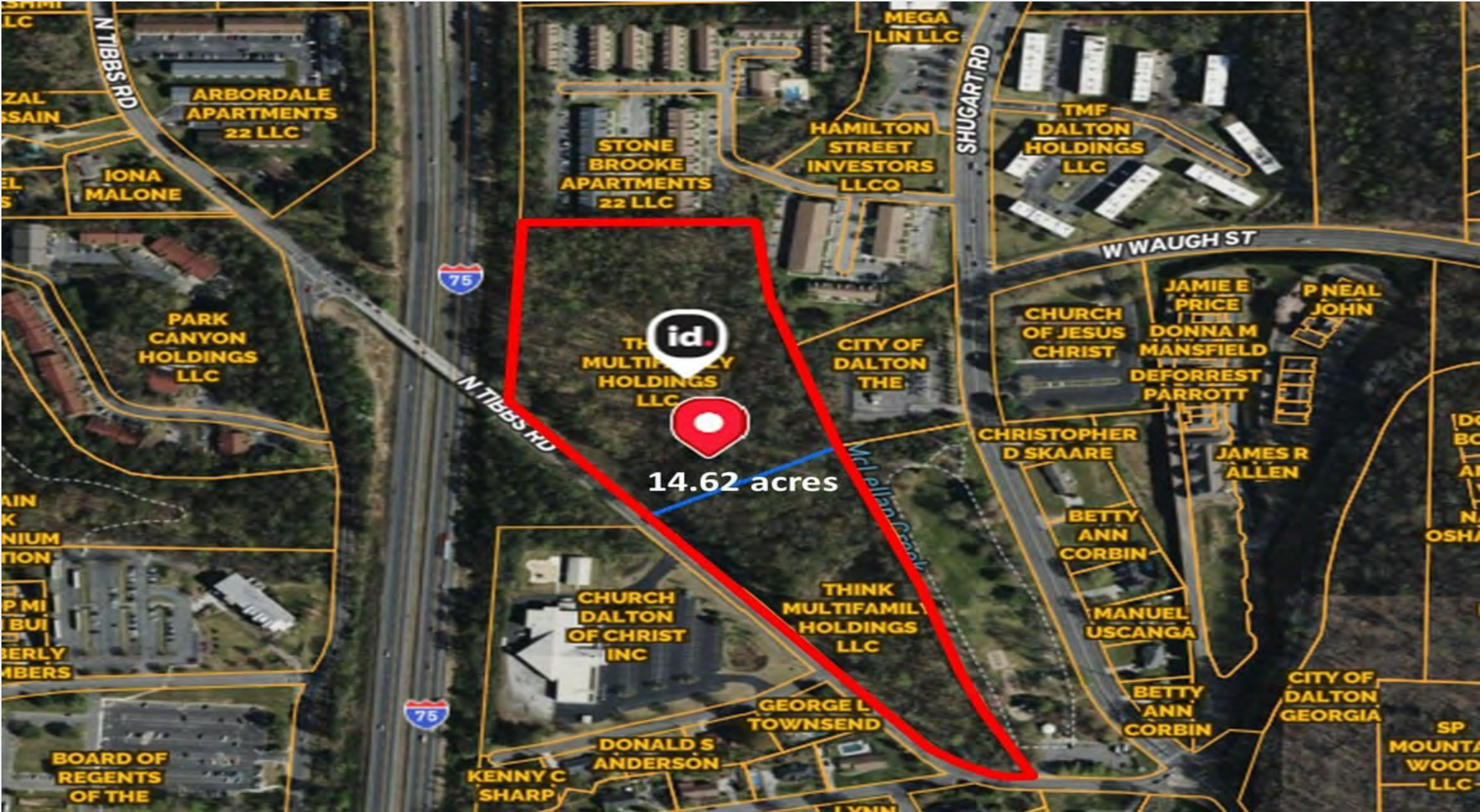


# N. Tibbs Rd. - 14.62 Acres Multi-Fam...

0 North Tibbs Road, Dalton, GA 30720



Presented By:  
LAND HAWKS - COMMERCIAL & LAND



# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

## Property Details

Zoned / Actionable Market-Rate Site  
Intown/Urban Location featuring surface parked, low-density development scope  
Market Study Completed by 3rd party: Demand exceeds Supply  
Developer friendly, no-red tape county/city  
~14.65 acre site, ~9.5 acres buildable  
10-year, \$400K per year property tax abatement commencing at final C.O.  
Maximum Allowable Density: 20 units/acre: 280-Units

Completed Work:  
Survey/Topo  
Geo Report  
Civil Engineering  
Architectural diligence : site layout, parking, footprints, unit mix, elevations

Maximum Confirmed/Buildable Units: 6-buildings@ 4-stories total 272 units  
Utilities: capacity and onsite access confirmed

▪ **Price: \$3,600,000**

▪ Located just off I-75 in the heart of Dalton – the second-largest city in NW Georgia and “Carpet Capital of the World”

▪ Adjacent to Harlan Godfrey Civitan Park which boasts greenspace for Walking, Biking, Picnic, walking Dogs and other athletic activities including a

▪ One Mile from Walmart Supercenter at Exit 336 on I-75 with Home Depot, Academy Sports, Petco, Kohls and more that boasts 2.6M annual visitors.

▪ 1.9 miles to South Bound Exit 333 on I-75

▪ 1.7 miles to North Bound Exit 336 on I-75

▪ Located in the foothills of the Blue Ridge Mountains in northwest Georgia, often considered part of the greater Chattanooga, Tennessee-Georgia-Alaba

View the full listing here: <https://www.loopnet.com/Listing/0-North-Tibbs-Road-Dalton-GA/40829552/>

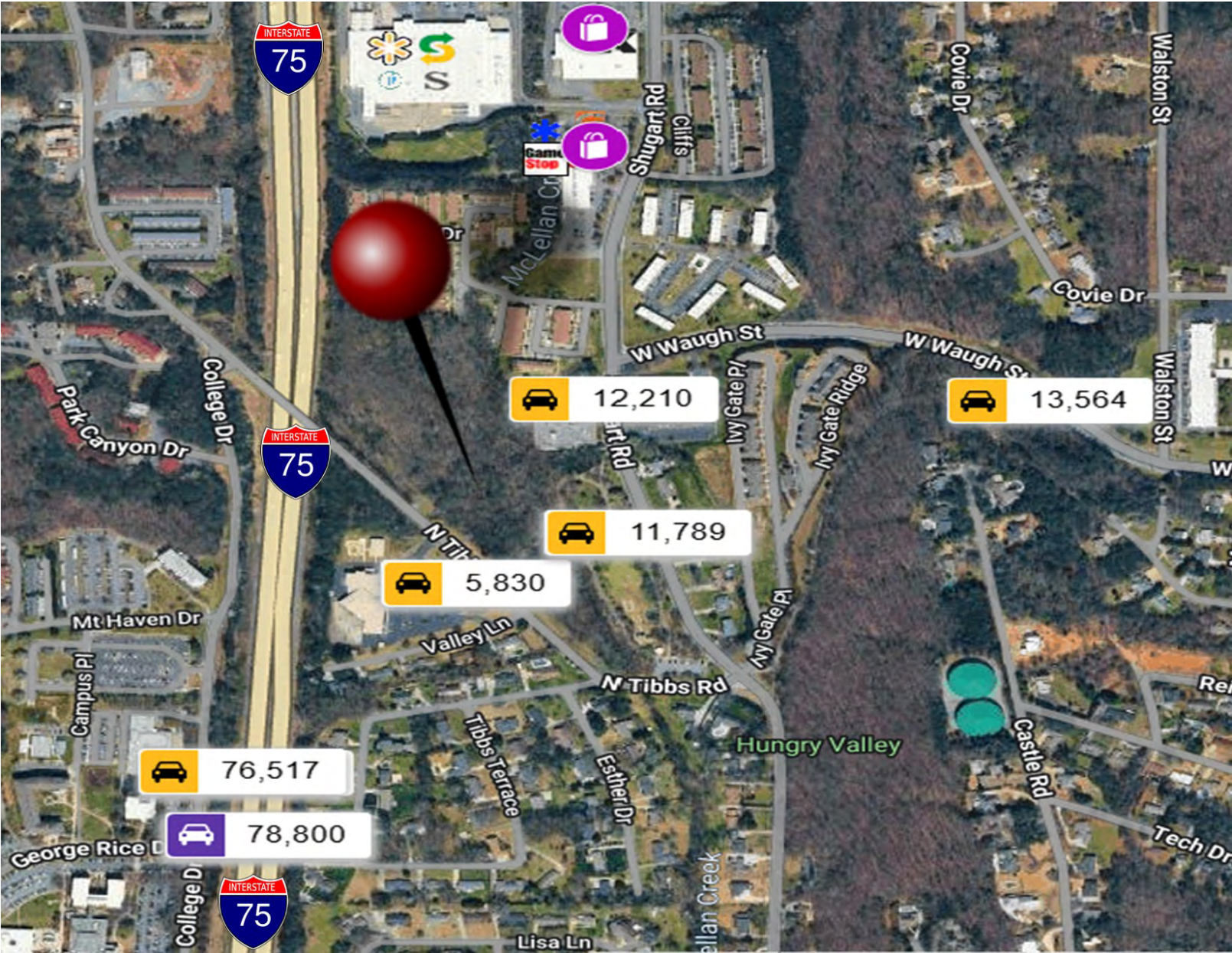
Price:	\$3,600,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Multifamily
Sale Type:	Investment
Total Lot Size:	14.62 AC
No. Lots:	2
Zoning Description:	R-7
APN / Parcel ID:	12-196-01-000 & 12-196-21-000

For more listing information visit:

# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

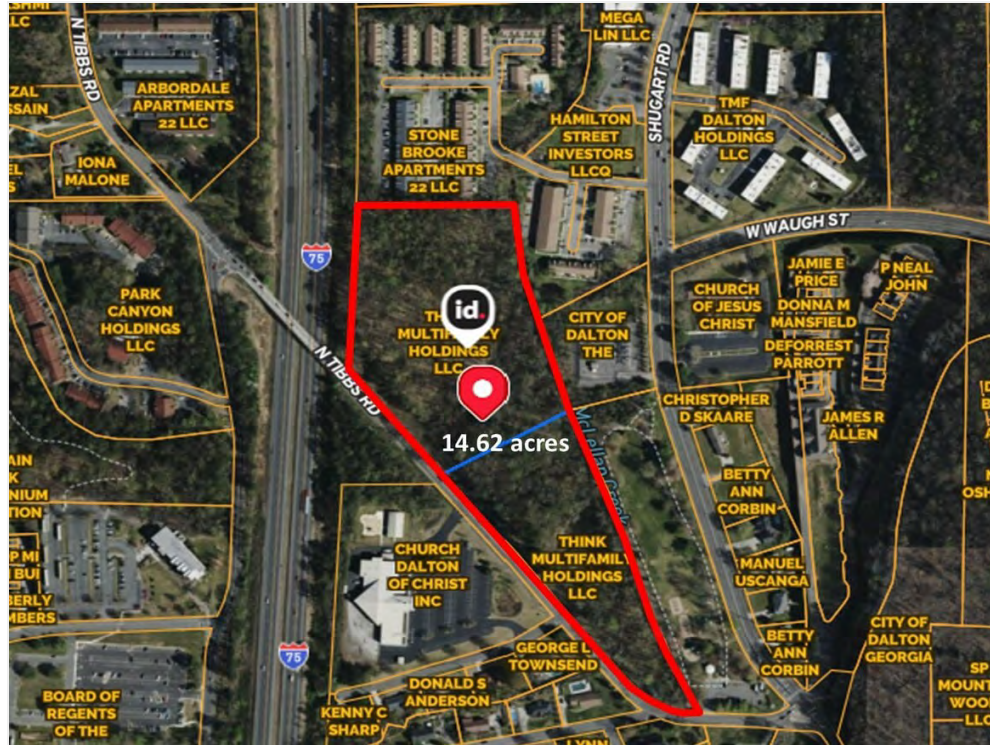
Location &  
VPD



# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

## Property Photos



North Tibbs Road - Multi-family \_14.62 acres

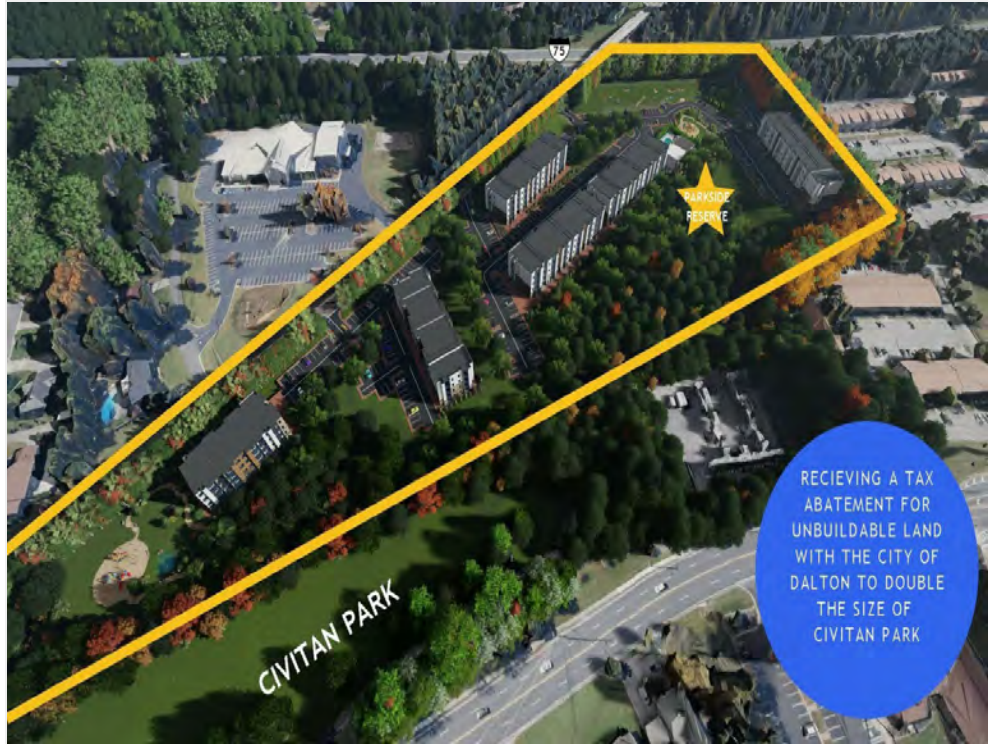


North Tibbs Rd - Dalton GA 30720 - Location & VPD

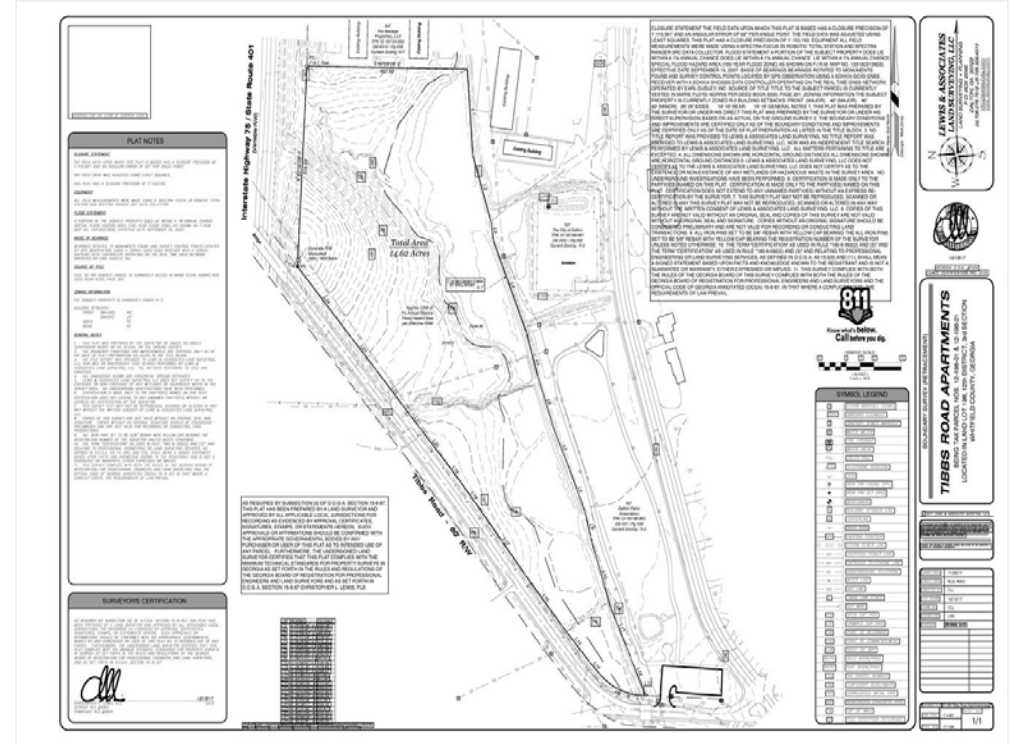
# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

## Property Photos



Parkside Intro Deck\_Page\_12



Survey 17-194 Tibbs Rd \_ 14.62 acres - Multi-Family

# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

## Property Photos

272 UNIT CLASS A MULTIFAMILY DEVELOPMENT DALTON, GEORGIA

100% SHOVEL-READY DEVELOPMENT OPPORTUNITY ON THE ACCELERATING I-75 CORRIDOR BETWEEN ATLANTA AND CHATTANOOGA

**PARKSIDE RESERVE**

EXPLOSIVE JOB GROWTH IN HIGH TECH MANUFACTURING, LOGISTICS AND HEALTHCARE. SEVERELY SUPPLY-CONSTRAINED MARKET WITH DIVERSE ECONOMIC DRIVERS AND HIGH EARNERS EAGER TO STEP UP TO CLASS A APARTMENTS

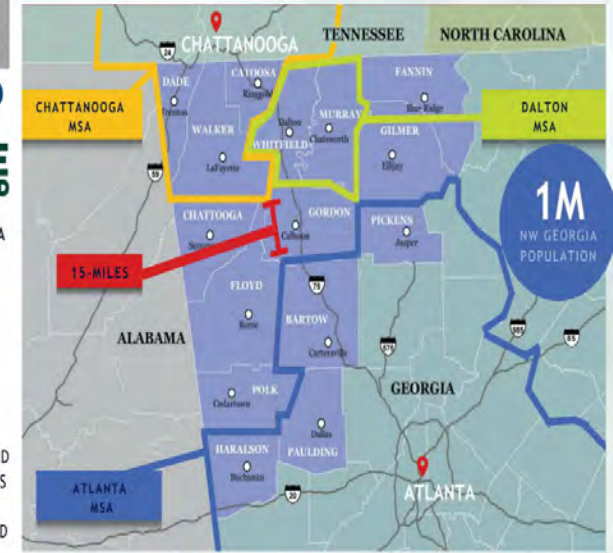
31,000 EMPLOYEES COMMUTING TO DALTON FOR WORK EACH DAY

Parkside Intro Deck\_Page\_01

## ATLANTA & CHATTANOOGA MSAs ARE CONVERGING



- DEVELOPERS BUILDING IN CHATTANOOGA
  - NOVARE: 344 UNITS
  - WESTRIDGE: 310 UNITS
  - HAWTHORNE: 176 UNITS
  - ARDMORE: 246 UNITS
- DEVELOPERS IN CALHOUN
  - GREYSTAR: 236 UNITS DELIVERED
  - HATHAWAY: 300 UNITS DELIVERED
- DEVELOPERS BUILDING IN DALTON
  - WOOD PARTNERS: 234 UNITS DELIVERED
  - HAMILTON MEDICAL CENTER: 218 UNITS DELIVERED
  - CAMERON: 100 MICRO-UNITS DELIVERED
  - CHARLES WILLIAMS: 209 UNITS DELIVERED



Parkside Intro Deck\_Page\_03



# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

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## Property Photos

**ARCHITECTURAL PLANS:  
FLOOR PLAN SAMPLE**  
2 BEDROOM  
2 BATHROOM

2 BR 2 BA  
**1,000 SF**  
\$1,850 RENT  
AVERAGE

**UNIT FEATURES**

- OPEN FLOOR PLANS WITH NINE-FOOT CEILINGS
- WOOD GRAIN PLANK FLOORING
- CEILING FANS IN THE LIVING ROOM AND/OR MASTER BEDROOM
- GRANITE COUNTERTOPS
- GOURMET KITCHENS WITH STAINLESS STEEL APPLIANCES
- IN-UNIT WASTER AND DRYER

Parkside Intro Deck\_Page\_17

**ARCHITECTURAL PLANS:  
FLOOR PLAN SAMPLE**  
3 BEDROOM 2 BATHROOM

3 BR 2 BA  
**1,250 SF**  
\$2,125 RENT  
AVERAGE

**UNIT FEATURES**

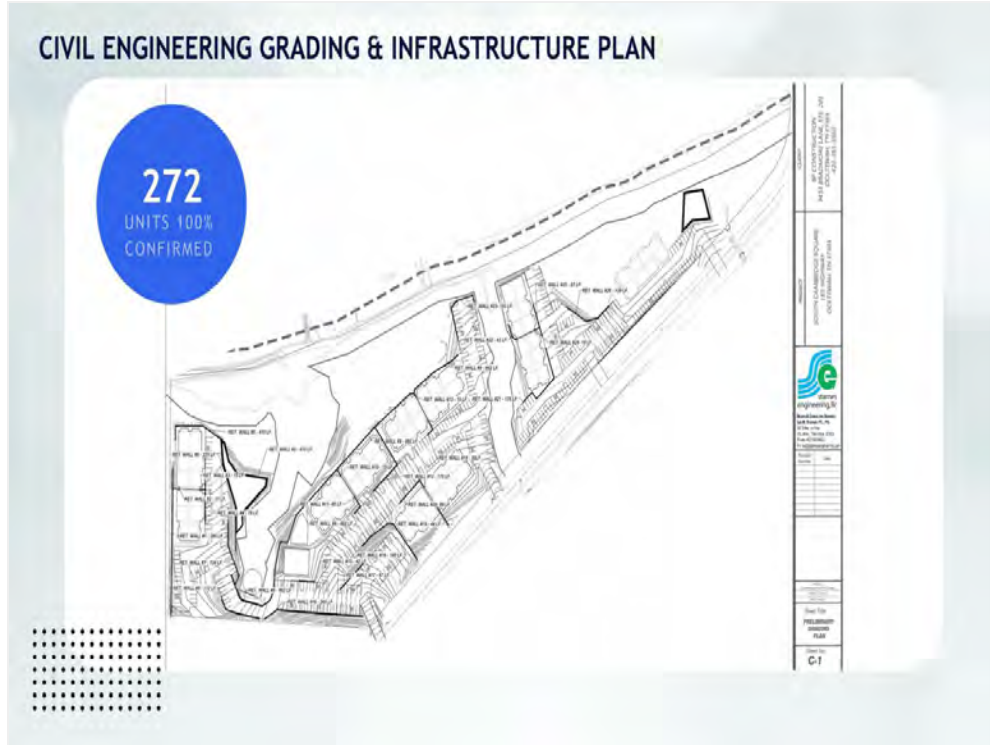
- OPEN FLOOR PLANS WITH NINE-FOOT CEILINGS
- WOOD GRAIN PLANK FLOORING
- CEILING FANS IN THE LIVING ROOM AND/OR MASTER BEDROOM
- GRANITE COUNTERTOPS
- GOURMET KITCHENS WITH STAINLESS STEEL APPLIANCES
- IN-UNIT WASTER AND DRYER

Parkside Intro Deck\_Page\_18

# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

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## Property Photos



Parkside Intro Deck\_Page\_19

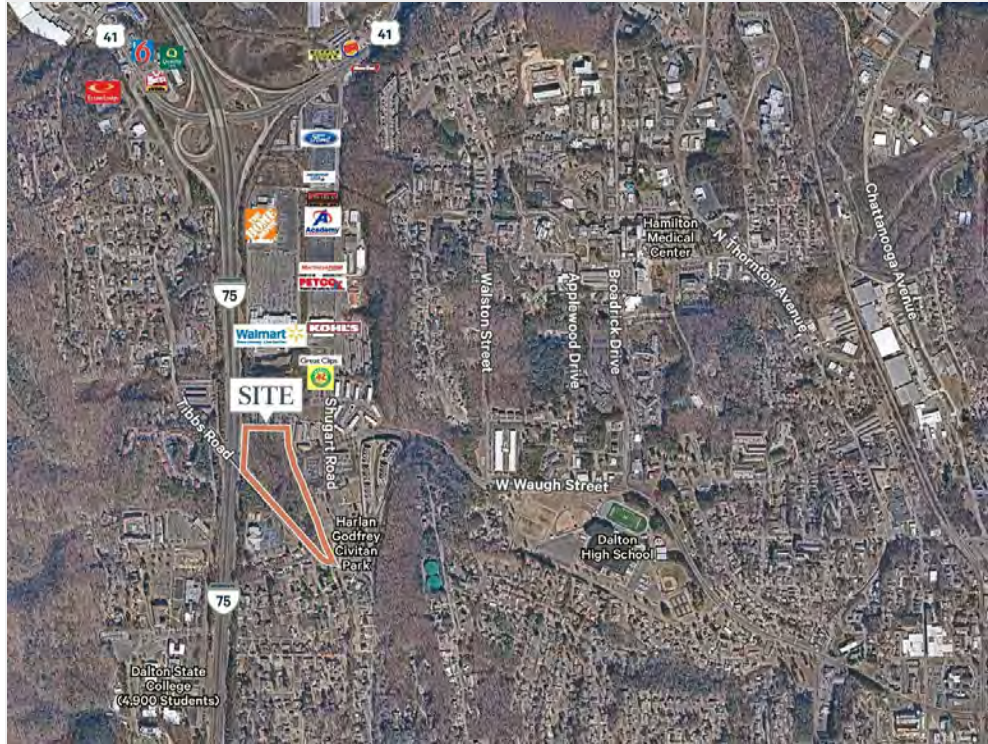


Aerial

# N. Tibbs Rd. - 14.62 Acres Multi-Family Land

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## Property Photos



Aerial

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**Travis Hulsey**

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