

±11.54 Acres of Outside Storage & Trailer Parking **FOR SALE/LEASE**

152 Tyler Dr, Calhoun, GA 30701



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Executive Summary

SALE

±11.54-acre site with ±7.34 acres of graveled yard. ±3 acres is leased to a national credit tenant through 6/30/2028, offering stable income. ±1–2 acres remain available for additional development. The income-producing ±3-acre portion can also be purchased separately.

LEASE

±5 usable acres of fenced, gated, and lit outside storage and trailer parking for lease in Calhoun, Georgia. The site accommodates approximately ±150 trailer spaces on stabilized gravel and is built for fleet & logistics operations.

LOCATION

Located one mile from I-75 (Exit 312), the property offers immediate access between Atlanta and Chattanooga. With Buc-ee's and major truck stops nearby, this is a secure, driver-friendly and rare IOS opportunity along the I-75 corridor.

Highlights

- ±5 Usable AC for Lease | Total ±11.54 AC Site for Sale
- New Development | Fenced, Gated & Lit
- Stabilized Gravel Surface
- ±150 Trailer Spaces on the ±5 AC | ±313 Total Trailer Spaces on the Entire Site
- Subdividable
- 1 Mile to I-75 (Exit 312)
- Immediate I-75 access | No back road routing
- Minutes from Buc-ee's, Love's & Pilot
- Easy trailer circulation
- Secure Yard Environment
- Atlanta–Chattanooga I-75 Corridor

Driver-Friendly



SALE PRICE

±3-ACRE LAND LEASED PORTION: \$1,550,000
ENTIRE ±11.54-ACRE SITE: \$3,250,000



LEASE RATE

\$3,500/ACRE/MONTH + \$900/MONTH OPEX



ACREAGE FOR LEASE:

±5 ACRES

USABLE SITE SIZE:

±9.5 ACRES

TOTAL SITE SIZE:

±11.54 ACRES



DIVISIBLE



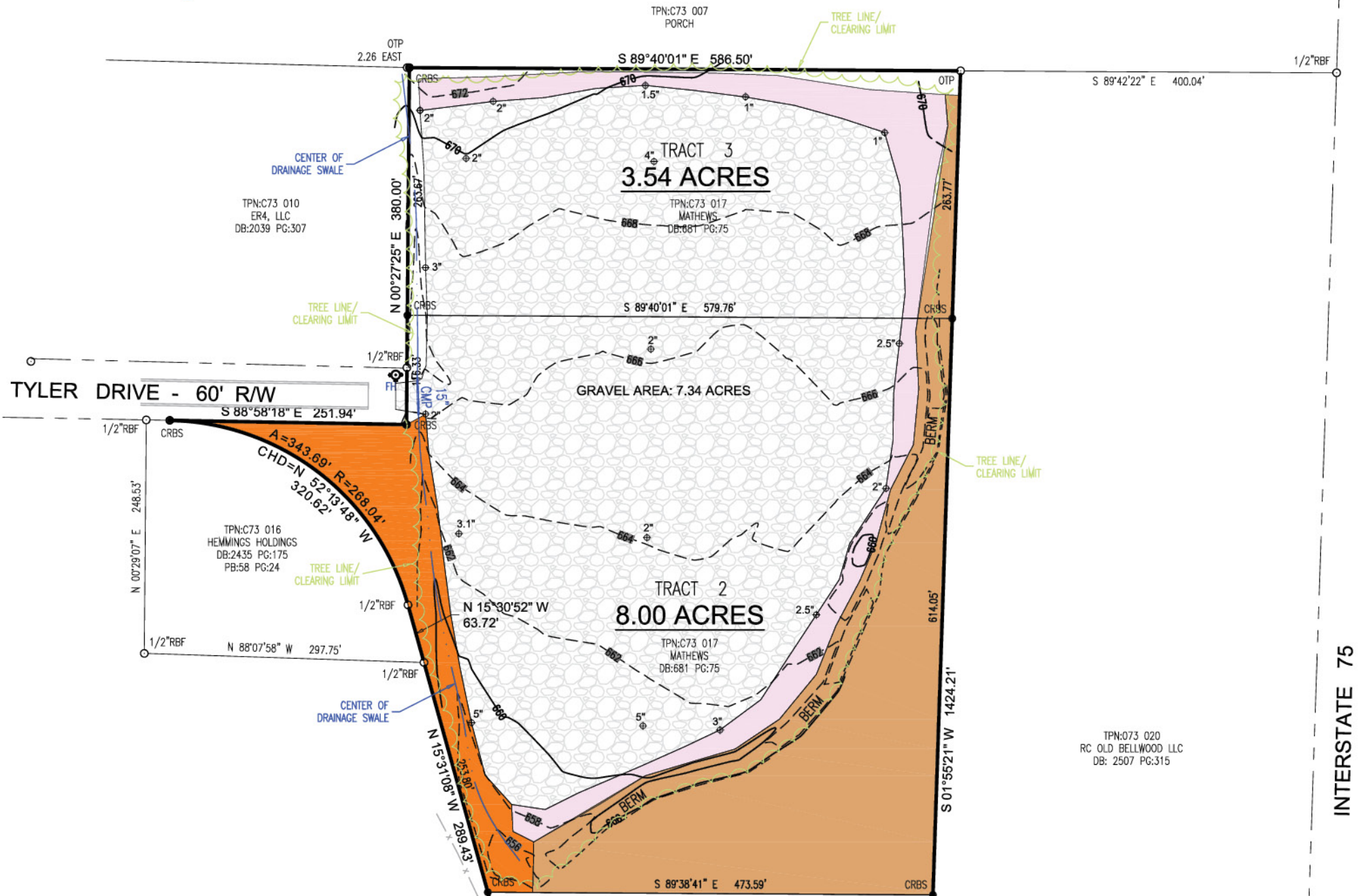
**LEASED
(CAN BE PURCHASED
SEPARATELY)**

±5 ACRES FOR LEASE



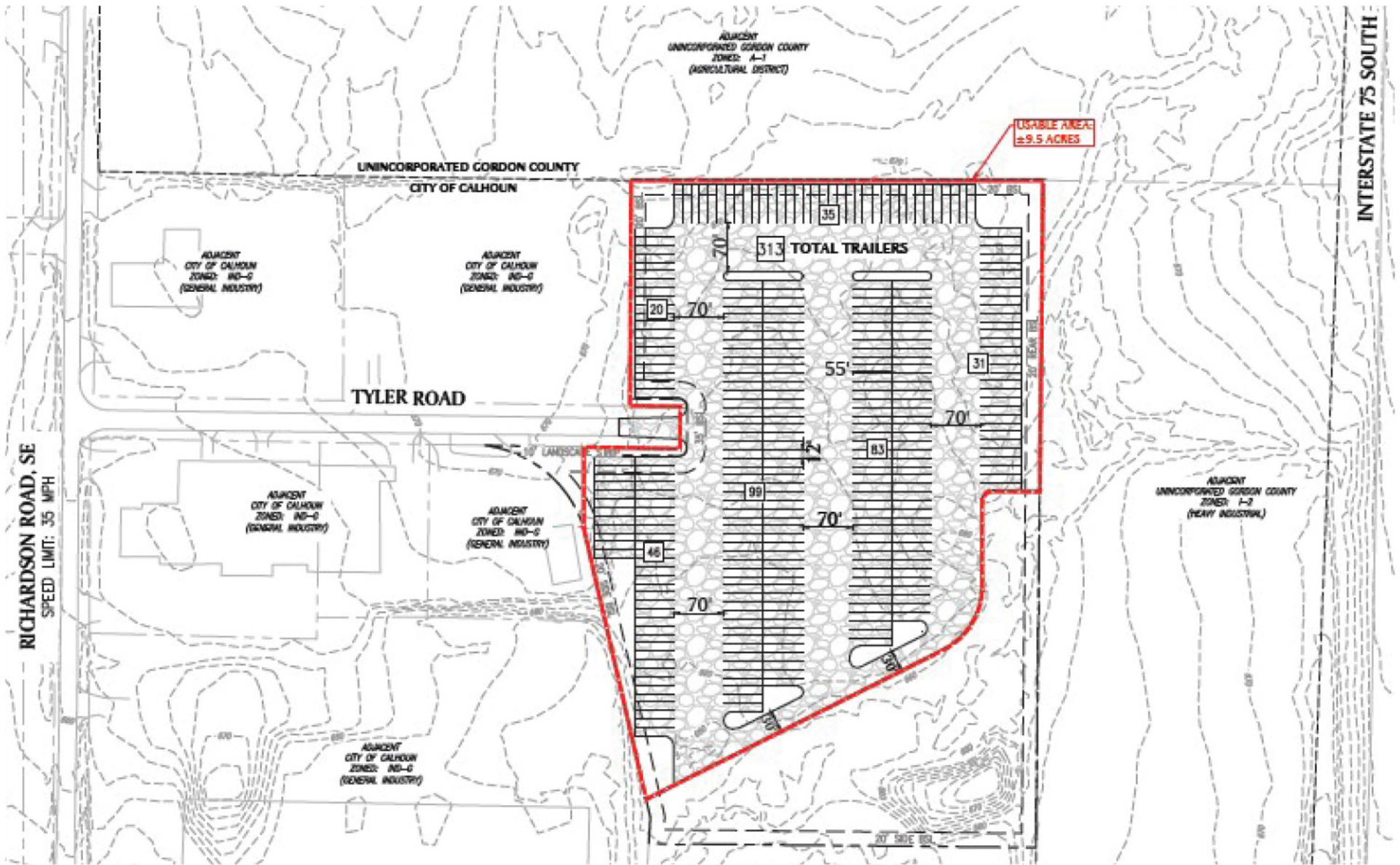


Survey



Proposed Site Plan

*±313 total trailer spaces



In The Area



SUBJECT PROPERTY ★

CALHOUN OUTLET MARKETPLACE

Travel Distances



Demographics

POPULATION



1 MILE	3 MILES	5 MILES
1,456	14,135	35,074

HOUSEHOLDS



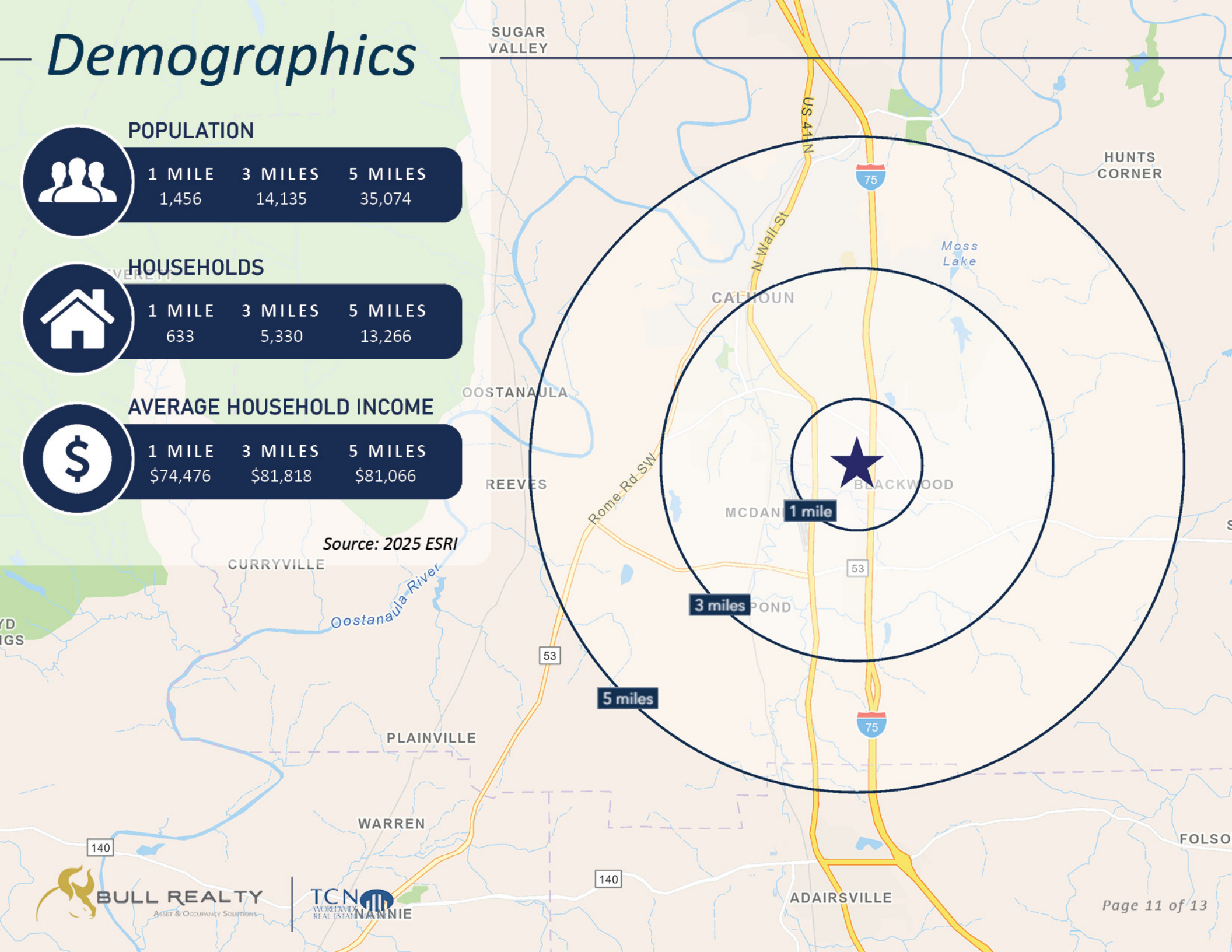
1 MILE	3 MILES	5 MILES
633	5,330	13,266

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$74,476	\$81,818	\$81,066

Source: 2025 ESRI



Broker Profile



SHOUMIC KHAN

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A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

