



±0.85 AC Second Row Development Site
Deed Restricted Against Competitive Uses

- \$150,000 | \$176,470/Acre
- 140' Visibility on I-75 | 90,000 VPD
- Ideal Hotel or Flex Development Site
- 3 Mile Pop. 23,090 | 3 Mile Median HHI \$70,286

OFFERING MEMORANDUM

6850 Battlefield Parkway
Ringgold, GA, 30736



±0.85 ACRE DEVELOPMENT SITE

 **\$150,000**
Asking Price

ADDRESS

6850 Battlefield
Pkwy, Ringgold, GA

TAX ID

0037C00400A

SIZE

±0.85 Acres
±37,026 SF

TRAFFIC COUNTS

93K VPD I-75
10K VPD Battlefield Pkwy

ACCESS

Second Row Parcel
140' Visibility from I-75

ZONING

C-2
General Commercial

OFFERING OVERVIEW

Meybohm Commercial in partnership with Cushman & Wakefield is proud to present this property for sale in Ringgold, GA. Situated adjacent to a Shell Gas Station, the property enjoys a strategic location off I-75. With I-75 having a traffic volume of 93,000 vehicles per day and Battlefield Parkway having 10,000 vehicles per day, the property benefits from high visibility and accessibility. The site features robust demographics and is positioned within a region with strong economic indicators. This property represents an exceptional opportunity suitable for flex or hotel development.



OFFER SUBMISSION GUIDELINES

LOI Overview

The Owner will only review and respond to offers that are submitted via their approved LOI format. The LOI can be downloaded by clicking the link below or by requesting the broker. To the right are notes for each section of the LOI. The property is being sold fully restricted against competitive uses with C-Stores. See exhibit B for use restrictions, QSR's will be allowed for this specific site.

[Click to Download Template LOI](#)

Use Restrictions

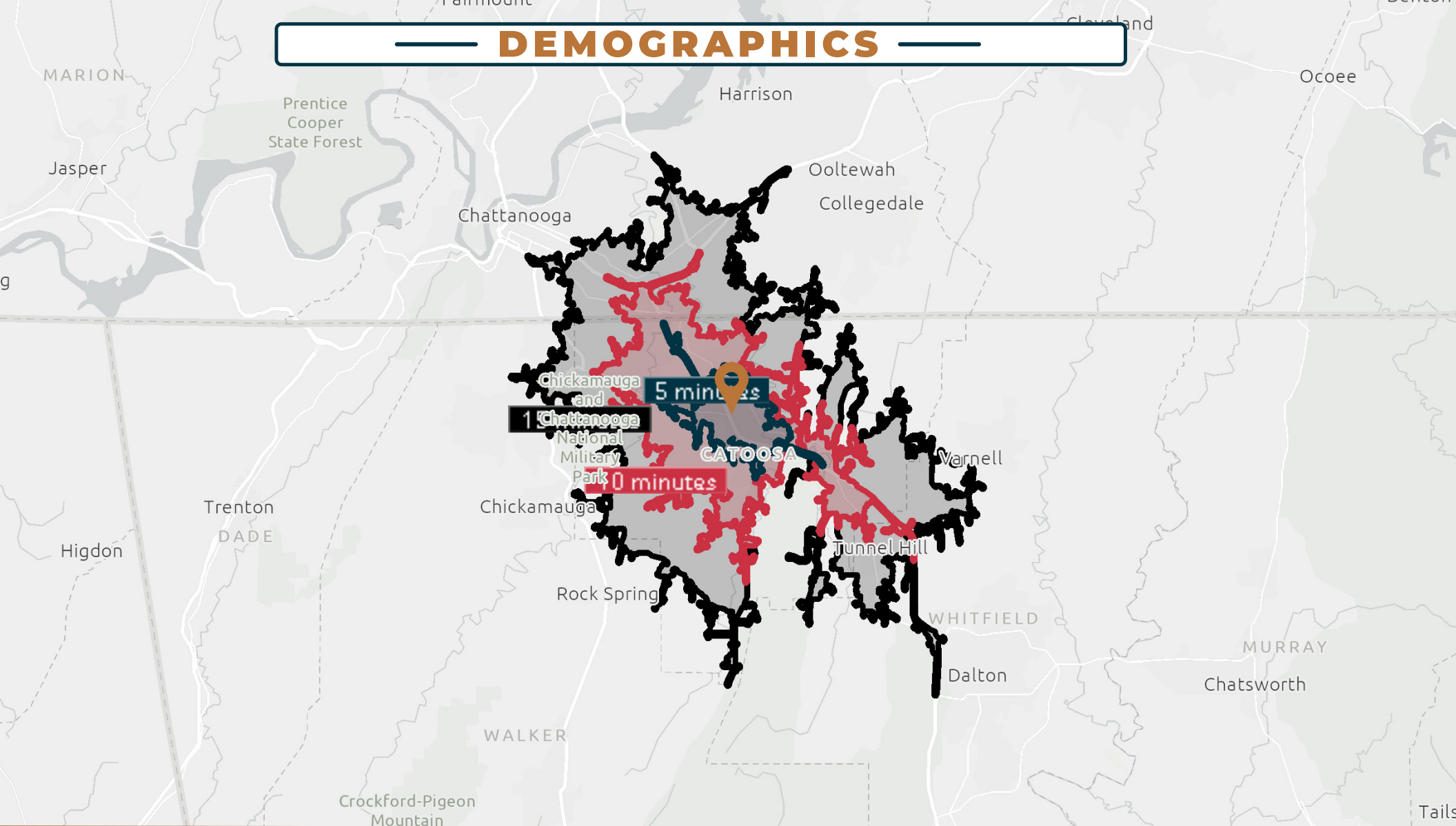
The Property shall not be used for any of the following: (a) for the sale of any food or food products, dairy products, coffee or coffee based products, and soft drinks, except as may be sold through vending machines or as may be sold by a sit-down restaurant or bar, (b) as a convenience store, (c) for retail sale of gasoline or motor fuels, (d) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (e) for the retail sale of beer and wine for off-premises consumption, (f) for the sale of food, drinks and/or snacks utilizing a mobile or "food truck" type use, including, without limitation, a moveable trailer, van or truck, (g) for the sale of lottery tickets, (h) as a self-service or full-service car wash, (i) for the operation of a national discount variety, including but not limited to, Dollar General, Dollar Tree, 99 Cents Only or Family Dollar and (j) for any use ancillary (including, but not limited to, a parking lot, stormwater drainage retention pond or other stormwater purposes) to a business engaged in the restricted activities referred to in subclauses (a) through (i) above. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

LOI Instructions

1. LOI must be in Word version.
2. EM: they like to see 5% of the sales price here.
3. Enter all buyer information
4. Complete property information, including county
5. Enter the purchase price
6. USE – MUST BE ENTERED!
7. Financing – if you are getting financing, they prefer to know the lender upfront.
8. No changes to this section
9. No changes to this section
10. No changes are allowed to this section
11. Inspection Period – 60 days, maybe 90 with a good reason for needing that long.
12. Environmental – no changes allowed to this section
13. Survey – no changes allowed to this section
14. No changes
15. No changes
16. Fees – the way the fees are set up is the preferred fee structure and we will push back every time. The buyer needs to pay for everything marked in the list.
17. Complete this section. If no conditions, put NONE
18. Closing – MUST close 30 days after inspection and/or permitting period. Any longer will not work.
19. No changes
20. Commission
21. No changes are allowed here
22. No changes are allowed here



DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	6,735	40,224	134,078
Median HH Income	\$70,089	\$61,862	\$60,119
Median Age	40.2 Yrs	40.7 Yrs	41.1 Yrs