



# 1.8 Acres **LAND FOR SALE**

9719 E Brainerd Rd, Ooltewah, TN 37363



\*Property lines shown are approximate.

eXp Commercial | 5321 Brainerd Rd | Chattanooga, TN 37411

**JUSTIN EVINGER**  
Cell: (423) 999-7185  
justin.evinger@expcommercial.com  
TN 371068, GA 431141

**VU NGUYEN**  
Office: (423) 414-4760  
vu.nguyen@expcommercial.com  
TN 371769, GA 432287

# PROPERTY SUMMARY

9719 EAST BRAINERD ROAD



## Property Summary

Price:	\$1,300,000
Lot Size:	1.8 Acres
Price / Acre:	\$722
Access:	East Brainerd Road
Cross Streets:	East Brainerd Road and Ooltewah Ringgold Road
Frontage:	206ft
Traffic Count:	10,483
Utilities:	County
Zoning:	A-1

## Property Overview

Highly visible and sought after location on 1.8 acres of land zoned A-1 that can be converted to commercial zoning sits across the street from Publix and next to Monster Self Storage. Lot is relatively flat and ready for a commercial developer. This is the first time the property has been offered for sale in over 70 years. The residence on the property is likely a tear down.

## Location Overview

The mix of businesses in this rapidly growing commercial district including Publix, Food City, Mod Wash car wash, and McDonalds presents a diverse business environment and makes this an ideal location for a commercial development. Brainerd Rd is the main thoroughfare between south Ooltewah, Apison and East Brainerd to interstate 75 which is 5.5 miles away. The continued recent commercial and residential housing growth in the area cannot be overstated. With a future expansion of Brainerd Rd approved, this location will continue to see growth and appreciation in real estate value for the foreseeable future.

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# PROPERTY PHOTOS

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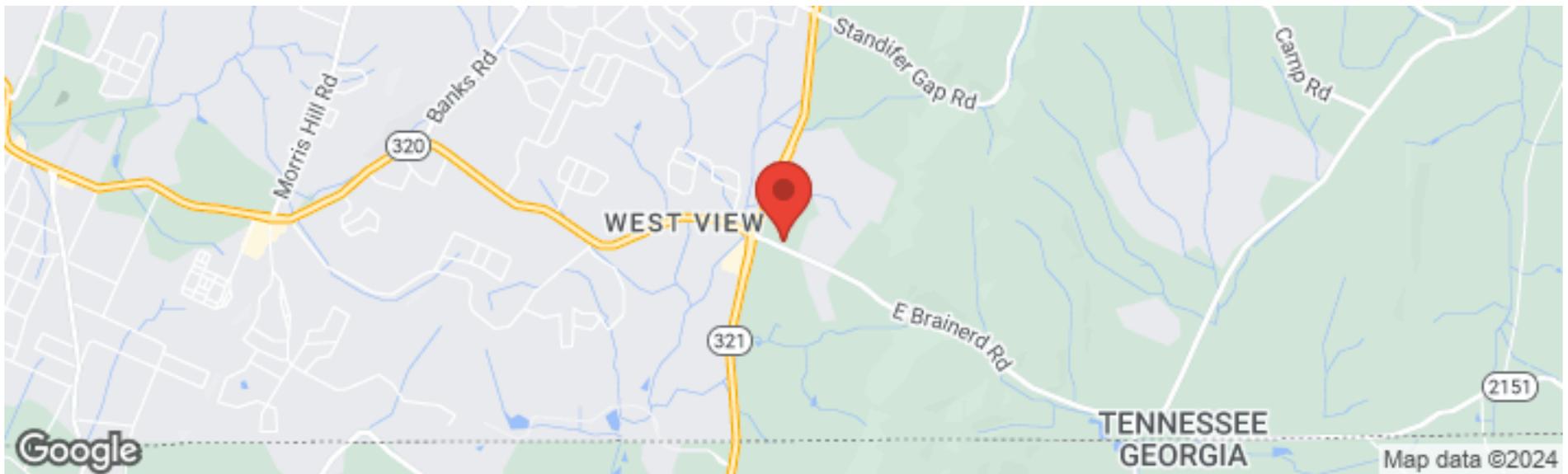
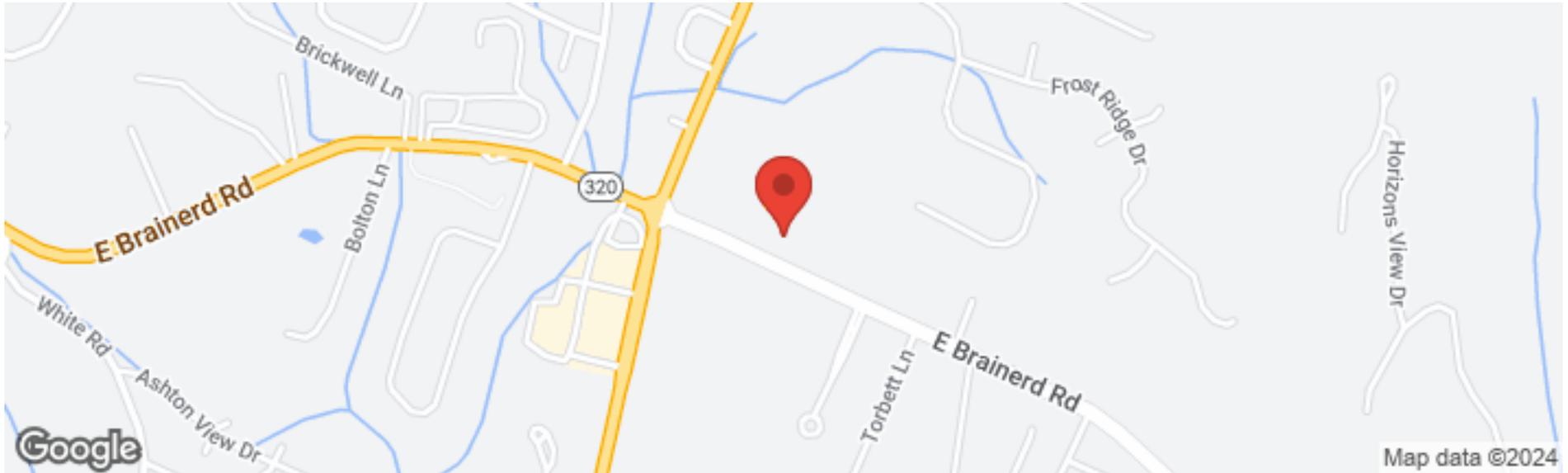
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# LOCATION MAPS

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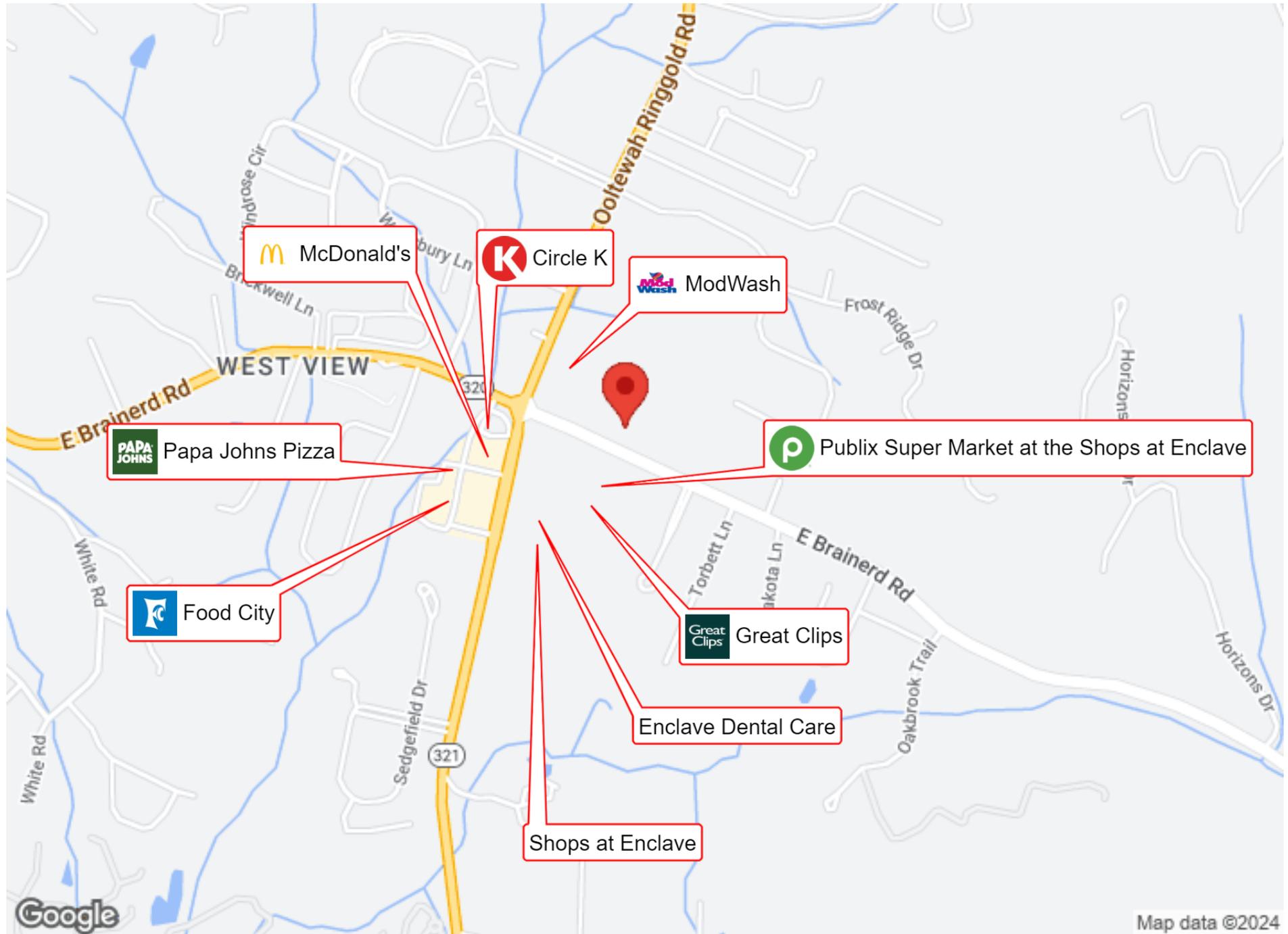
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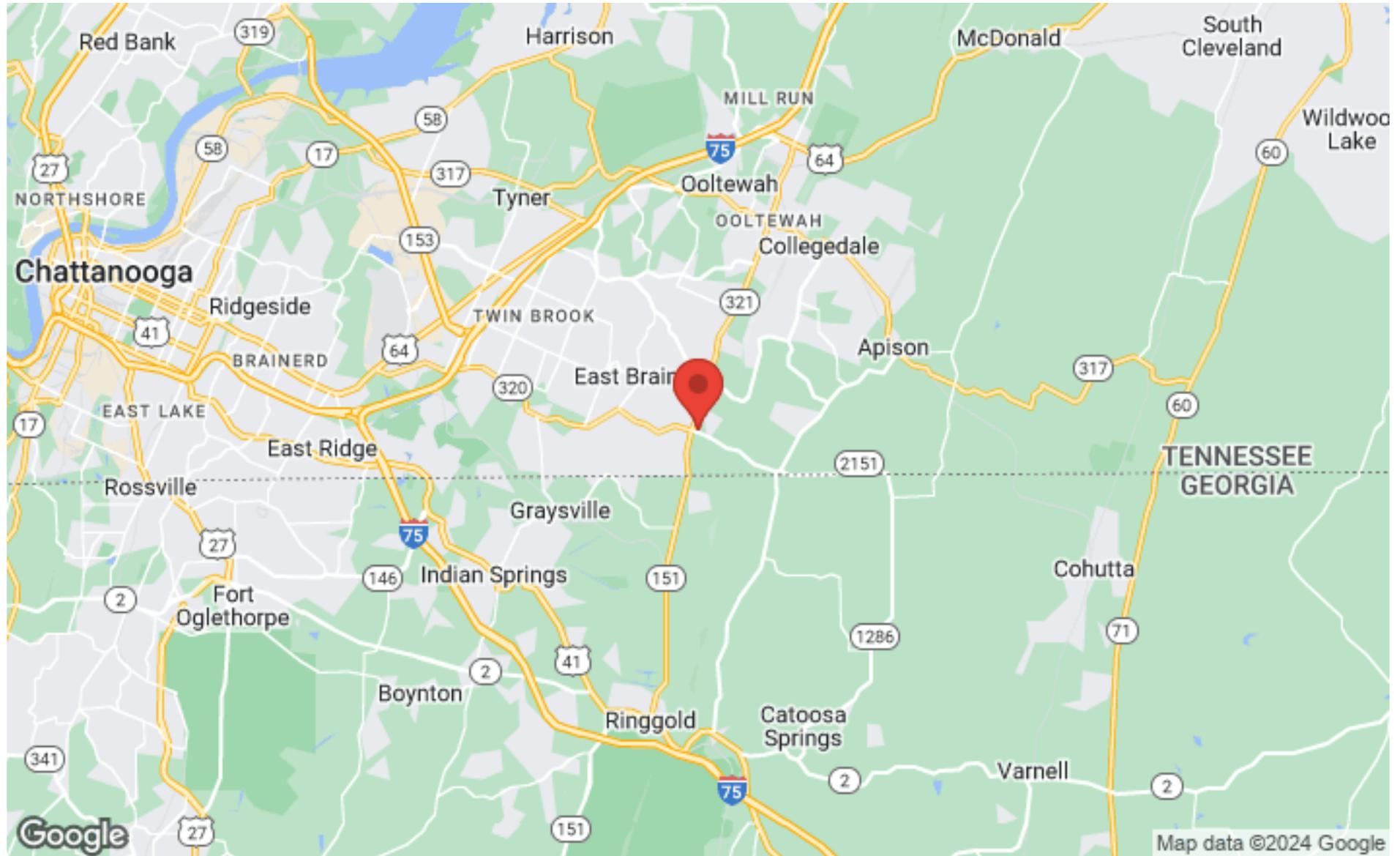
# BUSINESS MAP

9719 EAST BRAINERD ROAD



# REGIONAL MAP

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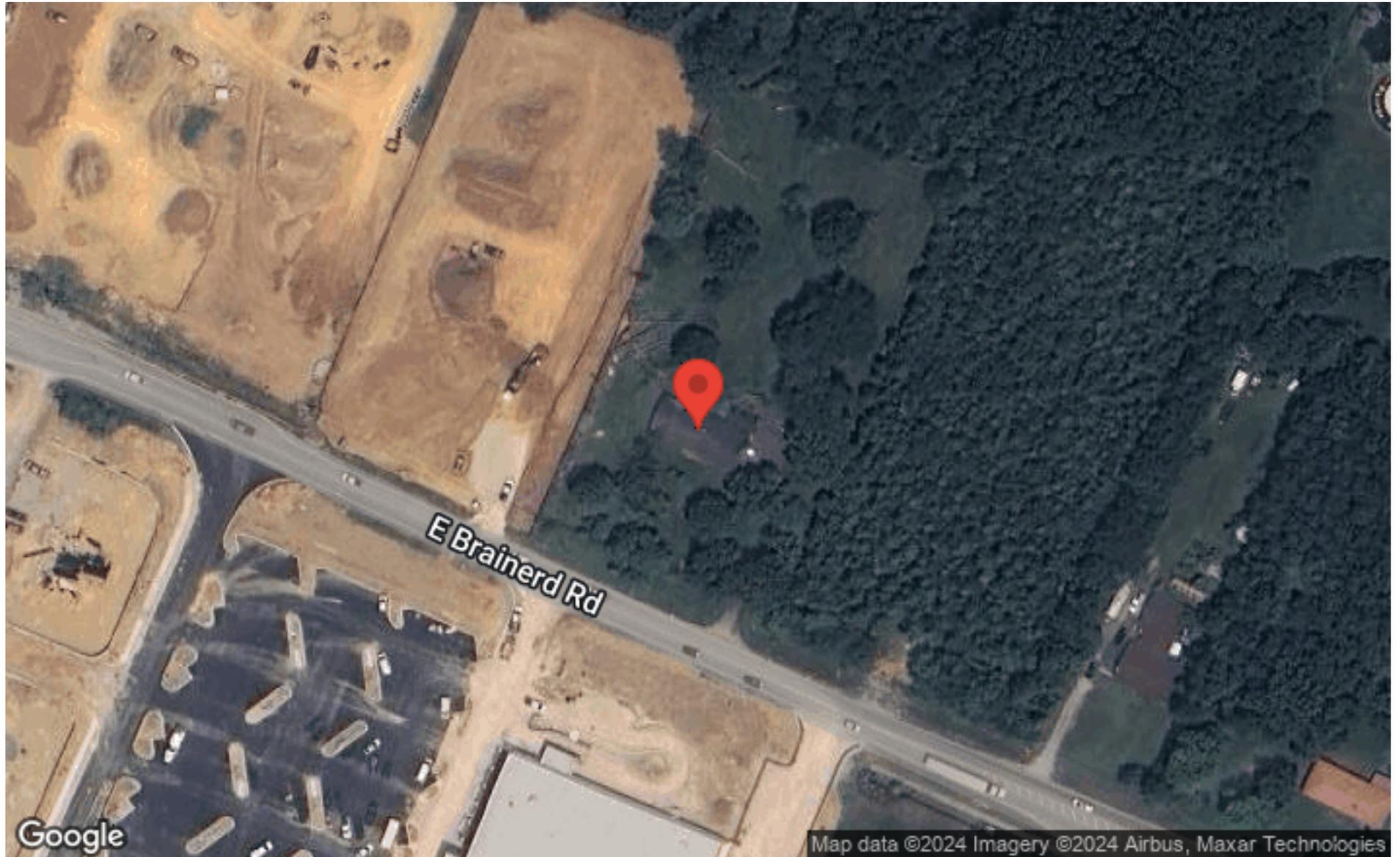
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# AERIAL MAP

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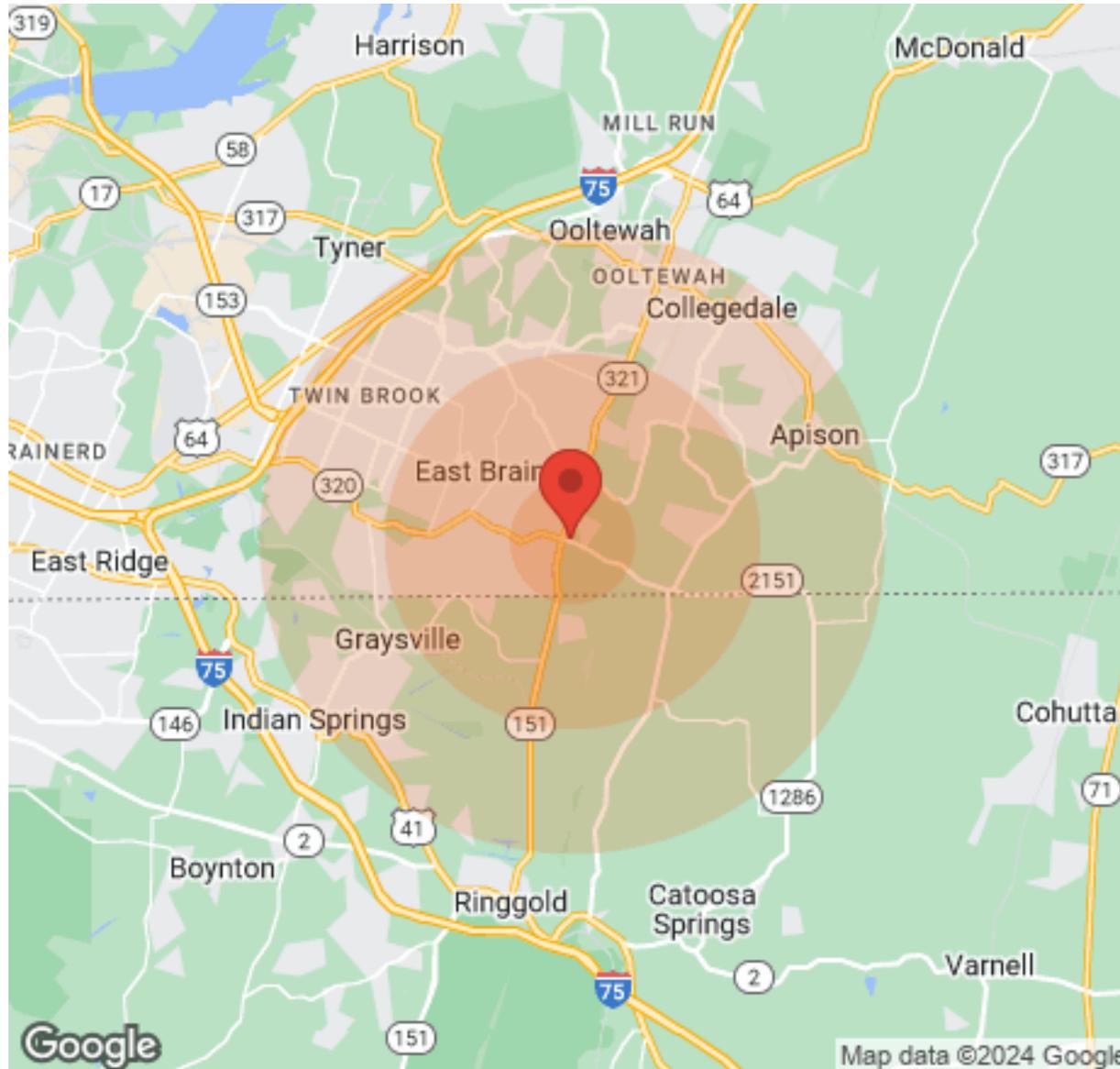
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,499	15,231	29,264
Female	2,229	15,783	30,197
Total Population	4,728	31,014	59,461

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	869	5,739	10,388
Ages 15-24	750	4,326	7,501
Ages 25-54	1,744	11,822	23,529
Ages 55-64	669	3,950	7,622
Ages 65+	696	5,177	10,421

Race	1 Mile	3 Miles	5 Miles
White	4,209	26,765	49,941
Black	304	2,343	5,740
Am In/AK Nat	N/A	29	46
Hawaiian	N/A	9	9
Hispanic	164	1,411	2,995
Multi-Racial	236	1,470	3,574

Income	1 Mile	3 Miles	5 Miles
Median	\$111,963	\$82,889	\$67,410
< \$15,000	99	567	1,768
\$15,000-\$24,999	47	517	1,841
\$25,000-\$34,999	81	556	1,790
\$35,000-\$49,999	105	1,123	2,671
\$50,000-\$74,999	148	1,950	4,402
\$75,000-\$99,999	298	1,950	3,789
\$100,000-\$149,999	400	2,225	3,275
\$150,000-\$199,999	290	729	1,230
> \$200,000	188	844	1,318

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,755	10,967	23,891
Occupied	1,666	10,424	22,207
Owner Occupied	1,498	9,152	16,309
Renter Occupied	168	1,272	5,898
Vacant	89	543	1,684

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# DISCLAIMER

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