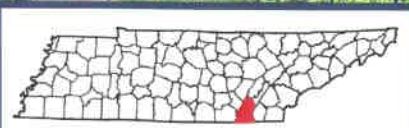


410 Depot Street, Soddy Daisy, TN 37379

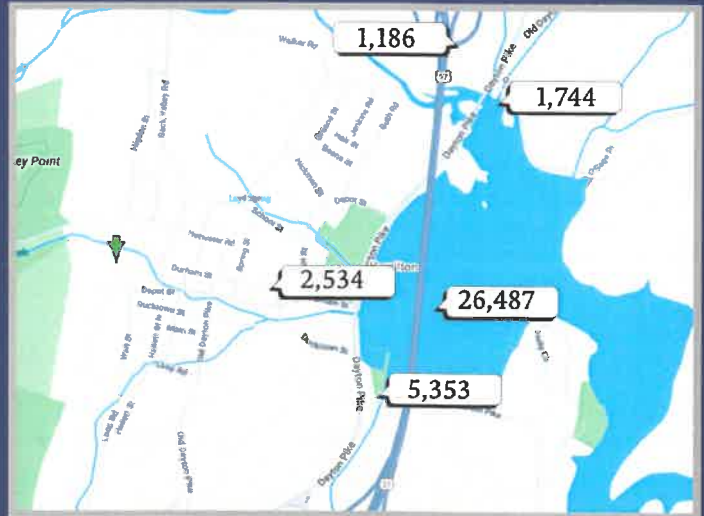
FOR SALE
15 acres



Hamilton County
TENNESSEE

\$1,500,000

- Established auto recycling facility with dismantling/parts recovery areas
 - Buildings support mechanical work, tire mounting/balancing, and component removal.
 - Scrap metal purchase and sales on site (ferrous and non-ferrous)
 - Active license status for Auto Salvage & Towing (ID #7227)
- Rail access: ~1,200 linear feet along active railroad—strong candidate for a private spur (subject to railroad/agency approvals)
- M-1 industrial zoning



AVERAGE ANNUAL DAILY TRAFFIC COUNTS; TNDOT 2025



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Shawn Matthews
Managing Broker
423-476-5535
ShawnMatthews2129@gmail.com

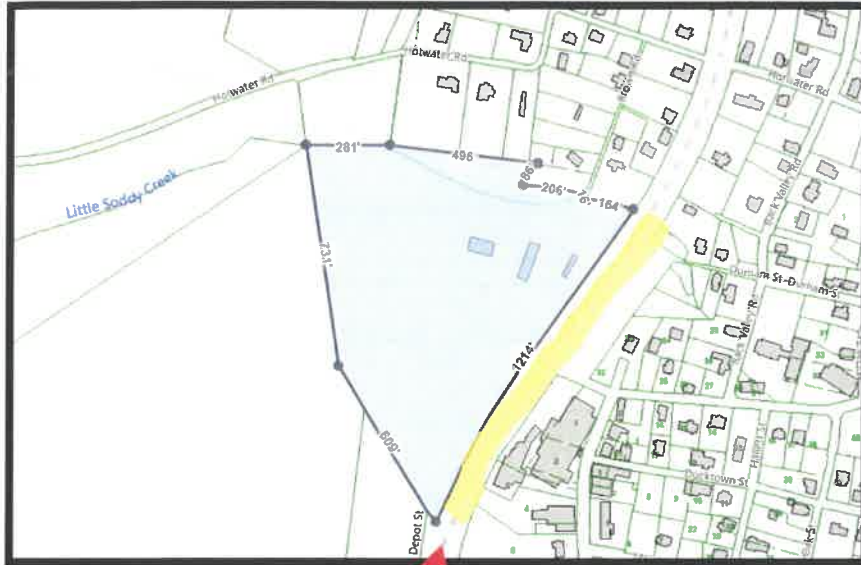


Emily Ann Wolf
REALTOR
423-476-5535
RealtorEwolf@gmail.com

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Rail access along property line



Property Details:

Truck-friendly ingress/egress and maneuvering space for tractor-trailers. Wide circulation drives for trucks and equipment; ample outdoor storage areas

- Public **water** and **sewer** service (Hamilton County, TN)
- Current industrial stormwater inspection on file
- Electrical service to buildings (specs to be verified)

Main Shop - 2,560 sqft

- 4 bays with electronic garage doors
- Includes two-post 12,000lb lift
- Tire machine with mount and balance capabilities

2nd Shop - 1,280 sqft

- 2 bays with manual garage doors
- Two-post 8,000lb lift
- Four-post 12,000lb lift

Total Office Space - 580 sqft



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Soddy-Daisy is a city in Hamilton County, Tennessee, located in northern Hamilton County and forming part of the Chattanooga metropolitan area. The city lies at the base of the Cumberland Escarpment, part of the Cumberland Plateau, with close proximity to Chickamauga Lake via Soddy Creek. Historically rooted in coal mining, the area evolved into a modest industrial center with involvement in manufacturing, textiles, and chemicals.

The railroad that runs through Soddy-Daisy is part of the CSX Transportation network, a major freight rail system that serves much of the southeastern United States. Today, the rail line continues to operate as an active freight route, moving goods such as raw materials, manufactured products, and industrial supplies through the region. The railroad remains a key component of the local infrastructure, offering logistical advantages to nearby businesses and contributing to the city's connectivity with regional and national markets. The presence of the rail line reinforces the city's identity as both a historic and strategically positioned community within the Chattanooga metropolitan area.

Soddy Daisy/Hamilton County Demographics:

Southeast Tennessee; Soddy Daisy

Distance from: (City) Chattanooga - 16 miles; Hixson - 10 miles; Georgia Stateline - 35 miles

Population: (County) Hamilton - 386,256; (City) Chattanooga - 190,671; (City) Soddy Daisy - 29,274 (esri)

- Median Household Income: \$86,000 (esri)

County Industrial sales estimated at \$255 million

Recent Economic Development News from 2024:

- High-value sales, reflecting strong investment interest – e.g., warehouse / industrial building transactions exceeding \$10 million and a record \$67 million portfolio deal. (crexi.com, 8/2025)
- Strategic industrial zones, like the Soddy-Daisy Industrial Park, providing ready-built infrastructure and employment hubs.
- Proven market strength for industrial assets, characterized by low vacancy, steady rental demand, and long-term investor commitment

Soddy-Daisy's 2025 initiatives reflect a well-rounded approach: strategic investments in infrastructure and planning, commitment to sustainability and public safety, and thoughtful management of growth and development.



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