

LAND FOR SALE

SALE PRICE: \$300,000

0 Osburn Rd, Chickamauga, GA 30707



[CLICK TO VIEW VIDEO](#)

Tiffany Baker
(678) 320-4800

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PARCEL 0199 001

0 Osburn Rd Chickamauga, GA 30707

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY SUMMARY

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VIDEO

PROPERTY HIGHLIGHTS

- This corner-like positioning offers strong ingress/egress and visibility for commercial use.
- With its multi-road frontage and tourism adjacency, potential uses include: Visitor-oriented retail or café, Outdoor recreation services (bike rental/repair, concessions), Tourist parking or shuttle staging, Visitor center or specialty shop, Office or mixed-use supporting local and tourism traffic
- Rare small commercial parcel in this corridor
- Highway exposure along a major bypass route
- Accessible corner/triangular shape conducive to ingress and signage

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	0.71 Acres

DEMOGRAPHICS

	0.5 MILES	1 MILE	5 MILES
Total Households	202	750	14,817
Total Population	513	1,892	38,031
Average HH Income	\$70,120	\$70,418	\$75,291

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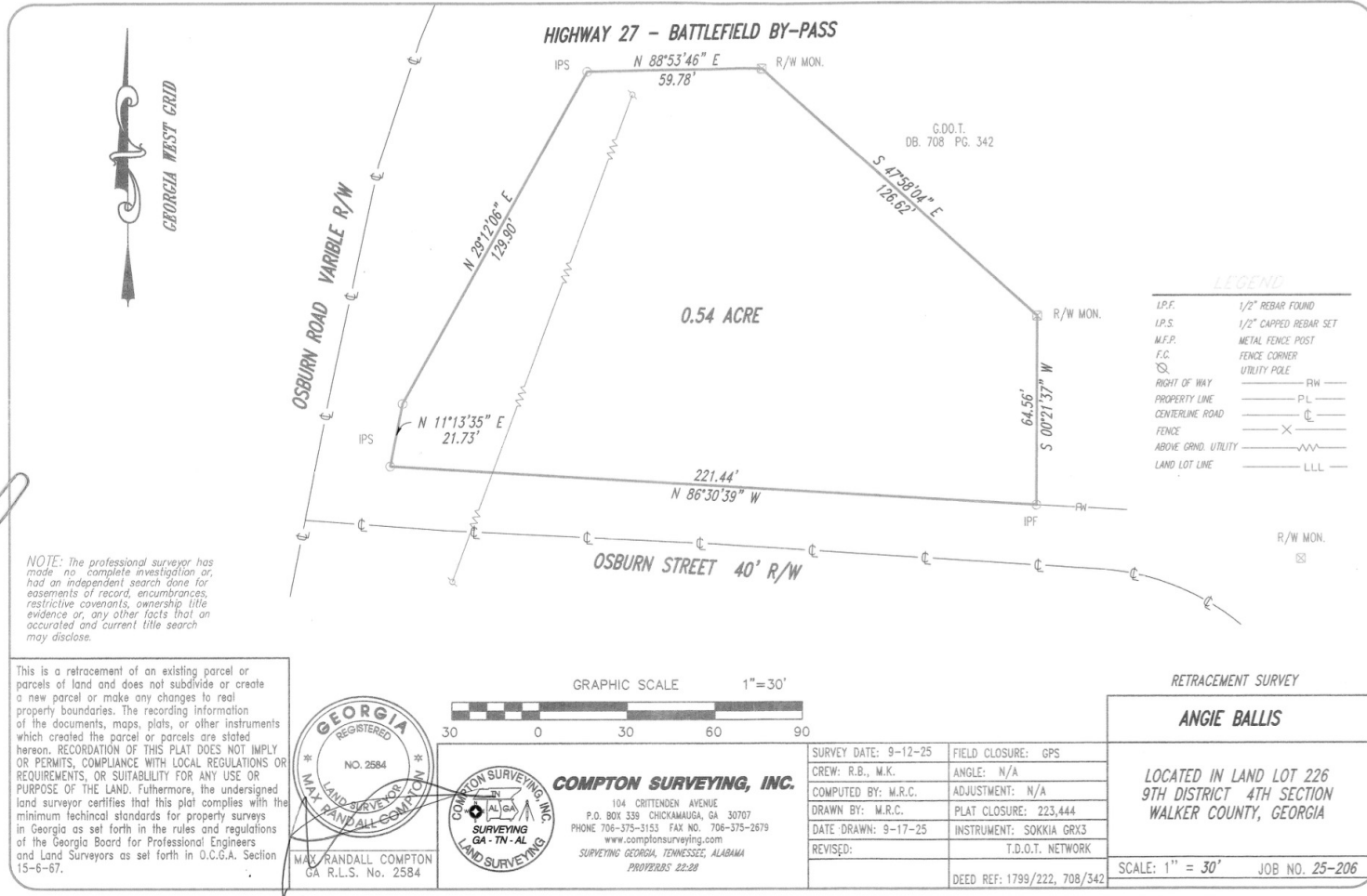


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SURVEY

0 OSBURN RD

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ADDITIONAL PHOTOS

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DESCRIPTIONS

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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Chickamauga, GA. This prime property is strategically zoned CBOD, offering a versatile canvas for a range of development possibilities. Boasting a coveted location in the thriving Chickamauga area, this parcel presents an ideal setting for future ventures. Positioned to thrive in a dynamic market, the property's zoning and location make it a compelling prospect for forward-thinking investors looking to capitalize on the area's potential. Whether exploring mixed-use developments or other innovative projects, this property stands ready to accommodate a diverse range of investment visions. Experience the promise and potential waiting to unfold at this sought-after Chickamauga location.

LOCATION DESCRIPTION

Discover the charming surroundings of Chickamauga, GA. This historic town offers a rich tapestry of natural beauty and local culture, creating an ideal setting for future investment opportunities. The area's proximity to the Chickamauga and Chattanooga National Military Park provides both historical intrigue and recreational activities for visitors and locals alike. Explore the nearby Cloudland Canyon State Park for stunning vistas and outdoor adventures, while local dining spots and boutique shops offer a taste of Southern hospitality. With its blend of historic significance and natural allure, Chickamauga presents an enticing backdrop for prospective office and land investors seeking a unique and vibrant location to expand their portfolios.

SITE DESCRIPTION

Corner of Osburn Road and Osburn Street, with frontage along Highway 27 / Battlefield Bypass

- Direct frontage on Highway 27 / Battlefield Bypass
- Secondary frontage on Osburn Road (variable R/W)
- Additional access via Osburn Street (40' R/W)

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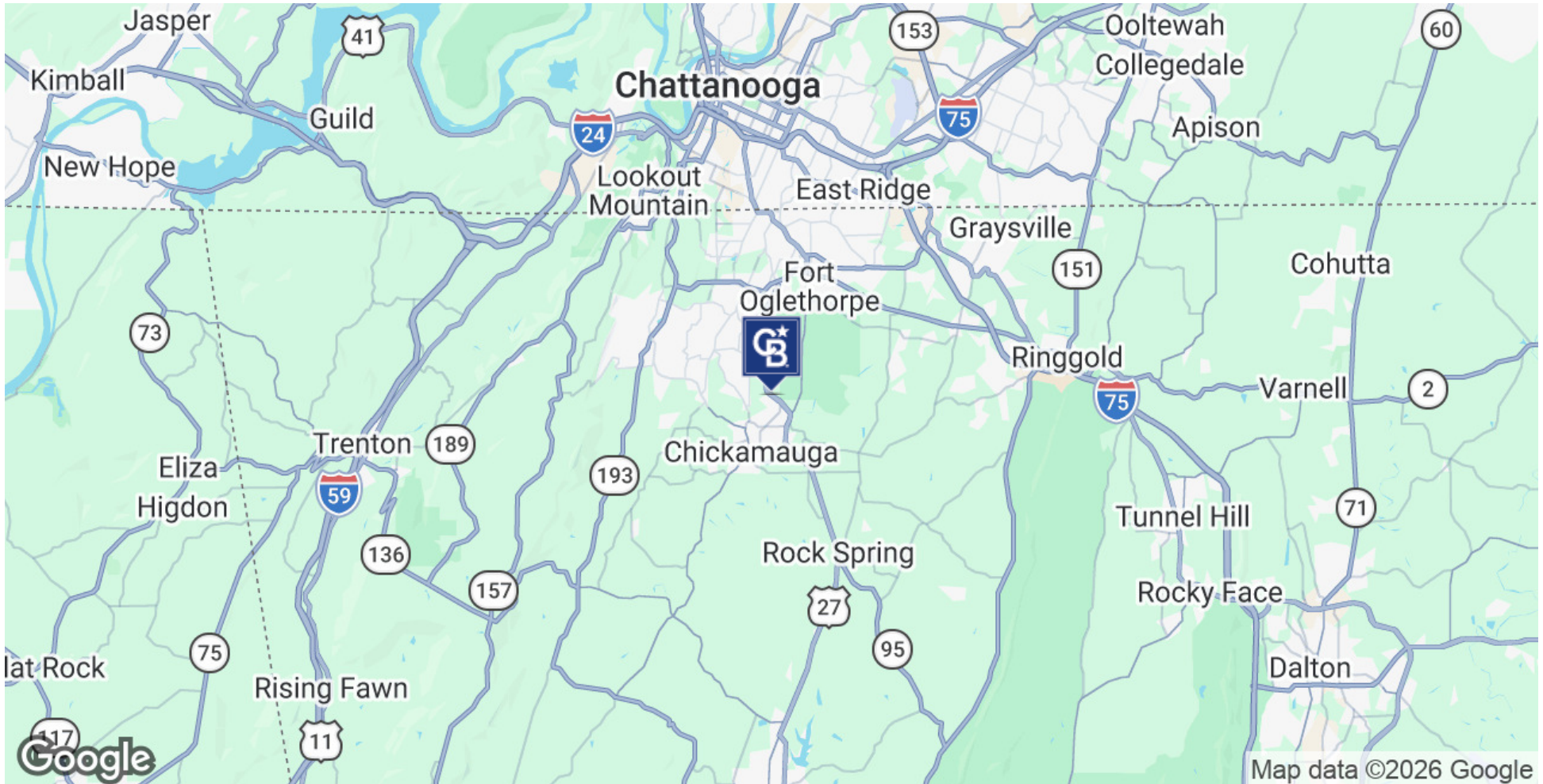


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LOCATION MAP

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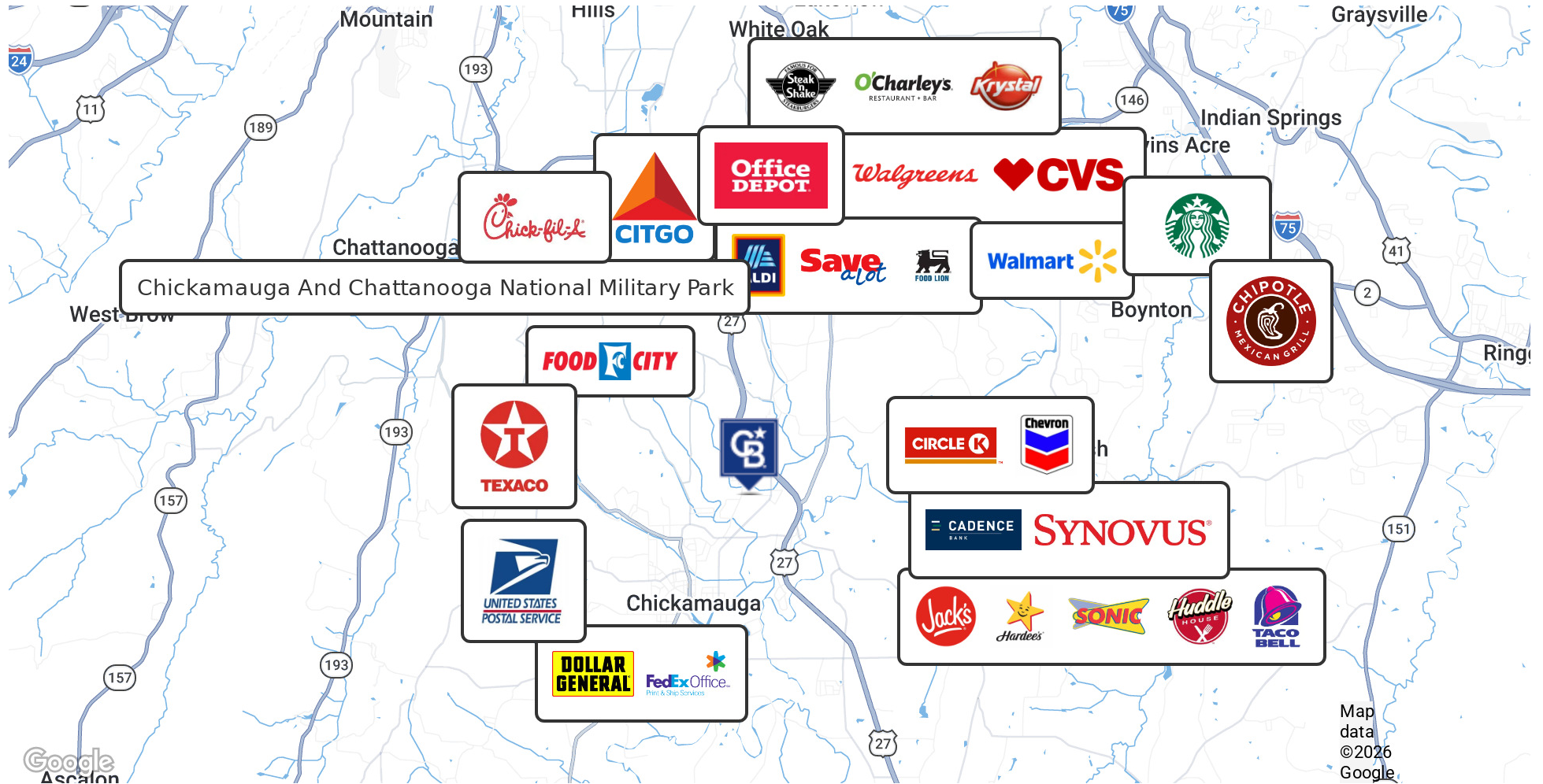


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RETAIL MAP

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AERIAL MAP

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DEMOGRAPHICS

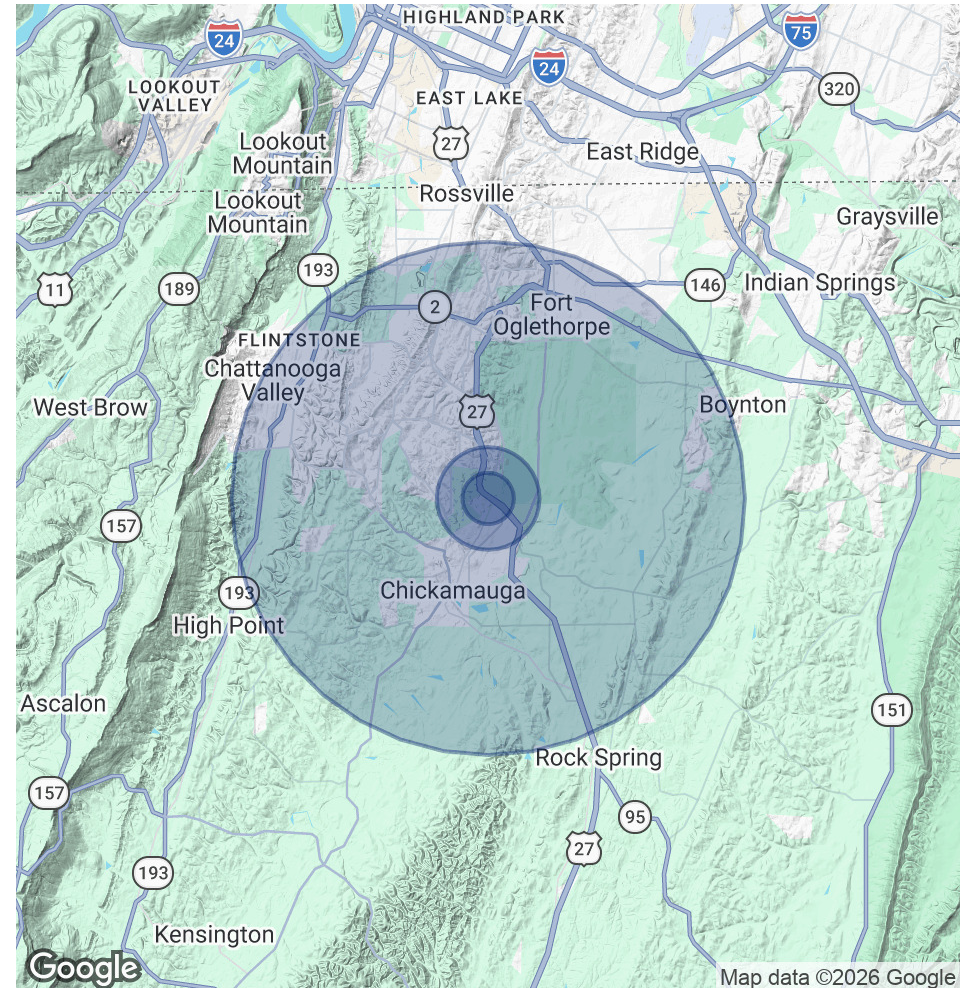
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POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	513	1,892	38,031
Average Age	42	41	42
Average Age (Male)	41	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	202	750	14,817
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$70,120	\$70,418	\$75,291
Average House Value	\$251,414	\$267,110	\$249,970

Demographics data derived from AlphaMap



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AREA ANALYTICS

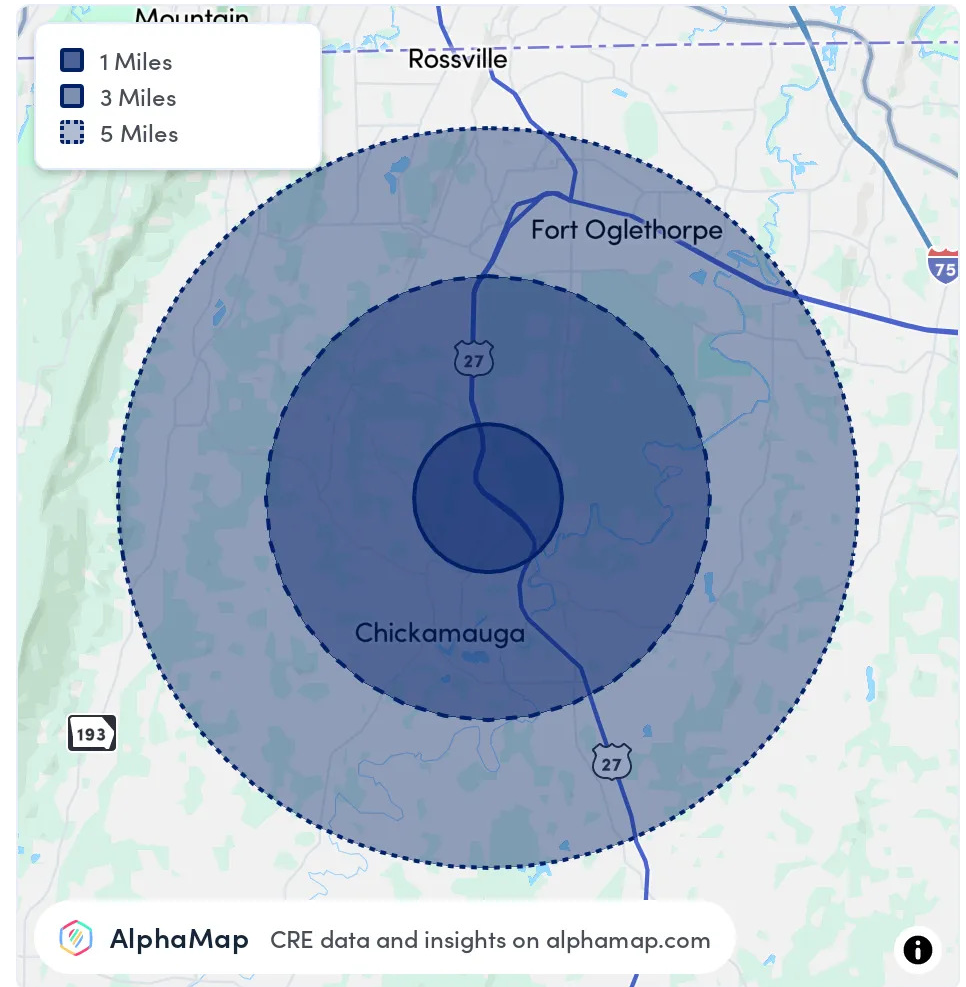
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,892	12,120	38,031
Average Age	41	41	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	750	4,761	14,817
Persons per HH	2.5	2.5	2.6
Average HH Income	\$70,418	\$71,464	\$75,291
Average House Value	\$267,110	\$269,400	\$249,970
Per Capita Income	\$28,167	\$28,585	\$28,958

Map and demographics data derived from AlphaMap



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PROFESSIONAL BIO

0 OSBURN RD

0 Osburn Rd chickamauga, GA 30707



TIFFANY BAKER

Comm Sales Associate

tiffany.baker@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (205) 413-7152

GA #411696

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Metro Brokers

5775 Glenridge Drive Building D, Suite 200
Atlanta, GA 30328
678.320.4800

Tiffany Baker
(678) 320-4800



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