

# LOT 3 & 4 Old Lee Hwy



Presented By:  
Real Estate Partners

8004 Old Lee Hwy, Ooltewah, TN 37363



# Old Lee Highway Development LOT 3 & LOT 4

8004 Old Lee Hwy, Ooltewah, TN 37363

## Property Details

This centrally located 4.61 +/- acre with multiple adjacent building Sites off Interstate 75 at Exit 9. Located on the North-East portion of Hamilton County less than 2 miles from the Enterprise South Industrial Park which is home to some of the largest Employers in Hamilton County. Enterprise South is also home to 2,800 acres with Nine (9) Hiking and Bike trails as well as 2 Horse Back riding trails.

**Price: \$1,750,000**

- 7.6 miles | Chattanooga Metropolitan Airport
- 0.8 miles to I-75 at Exit 9
- 16 miles | Downtown Chattanooga

View the full listing here: <https://www.loopnet.com/Listing/8004-Old-Lee-Hwy-Ooltewah-TN/30867456/>

|                     |             |
|---------------------|-------------|
| Price:              | \$1,750,000 |
| Property Type:      | Land        |
| Property Subtype:   | Commercial  |
| Proposed Use:       | Retail      |
| Sale Type:          | Investment  |
| Total Lot Size:     | 4.61 AC     |
| No. Lots:           | 1           |
| Zoning Description: | C-2         |

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## Location



# Old Lee Highway Development LOT 3 & LOT 4

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## Property Photos



LOT 3 & 4 \_ view from Interstate 75



LOT 3 & 4 \_ Outline - Inlay over Aerial

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## Property Photos



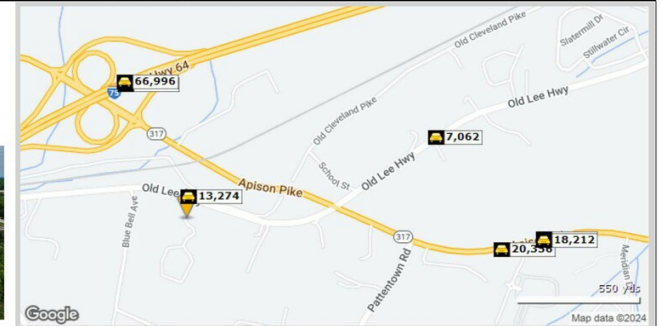
LOT 3 & 4

### Traffic Count Report

#### Old Lee Highway Development LOT 3 & LOT 4

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Building Type: **Commercial Land**  
 Class: **C-2**  
 RBA:  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



| Street                      | Cross Street       | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-----------------------------|--------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Old Lee Hwy               | Old Cleveland Pike | 0.08 E         | 2022       | 13,274           | MPSI        | .06                     |
| 2 I- 75                     | State Hwy 317      | 1.57 SW        | 2020       | 70,335           | MPSI        | .39                     |
| 3 I- 75                     | Hwy 317            | 1.57 SW        | 2022       | 66,996           | MPSI        | .40                     |
| 4 Old Lee Hwy               | Woodard Family Ln  | 0.10 SW        | 2022       | 4,812            | MPSI        | .69                     |
| 5 OLD LEE HWY - CHATTANOOGA | Woodard Family Ln  | 0.10 SW        | 2019       | 7,062            | AADT        | .69                     |
| 6 Apison Pike               | Pattentown Rd      | 0.24 W         | 2022       | 19,824           | MPSI        | .82                     |
| 7 WEST COLLEGEDALE          | Pattentown Rd      | 0.24 W         | 2019       | 20,356           | AADT        | .82                     |
| 8 Apison Pike               | Pattentown Rd      | 0.35 W         | 2022       | 17,516           | MPSI        | .93                     |
| 9 Apison Pike               | Pattentown Rd      | 0.35 W         | 2020       | 18,212           | MPSI        | .93                     |

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2/3/2024

8004 Old Lee Hwy - LOTS 3 & 4 \_ Traffic Count

# Old Lee Highway Development LOT 3 & LOT 4

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## Property Photos



Lot 3 & 4 - Curb Cut\_pic 1



Lot 3 & 4 - Curb Cut\_pic 2

# Old Lee Highway Development LOT 3 & LOT 4

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## Property Photos



LOT 3 & 4 \_ aerial 1



Old Lee Hwy Development - LOT 3 & 4

For more listing information visit:  
<https://www.loopnet.com/Listing/8004-Old-Lee-Hwy-Ooltewah-TN/30867456/>

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