

20.6+ ACRES | RINGGOLD, GA

\$1,400,000

8690 ALABAMA HIGHWAY, RINGGOLD, GA 30736



FOR SALE

KELLER WILLIAMS COMMERCIAL

7158 Lee Highway
Chattanooga, TN 37421



PRESENTED BY:

JEFF DODSON

REALTOR

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336360, Tennessee

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PROPERTY SUMMARY

8690 ALABAMA HIGHWAY | RINGGOLD, GA 30736



Property Summary

Price:	\$1,400,000
Lot Size:	20.63 Acres
Price / Acre:	\$67,862
Access:	Alabama Hwy Driveway Entrance
Cross Streets:	AL Hwy & Mt. Pisgah
Permitted Uses:	Various
Frontage:	827 feet
Traffic Count:	13,100
Signal Intersection:	No
Utilities:	Available
Zoning:	A-1 and I-H
APN:	00420-031 & 00420-032

Property Overview

Just over 20.6 Acres on Alabama Highway in Ringgold, GA.

Excellent visibility. Zoned A-1, and partially Industrial. This land would accommodate a multitude of uses.

Level, cleared, and prime for development.

Priced below appraised value.

Location Overview

Located in Ringgold, GA, only 3 miles from I75, Alabama Highway is a primary road connecting Ringgold to Lafayette, and is surrounded by retail, storefront, commercial and residential properties. Ringgold, GA is a rapidly growing sub-market of nearby Chattanooga, TN, and features industrial zones, farmland, award winning schools, and many new residential developments.

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PROPERTY PHOTOS

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LOCATION MAPS

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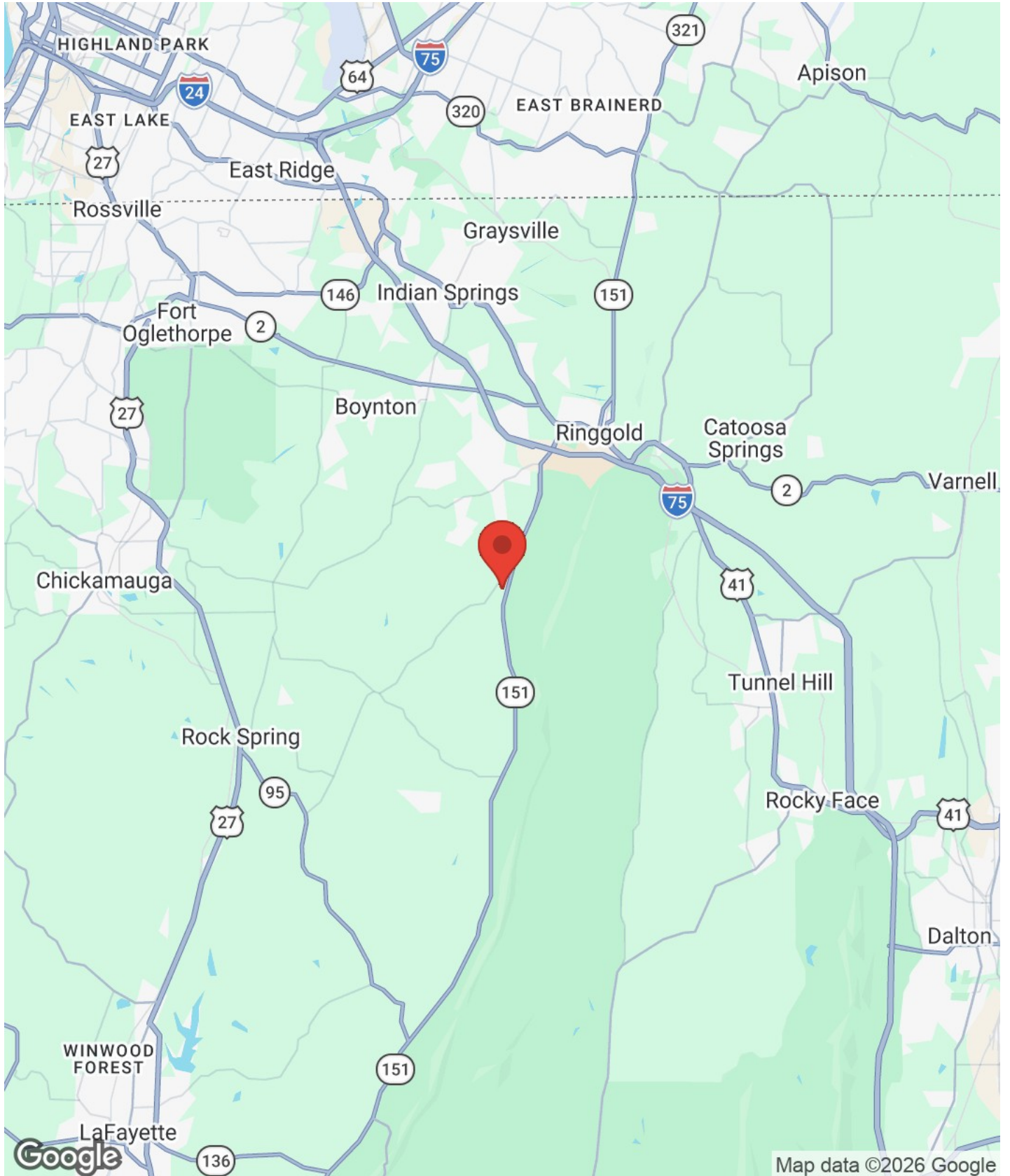
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REGIONAL MAP

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AERIAL MAP

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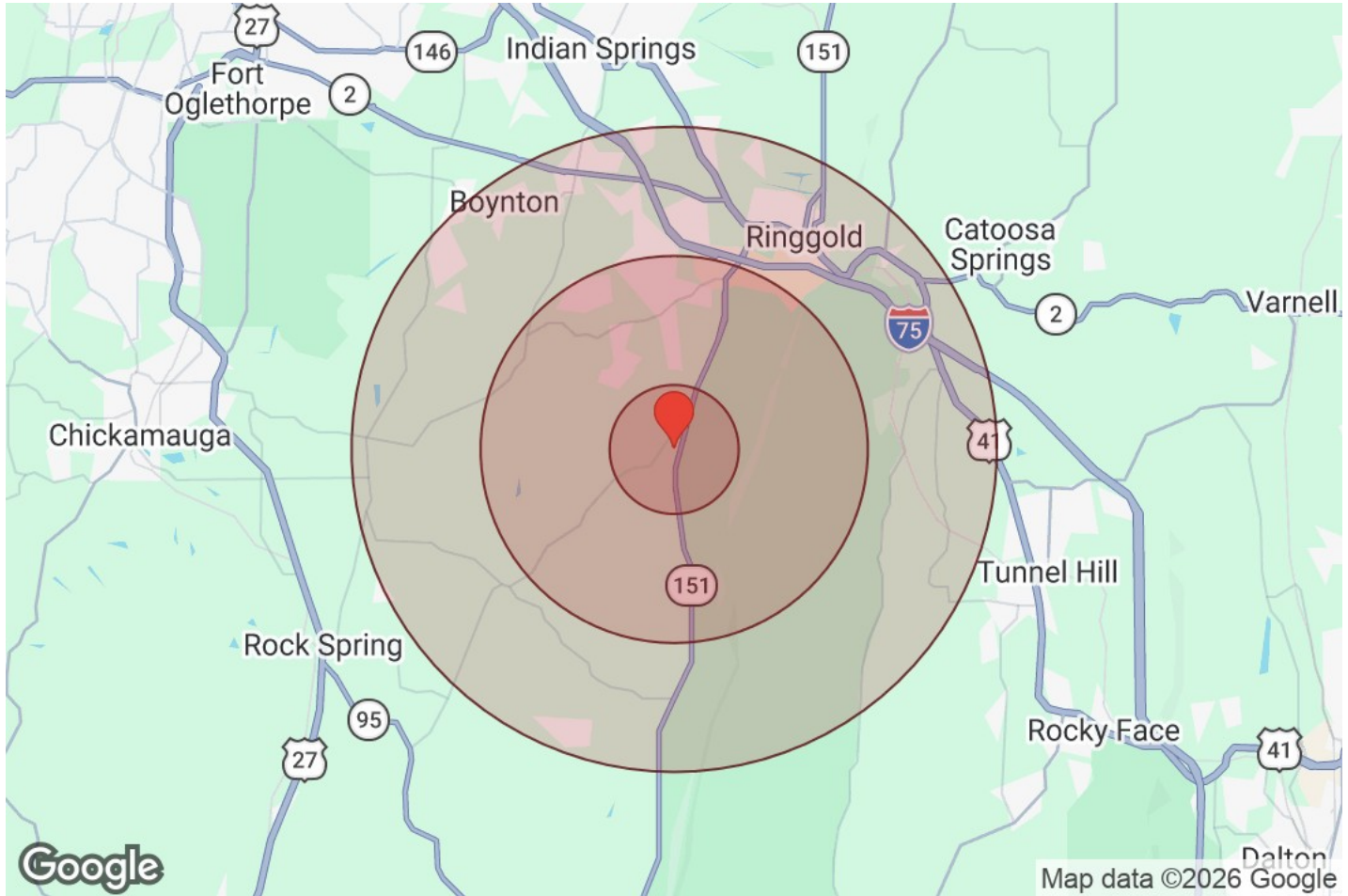
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	238	4,227	13,335
Female	235	4,437	13,922
Total Population	473	8,664	27,258

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	436	7,784	24,336
Black	6	240	815
Am In/AK Nat	1	10	33
Hawaiian	N/A	3	5
Hispanic	14	327	1,118
Asian	2	80	289
Multiracial	13	221	665
Other	N/A	1	3

Housing	1 Mile	3 Miles	5 Miles
Total Units	194	3,456	11,090
Occupied	184	3,295	10,574
Owner Occupied	137	2,621	8,115
Renter Occupied	47	674	2,459
Vacant	10	161	517

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	77	1,488	4,641
Ages 15 - 24	59	1,089	3,338
Ages 25 - 54	184	3,493	10,683
Ages 55 - 64	68	1,179	3,730
Ages 65+	86	1,414	4,864

Income	1 Mile	3 Miles	5 Miles
Median	\$105,804	\$104,063	\$91,623
Under \$15k	14	127	605
\$15k - \$25k	3	102	421
\$25k - \$35k	10	169	730
\$35k - \$50k	21	342	1,165
\$50k - \$75k	17	406	1,479
\$75k - \$100k	14	370	1,332
\$100k - \$150k	80	1,231	2,783
\$150k - \$200k	13	214	874
Over \$200k	13	336	1,183

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