



## Taft Highway Walden, TN

### Property Information

This offering is a once in a generation development opportunity on Signal Mountain in the affluent town of Walden, Tennessee. Available are nearly 42 acres which sit in the middle of the Town Center Illustrative Plan which was commissioned by elected officials of Walden.

While the development options are plentiful, following the land use plan as outlined on the town's website ([waldentn.gov](http://waldentn.gov)) should be considered for any future development's successful approval.

Walden's Ridge, where the subject property sits, is home to the towns of Walden and Signal Mountain. As written by Mary Scott Norris and Priscilla N. Sharpley in *Images of America*, Signal Mountain, "The long plateau known as Walden's Ridge, near the tip end of the Appalachian Mountain range, has always beckoned travelers to stay a while and enjoy the quiet woods, rippling streams, and majestic, breathtaking views."

Walden is ripe for responsible development.

### Offering Summary

SALE PRICE:	\$2,400,000
ACRES:	41.7±
TAX ID:	098 058 098 057
ZONING:	A-1
2024 TOTAL RE TAX:	\$4,153.20
TRAFFIC COUNTS:	12,354 VPD Taft HWY

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For more information,  
please contact:



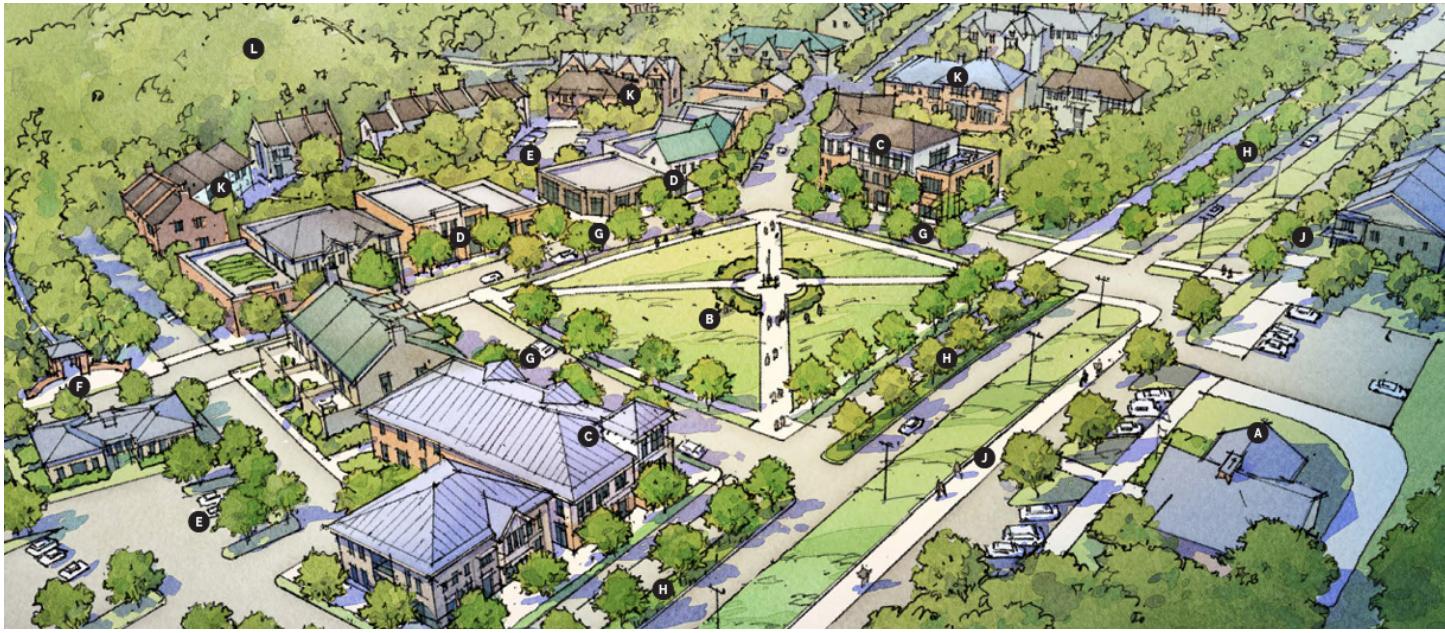
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### Town Center Illustrative Plan

- A - Current Town Hall and Pumpkin Patch Playground
- B - Town Square framed by 1 to 2.5 story mixed use buildings with wide, tree-lined sidewalks
- C - Parking behind or tucked below buildings as topography permits
- D - New pedestrian-friendly street connecting center to roundabout and neighborhood
- E - Townhouses and similar housing types create a transition to less intense areas.
- F - Single-family detached and similar housing types create a transition to large lot areas.
- G - Trailhead connecting new trail network to the center
- H - Low-intensity commercial or residential infill along Taft and the frontage road.



### Town Center Illustration

- A - Current Town Hall and Pumpkin Patch Playground
- B - Square as focal point of the Town Center framed by buildings
- C - Low-rise commercial or mixed-use buildings built close to wide sidewalks
- D - Buildings vary in height and articulation to minimize massive uninterrupted facades
- E - Parking is located to the rear or below structures when topography allows
- F - Trails through natural areas connect to the Town Center at strategic points
- G - Town Center streets should feature wide sidewalks, street trees, and on-street parking
- H - Tree-lined median incorporated into Taft Highway along Town Center frontage
- I - Maintain natural buffer along edge of Taft Highway where possible
- J - Multi-purpose path on the east side of Taft Highway along the frontage road
- K - Transition from Town Center with mixture of housing types on pedestrian-friendly streets
- L - Preserve sensitive environmental features and substantial open space in natural state



### Town Center Neighborhood Illustrative Plan

- A - Neighborhood greens provide space for active and passive recreation
- B - A mixture of housing types in a compact village-like arrangement
- C - A mixture of lots and housing types fronting a network of pedestrian-friendly streets
- D - New pedestrian-friendly street connecting neighborhood to Town Center
- E - Rear lanes provide access to parking where topography permits
- F - Trail along utility easement with potential connection to greater Walden
- G - Trailhead connecting new trail network to the neighborhood
- H - Substantial amount of preserved open space provides transition and reduces footprint



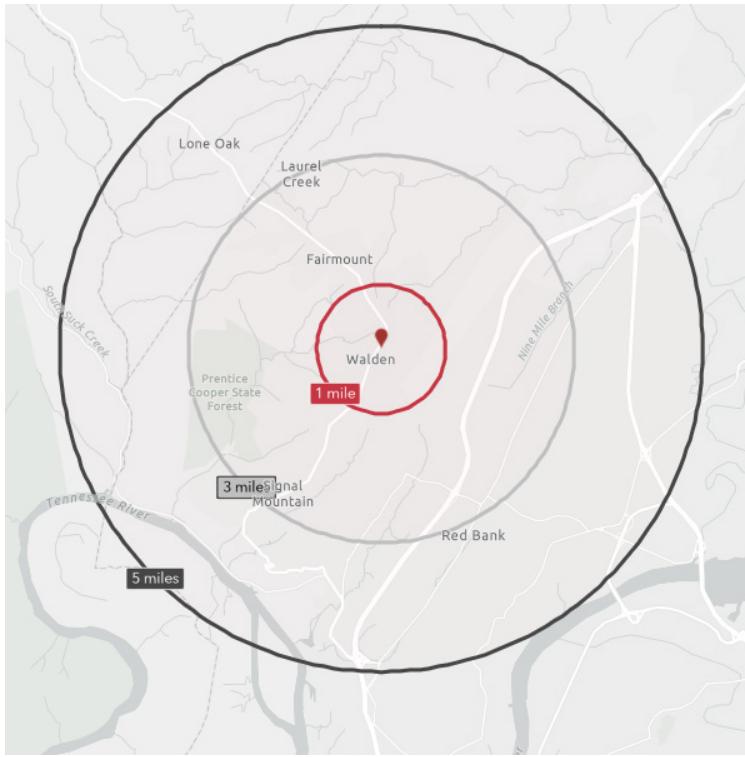
### Town Center Neighborhood Illustration

- A - Triangular green beautifies, slows traffic, and provides opportunity for green infrastructure
- B - Streets are interconnected providing multiple paths for circulation
- C - Streets are designed to accommodate vehicular and bicycle traffic
- D - Planting strips create opportunities for street trees and/or green infrastructure
- E - Sidewalks encourage walking and provide a safe and alternative mode of transportation
- F - Trails through natural areas connect to the neighborhood at strategic points
- G - Shallow front yards can incorporate stone walls to work with topographic change
- H - Porches and stoops create semi-private space between sidewalk and building
- I - Streets, blocks, and buildings shift and undulate to work with the topography
- J - An integrated mixture of building types provides housing choice
- K - Changes in elevation and articulation create variety in the streetscape
- L - The Town Center Neighborhood connects directly with the Town Center



## Topography & Approximate Dimensions





### KEY FACTS - 5 MILES

**61,688**

Population

**39.8**

Median Age



**\$80,576**

Median Household Income



**\$50,042**

Per Capita Income



**\$248,286**

Median Net Worth

Population	1 mile	3 mile
2024 Population	2,290	22,168
2029 Population	2,315	22,675
Median Age	42	41.9
Household	1 mile	3 mile
2024 Households	785	9,177
Average Household Income	\$196,333	\$131,032