

6975 MIDDLE VALLEY RD  
HIXSON, TN 37343

**Tax Parcel** 091 057.13

**Zoning** C-2

**Acreage** 3.45+/- AC

**Square Footage** 3,000+/- SF

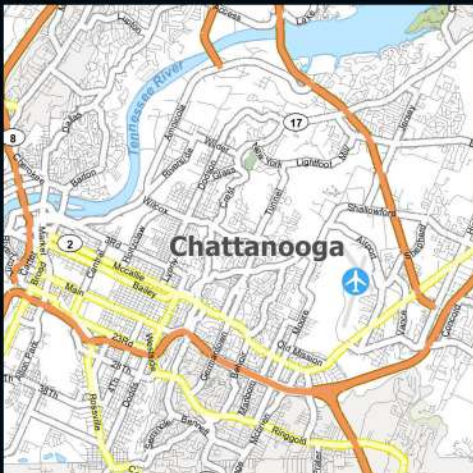
**Utilities** Available Nearby

**Property Type** Commercial

**Property Subtype** Flex Space | Yard

## DIRECTIONS

From Chattanooga take US-27 N to TN - 153 S, turn  
Left onto Boy Scout Rd. Turn Left onto Middle Valley  
Road and property will be on the Left.



# FOR SALE

**Warehouse / Redevelopment**

\$895,000

3.45+/- AC



Hixson Flex Site & Development Opportunity features  $\pm 3.45$  acres with an existing  $\pm 3,000$  SF metal building in one of Chattanooga's fastest-growing submarkets.

Positioned on Middle Valley Road with easy access to Highways 27 and 153, the property offers strong connectivity to Northgate, Chattanooga, and surrounding residential growth. The site provides a large, usable land area ideal for a variety of commercial or service-oriented uses.

Zoned C-2, the property allows for a wide range of uses including contractors, retail, office, auto service, and more. The surplus land and flexible layout also present an opportunity for expansion, redevelopment, or potential rezoning.

A rare offering combining scale, location, and long-term upside in the Hixson market.



Property includes 2 drive in doors and approximately 1,974 sq ft partial buildout for office, showroom, or operational space.



**Features:**

- ±3.45 Ac Parcel – Rare size offering in Hixson submarket
- ±3,000 SF Metal Building – Versatile with existing improvements
- C-2 Zoning – Supports a wide range of commercial uses
- Repositioning Opportunity – Potential for rezoning or redevelopment (buyer to verify)
- Excess Land for Expansion – Ideal for users needing room to grow
- Easy Ingress/Egress in a Private Setting
- Strong Location – Easy access to Highway 153 and Highway 27
- High-Growth Area – Surrounded by residential density and established retail



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