

For Sale



COSTCO
WHOLESALE

CIRCLE K



W Weigel's

Gateway Mall

Cloud Springs Rd



±6AC

Commercial Development Site

3632 Cloud Springs Road • Ringgold, GA 30736



SVN | Second Story is pleased to present the opportunity to acquire approximately six acres of commercially zoned land located in the Cloud Springs Road/I-75 corridor, one of the primary commercial growth areas in Catoosa County and the Chattanooga MSA. The property benefits from excellent regional connectivity with convenient access to Interstate 75, Battlefield Parkway, and the Georgia-Tennessee state line.

Zoned C-1 Commercial and served by public sewer, the site supports a broad range of potential uses, including retail, office, medical, service-commercial, automotive, self-storage, and mixed-use development.

Surrounded by national retailers, industrial employers, and expanding residential development, the property is well positioned to benefit from continued economic growth and commercial investment throughout the region. The offering presents an attractive opportunity for developers, investors, and owner-users seeking a well-located commercial site within one of Northwest Georgia's most active growth corridors.

**3632 Cloud Springs Road
Ringgold, GA 30736**



The Offering

Sale Price	\$1,600,000
Land Size	±5.99 Acres
Price Per AC	\$267,111
Land Use	C-1 (Commercial)
Parcel ID	0011D-007
Utilities	Sewer
Market Area	Chattanooga MSA
Traffic Counts	±24,900 VPD (Cloud Springs Rd)



Investment Highlights

Commercial Development Opportunity

- ±5.99-acre site zoned C-1 Commercial

Strategic Chattanooga MSA Location

- Positioned within the Cloud Springs Road/I-75 commercial corridor

Strong Regional Connectivity

- Convenient access to I-75, Battlefield Parkway, and the Georgia-Tennessee state line

Development-Ready Infrastructure

- Public sewer available to support a variety of commercial uses

Flexible Development Potential

- Suitable for retail, office, medical, service-commercial, automotive, self-storage, or mixed-use projects

Established Commercial Corridor

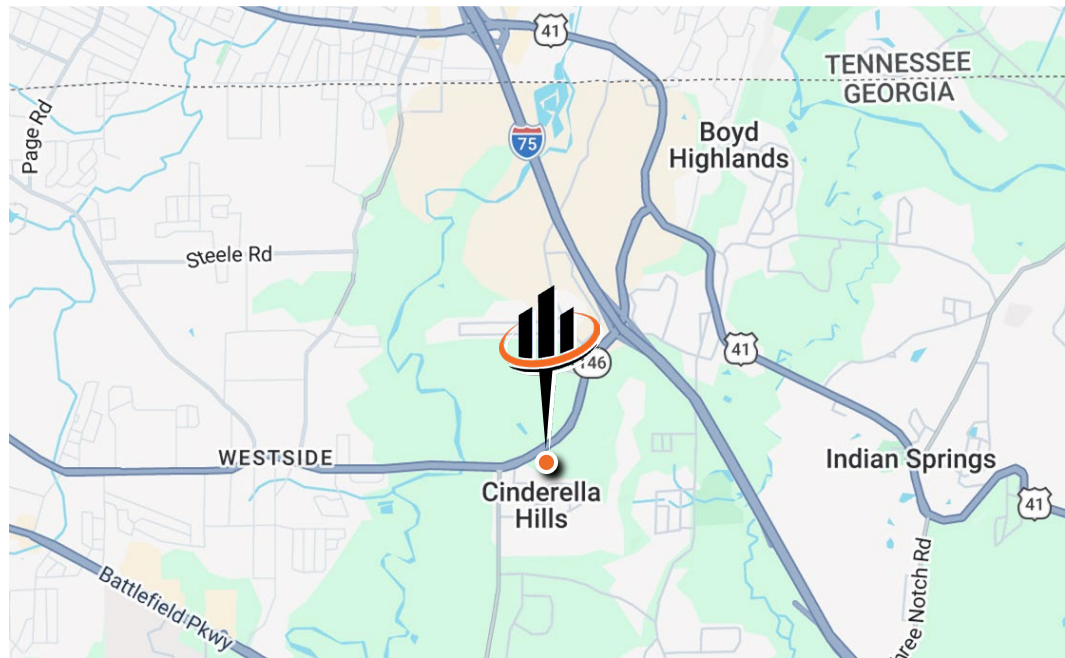
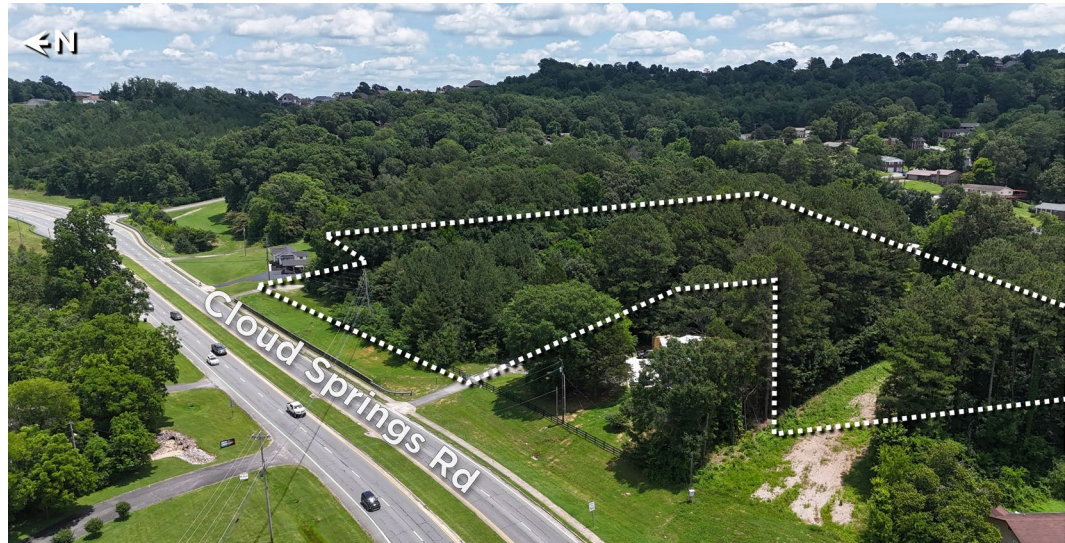
- Surrounded by national retailers, hotels, industrial users, and service-oriented businesses

Growing Market Fundamentals

- Benefits from continued population growth, industrial expansion, and commercial investment throughout Catoosa County

Regional Demand Drivers

- Near Costco, Weigel's, major employment centers, and other established commercial destinations



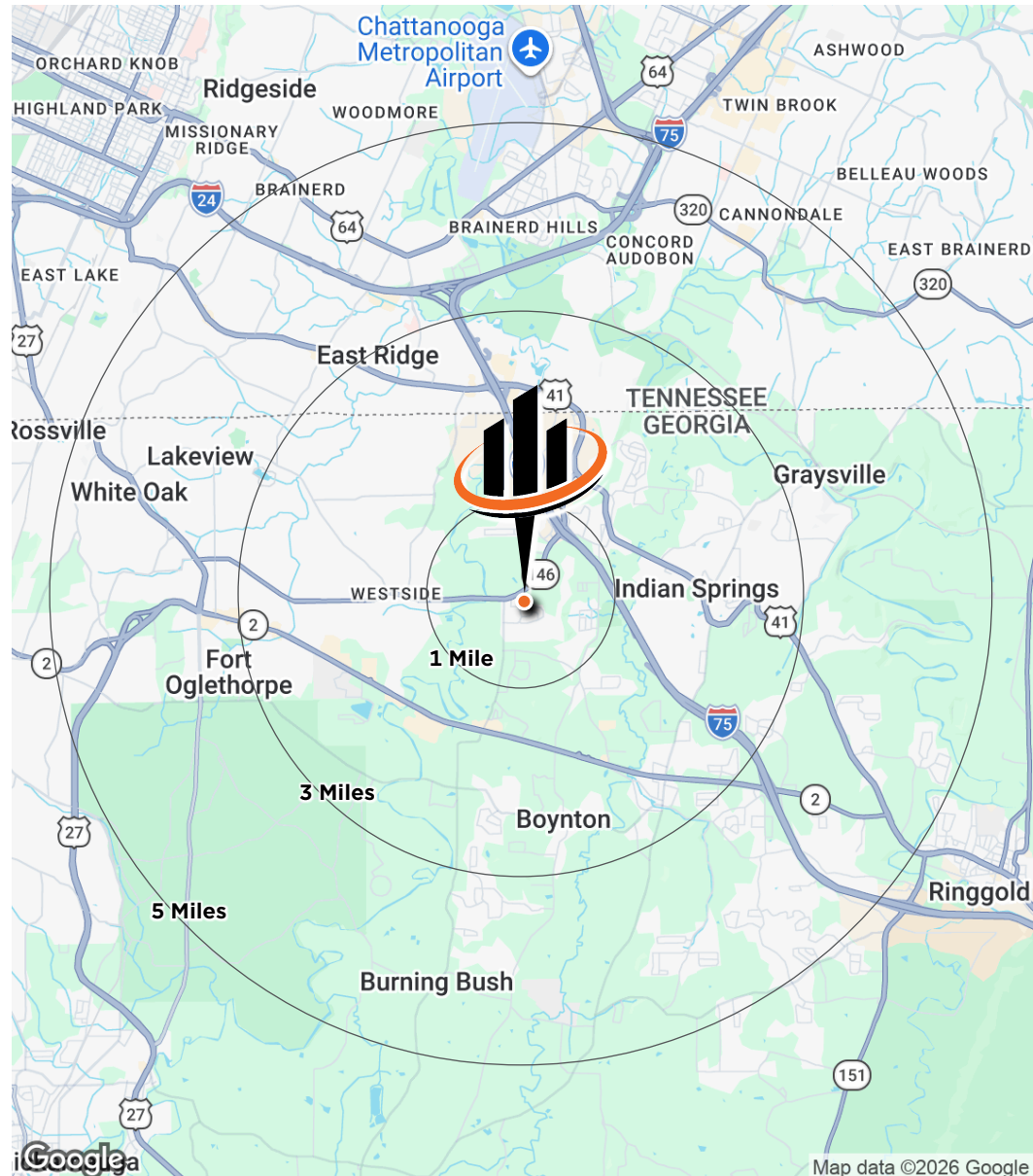


Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,563	32,847	99,522
2030 Projection	2,609	33,328	102,115
Median Age	43.3	42.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,001	13,514	40,982
Persons Per HH	2.6	2.4	2.4
Average HH Income	\$112,785	\$81,674	\$85,419
Median House Value	\$223,797	\$235,702	\$244,940

Demographics data derived from CoStar





EXCLUSIVELY LISTED BY:

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this Offering Brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.