

# **HAMMOND CREEK**

## **80 ACRE MIXED USE DEVELOPMENT**

### **North Dalton Bypass at Pleasant Grove Road**

Dalton, GA



#### **Offering Overview:**

- Prime mixed use development opportunity with easy access to I-75
- Initial phase is The Township at Hammond Creek, a high end 200 unit multifamily community
- Owner willing to consider sales or joint venture with qualified developers on future phases
- Located along the North Dalton Bypass (US Hwy 76) at Pleasant Grove Drive
- Highly visible location with 20,000 vehicles per day on the North Dalton Bypass



- Site is across from Dalton Middle School, Dalton Academy, Dalton Junior High, Heritage Point Regional Park and adjoins the Dalton Golf & Country Club
- Project will include multifamily residential, single family residential, low density office, retail, and services in a master planned development
- Project is located in a TAD district which provides potential incentives for development

#### **Factors Supporting Development:**

- Employment in Whitfield County continues to increase
- Major employers continue to hire staff for higher paying positions
- Average wages rank Dalton 10th highest among communities in Georgia
- Quality housing units and retail space are currently insufficient to support the market demand given the wages and increase in higher income jobs



Commercial  
Real Estate  
Services

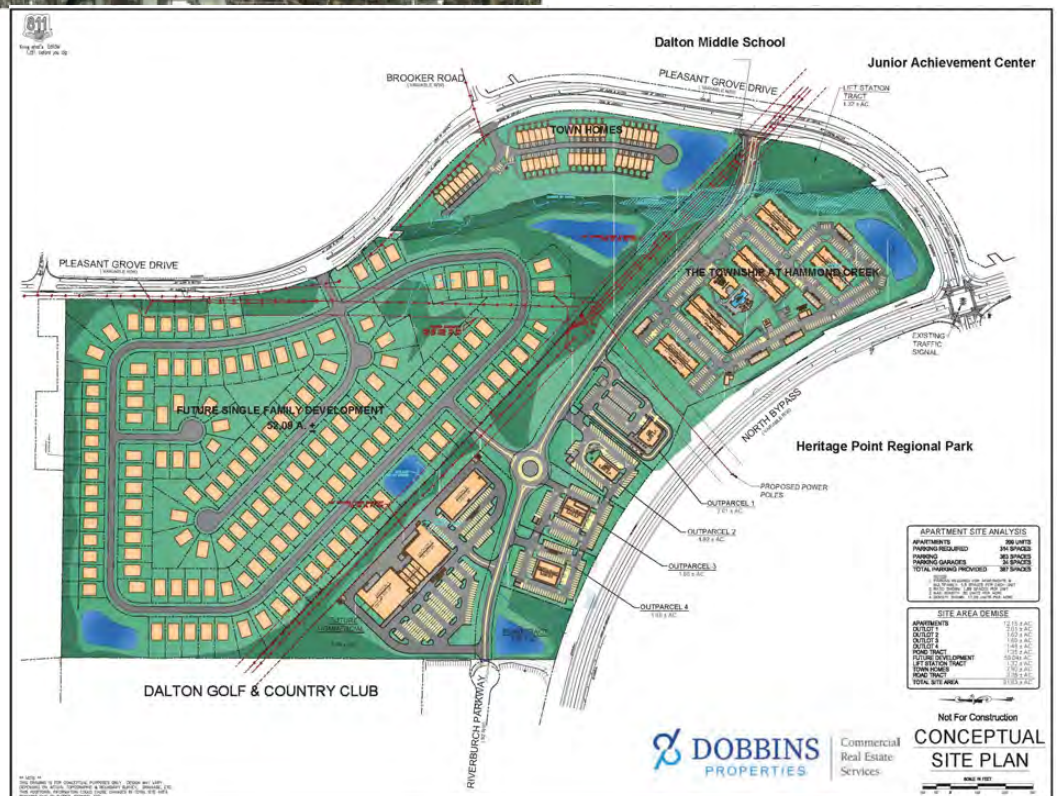
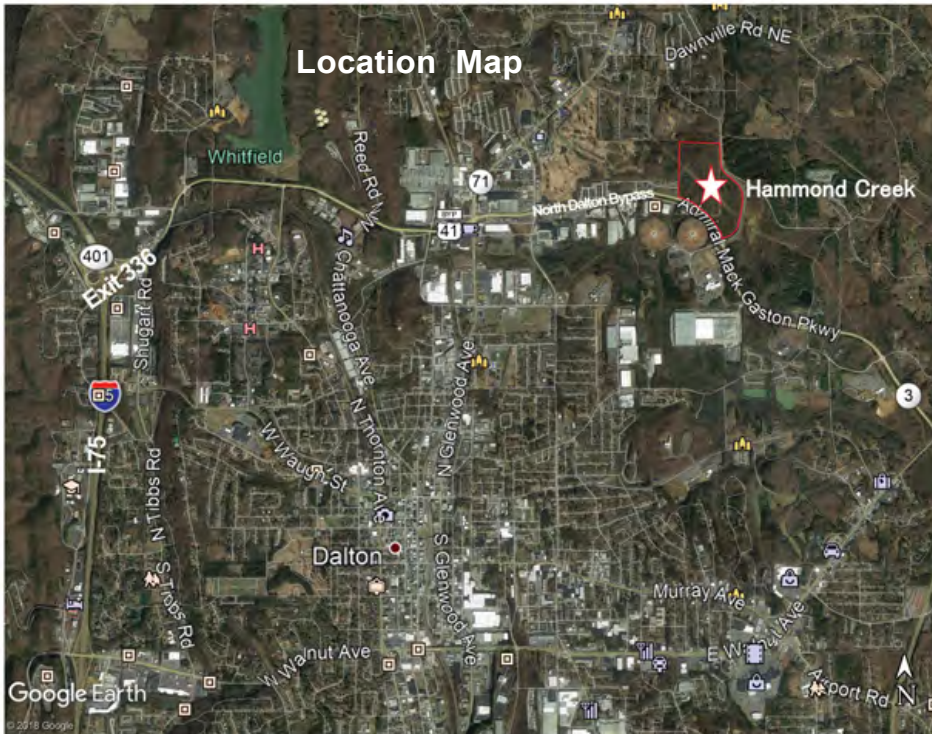
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## Location Map and Concept Plan



Commercial  
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