



## Chickamauga Ave. & South Crest Rd.

Rossville, GA

### Property Description

- 16.7± Acres
- Zoned C2
- 3 Parcels
- Outside Flood Zone
- Land Disturbance Permit Approved
- Located in the Opportunity Zone

### Comments

Vacant land conveniently located in the heart of Rossville, GA with approximately 92 feet of Road frontage on Chickamauga Ave. The property has multiple potential access points from Chickamauga Avenue, Sout Crest Road, King Street, and Sunset Drive. Access from Missionary Ridge affords views of the city, Elder Mountain and Lookout Mountain.

**SALE PRICE: \$525,000**



Parcel ID	2005 034
	2005 033
	2005 070

2022 Total RE Tax	\$829.36
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Price Per Acre	\$31,437.13
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For more information:

**Christopher "Pher" Moore**

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Broker of Record: David F. DeVaney, SIOR, CCIM

# TAX MAP

Chickamauga Ave. & South Crest Rd. | Rossville, GA



## LEGEND

 Approved Easement Access

# AERIAL MAP

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## TRAFFIC COUNTS | 2023

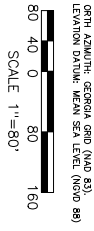
HWY 27/Chickamauga Avenue - 18,700 VPD

South Crest Road - 4,440 VPD

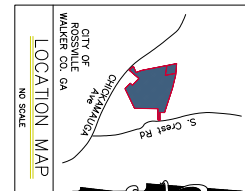
# TOPOGRAPHY MAP

Chickamauga Ave. & South Crest Rd. | Rossville, GA

✓ ER CO., GA.  
 ✓ IF RECORD ARE EXEMPT.  
 ✓ RE. NOT FIELD RUN BY THIS FIRM  
 ✓ PROVIDED BY OTHERS.  
 034



ON THIS PLAN HAVE FOUND  
 1. ALL NECESSARY INFORMATION,  
 2. ALL NECESSARY LOCATIONS,  
 3. ALL NECESSARY PERMITS,  
 4. ALL NECESSARY RECORDS  
 AND ASSOCIATED PLAN FOR THIS  
 PROJECT, PREPARED BY OTHERS.



This plot is a retrenchment of an existing parcel or parcels of land and does not establish or create a property boundaries. The recording information of the documents, maps, plats or other instruments herein, RECORDED OF THIS PLAT DOES NOT AVOID NECESSARY CONSTRUCTION, REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR THE UNDERSTANDING AND SURVEY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PLAT MAPS AS SET FORTH IN 810-2-12, 810-2-13, 810-2-14, 810-2-15, 810-2-16, 810-2-17, 810-2-18, 810-2-19, 810-2-20, 810-2-21, 810-2-22, 810-2-23, 810-2-24, 810-2-25, 810-2-26, 810-2-27, 810-2-28, 810-2-29, 810-2-30, 810-2-31, 810-2-32, 810-2-33, 810-2-34, 810-2-35, 810-2-36, 810-2-37, 810-2-38, 810-2-39, 810-2-40, 810-2-41, 810-2-42, 810-2-43, 810-2-44, 810-2-45, 810-2-46, 810-2-47, 810-2-48, 810-2-49, 810-2-50, 810-2-51, 810-2-52, 810-2-53, 810-2-54, 810-2-55, 810-2-56, 810-2-57, 810-2-58, 810-2-59, 810-2-60, 810-2-61, 810-2-62, 810-2-63, 810-2-64, 810-2-65, 810-2-66, 810-2-67, 810-2-68, 810-2-69, 810-2-70, 810-2-71, 810-2-72, 810-2-73, 810-2-74, 810-2-75, 810-2-76, 810-2-77, 810-2-78, 810-2-79, 810-2-80, 810-2-81, 810-2-82, 810-2-83, 810-2-84, 810-2-85, 810-2-86, 810-2-87, 810-2-88, 810-2-89, 810-2-90, 810-2-91, 810-2-92, 810-2-93, 810-2-94, 810-2-95, 810-2-96, 810-2-97, 810-2-98, 810-2-99, 810-3-00.



# 1, 3, 5 Mile DEMOGRAPHICS

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