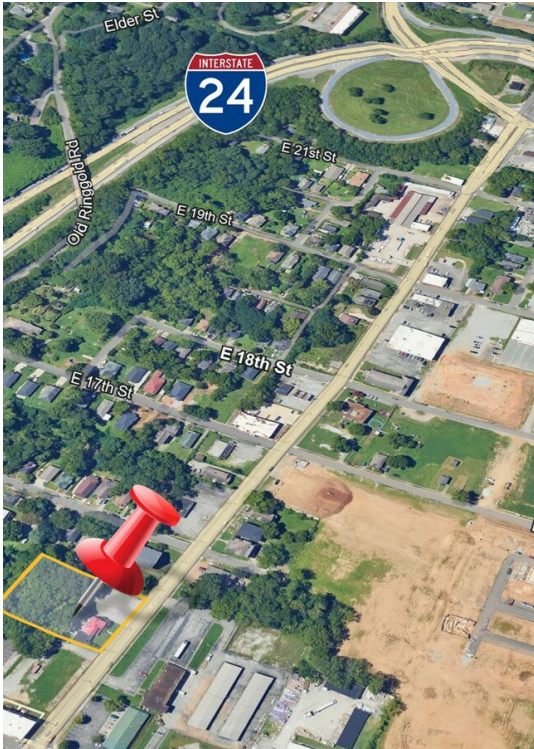




1526 & 1530 Dodds

Portfolio of 2 Properties for Sale



REAL ESTATE PARTNERS



Travis Hulsey
Real Estate Partners
2115 Stein Dr, Chattanooga, TN 37421
THulsey@CRE-PROS.com
(423) 362-8333



1526 & 1530 Dodds

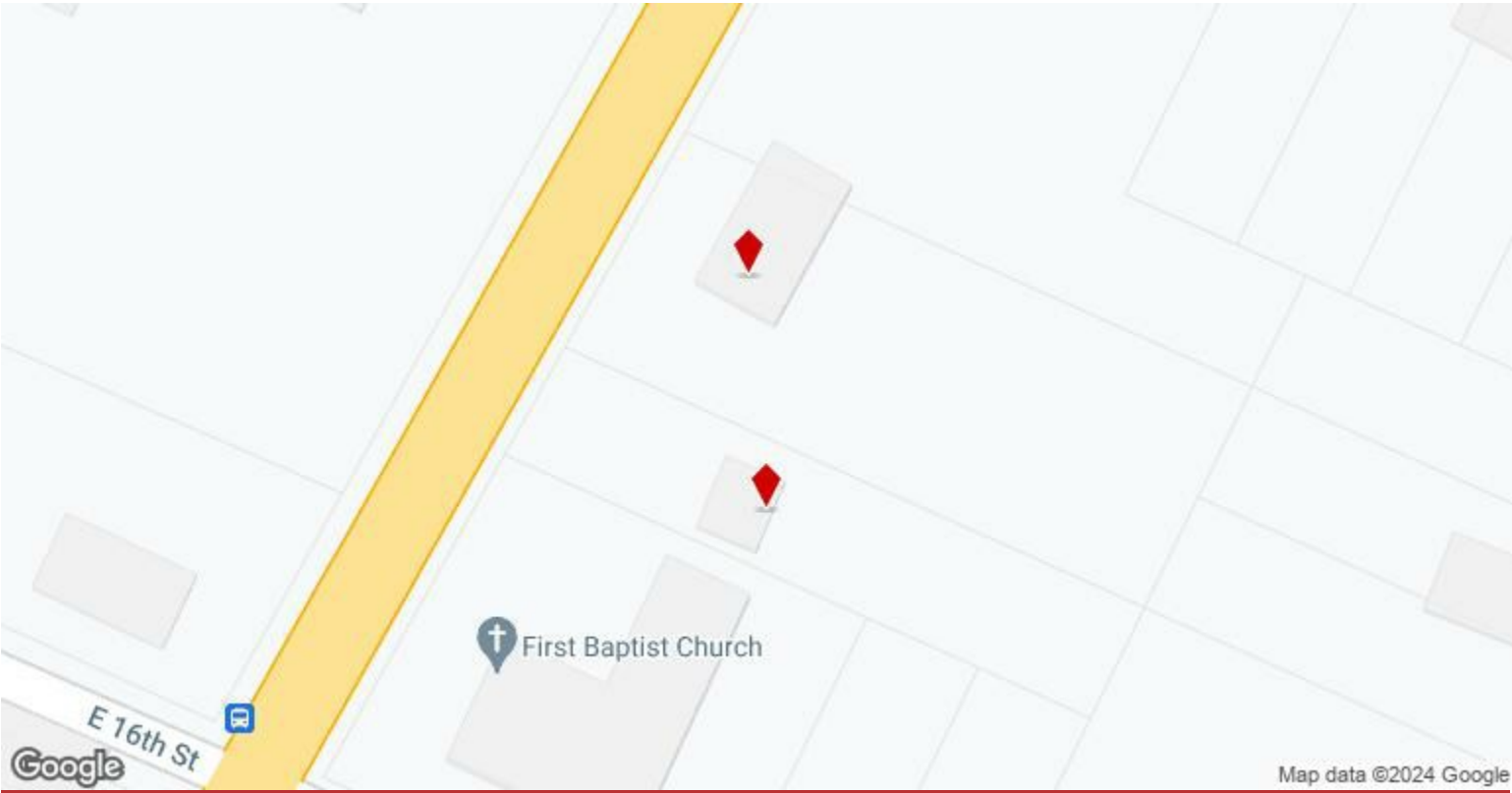
\$2,000,000

Situated on an expansive acre of land, this property presents an unparalleled opportunity for savvy investors. Imagine the possibilities of developing a prestigious 30+ unit condo complex, boasting panoramic views of Signal Mountain, Lookout Mountain, and Elder Mountain right in the heart of Chattanooga.

- 8 Mins (5.2 miles) to Downtown Chattanooga and Riverfront
- 13 min (6.3 miles) to Chattanooga Metropolitan Airport
- 11 min (5.9 miles) Interstate 75 & Interstate 24 Split



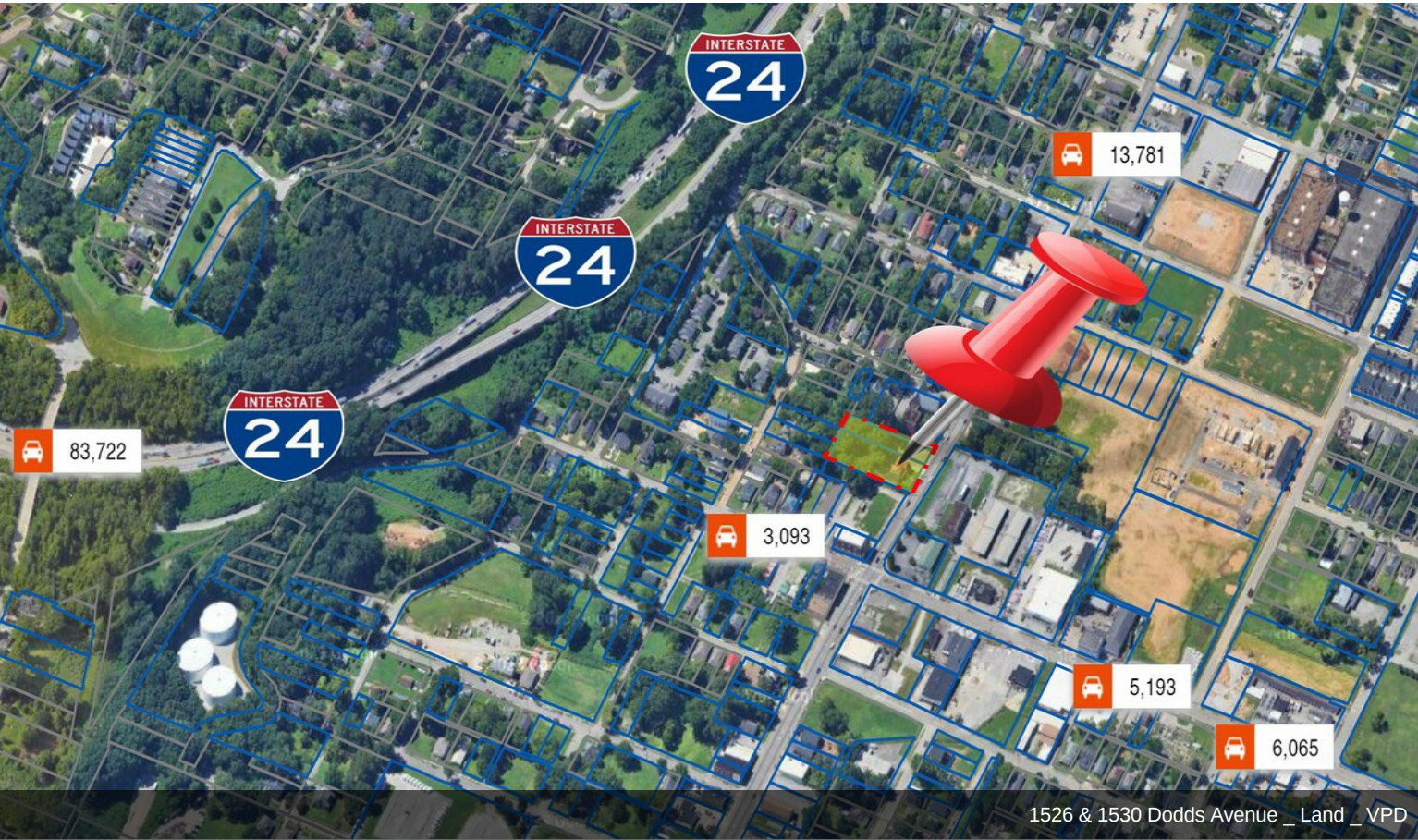
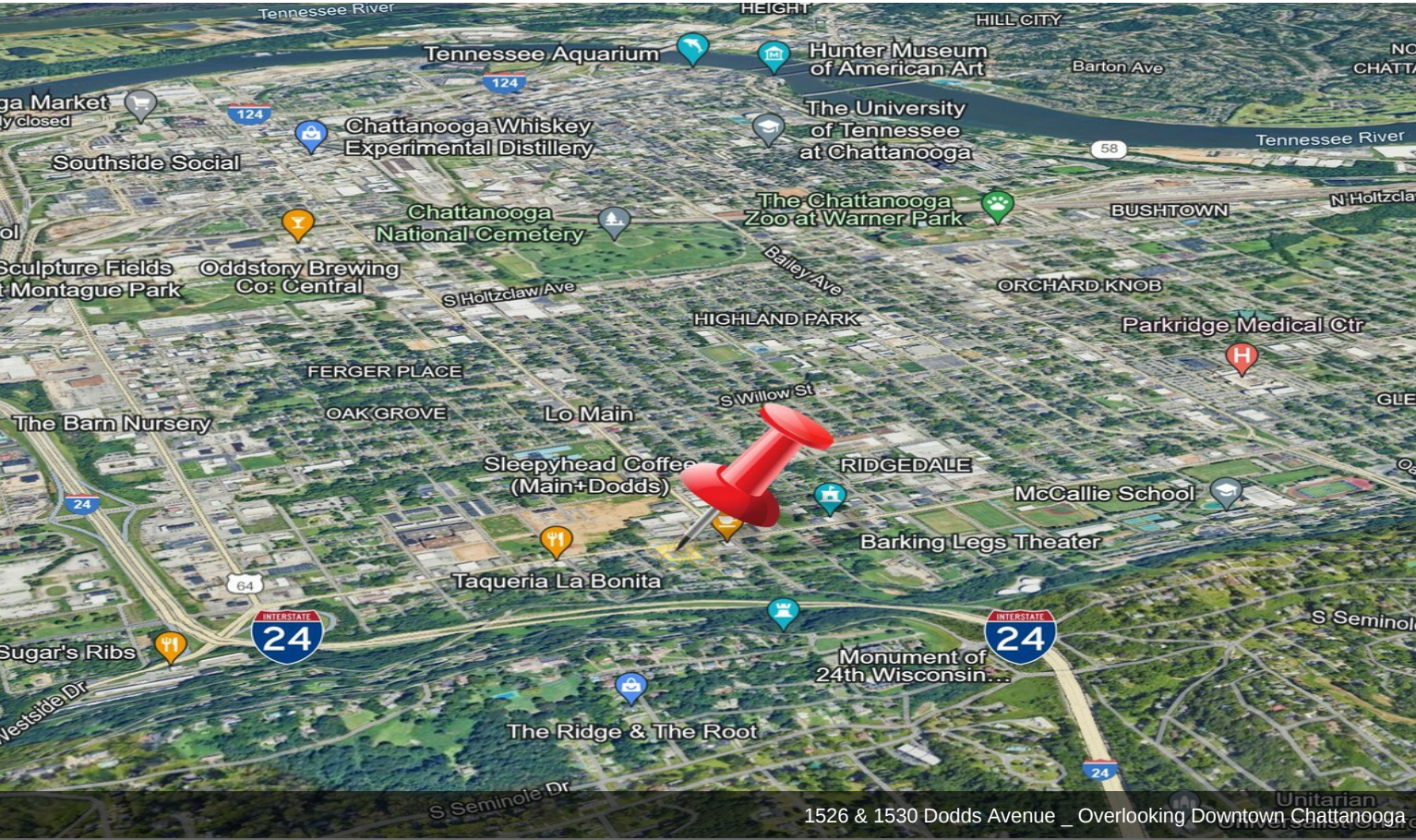
Price:	\$2,000,000
Price / SF:	\$312.35 / SF
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	6,403 SF



1526 & 1530 Dodds

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 1526 Dodds Ave, Chattanooga, TN	Office	5,087		
 1530 Dodds Ave, Chattanooga, TN	Retail	1,316		

Property Photos



Property Photos

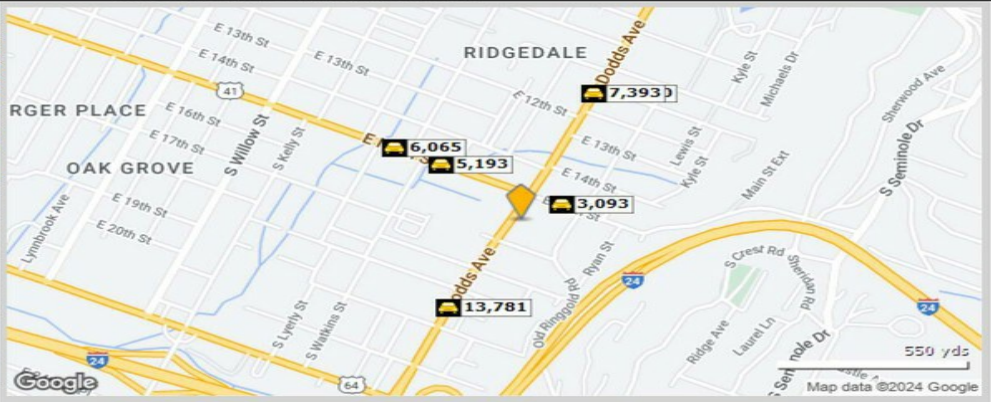


02-1526 Dodds Ave-2

Traffic Count Report



1526 Dodds Ave, Chattanooga, TN 37404



Map data ©2024 Google

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Main St	Old Ringgold Rd	0.03 SE	2022	3,646	MPSI	.08
2 MAIN ST.	Old Ringgold Rd	0.03 SE	2019	3,093	AADT	.08
3 East Main Street	Buckley St	0.02 SE	2022	5,660	MPSI	.18
4 EAST CHATTANOOGA	Buckley St	0.02 SE	2019	5,193	AADT	.18
5 Dodds Ave	E 18th St	0.04 NE	2022	15,052	MPSI	.22
6 SOUTHWEST RIDGESIDE	E 18th St	0.04 NE	2019	13,781	AADT	.22
7 E Main St	S Watkins St	0.03 SE	2020	6,325	MPSI	.26
8 E Main St	S Watkins St	0.03 SE	2022	6,065	MPSI	.26
9 Dodds Ave	Bennett Ave	0.02 NE	2022	11,290	MPSI	.31
10 SR002	Bennett Ave	0.02 NE	2020	7,393	AADT	.31

Property Photos



Property Photos



18-1526 Dodds Ave-18

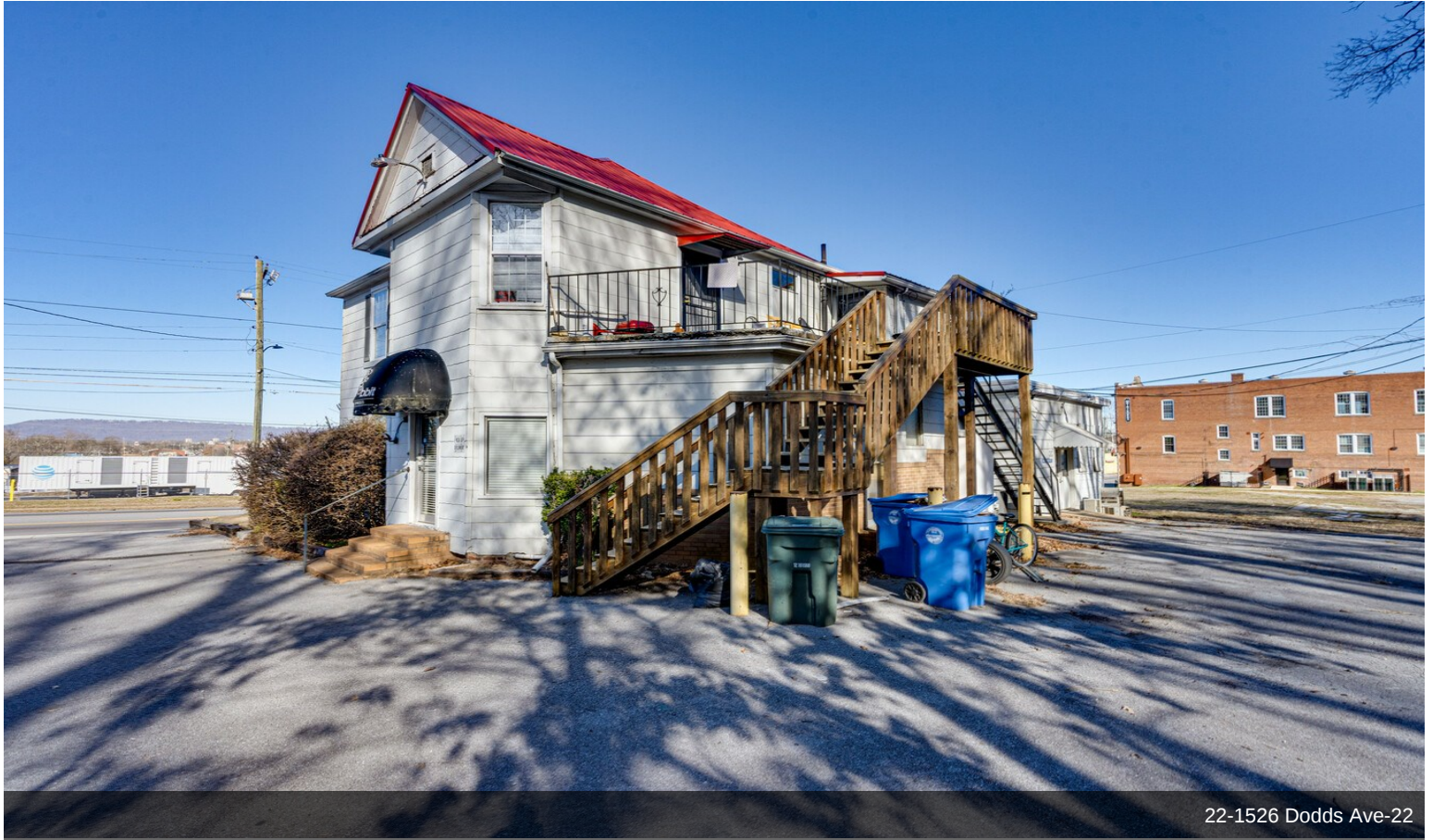


19-1526 Dodds Ave-19

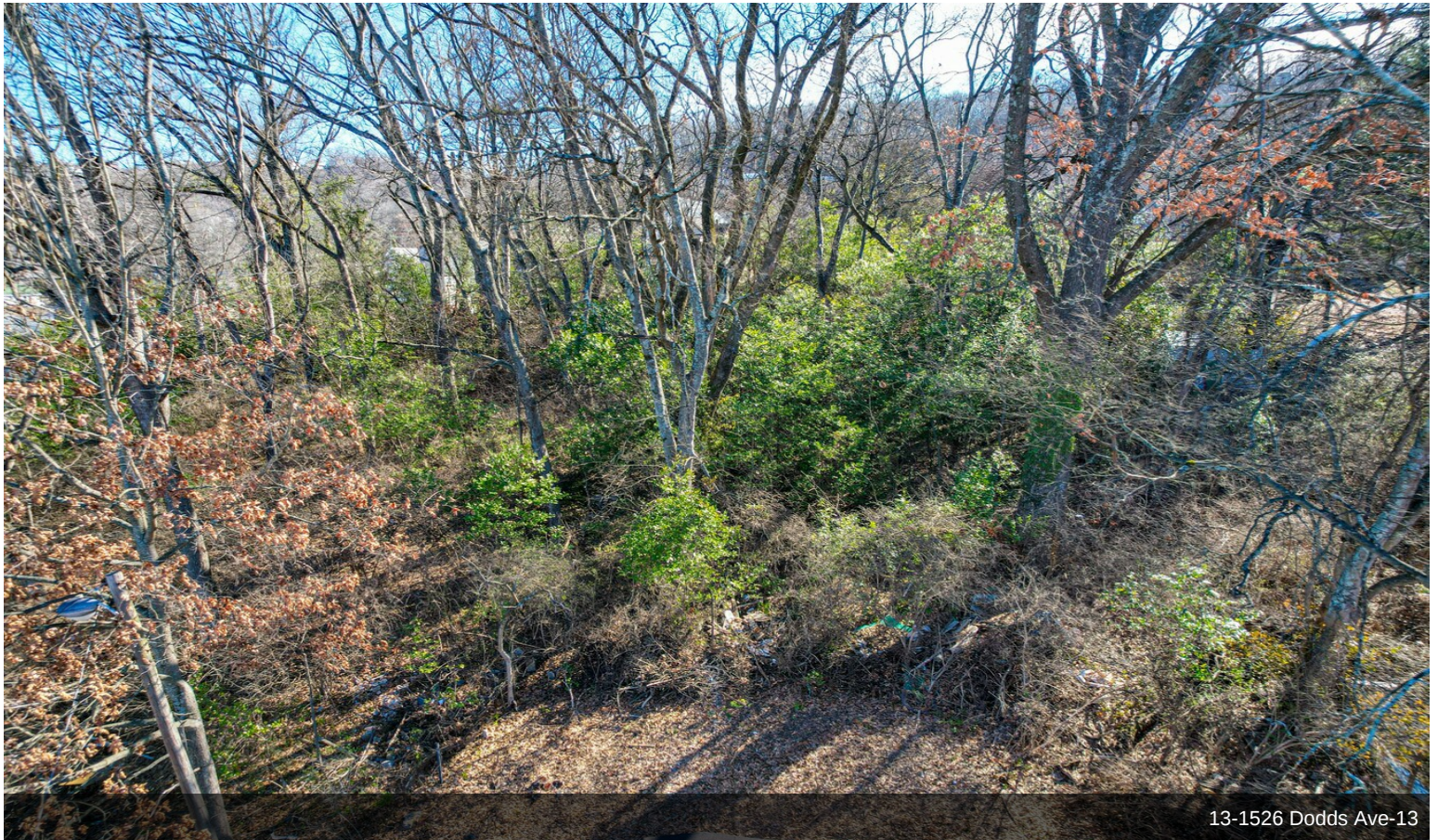
Property Photos



Property Photos



22-1526 Dodds Ave-22



13-1526 Dodds Ave-13

Property Photos



Property Photos



Property Photos



04-1526 Dodds Ave-4

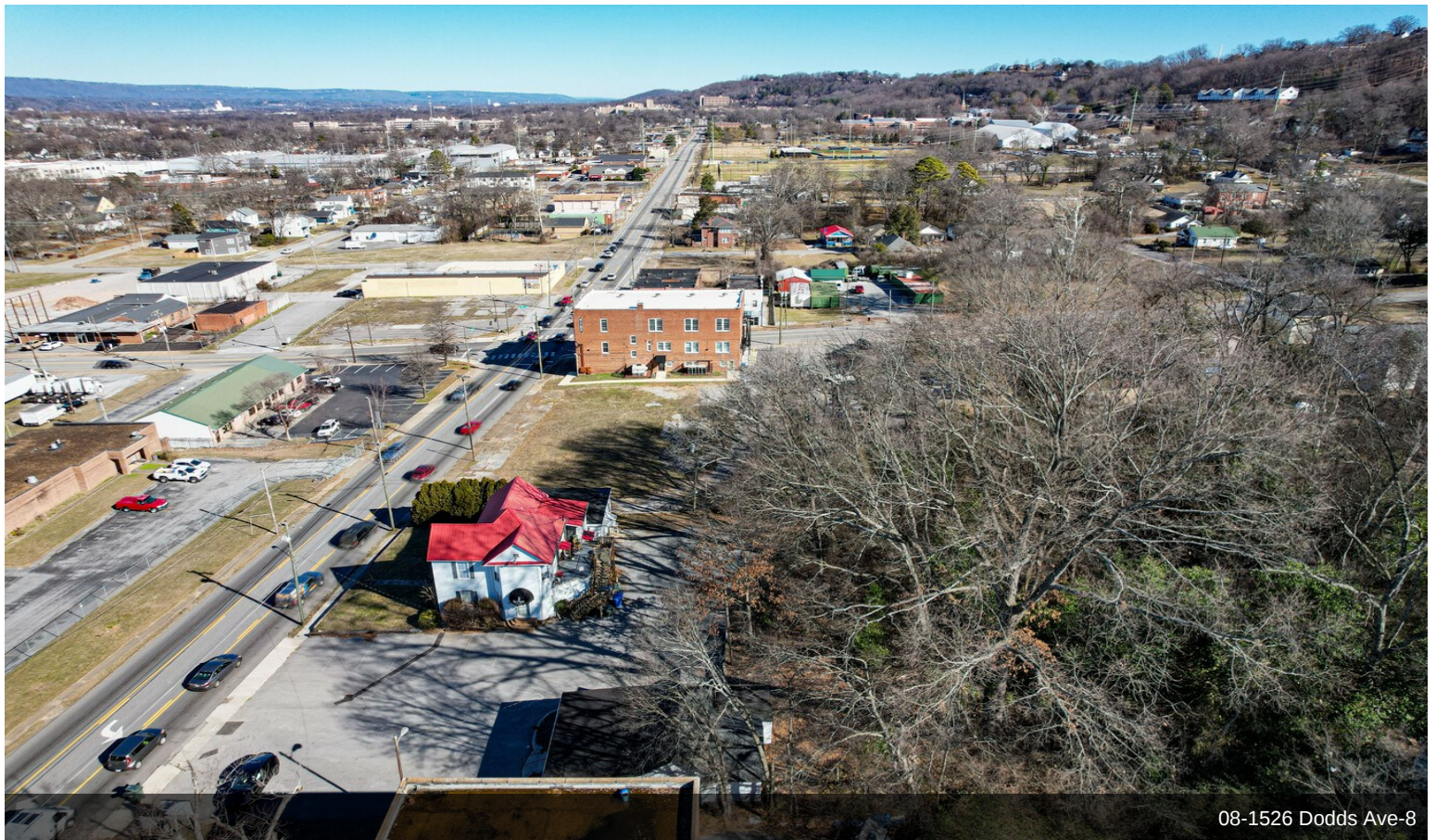


06-1526 Dodds Ave-6

Property Photos



07-1526 Dodds Ave-7



08-1526 Dodds Ave-8

Property Photos

