



525 & 527 S Tibbs Road Dalton, Georgia

Property Information

3.42± highly desirable acres located in the heart of Dalton's Walnut Avenue retail corridor.

The property is located ½ mile off of I-75 at the corner of S Tibbs Road and Walnut Avenue (26,800 VPD). Excellent demographics and strong visibility from Walnut Avenue.

Demographics

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLD	5,469	36,606	62,567

Offering Summary

SALE PRICE:	\$899,000
ACRES:	3.42±
TAX ID:	12-260-03-16 12-260-03-17
ZONING:	C2

*** DEED & USE RESTRICTION ***

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

For more information,
please contact:

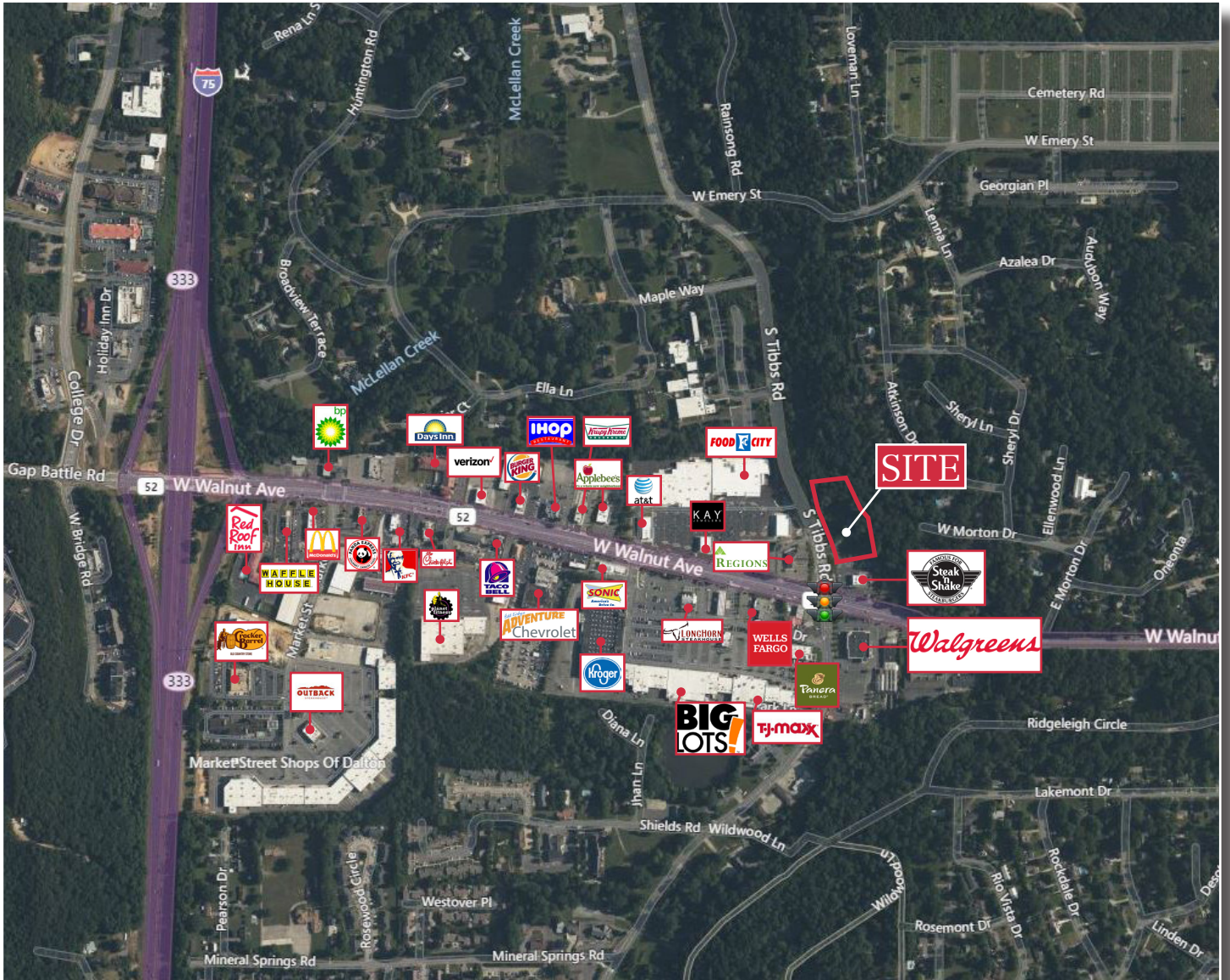


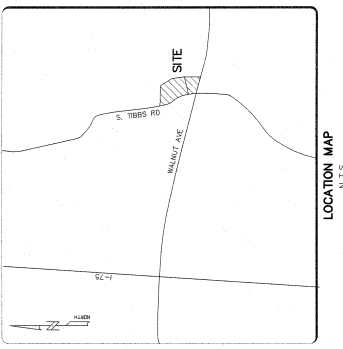
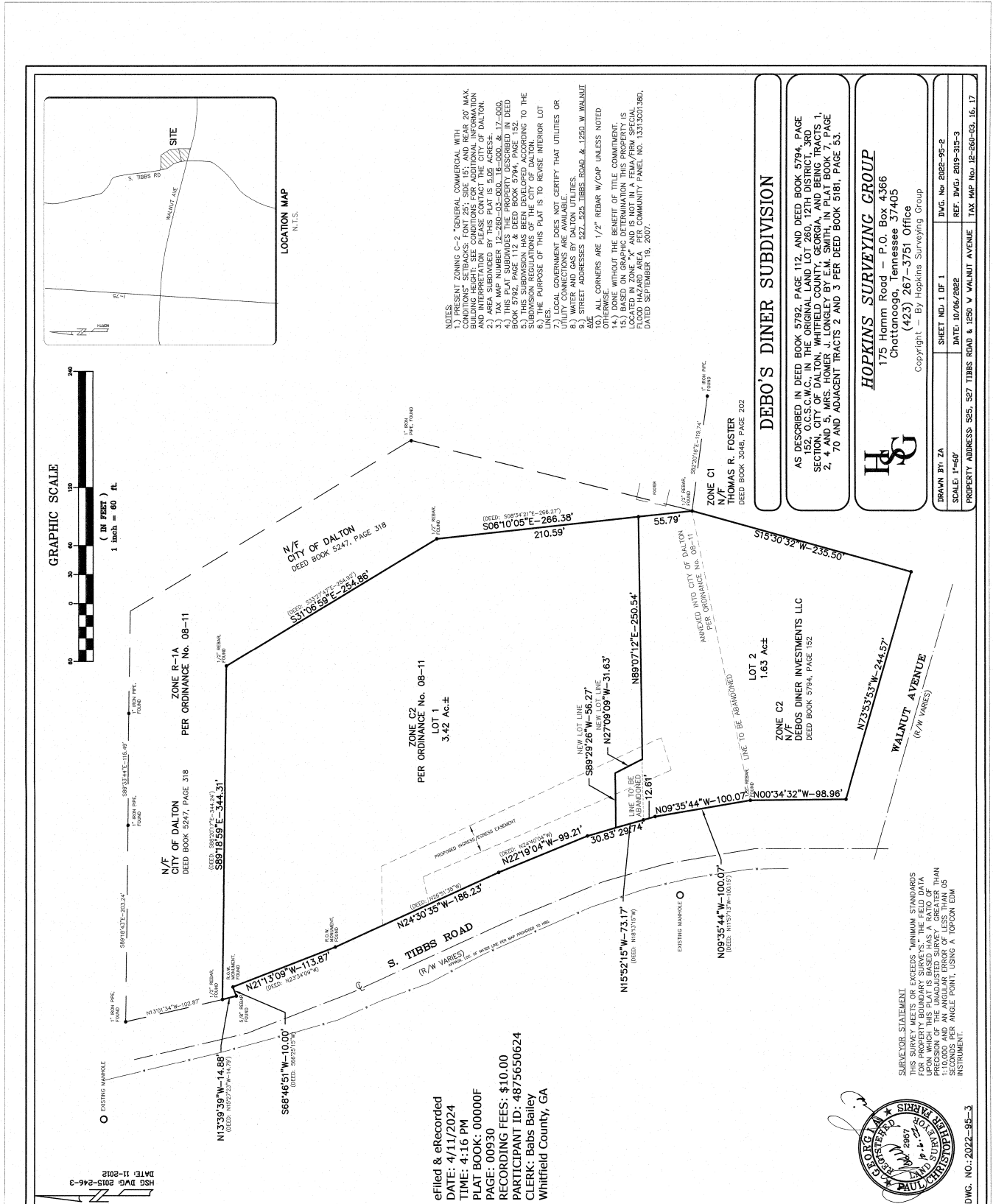
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- NOTES:**
- 1) PRESENT ZONING C-2 *GENERAL COMMERCIAL WITH CONDITIONS* SETBACKS: FRONT 25'; SIDE 15'; AND REAR 20' MAX. BUILDING HEIGHT: SEE CONDITIONS FOR ADDITIONAL INFORMATION.
 - 2) AREA SUBDIVIDED BY THIS PLAT IS 5.92 ACRES±.
 - 3) TAX MAP NUMBER 12-260-03-000-1B-000-0-17-000.
 - 4) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE SUBDIVISION REGULATIONS OF THE CITY OF DALTON.
 - 5) THE PURPOSE OF THIS PLAT IS TO REUSE INTERIOR LOT LINES.
 - 6) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR WATER AND GAS BY DALTON UTILITIES.
 - 7) ALL CORNERS ARE 1/2" REBAR W/CAP UNLESS NOTED OTHERWISE.
 - 8) DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 - 9) THIS SURVEY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA. PER COMMUNITY PANEL NO. 1331300380, DATED SEPTEMBER 19, 2007.

DEBO'S DINER SUBDIVISION

AS DESCRIBED IN DEED BOOK 5792, PAGE 112, AND DEED BOOK 5794, PAGE 152, O.C.S.C.W.C., IN THE ORIGINAL LAND LOT 260, 12TH DISTRICT, 3RD SECTION, CITY OF DALTON, WHITEFIELD COUNTY, GEORGIA, AND BEING TRACTS 1, 2, 4, AND 5, MRS. HOMER J. LONGLEY BY E.M. SMITH, IN PLAT BOOK 7, PAGE 70 AND ADJACENT TRACTS 2 AND 3 PER DEED BOOK 5161, PAGE 53.

HOPKINS SURVEYING GROUP
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 Chattanooga, Tennessee, 37405
 (423) 267-3751 Office
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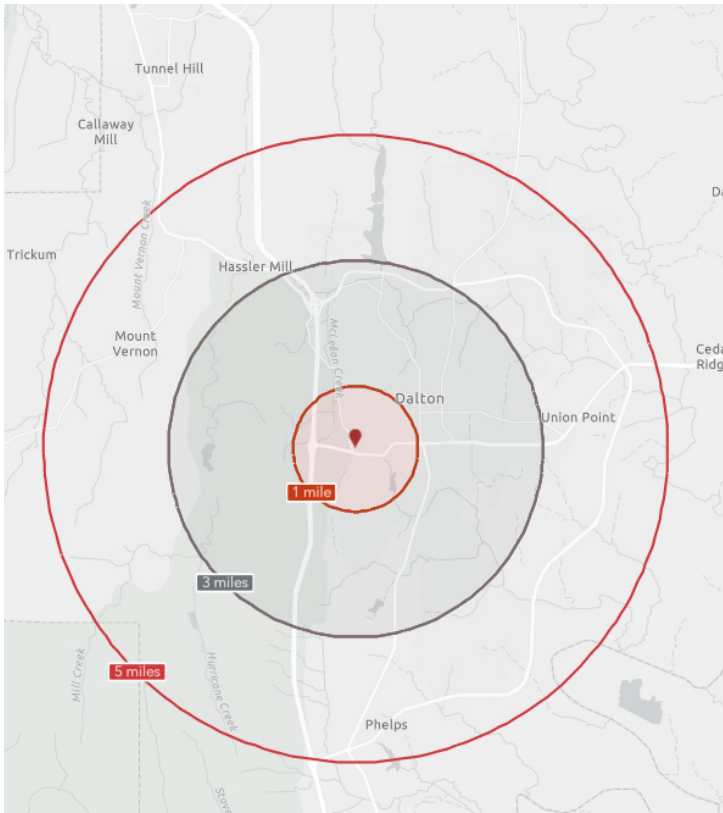
BRAWN BY: ZA	SHEET NO.: 1 OF 1	DWG. NO.: 2022-05-2
SCALE: 1"=60'	DATE: 10/06/2022	REF. DWG.: 2019-315-3
PROPERTY ADDRESS: 557 TIBBS ROAD & 1250 W WALNUT AVENUE		TAX MAP NO.: 12-260-03-16, 17

filed & eRecorded
 DATE: 4/11/2024
 TIME: 4:16 PM
 PLAT BOOK: 00000F
 PAGE: 00930
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 4875650624
 CLERK: Babs Bailey
 Whitefield County, GA

SURVEYOR STATEMENT
 THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE FIELD DATA WAS COLLECTED USING A TOTAL STATION WITH AN ANGLE ERROR OF LESS THAN 05 SECONDS PER ANGLE POINT, USING A TOP-GON EDM INSTRUMENT.



DWG. NO.: 2022-05-3



KEY FACTS - 5 MILES

62,456
Population

36.4
Median Age



\$62,615

Median Household
Income



\$29,353

Per Capita Income



\$128,561

Median Net Worth

Population	3 mile	5 mile
2024 Population	35,915	62,456
2029 Population	35,811	61,783
Median Age	33.7	36.4
Household	3 mile	5 mile
2024 Households	12,390	21,925
Average Household Income	\$84,260 in this area	