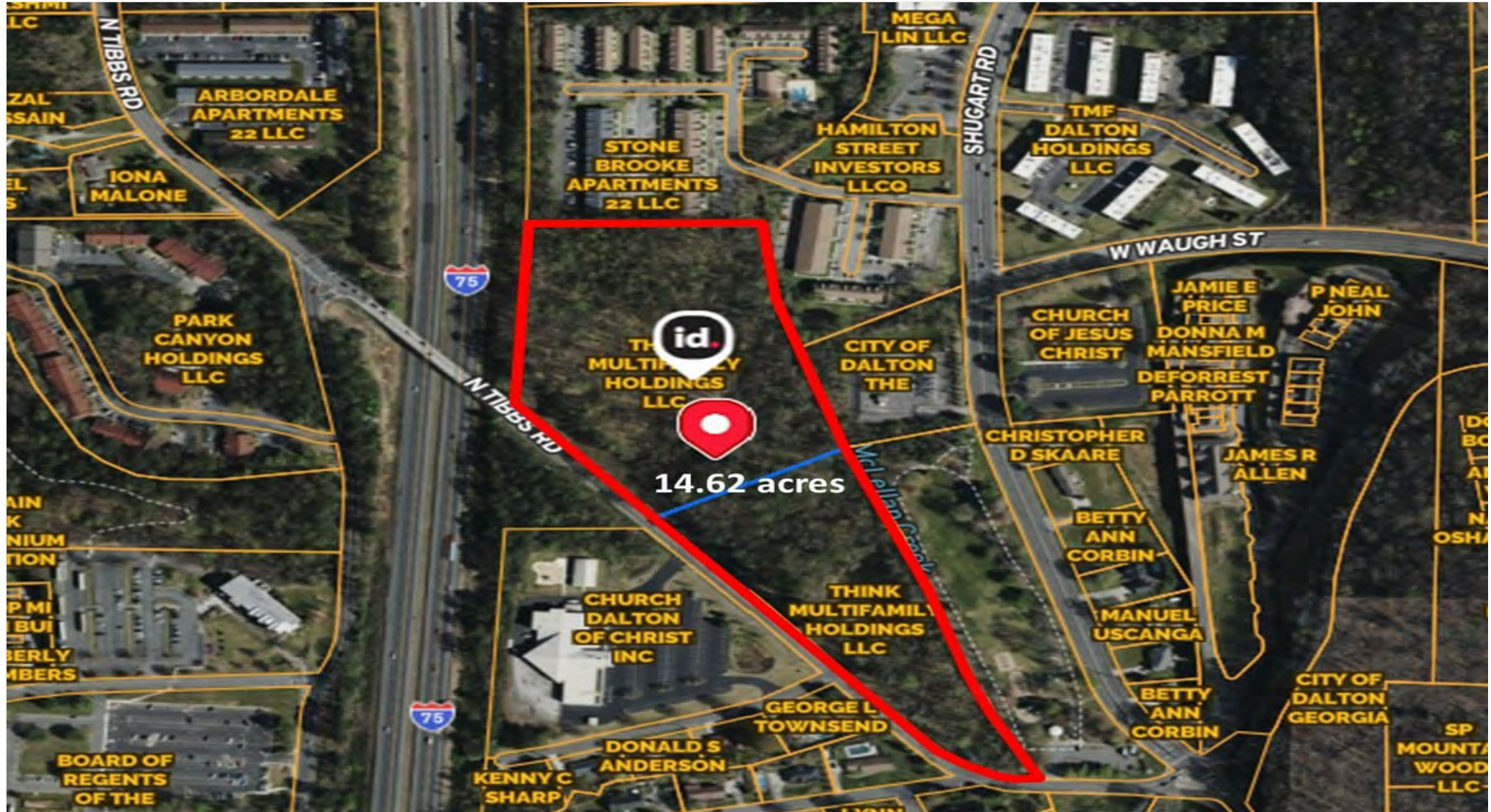


N. Tibbs Rd. - 14.62 Acres Multi-Fam...

0 North Tibbs Road, Dalton, GA 30720



Presented By:
LAND HAWKS - COMMERCIAL & LAND



N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

Property Details

Fully Entitled, Shovel-Ready Multifamily Development Opportunity

*** \$4 Million Dollar tax abatement to new Ownership once 4.4 acres is given to City to expand adjacent to Harlan Godfrey Civitan Park ***
Zoned / Actionable Market-Rate Site
Intown/Urban Location featuring surface parked, low-density development scope
Market Study Completed by 3rd party: Demand exceeds Supply
Developer friendly, no-red tape county/city
~14.65 ~ acre site, ~ 9.5+ ~ acres buildable
10-year, \$400K per year property tax abatement commencing at final C.O.
Maximum Allowable Density: 20 units/acre: 280-Units

Completed Work:
Survey/Topo
Geo Report
Civil Engineering
Architectural diligence : site layout, parking, footprints, unit mix, elevations

Maximum Confirmed/Buildable Units: 6-buildings@ 4-stories total 272 units
Utilities: capacity and onsite access confirmed

- (1.) Shovel-ready — topo, geotech, civil, architectural, and site plan complete; ready for land disturbance permit.
- (2.) Entitled for 290-Units. 272-Units planned: six(4) four-story garden-style buildings, surface parked
- (3.) I-75 frontage — direct interstate visibility in the Southeast's hottest growth corridor.
- (4.) Adjacent to Dalton's premier city park — irreplaceable amenity advantage.
- (5.) Documented demand — KB Housing Study: 90–100 units needed annually for 6 years; 30,000+ workers commute in daily.
- (6.) \$5B+ in corridor capital — Qcells, Volkswagen, GEDIA, CSX Inland Port; 8,500–10,000 jobs from Cartersville to Chattanooga.
- (7.) Two MSAs converging — Atlanta and Chattanooga meet in Dalton; secondary pricing, primary fundamentals.
- (8.) Pro-development municipality

Price: \$3,600,000

Price:	\$3,600,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Multifamily
Sale Type:	Investment
Total Lot Size:	14.62 AC
No. Lots:	2
Zoning Description:	R-7
APN / Parcel ID:	12-196-01-000 and 12-196-21-000

- Located just off I-75 in the heart of Dalton – the second-largest city in NW Georgia and “Carpet Capital of the World”
- Adjacent to Harlan Godfrey Civitan Park which boasts greenspace for Walking, Biking, Picnic, walking Dogs and other athletic activities including a playground for children
- One Mile from Walmart Supercenter at Exit 336 on I-75 with Home Depot, Academy Sports, Petco, Kohls and more that boasts 2.6M annual visitors, ranking #27 of 153 locations in Georgia (top 83%)
- 1.9 miles to South Bound Exit 333 on I-75
- 1.7 miles to North Bound Exit 336 on I-75
- Located in the foothills of the Blue Ridge Mountains in northwest Georgia, often considered part of the greater Chattanooga, Tennessee-Georgia-Alabama Combined Statistical Area.

View the full listing here: <https://www.loopnet.com/Listing/0-North-Tibbs-Road-Dalton-GA/40829552/>



272 UNIT CLASS A MULTIFAMILY DEVELOPMENT DALTON, GEORGIA

100% SHOVEL-READY DEVELOPMENT OPPORTUNITY ON THE ACCELERATING I-75 COORIDOR BETWEEN ATLANTA AND CHATTANOOGA

PARKSIDE RESERVE

EXPLOSIVE JOB GROWTH IN HIGH TECH MANUFACTURING, LOGISTICS AND HEALTHCARE. SEVERELY SUPPLY-CONSTRAINED MARKET WITH DIVERSE ECONOMIC DRIVERS AND HIGH EARNERS EAGER TO STEP UP TO CLASS A APARTMENTS

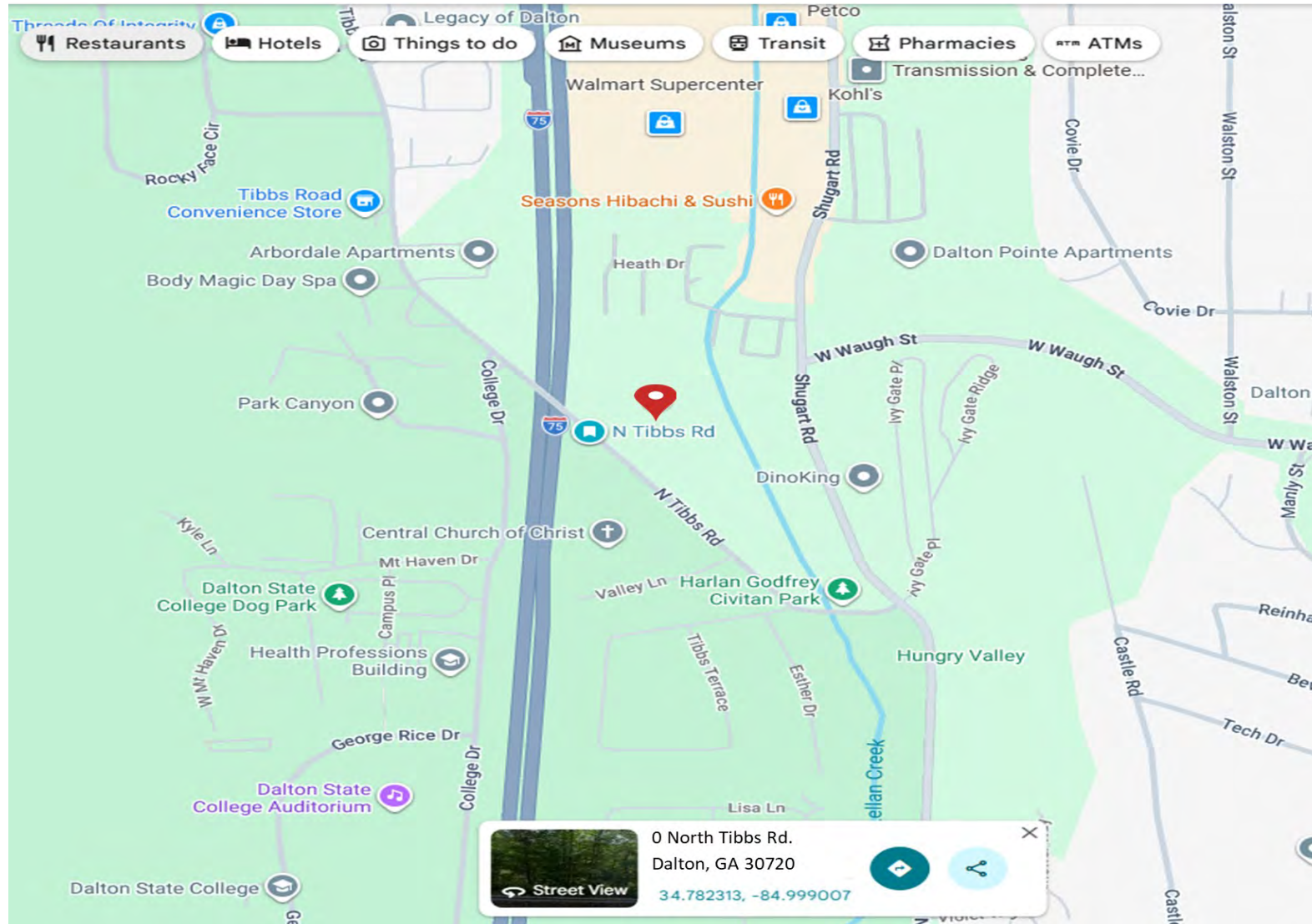
31,000 EMPLOYEES COMMUTING TO DALTON FOR WORK EACH DAY

N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

> **Map Location and Directions Link:** https://www.google.com/maps/search/0+North+Tibbs+road+Dalton+Georgia+30720/@34.7836434,-85.0014524,16z?entry=tту&g_ep=EgoyMDI2MDYwMy4xIKXMDSOASAFQAw%3D%3D

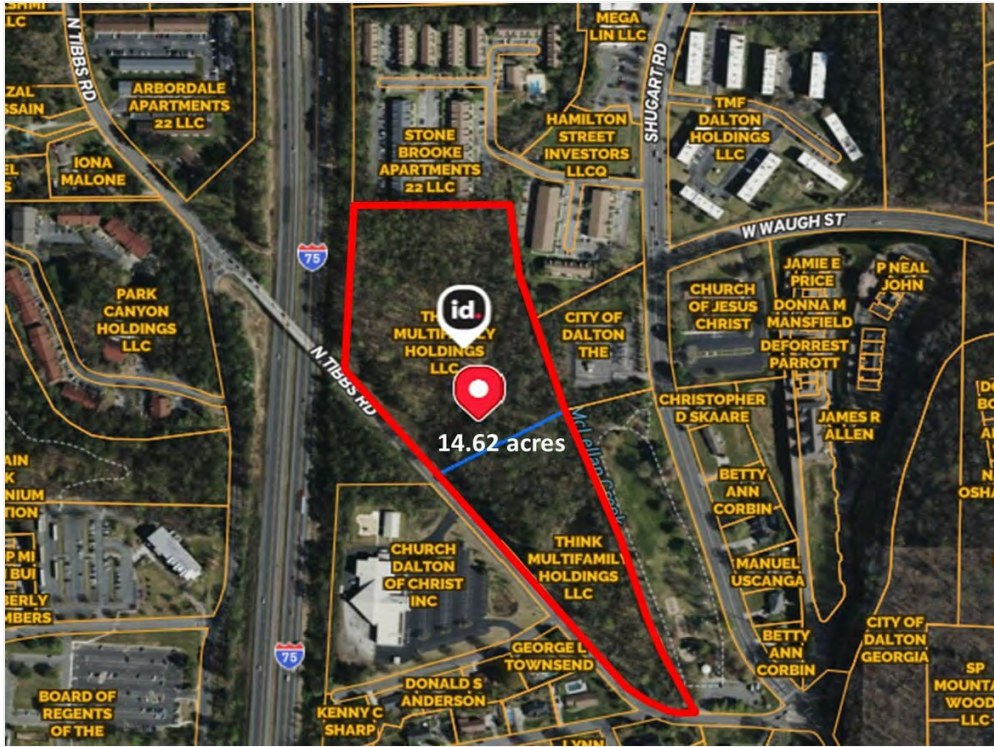
> **Lat & Long:** 34.782313, -84.999007



N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

Property Photos



North Tibbs Road - Multi-family _14.62 acres



North Tibbs Rd - Dalton GA 30720 - Location & VPD

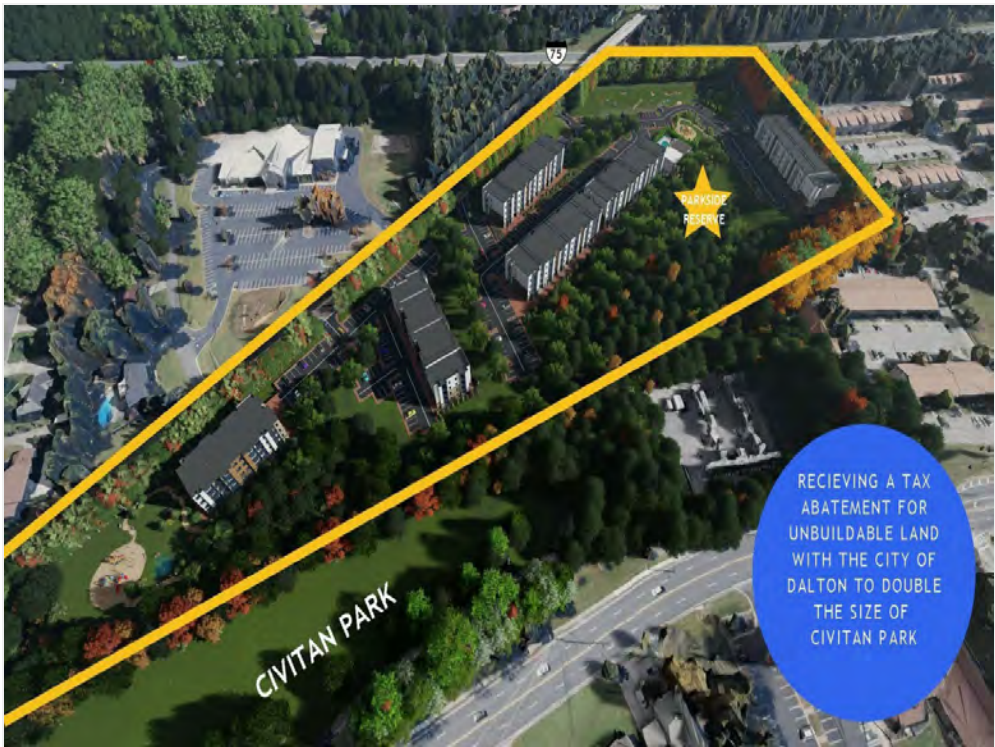
N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

Property Photos



Commerce - 0 North Tibbs - 14,62 acres - Area Retail

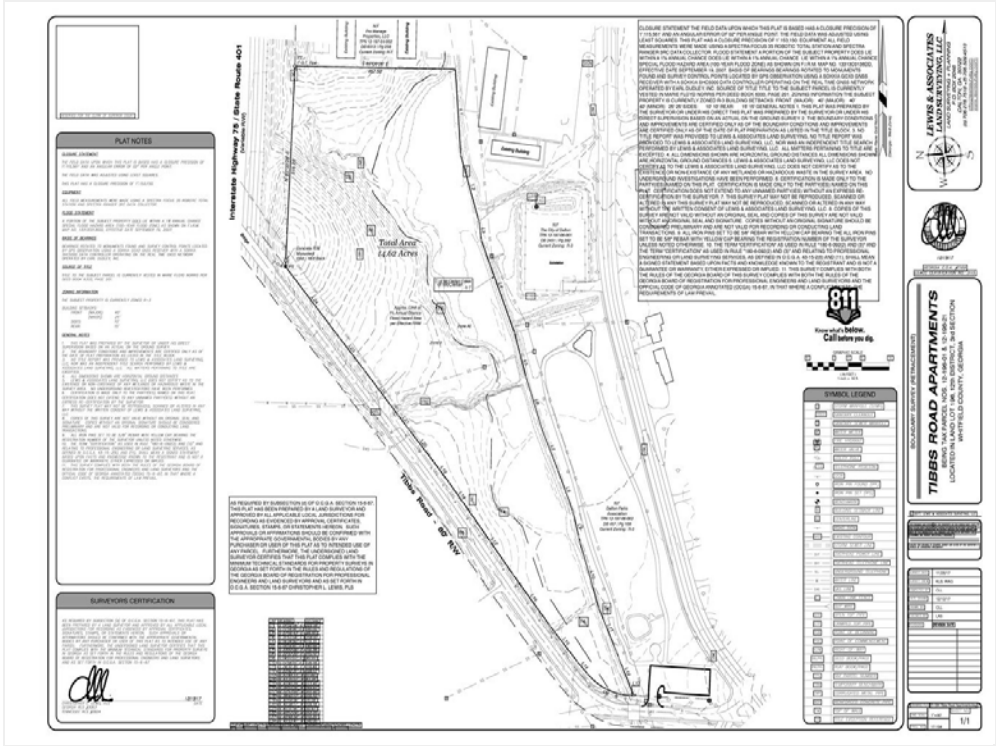


Parkside Intro Deck_Page_12

N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

Property Photos



Survey 17-194 Tibbs Rd _ 14.62 acres - Multi-Family

272 UNIT

CLASS A MULTIFAMILY DEVELOPMENT

DALTON, GEORGIA

100% SHOVEL-READY DEVELOPMENT

OPPORTUNITY ON THE ACCELERATING

I-75 CORRIDOR BETWEEN

ATLANTA AND CHATTANOOGA

PARKSIDE RESERVE

EXPLOSIVE JOB GROWTH IN HIGH TECH

MANUFACTURING, LOGISTICS AND HEALTHCARE.

SEVERELY SUPPLY-CONSTRAINED MARKET WITH

DIVERSE ECONOMIC DRIVERS AND HIGH EARNERS

EAGER TO STEP UP TO CLASS A APARTMENTS

31,000

EMPLOYEES

COMMUTING

TO DALTON

FOR WORK

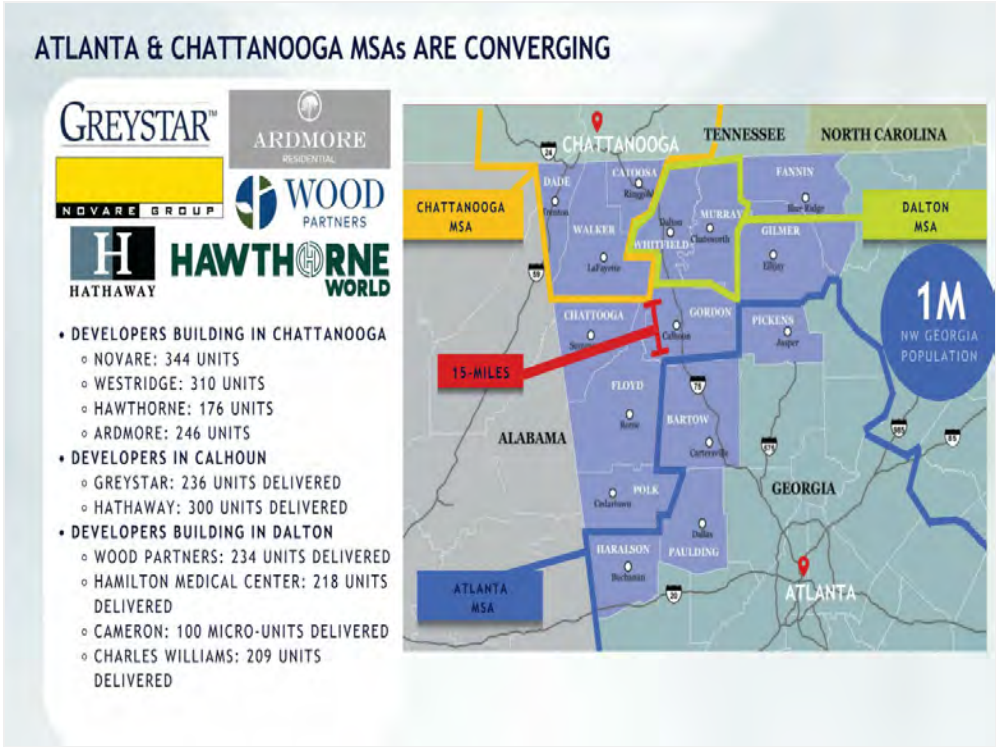
EACH DAY

Parkside Intro Deck_Page_01

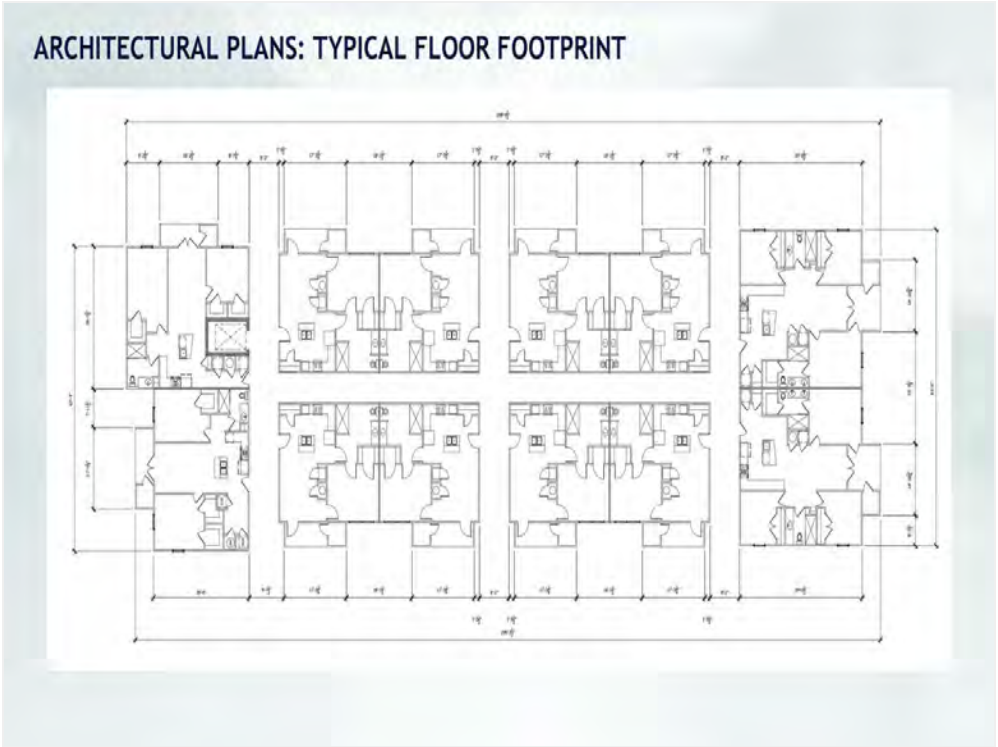
N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

Property Photos



Parkside Intro Deck_Page_03



Parkside Intro Deck_Page_15

0 North Tibbs Road, Dalton, GA 30720

0 North Tibbs Road, Dalton, GA 30720

ARCHITECTURAL PLANS: FLOOR PLAN SAMPLE

1 BEDROOM 1 BATHROOM

1 BR 1 BA
802 SF
\$1,600 RENT
AVERAGE

UNIT FEATURES

- SMART HOME TECHNOLOGIES INCLUDING THERMOSTAT, LIGHTING, DOOR LOCKS, SECURITY SYSTEM, ETC.
- OPEN FLOOR PLANS WITH NINE-FOOT CEILINGS
- WOOD GRAIN PLANK FLOORING
- CEILING FANS IN LIVING AREA AND BEDROOMS
- GRANITE COUNTERTOPS
- GOURMET KITCHENS WITH STAINLESS STEEL APPLIANCES
- IN-UNIT WASTER AND DRYER

The floor plan shows a rectangular unit with overall dimensions of 27'-0" wide by 34'-0" deep. The layout includes a living area with a fireplace, a kitchen with a breakfast bar, a bedroom, a bathroom, and a laundry area. Dimensions for various rooms and sections are provided:

- Overall width: 27'-0"
- Overall depth: 34'-0"
- Living area width: 14'-0"
- Living area depth: 10'-0"
- Bedroom width: 10'-0"
- Bedroom depth: 10'-0"
- Bathroom width: 5'-0"
- Bathroom depth: 5'-0"
- Kitchen width: 10'-0"
- Kitchen depth: 10'-0"
- Laundry area width: 5'-0"
- Laundry area depth: 5'-0"

Parkside Intro Deck_Page_16

ARCHITECTURAL PLANS: FLOOR PLAN SAMPLE

2 BEDROOM 2 BATHROOM

2 BR 2 BA
1,000 SF
\$1,850 RENT
AVERAGE

UNIT FEATURES

- OPEN FLOOR PLANS WITH NINE-FOOT CEILINGS
- WOOD GRAIN PLANK FLOORING
- CEILING FANS IN THE LIVING ROOM AND/OR MASTER BEDROOM
- GRANITE COUNTERTOPS
- GOURMET KITCHENS WITH STAINLESS STEEL APPLIANCES
- IN-UNIT WASTER AND DRYER

The floor plan is a rectangular unit with overall dimensions of 34'-0" in width and 28'-7" in depth. The layout includes a living area with a fireplace, a kitchen with a breakfast bar, two bedrooms, two bathrooms, and a central hallway. Specific dimensions for various sections are as follows:

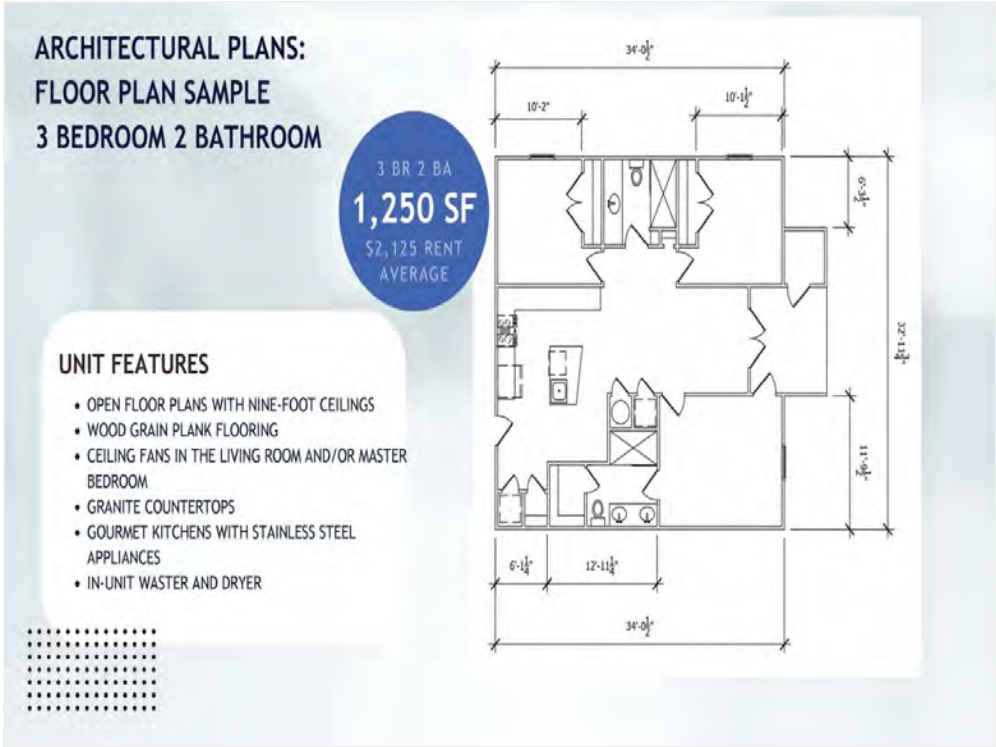
- Overall Dimensions:** 34'-0" wide by 28'-7" deep.
- Top Section:** 6'-0" wide on the left, 16'-3" wide in the center.
- Left Side:** 25'-7" high.
- Right Side:** 9'-6" high for the top portion, 3'-3" for the bottom portion.
- Bottom Section:** 9'-0" wide on the left, 9'-2" wide in the center, and a series of smaller sections (3'-10", 1'-7", 3'-3", 3'-4") on the right.
- Bottom Width:** 34'-0" total.

Parkside Intro Deck_Page_17

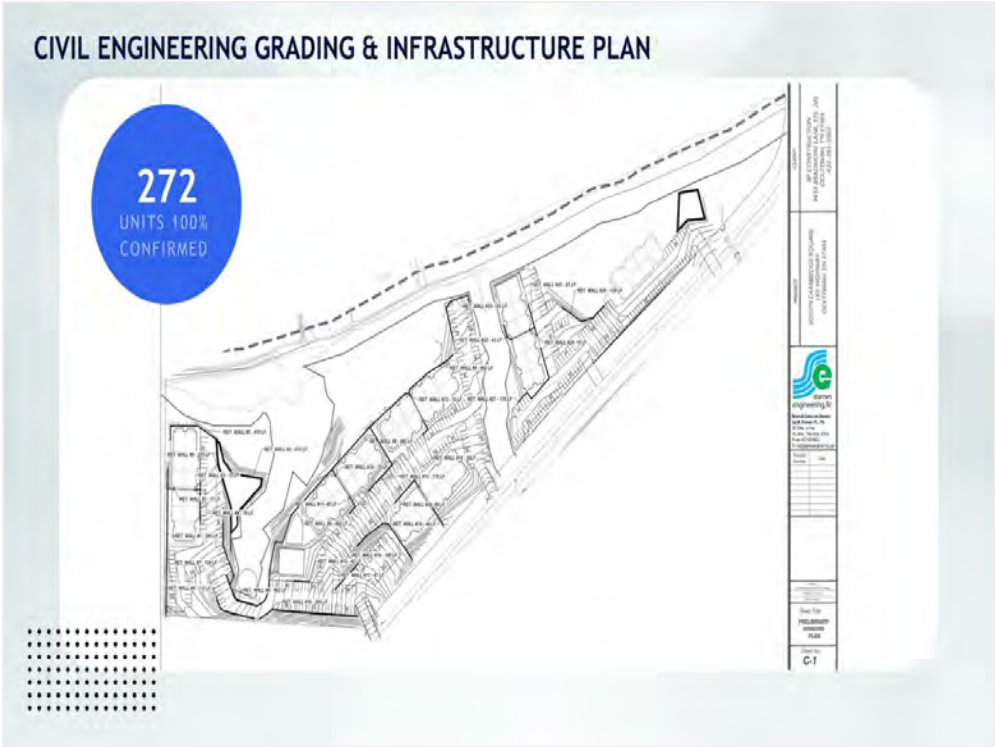
N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

Property Photos



Parkside Intro Deck_Page_18

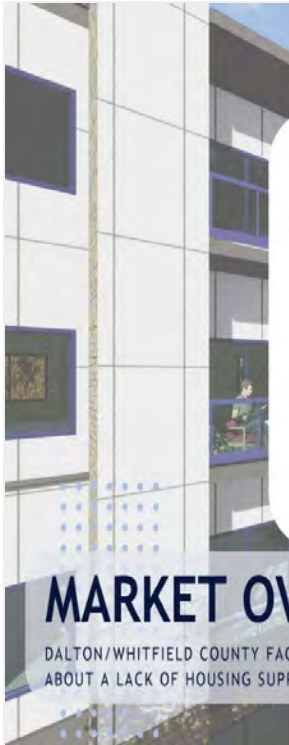


Parkside Intro Deck_Page_19

N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720

Property Photos



WHAT WE NEED SO BADLY IN DALTON IS HIGHER END HOUSING, OF ALL TYPES; SINGLE FAMILY IN THE \$300K TO \$750K RANGE... NEW MULTIFAMILY WITH REALLY GOOD AMENITIES. WE ALSO REALLY LIKE THE NEW BUILD-TO-RENT COMMUNITIES WE'VE SEEN IN OTHER COMMUNITIES.

-- CARL CAMPBELL, EXECUTIVE DIRECTOR OF ECONOMIC DEVELOPMENT FOR CITY OF DALTON AND WHITFIELD COUNTY

MARKET OVERVIEW

DALTON/WHITFIELD COUNTY FACES A PROBLEM THAT IS FUNDAMENTALLY ABOUT A LACK OF HOUSING SUPPLY--NOT HOUSING DEMAND

Economic Development Needs from Council Meeting

UNIT MIX & COMP: THE LOFTS AT HAMILTON

Type	Unit Count	SP	Total SP	Rent	Rent PSF	Monthly Rent	% of total
1x1	41	705	28,905	\$1,475	\$2.09	\$40,475	15%
1x1 Balcony	41	705	28,905	\$1,555	\$2.16	\$42,525	15%
1x1 XL	45	900	40,500	\$1,975	\$1.86	\$75,975	17%
1x1 XL Balcony	45	900	44,000	\$1,725	\$1.92	\$64,525	18%
2x2	34	1,000	34,000	\$1,925	\$1.83	\$62,000	13%
2x2 Balcony	34	1,000	34,000	\$1,975	\$1.88	\$63,750	13%
3x2	28	1,250	35,000	\$2,175	\$1.70	\$59,500	10%
Total/Avg	212	902	245,410	\$1,721	\$1.91	\$48,280	100%

31,000 EMPLOYEES COMMUTING TO DALTON FOR WORK EACH DAY

Lofts at Hamilton Medical Center Year over Year asking rents								
Description	BR	BA	Sqft	Rents as of 04-01-2023			Rents as of 05-2024	
				Rent "Beginning at"	Rent PSF	Rent "Beginning at"	Rent PSF	% Increase
A1	1	1	837	1,350	1.61	1,425	1.70	5.60%
A1 Den	1	1	1,056	1,670	1.58	1,700	1.61	1.80%
A2	1	1	870	1,395	1.6	1,425	1.64	2.20%
A3	1	1	1,006	1,560	1.55	1,700	1.70	9.60%
A3 ALT	1	1	885	1,335	1.51	1,529	1.73	14.50%
A4	1	1	881	1,410	1.6	1,604	1.82	13.80%
A5 (w/attached garage)	1	1	1,006	1,800	1.79	1,850	1.84	2.80%
A6 (w/attached garage)	1	1	870	1,720	1.98	1,720	1.98	0.00%
B1	2	2	1,100	1,525	1.39	1,719	1.56	12.70%
B2	2	2	1,266	1,665	1.32	1,720	1.36	3.30%
B3	2	2	1,418	1,770	1.25	1,820	1.28	2.80%
B4	2	2	1,446	1,850	1.28	1,900	1.31	2.70%
B5 (with garage)	2	2	1,446	2,100	1.45	2,150	1.49	2.40%
C1	3	2	1,616	1,945	1.2	1,995	1.23	2.60%
C1 ALT	3	2	1,772	2,160	1.22	2,354	1.33	9.00%
Total / Average				1,185	1.684	1.49	1.775	5.70%

Note that Hamilton Medical Center built on their own land and are not charging market rents for a Class A Product

100% 218 UNITS LEASED WITHIN 9 MONTHS OF DELIVERY

31,000 + Employees Commuting to Dalton for Work each Day - Parkside Intro Deck_Page_21

N. Tibbs Rd. - 14.62 Acres Multi-Family Land

0 North Tibbs Road, Dalton, GA 30720



Travis Hulsey
THulsey@CRE-PROS.com
(423) 504-7614

LAND HAWKS -
COMMERCIAL & LAND
2115 Stein Dr
Chattanooga, TN 37421

