



For Sale
210.65 +/- Acres
Land Opportunity



Frontage on the Tennessee River
Lupton Drive & Mercer Street
Chattanooga, TN 37415

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Details



Parcel 1

- Tax # - 118F C 048
- Size: 6.50 +/- Acres
- Zoning: R-3

Parcel 2

- Tax # - 118F C 046
- Size: 1.34 +/- Acres
- Zoning: R-3

Contact David DeVaney
for Pricing.

Parcel 3

- Tax # - 118E E 006
- Size: 49.77 +/- Acres
- Zoning: M-1

Parcel 4

- Tax # - 118E E 006.01
- Size: 3.87 +/- Acres
- Zoning: M-1

Parcel 5

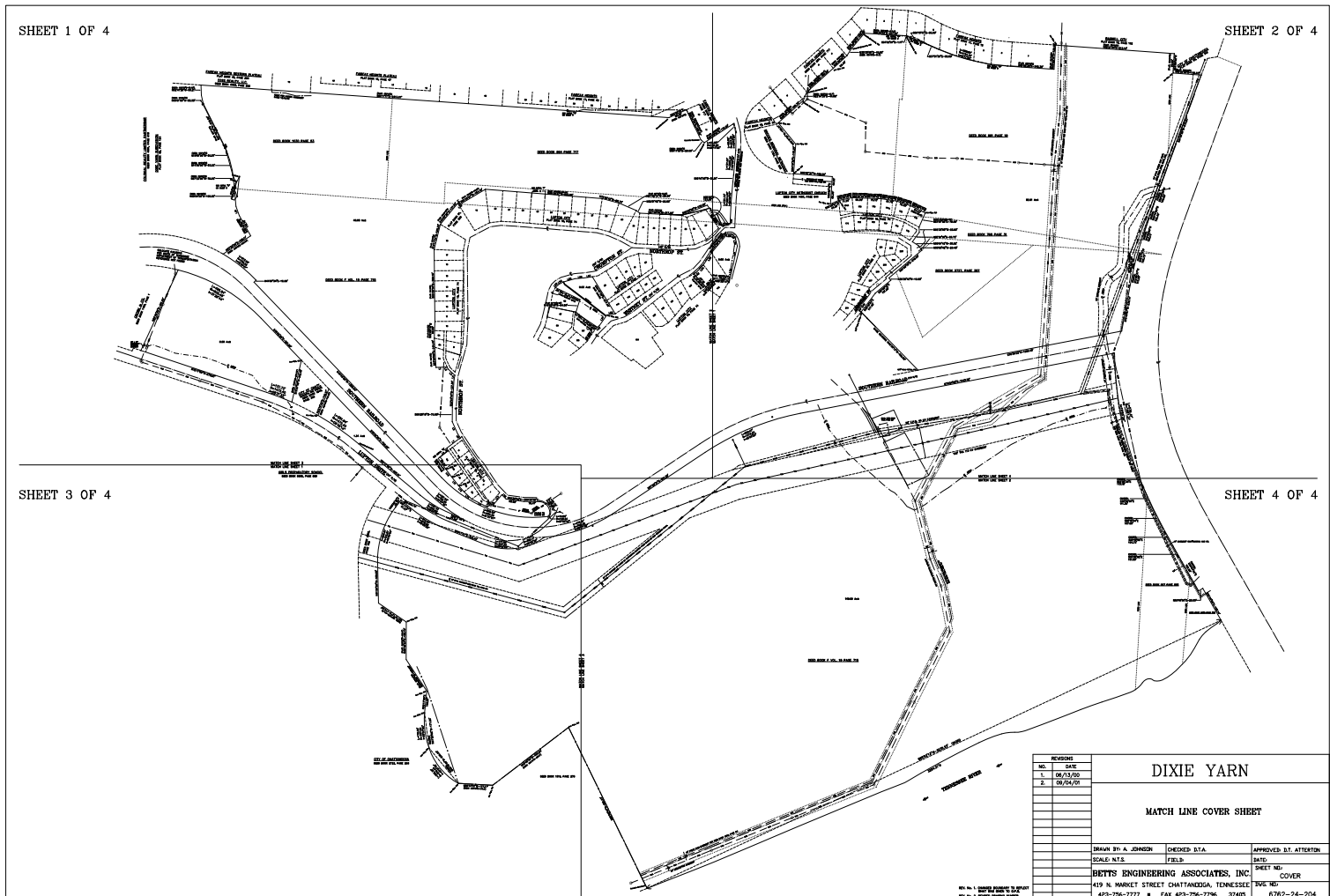
- Tax # - 118K A 046
- Size: 149.90 +/- Acres
- Zoning: R-1 & M-1

Comments

The property is located off Hixson Pike and consists of five parcels totaling 210.65 +/- Acres. The topography offers excellent vistas and multiple building sites with 3,300 feet of contiguous Tennessee River frontage.

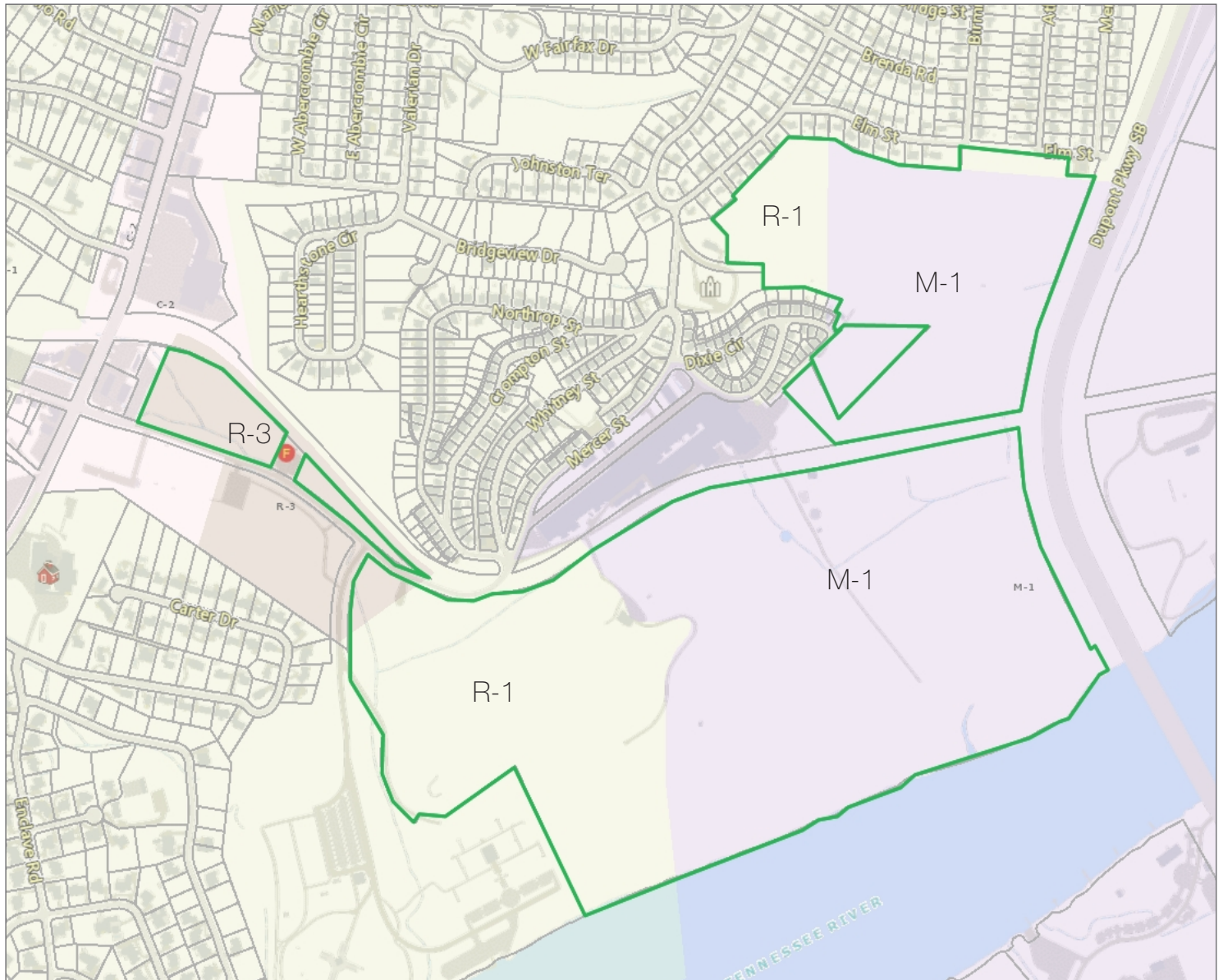
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Property Survey



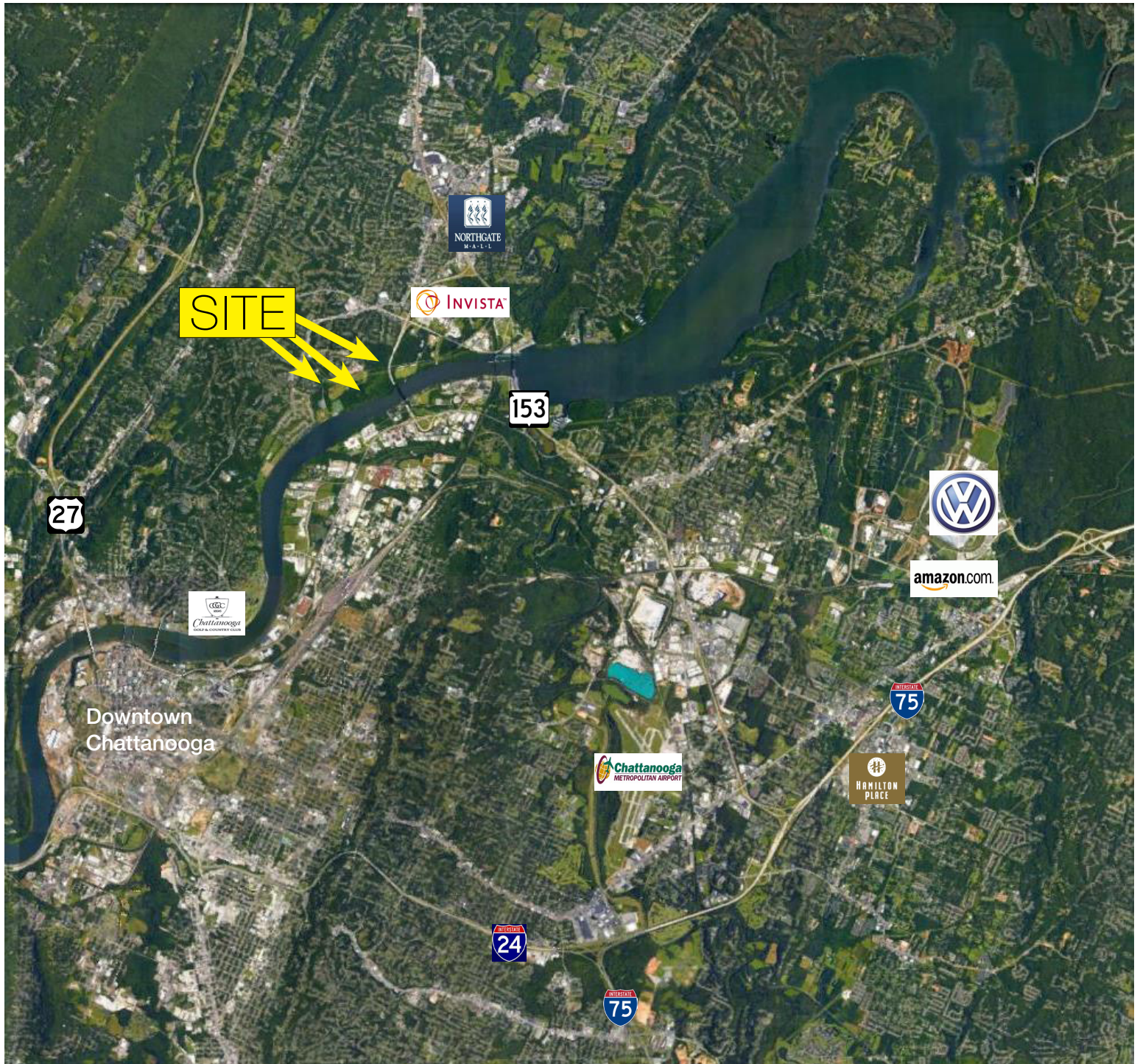
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Zoning Map



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Location Map



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Community Profile

Population

Total Population	2015
Chattanooga	176,501
Hamilton County	354,098
Chattanooga MSA*	547,776
Location	Southeast TN
Unemployment Rate	6.3%

Construction Activity

Chattanooga MSA Non-Residential

Year	# Permits	Value
2014	102	\$255,816,000
2015	128	\$346,630,000

Retail Sales

Hamilton County Gross Retail Sales

2013	\$5,855,556,596
2014	\$6,230,951,907
2015	\$6,509,379,172

Source: TN Dept. of Revenue: State Sales and Use Tax Statistics

Location

Distance from Chattanooga

Knoxville, TN	112 miles
Atlanta, GA	118 miles
Nashville, TN	135 miles
Birmingham, AL	147 miles
Greenville/Spartanburg, SC	251 miles
Memphis, TN	345 miles
Charlotte, NC	350 miles

Market Rates

Property	Rent/SF/Year		Vacancy Rate
	Low	High	
Downtown Office Class A	\$17.00	\$24.00	10%
Suburban Office Class A	\$18.00	\$20.00	15%
Industrial Bulk Warehouse	\$2.25	\$3.25	15%
Retail Multi-Tenant	\$15.00	\$30.00	15%

Source: Chattanooga Chamber of Commerce

Major Employers

Chattanooga MSA Largest Employers (with 500+ full-time employees)

Company	Full-Time	Part-Time	Company	Full-Time	Part-Time
•BlueCross BlueShield of Tennessee	4,899	50	The University of TN at Chattanooga	1,184	20
•Hamilton County Dept. of Education	4,508	1,482	Pilgrim's Pride Corporation	1,148	
•Erlanger Health System	4,384	780	•U.S. Xpress Enterprises, Inc.	990	34
Tennessee Valley Authority	3,786	2	•Orange Grove Center, Inc.	774	123
Amazon.com.dedc LLC	3,312		Chattem Inc.	758	11
•Unum	2,800		•Chattanooga State Community College	669	61
•McKee Foods Corporation	2,700		•Kenco Group	653	
CHI Memorial	2,602	400	Koch Foods, LLC	639	
•City of Chattanooga	2,250	431	•Walden Security	603	90
Volkswagen Chattanooga	2,177		•EPB	552	
•Hamilton County Government	1,836	161	T-Mobile	550	
Roper Corporation	1,800		Chattanooga Coca-Cola Bottling Co.	540	
Cigna HealthCare	1,350		Southern Champion Tray	508	7
•Astec Industries, Inc.	1,318				
Parkridge Medical Center, Inc.	1,310	116			

•Locally owned and/or headquartered

Employers with 500+ employees in descending order by largest number of full-time employees as of 12/31/15.

Source: Company Personnel Departments