

13.31 ACRES OF VACANT COMMERCIAL LAND FOR SALE

# 0 Dayton Pike

SALE CREEK, TN (CHATTANOOGA MSA)



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THE  
**REAL EQUITY**  
GROUP

**COMPASS RE COMMERCIAL**

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

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## PROPERTY SUMMARY

Address	Adjacent to 15509 Dayton Pike
Zoning	M1 – Manufacturing
Land Size	±13.31 Acres
Topography	Mostly Level, Development-Ready
Access	Road frontage along Dayton Pike; potential for shared access or easement with 15509 Dayton Pike
Utilities	Public Water and Sewer Nearby

POPULATION	2 MILE	5 MILE	10 MILES
2024	1,390	7,319	35,624

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2024	545	2,834	13,865

INCOME	2 MILE	5 MILE	10 MILES
Avg HHI	\$77,729	\$79,645	\$78,879
Median HHI	\$54,285	\$57,842	\$58,581

## ABOUT THE PROPERTY

Sale Creek, Tennessee, located in northern Hamilton County along U.S. Route 27, is a growing area with increasing interest in industrial real estate. Its proximity to Chattanooga and the upcoming 2,100-acre Old McDonald Farm mixed-use development project enhances its appeal for industrial investments.

## POTENTIAL USE CASES

- Light or Heavy Manufacturing Facility
- Distribution or Fulfillment Center
- Outdoor Equipment or Material Storage
- Trucking Depot or Fleet Parking
- Flex Industrial Development
- Industrial Park Expansion
- Combine with the adjacent parcel at 15509 Dayton Pike for larger phased development

## LOCATION & ACCESS

- Proximity to U.S. Highway 70 & Highway 55
- Ideally positioned between Nashville and Chattanooga



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