



**±10.58 ACRE DEVELOPMENT OPPORTUNITY
RESIDENTIAL OR COMMERCIAL USE**

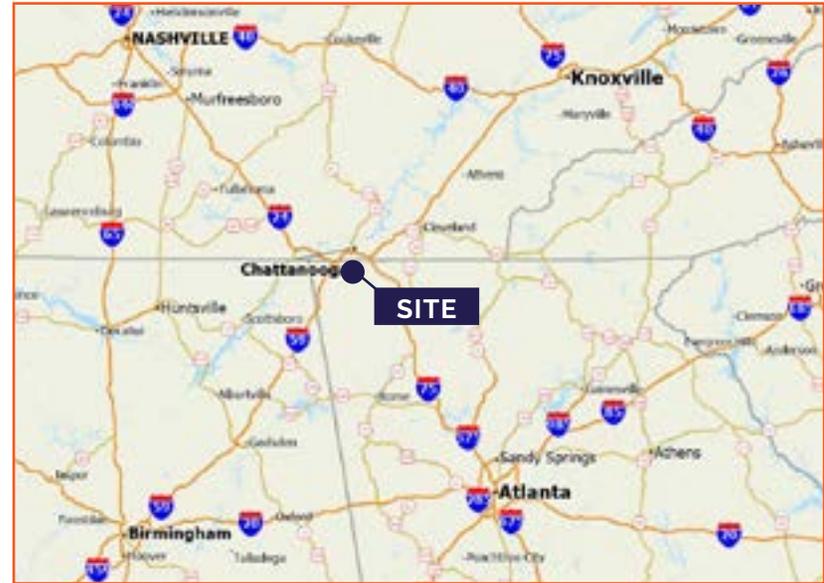
**Parcel A
10.58 Acres
FOR SALE**

**Parcel B
UNDER CONTRACT
Senior Housing**

**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



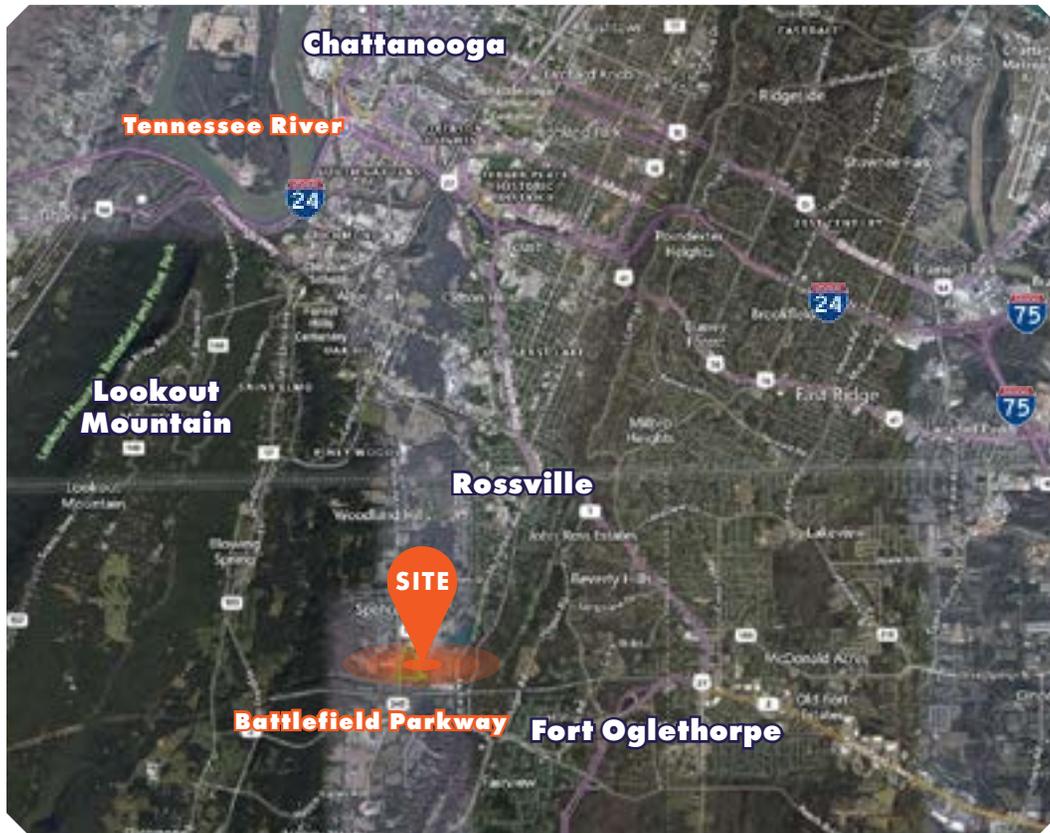
HIGHLIGHTS

- Well-located site, 0.5 miles north of Battlefield Parkway and just south of Stone Creek Elementary School
- Adjacent to Stone Creek Elementary School and less than 5 minutes from Rossville Middle School and Ridgeland High School
- Located across from new Hawk’s Ridge Subdivision with hundreds of new homes planned and recently built in the area
- 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

NEARBY ATTRACTIONS

Adventure Acres Park	0.5 miles
Battlefield Raceway Offroad Track	0.8 miles
Happy Valley Farms	1.1 miles
Insane Paintball/Airsoft	1.6 miles
Ruby Falls	6.2 miles
Lookout Mountain	6.6 miles

Location Map



LINKS

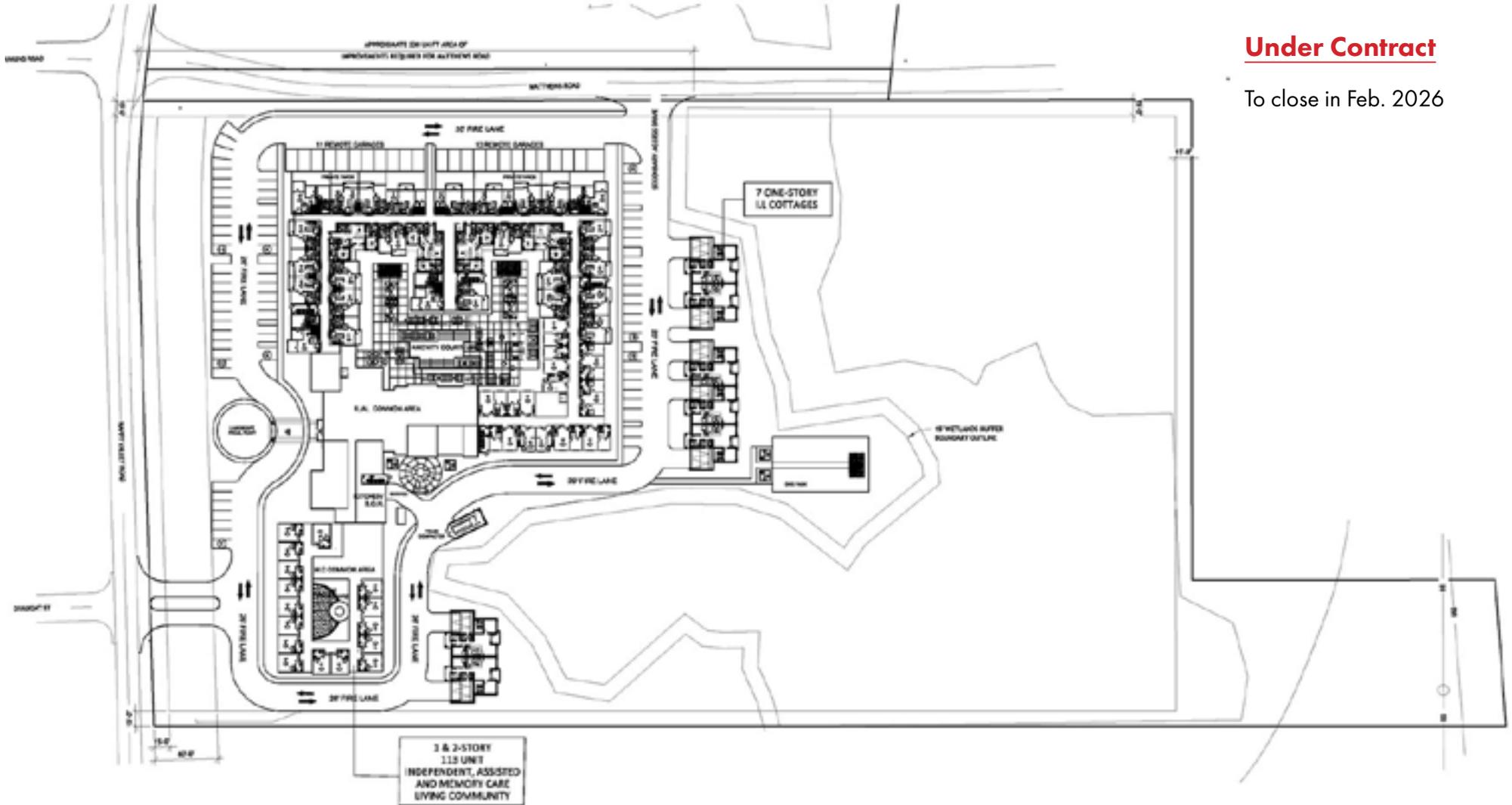
- [Walker Co. Economic Development](#)
- [Walker Co. Planning Department](#)
- [Walker Co. Permitting Information](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

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

Parcel B Site Plan



Under Contract

To close in Feb. 2026

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](#)

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

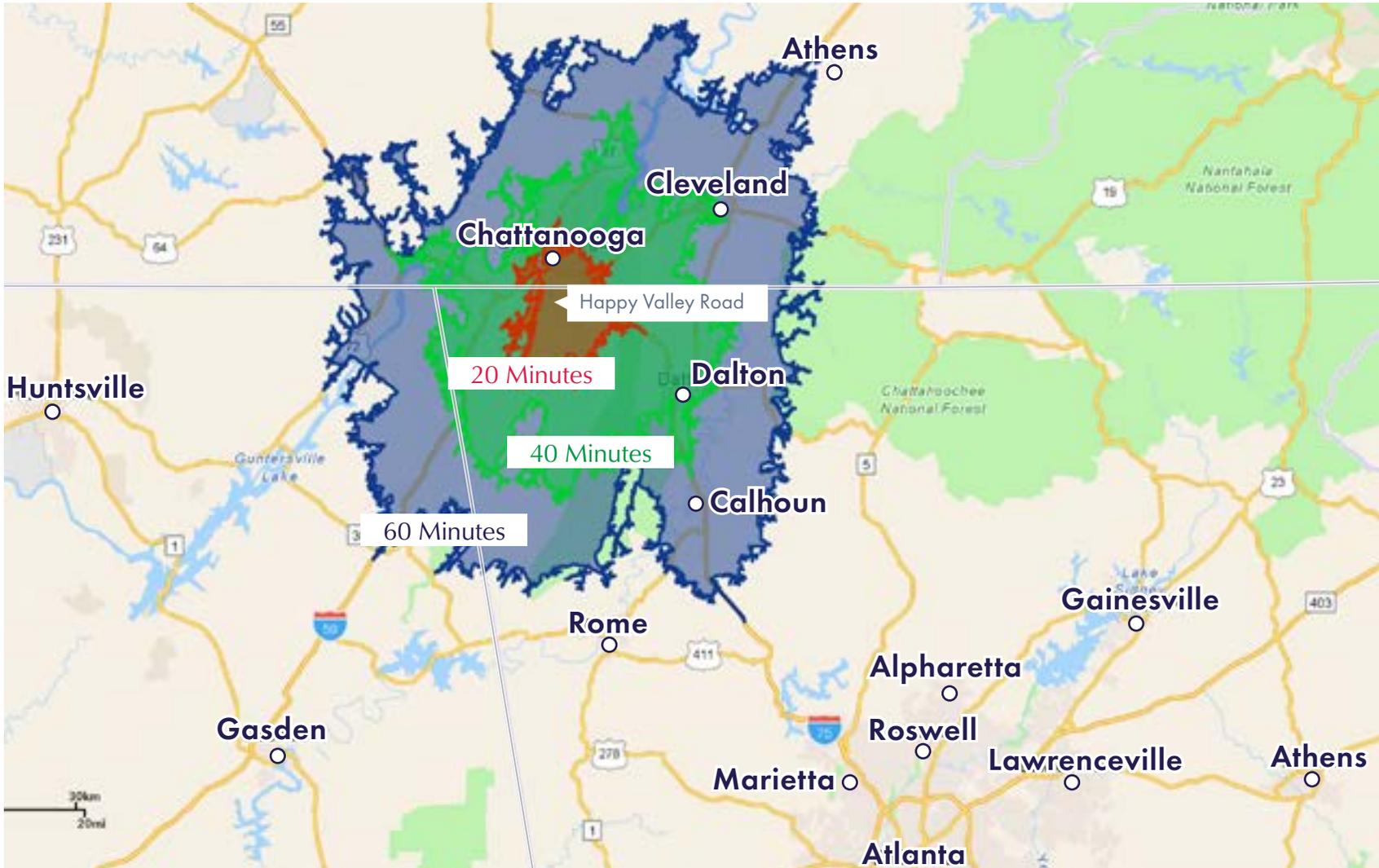
Savannah, GA 362 Miles

Mobile, AL 406 Miles

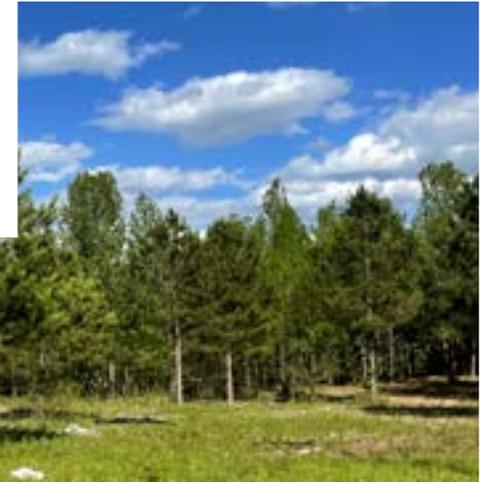
Charleston, SC 419 Miles

Jacksonville, FL 462 Miles

DRIVE TIME MAP



Property Photos



Property Photos

