

# *Mixed Use Development Opportunity Battlefield Parkway in Walker County*

- **45.67 acres on Battlefield Parkway**
- **City of Rossville but in Walker County**
- **Public sewer and water available**
- **50' deeded access road parallel to Parkway**
- **Access Rd under construction for adjacent development**
- **8.6+/- acres zoned commercial in front along parkway**
- **37+/- acres zoned R-1 residential with separate deeded access**
- **Great views west toward Lookout Mountain**
- **5 miles from downtown Chattanooga**
- **24 miles from Volkswagen Plant**
- **12 miles west of Interstate 75**
- **Motivated seller**
- **Priced at \$10,000/surveyed acre**
- **Seller prefers to sell all, no divisions**

*Offered for Sale Exclusively by  
Commercial Realty Services of West Georgia*

*Mike Patterson, CCIM*

*770-301-1886*

*[ebroker@msn.com](mailto:ebroker@msn.com)*

*[www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)*



