



FOR SALE

Vacant Land/Retail Opportunity

Battlefield Pkwy. & Happy Valley Rd. Rossville, GA 30741

PRESENTED BY:

David Melton

423-713-7019

dmelton@pointecre.com

Blake White

423-826-1518

bwhite@pointecre.com

PROPERTY SUMMARY



SALE PRICE: **\$1,900,000**

OFFERING SUMMARY

PROPERTY SIZE: 11.90 Acres

PRICE/SF: \$3.67

ZONING: C-1 (Walker County)

TAX ID: 019 002

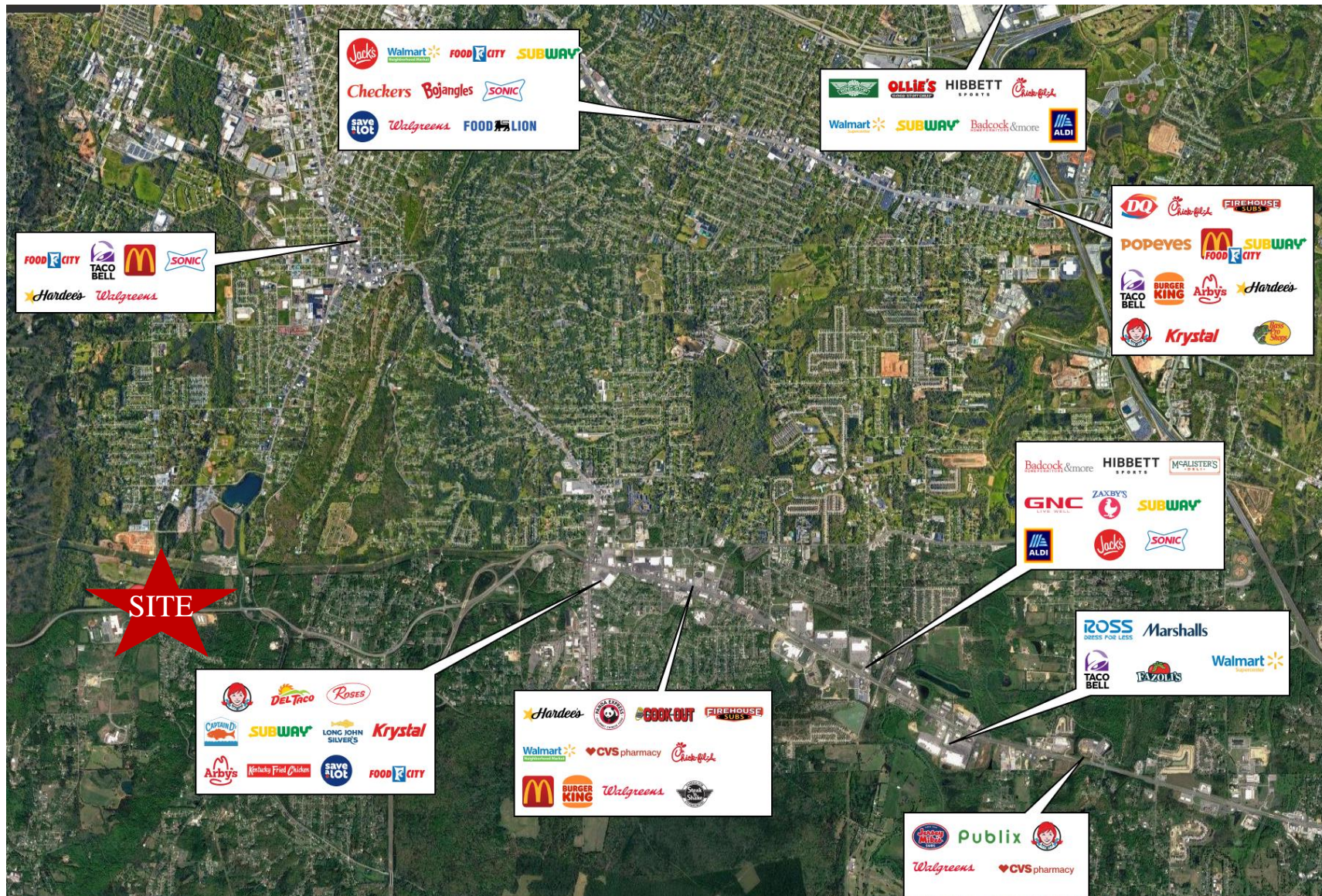
HAWKS RIDGE

Battlefield Pkwy. & Happy Valley Rd. Rossville, GA 30741

PROPERTY OVERVIEW:

Located off busy Battlefield Parkway in charming Rossville, GA, this opportunity is minutes from Chattanooga, TN, and the historical Chickamauga Battlefield. This highly visible and easily accessible property is ideal for any multi-tenant, QSR or retail development. Situated directly in front of 400+ residential community development at a signalized intersection, this site is surrounded by strong demographics and boasts of high traffic counts.

MARKET AERIAL



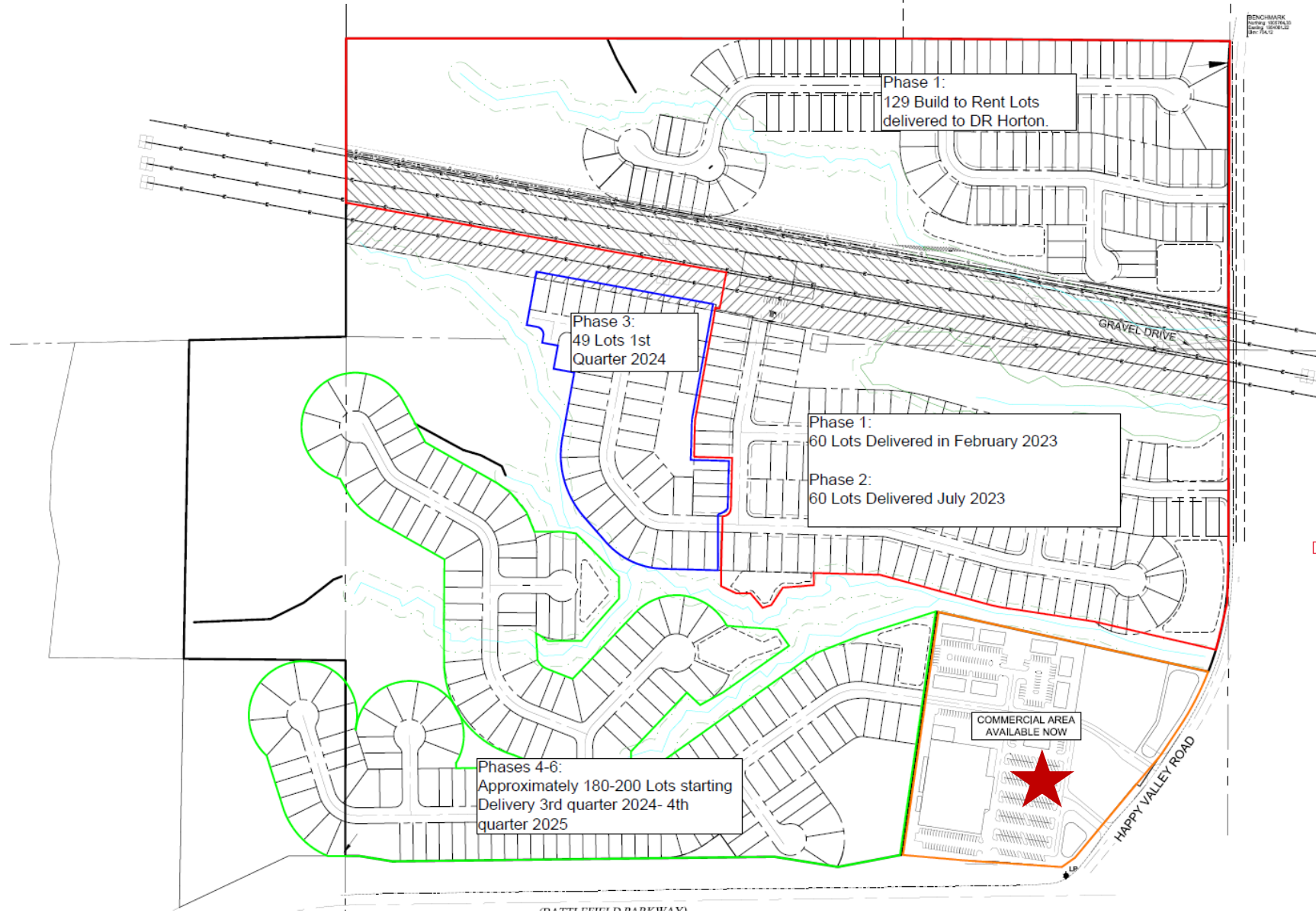
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2023 Population	24,183	73,038	226,567
Avg. HH Income	\$67,427	\$76,223	\$89,183



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DEVELOPMENT SITE PLAN



RaganSmith

Nashville • Murfreesboro • Chattanooga
ragansmith.com

HAWKS RIDGE S/D
FOR
NGA HARRIER DEVELOPERS
WALKER COUNTY, GA

Scale: 1"=150'
Date: 04-19-2023
Approved By: ECU
Revisions:
Drawing Title:
HAWKS RIDGE EXHIBIT



CONCEPTUAL SITE PLANS





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