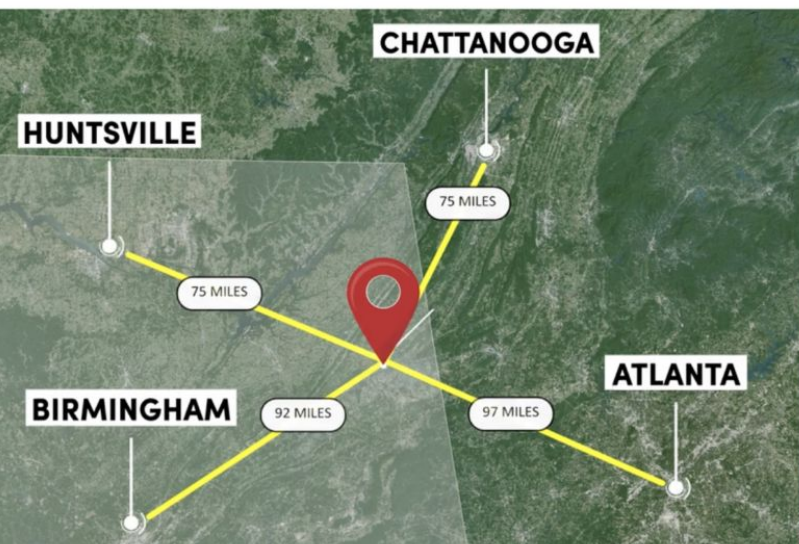
278 County Rd 767, Cedar Bluff, AL 35959  
LAND FOR SALE - PRICE: \$7,500,000

- 900+ Undeveloped Acres
- 500-1000 Potential Lots With Water Views
- 25 Lots in The Bluffs Development

A MOUNTAIN...  
SURROUNDED BY WATER

Centrally located between Huntsville, Atlanta, Birmingham and Chattanooga, The Bluffs at Weiss Lake is a distinctive gated community nestled in the scenic landscape of NE Alabama, occupying a mountain peninsula that gracefully extends into the expansive 30,000+ acre Weiss Lake. Positioned atop the foothills of the Appalachian Mountain Range. Over 75% of potential lots on this 1,000+ acre property offer breathtaking views over Weiss Lake.

View Property Tour



CONTACT TO SCHEDULE SHOWING OR GET MORE INFORMATION



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conrad@jackryangroup.com

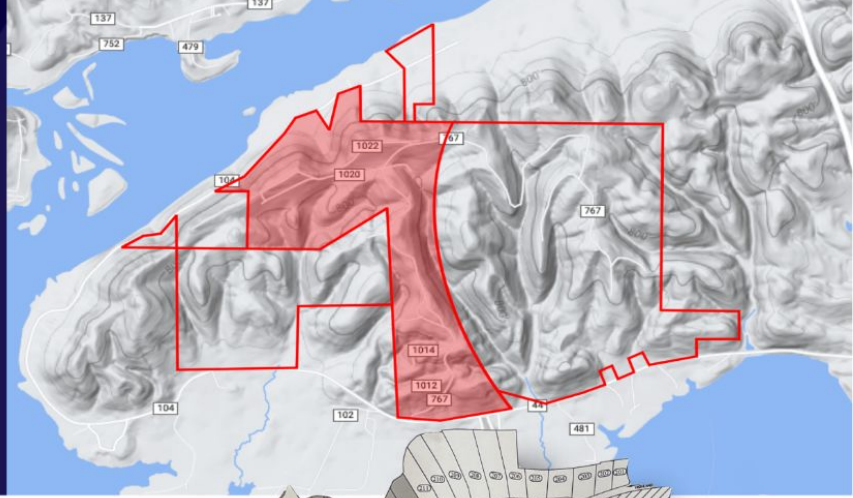


# THE BLUFFS DEVELOPMENT

- 109 platted home sites
- 75% of lots to have water views
- 84 lots sold at average price of \$73,000

## FOR SALE

- 25 lots ready to build
- 107 undeveloped acres ready for survey



## SUMMARY

Five stair-step-like ridge lines, spaced in 35 to 60-foot increments, create an uncommon topography that allows for approximately 75% of homesites to have breathtaking water views over Weiss Lake.

With 107 lots developed, and 84 of these lots already sold, pristine views have been prioritized over density to ensure that there are no "interior lots." This extraordinary location on a mountain peninsula offers residents stunning views of Weiss Lake and the Piedmont Mountain Range making The Bluffs at Weiss Lake a truly remarkable and picturesque community.



## RESALE PROOF POINTS



**1080 Country Road 767**  
6 bds | 5 ba | 7,750 sqft  
Resale - \$820,000 - 12/13/21



**600 Country Road 767**  
4 bds | 4 ba | 3,902 sqft  
Resale - \$550,000 - 10/9/23



**95 Country Road 1022**  
5 bds | 5 ba | 5,175 sqft  
Resale - \$602,000 - 4/28/22

## INFRASTRUCTURE

**UNDERGROUND UTILITIES THROUGHOUT THE BLUFFS**



## WEST OF THE BLUFFS

- 556 Undeveloped Acres for Sale
- Ability to Connect to The Bluff's Infrastructure

## POTENTIAL USES

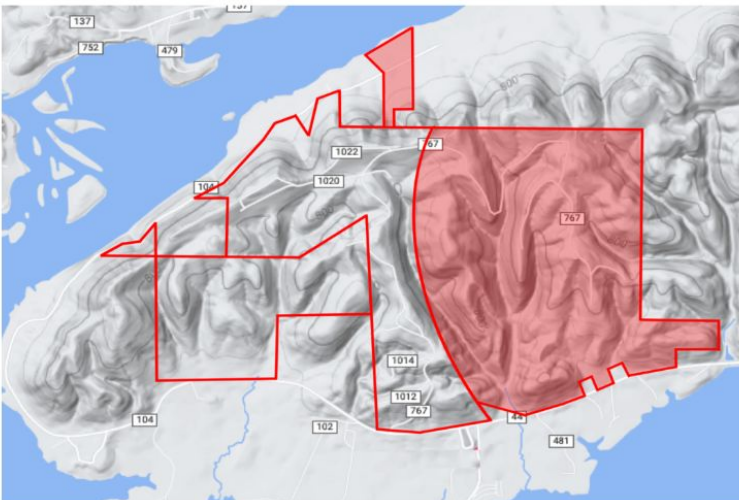
- Community with 250-500 homes
- Townhomes for higher density
- Golf Course
- Retirement Community



## SUMMARY

The 556-acre parcel east of The Bluffs is again characterized by its unique stair-step topography, offering versatile development possibilities.

This extensive tract of land could be an extension of The Bluffs neighborhood or be transformed into a unique and scenic mountainous golf course. The natural undulations provide an exciting backdrop for golfers. Its expansive size and distinctive topography make it a canvas for an extraordinary and captivating environment.

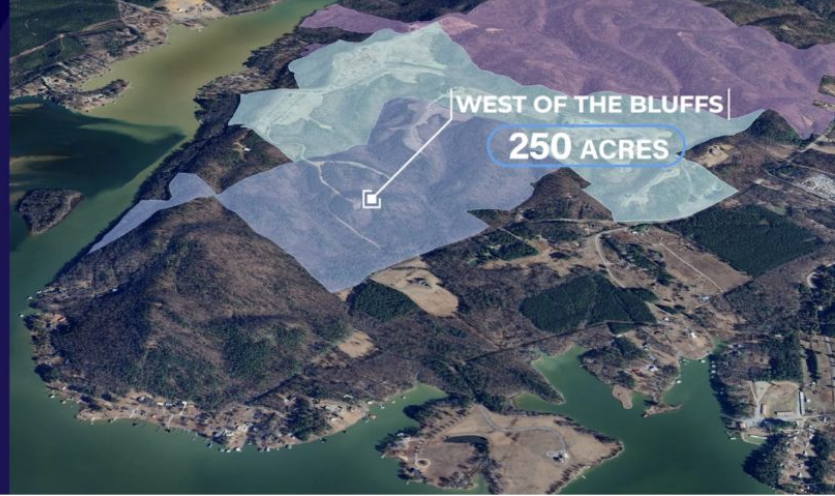


## EAST OF THE BLUFFS

- 250 Undeveloped Acres for Sale
- Ability to Connect to The Bluff's Infrastructure

## POTENTIAL USES

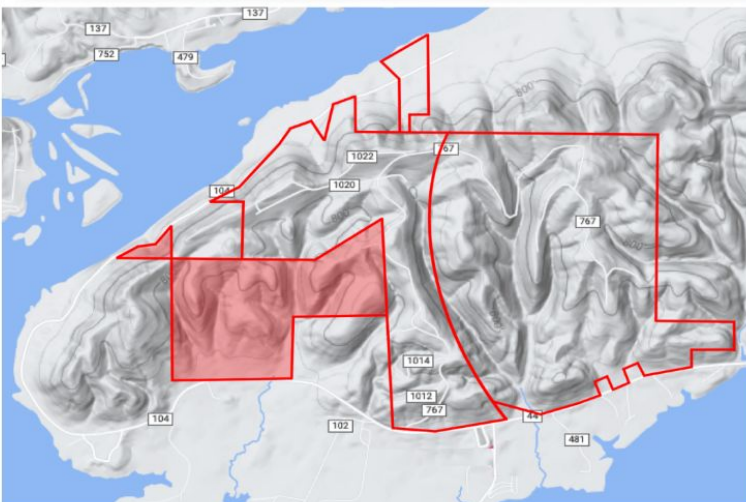
- Community with 400-750 homes
- Townhomes for higher density
- Golf Course
- Retirement Community



## SUMMARY

Spanning 250 acres, the parcel situated to the west of The Bluffs is a rare opportunity for prospective real estate developers. The most compelling features of this parcel are gently flowing ridge lines and easy access to utilities and main roads. If you have intentions of expanding The Bluffs, this parcel would be the easiest to develop.

For developers interested in creating a higher density expansion of the Bluffs, this parcel is especially enticing. Approximately 75% of the potential lots on this 250-acre expanse could be generously sized at 0.5 acres each, and the majority of these lots would offer scenic water views of Weiss Lake.



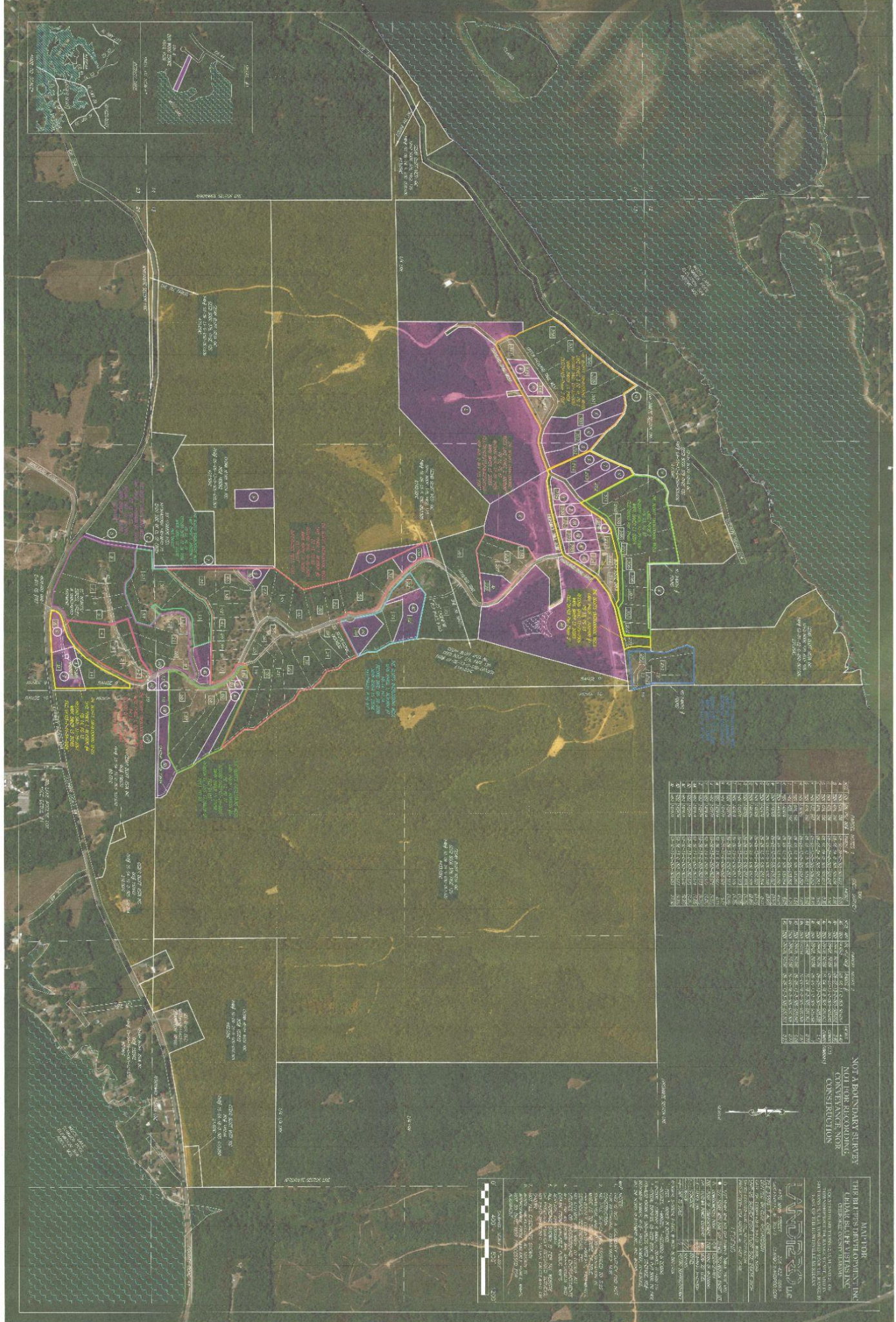


TABLE 1  
 LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
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2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
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25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
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30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23
35	10,000	0.23
36	10,000	0.23
37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23
41	10,000	0.23
42	10,000	0.23
43	10,000	0.23
44	10,000	0.23
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47	10,000	0.23
48	10,000	0.23
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53	10,000	0.23
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94	10,000	0.23
95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

NOT A BOUNDARY SURVEY  
 NOT FOR RECORDING  
 CONVEYANCE NOR  
 CONSTRUCTION

TABLE 2  
 LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
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43	10,000	0.23
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91	10,000	0.23
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94	10,000	0.23
95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

MAP FOR  
 THE BILFIS DEVELOPMENT INC.  
 LINDA BILFIS VESTING INC.  
 1000 BILFIS DRIVE, SUITE 100  
 WASHINGTON, DC 20004  
 202-556-1234  
 WWW.BILFIS.COM

DATE: 11/15/2011  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH  
 PROJECT NO.: 11-001

NOTES:  
 1. THIS MAP IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING.  
 2. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE DATA PROVIDED BY THE CLIENT.  
 3. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED.  
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SCALE: 1" = 100'

400' 200'