

**±10 ACRE DEVELOPMENT OPPORTUNITY
RESIDENTIAL OR COMMERCIAL USE**

**Parcel A
10.58 Acres
FOR SALE**

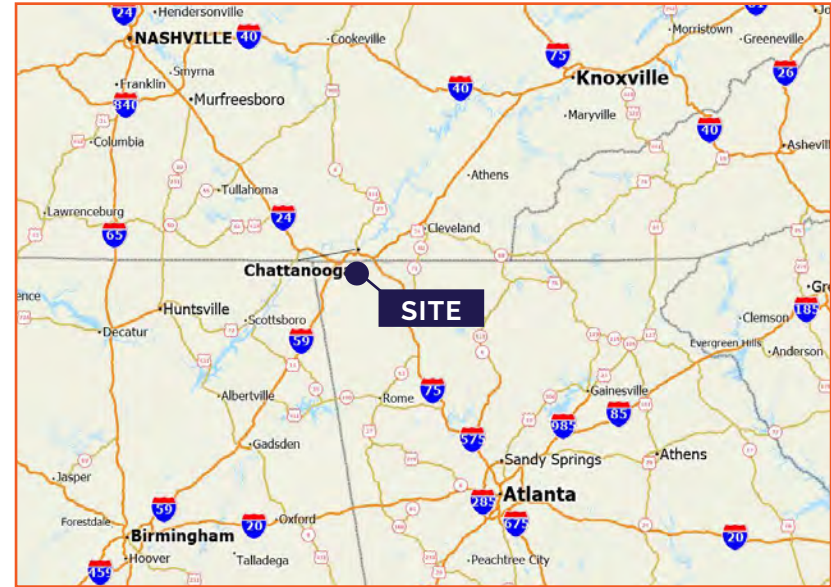
**Parcel B
UNDER CONTRACT**

**HAPPY VALLEY ROAD
Rossville, GA 30741**



SALE INFORMATION

Available Acreage	±10.58 acres
Location	Happy Valley Road, Rossville, GA
Zoning	Residential
Proposed Use:	Residential and Commercial Use
Frontage:	Happy Valley Road
Parcel ID	0136 017
Parcel Information:	Parcel A: ±10.58 acres Available Parcel B: ±14.46 acres Under Contract
Price	Contact broker

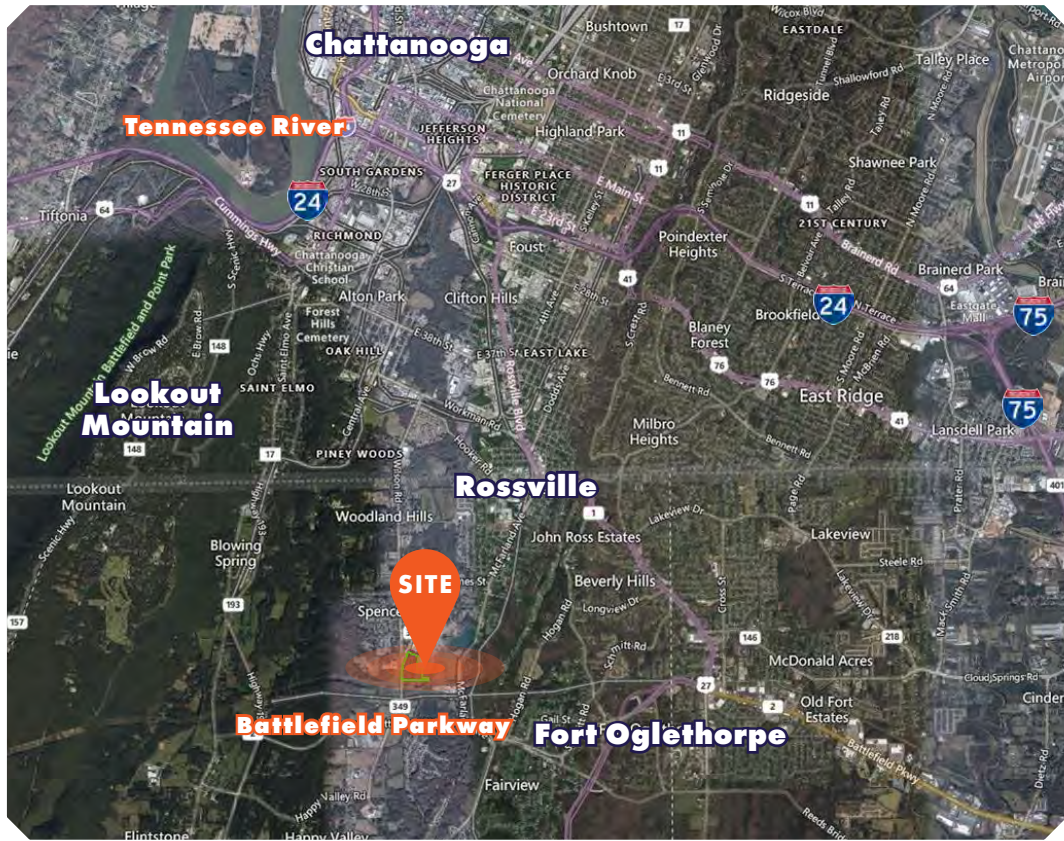


HIGHLIGHTS

- Well-located site, 0.5 miles north of Battlefield Parkway just south of Stone Creek Elementary School
- Located across from new Hawk's Ridge Subdivision with hundreds of new homes planned for the area
- Adjacent to Stone Creek Elementary School and less than 5 minutes from Rossville Middle School and Ridgeland High School
- Zoned Residential
- Outstanding location for multi-family or mixed-use development
- Excellent visibility and convenient location to and from north Georgia and southern Tennessee
- Build to suit is an option as well



Location Map



LINKS

- [Walker Co. Economic Development](#)
- [Walker Co. Planning Department](#)
- [Walker Co. Permitting Information](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

EASE OF ACCESS

Battlefield Parkway	0.5 miles
Interstate 24	5.4 miles
Interstate 75	7.9 miles

	1-Mile	3-Mile	5-Mile
Daytime Population	1,774	24,389	73,696
Workers	618	8,108	28,990
Residents	1,156	16,281	44,706

Zoning

Residential

The residential use category includes single-family dwellings, accessory apartments, multifamily dwellings in a variety of housing types, modular and manufactured housing, manufactured home parks, family residential care homes, and community residential care homes, but specifically excludes trailers. (Recreational vehicle parks are considered commercial uses).

While land may be designated for residential use, it does not follow that any housing type (single-family, apartment, townhouse, etc.) is allowed. Certain areas are limited to 1 or more housing types in order to preserve the established character of the area. Refer to the table of dwelling unit types set forth in section 22-149.

Click [here](#) for more zoning use information.

Sec. 34-235. Allowable and prohibited uses enumerated.

Allowable uses within each land use district are as follows:

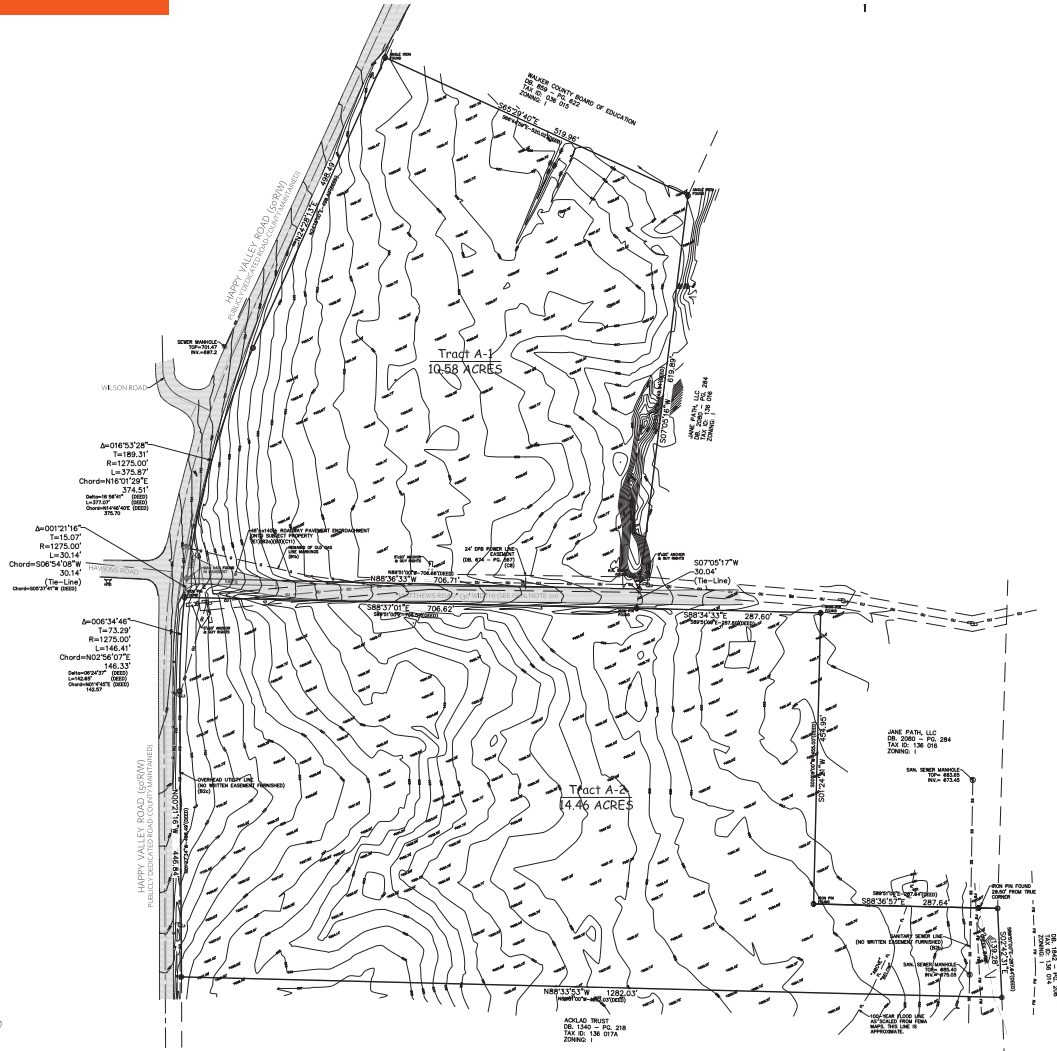
	Land Use/Land Use District									
	<i>A-1</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>CBOD</i>	<i>C-1</i>	<i>CN</i>	<i>I</i>	<i>PUD</i>
Residential	A	A	A	A	A	A	P	A	P	A
Institutional	A	A	P	A	A	A	A	A	A	A
Outdoor recreational	A	A	P	A	A	A	A	A	P	A
Professional service and office	P	A	P	A	A	A	A	A	P	A
Neighborhood commercial	A	P	P	P	P	A	A	A	P	A
General commercial	P	P	P	P	P	A	A	P	P	A
Public service	A	A	P	P	P	A	A	A	A	A
Utilities	A	A	A	A	A	A	A	A	A	A
Low intensity agriculture	A	A	P	A	A	A	P	P	P	P
General agriculture	A	A	P	P	P	A	P	P	P	P
Silvicultural	A	A	P	P	A	A	P	P	P	A
Industrial	P	P	P	P	P	P	P	P	A	P
Mining	A	P	P	P	P	P	P	P	A	P

Notes:	A - Allowed use, must meet all applicable development and compatibility standards.
	P - Prohibited use

(Ord. of 7-20-1994, § 3.04)

Source: [Walker Co. Land Development Regulations](#)

Topography Map



STATEMENT OF ENCROACHMENTS:

1. A detailed topographic map of the subject property was prepared by the Surveyor on the basis of the best available data on file in his office.
2. The survey was made under the supervision of the Surveyor and the results were checked by the Surveyor.
3. The property is subject to any and all encroachments of record.
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7. The property is subject to any and all encroachments of record.
8. As per FEMA Form F-100 (dated 08-05-2007), the subject property is in a flood hazard zone. The property has been designated as a Special Flood Hazard Area (SFHA) of a Very High Risk Zone (VH Zone) with a Flood Depth Potential (FDP) of between 66" and 84". The Flood Depth Potential (FDP) is based on the Flood Insurance Rate Study (FIRMS) data for the area.
9. The property is subject to any and all encroachments of record.
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SCHEDULE B - PART 6, EXCEPTIONS

1. All other encroachments, easements, or other matters that appear on the title plan in the Public Records of the County of Walker, Georgia, and are not shown on this map.
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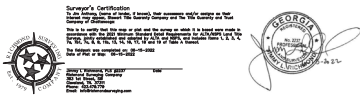
SURVEY DESCRIPTION

Survey conducted on the subject property on the 15th day of August, 2023, by the Surveyor, in the presence of the witnesses, and the results were checked by the Surveyor.

The subject property is located off Happy Valley Road, 4th District, 6th Section of Walker County, GA. The subject property is bounded on the north by the Happy Valley Road, on the east by the Happy Valley Road, on the south by the Happy Valley Road, and on the west by the Happy Valley Road.

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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

ALTA/NPS/LAND TITLE SURVEY

BEING PROPERTY LOCATED OFF HAPPY VALLEY ROAD, 4TH DISTRICT AND 6TH SECTION OF WALKER COUNTY, GEORGIA.

DATE: 11-14-2023 SCALE: 1" = 60'

Flood Map



- Legend**
- Parcels
 - Roads
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
 - AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
 - AE - FLOODWAY
 - X: 500 Year Flood - Areas of 0.2% annual chance flood

ACCESS INFORMATION



HIGHWAYS

Battlefield Pkwy .5 Miles

Interstate 24 5.4 Miles

Interstate 75 7.9 Miles



AIRPORTS

Chattanooga Airport 10.1 Miles

Hartsfield-Jackson Atlanta Int'l Airport 122 Miles

Nashville Int'l Airport 139 Miles



PORTS

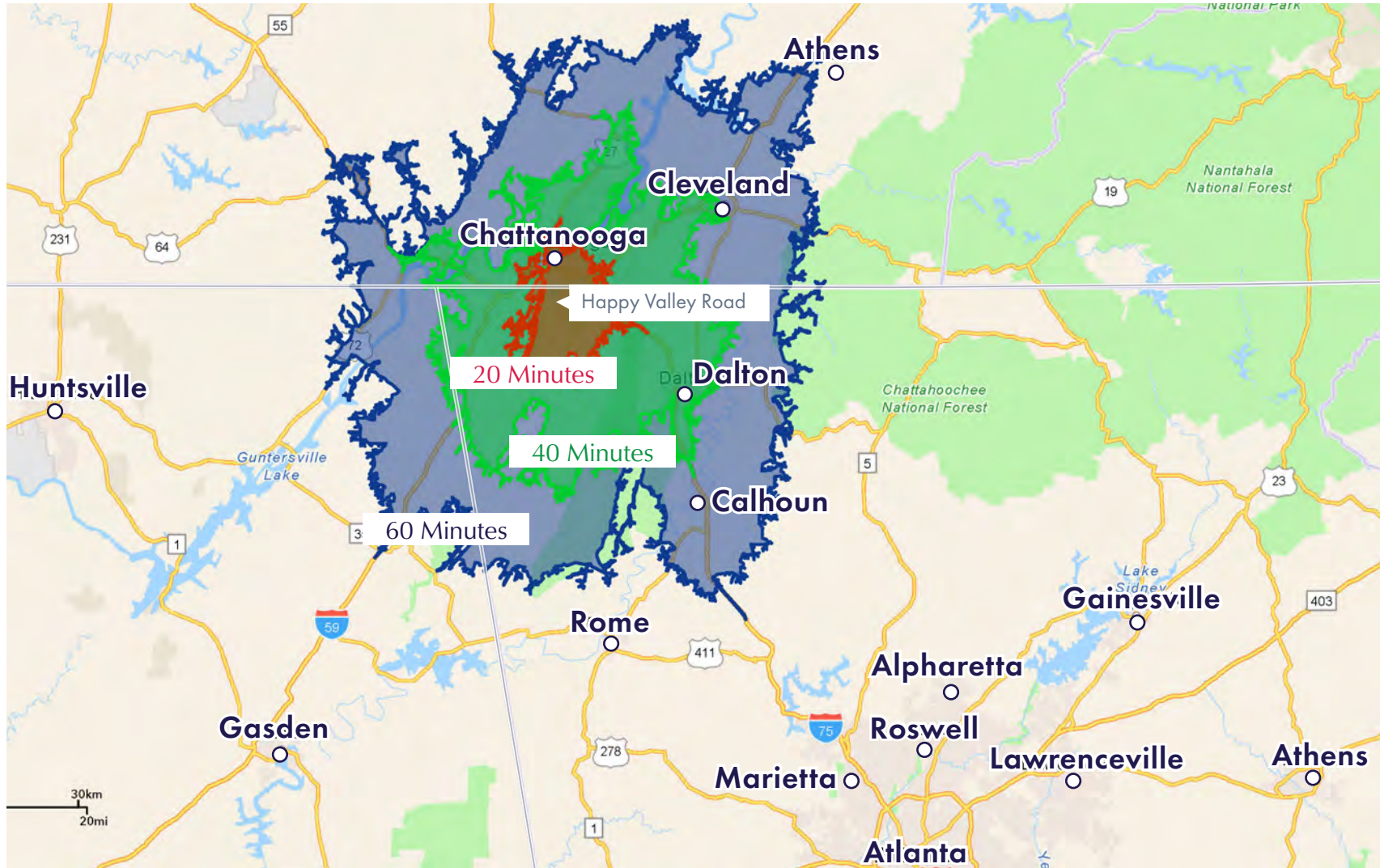
Savannah, GA 362 Miles

Mobile, AL 406 Miles

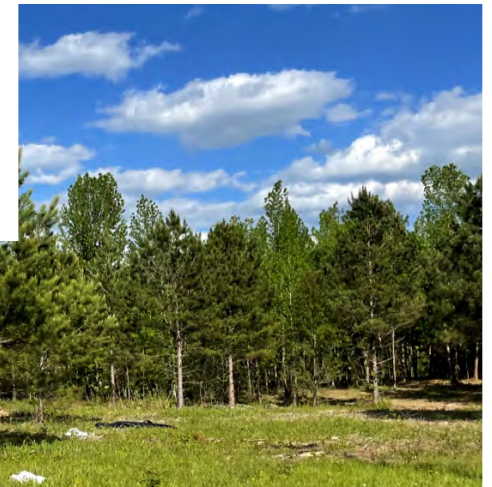
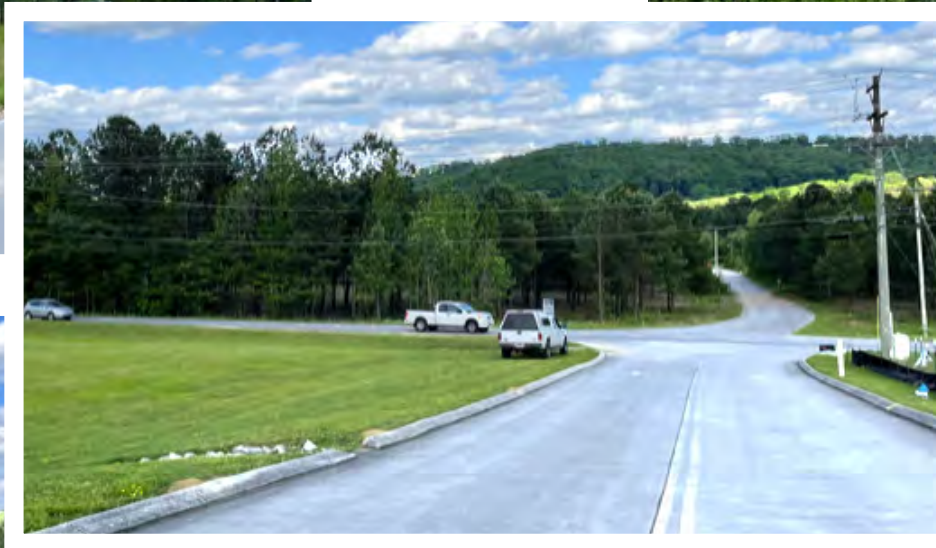
Charleston, SC 419 Miles

Jacksonville, FL 462 Miles

DRIVE TIME MAP



Property Photos



Property Photos

