

Introduction

100 acre tract in Catoosa County, GA

The 100 acre tract located in Catoosa County and bordering I-75 at exit 345 offer unique opportunities for both commercial and industrial development. The tract offers excellent visibility from both north and southbound I-75 as well as easy access to I-75. The proximity of the tract to I-24 and I-59 positions the property as a central hub between Atlanta, Birmingham, Nashville and Knoxville and within 24 hours of over 50% of the population of the United States.

The 100 acre tract contains a ridge on the west side that would be ideal for restaurants and hotels. Establishments on the ridge would offer an excellent view of the ridges and valleys in the area and distant views of Lookout Mountain and the Cohutta Wilderness for the patrons of the facilities in addition to being easily accessible and extremely visible from the interstate.

The areas fronting on I-75 would provide excellent visibility to commercial operations with stores being easily accessible and visible to the approximately 90,000 vehicles that pass by daily. The areas away from I-75 would be a prime location for industrial or manufacturing facilities. Industrial or manufacturing facilities would be within 15 miles of the site of the new Volkswagen Facility near Chattanooga, TN and only 80 miles from Atlanta, GA, 100 miles from Knoxville, TN, 100 miles from Birmingham, AL and 120 miles from Nashville, TN.

Access to the 100 acre tract is by Bandy Lane, a county road, that is between the property and the Interstate. Hackett Road (county) runs through the property and provides access to approximately 5 residences