

On the Line Tenn/Ga Redevelopment Site

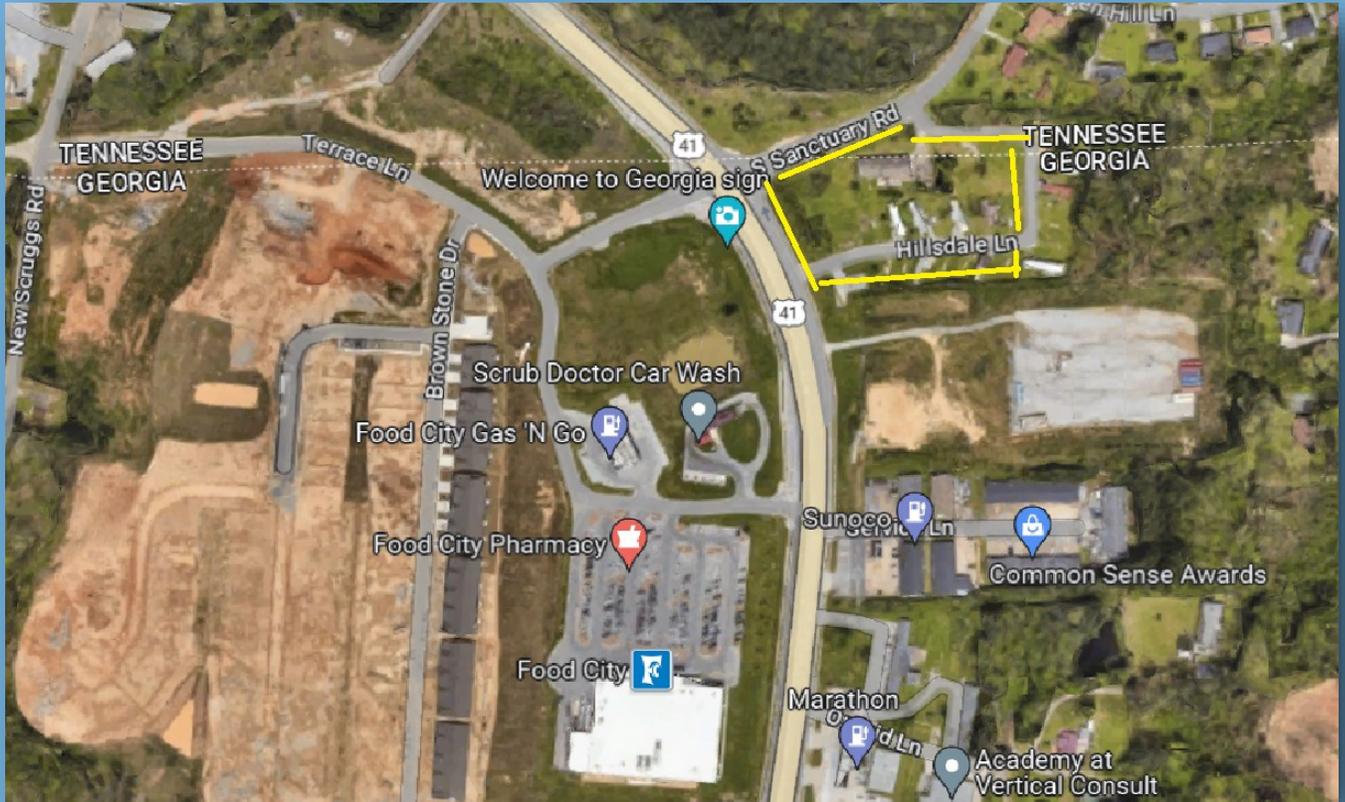


This Parcel is at a signalized intersection in the heart of very active development

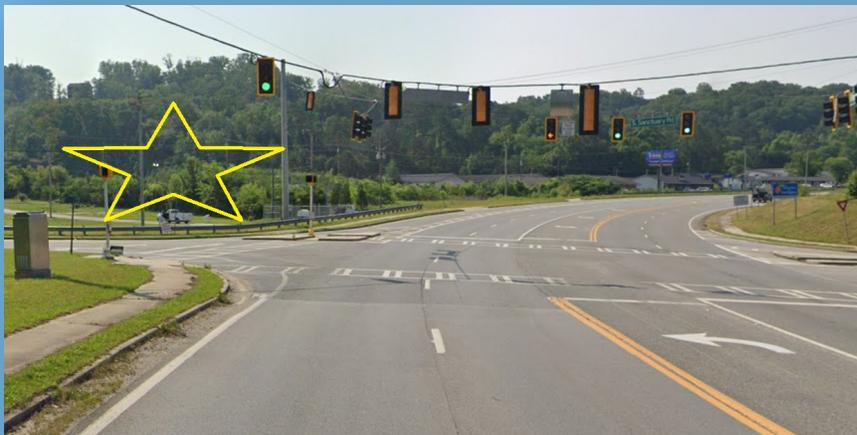
5.56 Acre

ATL COMMERCIAL
REAL ESTATE

11 & 115 Hillsdale Lane Ringgold Georgia 30736



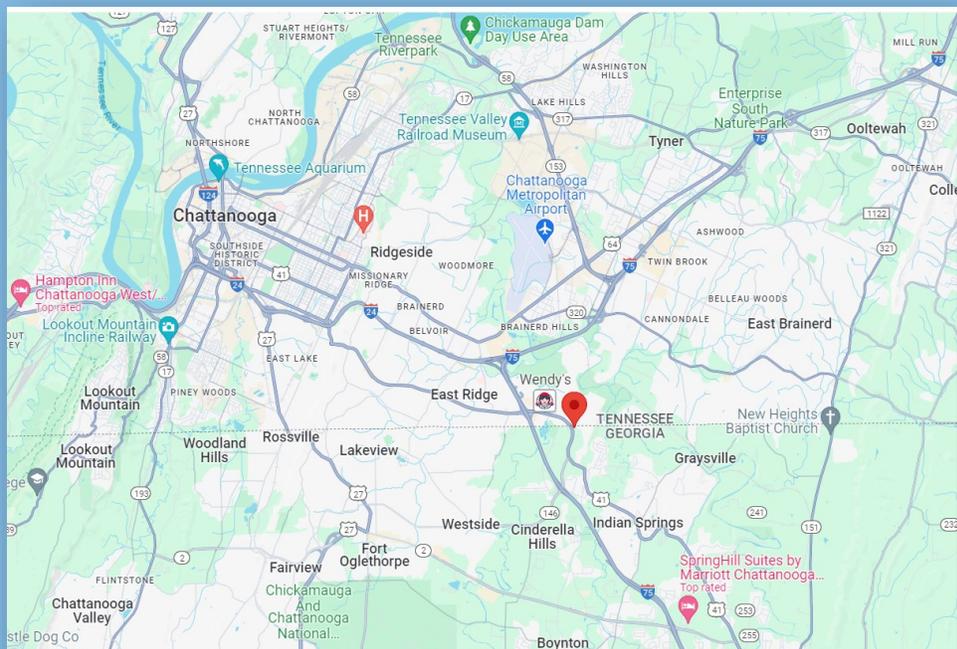
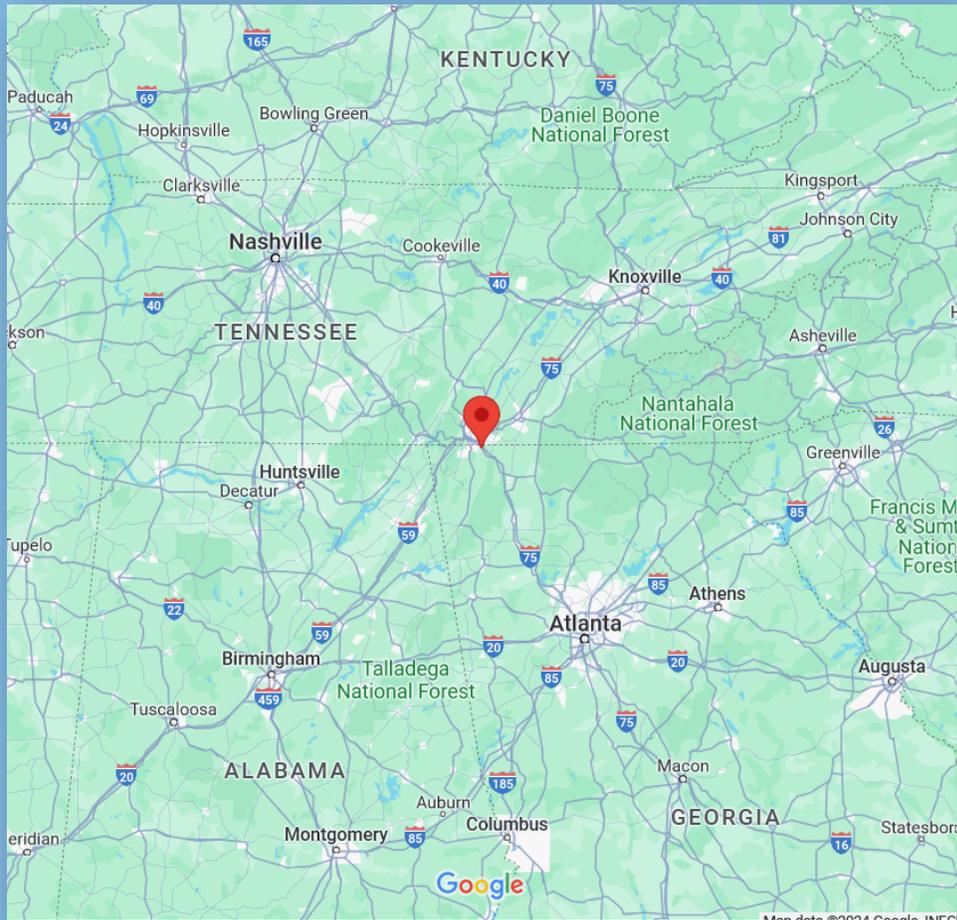
- ◆ **Zoning C1** https://library.municode.com/ga/catoosa_county/codes/code_of_ordinances?nodeId=PTIIOFCO_APXACACOUNDECO_ARTIIZODILAUS_2.03.00LAUSPEEAZODI
- ◆ **Utilities and Sewer in place**
- ◆ **For Sale \$1,495,000**



Rick Ferguson

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THE LOCATION



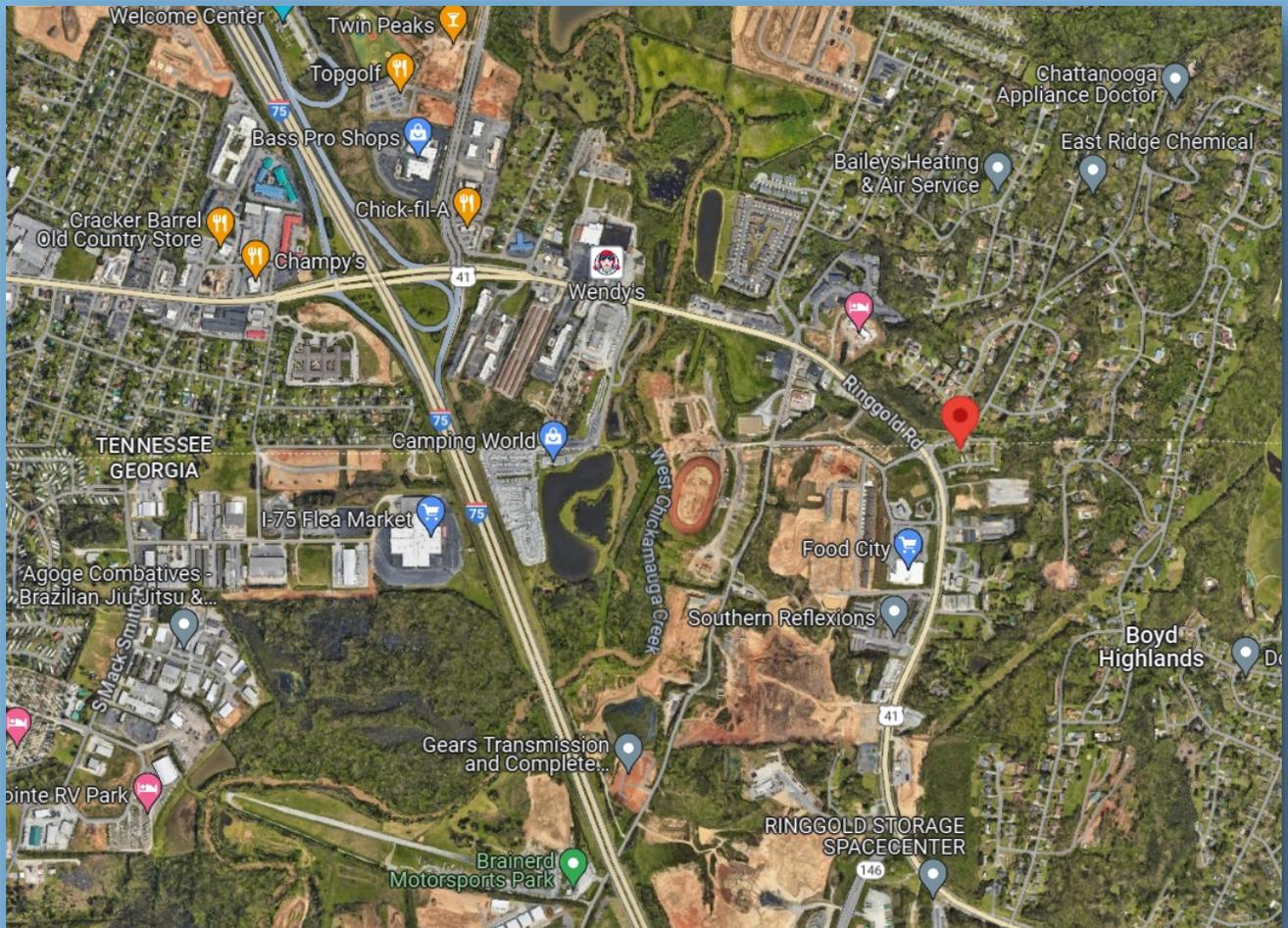
HOT AREA For DEVELOPMENT

Georgia Clay & Dirt Being Turned for Development Map

Zoning Links:

https://library.municode.com/ga/catoosa_county/codes/code_of_ordinances?nodeId=PTIIOFCO_APXACACOUNDECO_ARTIIZODILAU2.03.00LAUSPEEAZODI

<https://www.catoosaeda.org/>



The Area

Link: <https://www.catoosaeda.org/>



Bring Your Business to Catoosa County!

Located along the Tennessee border in Northwest Georgia, Catoosa County is around 100 miles northwest of Atlanta and 17 miles south of Chattanooga, Tennessee. With a population over 66,000, the County consists of two major cities, Ringgold- the county seat, and Fort Oglethorpe.

Catoosa County, Georgia has all the resources needed to support your growing business. We are perfectly located on Interstate-75, a major North-South transportation vein, and are 15 miles to the Chattanooga Metropolitan Airport and 110 miles to the Hartsfield- Jackson Atlanta International Airport. In addition, we are 30 miles to the Appalachian Regional Inland Port and within driving distance to the maritime ports of Savannah, GA.

Our highly skilled workforce is bolstered by a partnership between the Catoosa County Public School System and Georgia Northwestern Technical College Catoosa County Campus. GNTC Catoosa County Campus produces workers that have acquired the unique skills needed for the industries in our area.

Our infrastructure, skilled workforce, excellent schools, temperate weather, and low cost of living make a great place to put down roots for businesses and families.

Even with the explosive industrial and retail growth of the past few decades, Catoosa County retains its small town feel, natural beauty, and sense of community.

Local 3 News

<https://www.local3news.com> > local-news > catoosa-coun...

Catoosa County celebrates groundbreaking of new ...

Mar 18, 2023 — UPDATE: Ground was broken on the Cloud Springs I-75 Park development in Catoosa County Tuesday afternoon. The new industrial park is geared ...

WTVC

<https://newschannel9.com> > news > local > residents-voi...

Residents voice traffic concerns as Catoosa County ...

Oct 4, 2023 — Catoosa County commissioners approved a plan Tuesday night to widen and resurface North Avenue for the incoming Evergreen Landing Development.

Catoosa County, GA

<https://www.catoosa.com> > Home > Components > News

News List | Catoosa County, GA

Apr 9, 2024 — Catoosa County, GA. Home ... Projects Administration+. Open Bids · Proposal ... NOTICE: CATOOSA COUNTY ECONOMIC DEVELOPMENT AUTHORITY MEETING 4/9/24.

Chattanooga Times Free Press

<https://www.timesfreepress.com> > news > feb > catoosa-...

Catoosa County, Georgia, industrial park planned off I-75

Feb 22, 2023 — Rick Partain, chairman of the Catoosa County Economic Development Authority, said the new industrial sites along I-75 "will serve as a ...

WTVC

<https://newschannel9.com> > news > local > new-industri...

New industrial park in Catoosa County will bring 700 jobs ...

<https://www.local3news.com> / Feb 18, 2023 — The new industrial park is geared towards attracting advanced manufacturing

Local 3 News

<https://www.local3news.com> > local-news > city-of-ringg...

City of Ringgold plans to expand in downtown district

Jan 5, 2024 — The plans to complete the "Ringgold Warehouse District" include building new retail stores, restaurants and housing.

WDEF

<https://www.wdef.com> > ringgold-has-plans-for-renovat...

Ringgold has plans for renovation in 2024

Jan 5, 2024 — Ringgold has plans for renovation in 2024 ... Jesse Farley, RINGGOLD, Ga. (WDEF) — A new year is upon us, and the winds of change are blowing in ... Missing: development | Show results with: development

Catoosa County

<https://www.catoosa.com> > Components > News > News

Groundbreaking Held For New CHI Memorial Hospital In ...

Mar 22, 2024 — The new CHI Memorial Hospital Georgia will replace the current facility in Fort Oglethorpe. In December 2022, CHI Memorial received the ...

UGA Public Service and Outreach

<https://outreach.uga.edu> > News

Historic downtown is making visionary changes with help ...

Sep 25, 2023 — ... development like Depot Square." Focused on Ringgold's traditional railroad warehouse area, the Depot Square and Benton Coal projects reflect ...

The Rome News-Tribune

<https://www.northwestgeorgianews.com> > news > rural-...

Rural Charm vs. Growth: Walker County Residents Voice ...

Feb 29, 2024 — A growing chorus of residents is voicing concerns about the rapid pace of development in Walker County, fearing it will forever alter the ... Missing: projects | Show results with: projects



Rick Ferguson

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Rick Ferguson's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class, blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a bachelor's degree in marketing and management, Rick visited Atlanta and was fascinated by its business community's fast pace and enormous potential. Two weeks after his original visit, Rick relocated to the city and begun what would be a 20-year career selling commercial telephone systems to hundreds of businesses, including real estate offices, doctors, attorneys, CPAs, wealth management consultants, construction companies and more.

In 2005 Rick secured his real estate license and began facilitating site selection for various firms working to locate, negotiate and lease office space. In addition to site selection, Rick's company, ATL Commercial Real Estate, Inc., represents firms and investors as they work to acquire commercial real estate. The company especially prides itself on taking property to market and selling for higher than anticipated. In 2019 Rick became licensed as a broker and can now supervise real estate agents.

Rick lives in Brookhaven with Kathy, his Atlanta-born wife, and is quickly becoming an empty nester as his children (two adopted from Russia and one an Atlanta native) venture into the real world. Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.

Organizations: National Association of Realtors, Georgia Association of Realtors, Atlanta Commercial Board of Realtors, Real Professionals Network, Buckhead 50 Club, Southern Resource Group, Siena Alumni Organization & Dunwoody Baptist