

**±25 ACRES DEVELOPMENT OPPORTUNITY
COMMERCIAL AND LIGHT INDUSTRIAL USE**



Parcel A

Parcel B

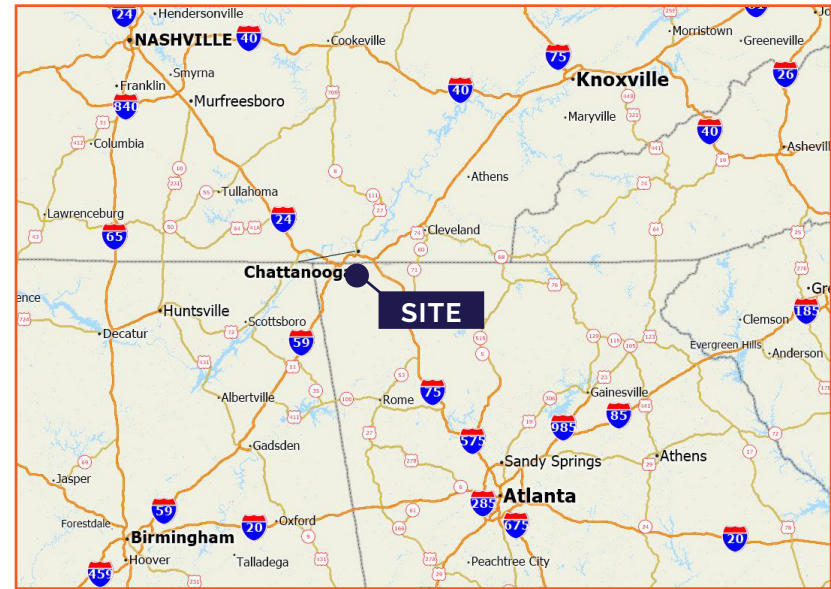
HAPPY VALLEY BUSINESS PARK
Rossville, GA 27597

SALE INFORMATION

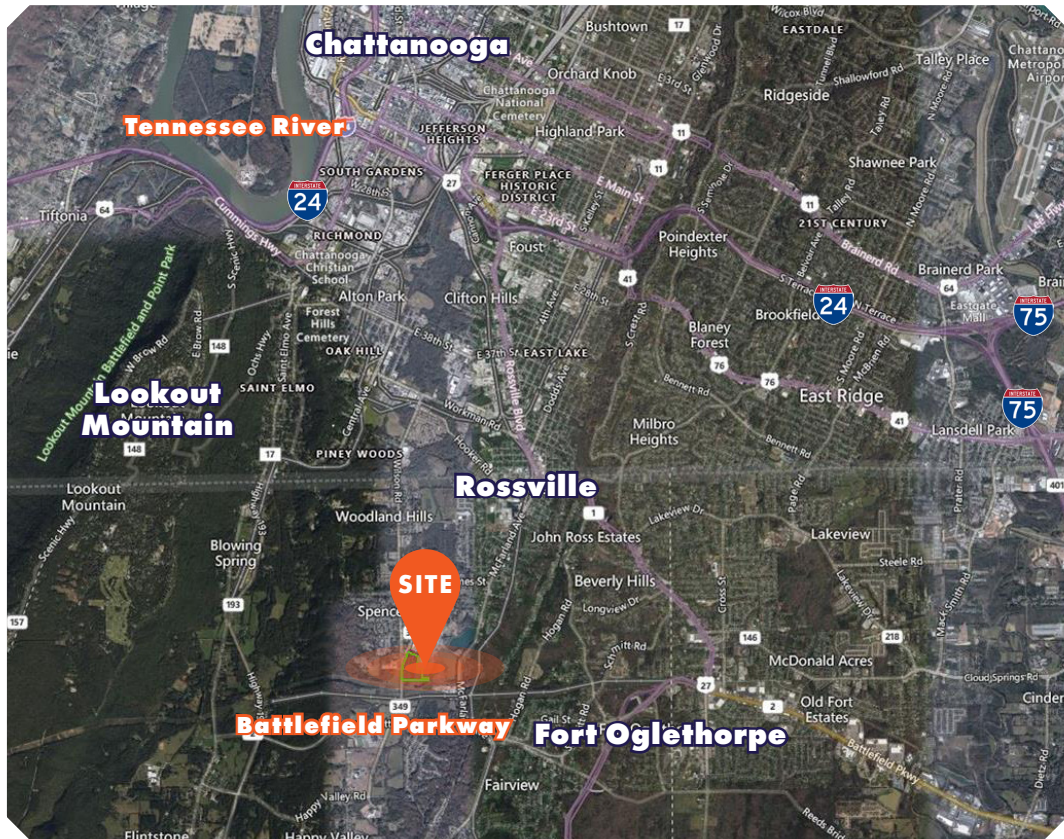
Acreage	±25 acres
Location	Happy Valley Road, Rossville, GA
Zoning	Industrial
Proposed Use:	Commercial and Light Industrial Use
Frontage:	Happy Valley Road
Parcel Information:	Parcel A: ±10.58 acres Parcel B: ±14.46 acres
Price	Contact broker

HIGHLIGHTS

- Well-located new business park, 0.5 miles north of Battlefield Parkway just south of Stone Creek Elementary School
- Located across from new Hawk's Ridge Subdivision with hundreds of new homes planned for the area
- Adjacent to Stone Creek Elementary School and less than 5 minutes from Rossville Middle School and Ridgeland High School
- Zoned Industrial
- Outstanding location for a restaurant, small neighborhood strip center, and for light industrial uses
- Excellent visibility and convenient location from which to serve north Georgia and southern Tennessee or a larger area
- Build to suit is an option as well



Location Map



LINKS

- [Walker Co. Economic Development](#)
- [Walker Co. Planning Department](#)
- [Walker Co. Permitting Information](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

EASE OF ACCESS

Battlefield Parkway	0.5 miles
Interstate 24	5.4 miles
Interstate 75	7.9 miles

	1-Mile	3-Mile	5-Mile
Daytime Population	1,774	24,389	73,696
Workers	618	8,108	28,990
Residents	1,156	16,281	44,706

Zoning

I - Industrial

This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or the industrial activity itself is conducted outdoors. Such uses include, for example, LP gas storage, and/or distribution, junkyards or salvage yards, waste-to-energy incinerators, recycling centers, landfills, and hazardous waste collection and handling centers.

Sec. 3.04 ALLOWABLE USES WITHIN EACH LAND USE DISTRICT

Land Use/Land Use District

	A-1	R-1	R-2	R-3	C-1	CN	I	PUD
Residential	A	A	A	A	P	A	P	A
Institutional	A	P	A	A	A	A	A	A
Outdoor recreational	A	P	A	A	A	A	P	A
Professional service and office	P	P	A	A	A	A	P	A
Neighborhood commercial	A	P	P	P	A	A	P	A
General commercial	P	P	P	P	A	P	P	A
Public service	A	P	P	P	A	A	A	A
Utilities	A	A	A	A	A	A	A	A
Low intensity agriculture	A	P	A	A	P	P	P	P
General agriculture	A	P	P	P	P	P	P	P
Silvicultural	A	P	P	A	P	P	P	A
Industrial	P	P	P	P	P	P	A	P
Mining	A	P	P	P	P	P	A	P

Notes: A - allowed use, must meet all applicable development & compatibility standards
P - prohibited use

Source: [Walker Co. Land Development Regulations](#)

Flood Map



Overview

Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AE - FLOODWAY
- X: 500 Year Flood - Areas of 0.2% annual chance flood

ACCESS INFORMATION



HIGHWAYS

Battlefield Pkwy .5 Miles

Interstate 24 5.4 Miles

Interstate 75 7.9 Miles



AIRPORTS

Chattanooga Airport 10.1 Miles

Hartsfield-Jackson Atlanta Int'l Airport 122 Miles

Nashville Int'l Airport 139 Miles



PORTS

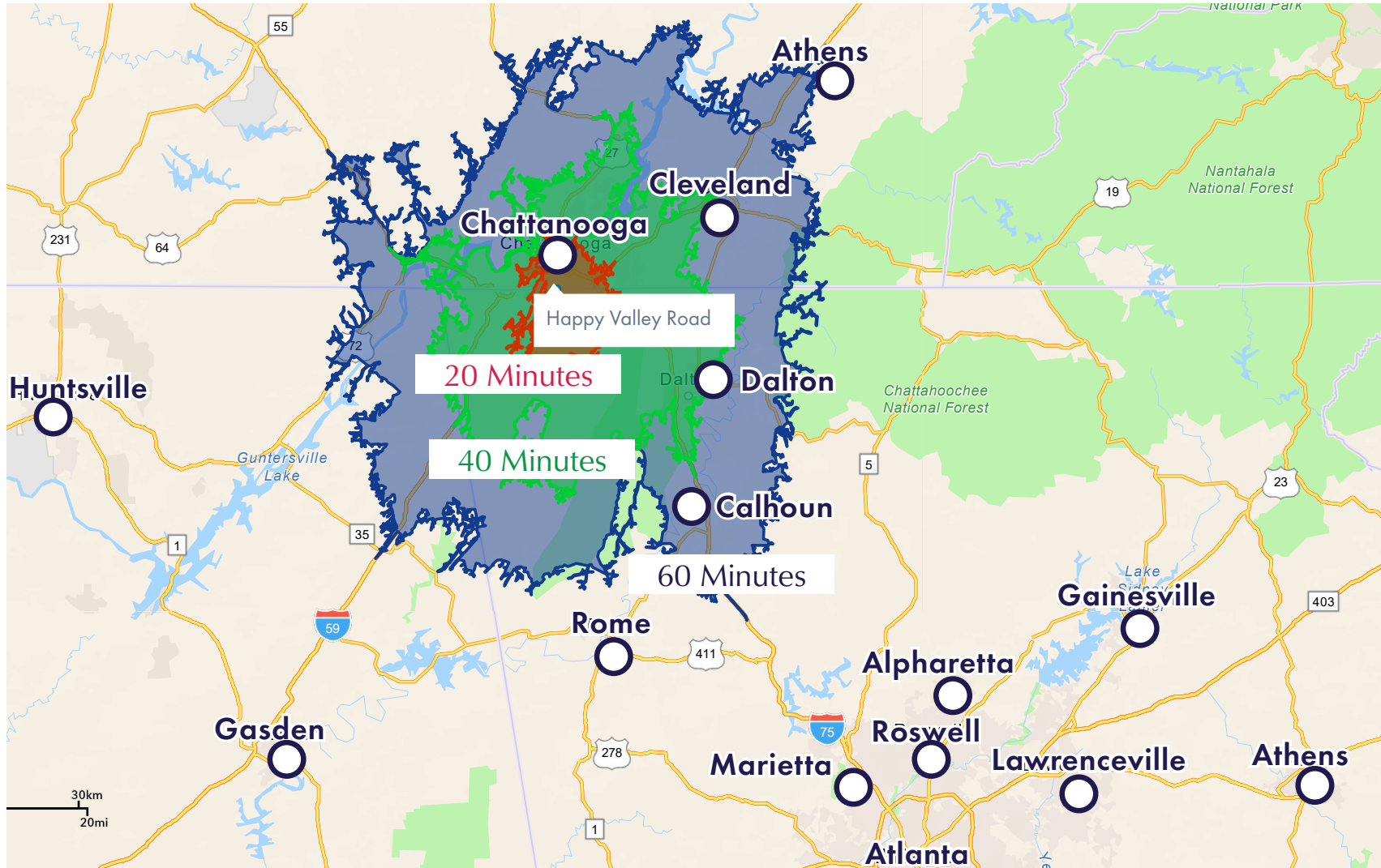
Savannah, GA 362 Miles

Mobile, AL 406 Miles

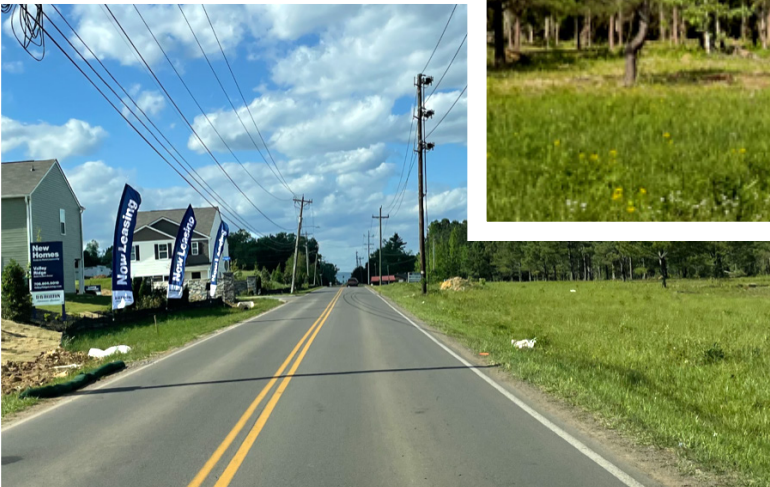
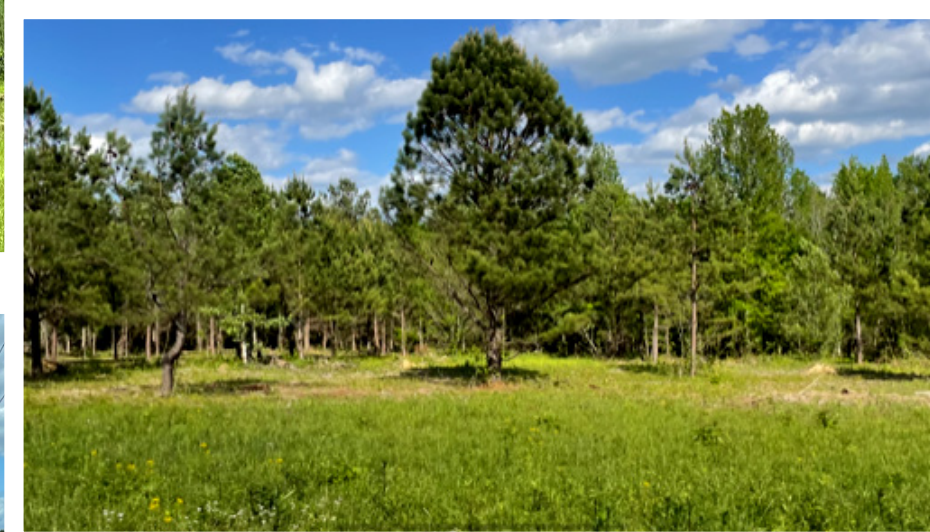
Charleston, SC 419 Miles

Jacksonville, FL 462 Miles

DRIVE TIME MAP



Property Photos



Property Photos

