

# Southside Hotel Site

100 East Main Street  
Chattanooga, TN 37408



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## Property Information

Exceptional development opportunity in the heart of Chattanooga's thriving Southside. This .26-acre parcel is ideally situated on the corner of Main Street and Mitchell Avenue, offering unmatched visibility and walkability in one of the city's most vibrant districts. Zoned U-SH-4 and previously approved for a 5-story hotel, the site is primed for a boutique hospitality project or mixed-use development. Surrounded by award-winning restaurants, breweries, art galleries, and residential growth, this location offers strong foot traffic and long-term investment potential in a rapidly expanding corridor.

## Property Highlights

- Zoning: U-SH-4

## Offering Summary

Sale Price: **\$1,850,000**

2024 Real Estate Taxes: **\$17,956.38**



Chattanooga, is in southeastern Tennessee, it sets along the Tennessee River in the foothills of the Appalachian Mountains. With a city population of more than 180,000 residents, it is the 4th largest city in the state and has everything to offer from business and economic success to beautiful scenery and activities.

Chattanooga is the middle point for several larger surrounding cities including Atlanta, Knoxville, and Nashville.

- In 2009, Chattanooga and the Electric Power Board installed a \$330 million fiber-optic network that is estimated to have contributed more than \$1 billion to the local economy

- The Gateway - a new, 110-acre mixed used development site adjacent to the recently completed CHI Memorial soccer stadium that broke ground in 2022 with an estimated \$1 billion in economic development over the completion of the project

- The revitalization of the entire South Broad District will be accomplished by redeveloping — and in some places restoring — 140 acres of the dilapidated Wheland Foundry and U.S. Pipe sites to create a vibrant live-work-play mixed-use neighborhood. A key component of the redevelopment is the new Chattanooga Lookouts stadium, which will serve as a major regional attraction and community gathering space, driving foot traffic and economic activity throughout the baseball season and beyond. The ultimate private-sector investment in the project is expected to exceed \$1 billion, providing more than \$2.3 billion in economic impact for residents of our region for decades to come.

- The Bend - a 120 acre, adaptive reuse project with over 3,000 linear feet of river frontage aiming to reshape Chattanooga downtown landscape and attract corporate office relocations. The project's master plan features more than 300,000 SF of retail and entertainment space, 700,000+ SF of office, 450+ upmarket residential units, more than 250 hotel rooms and 300 marina slips.



South Broad District



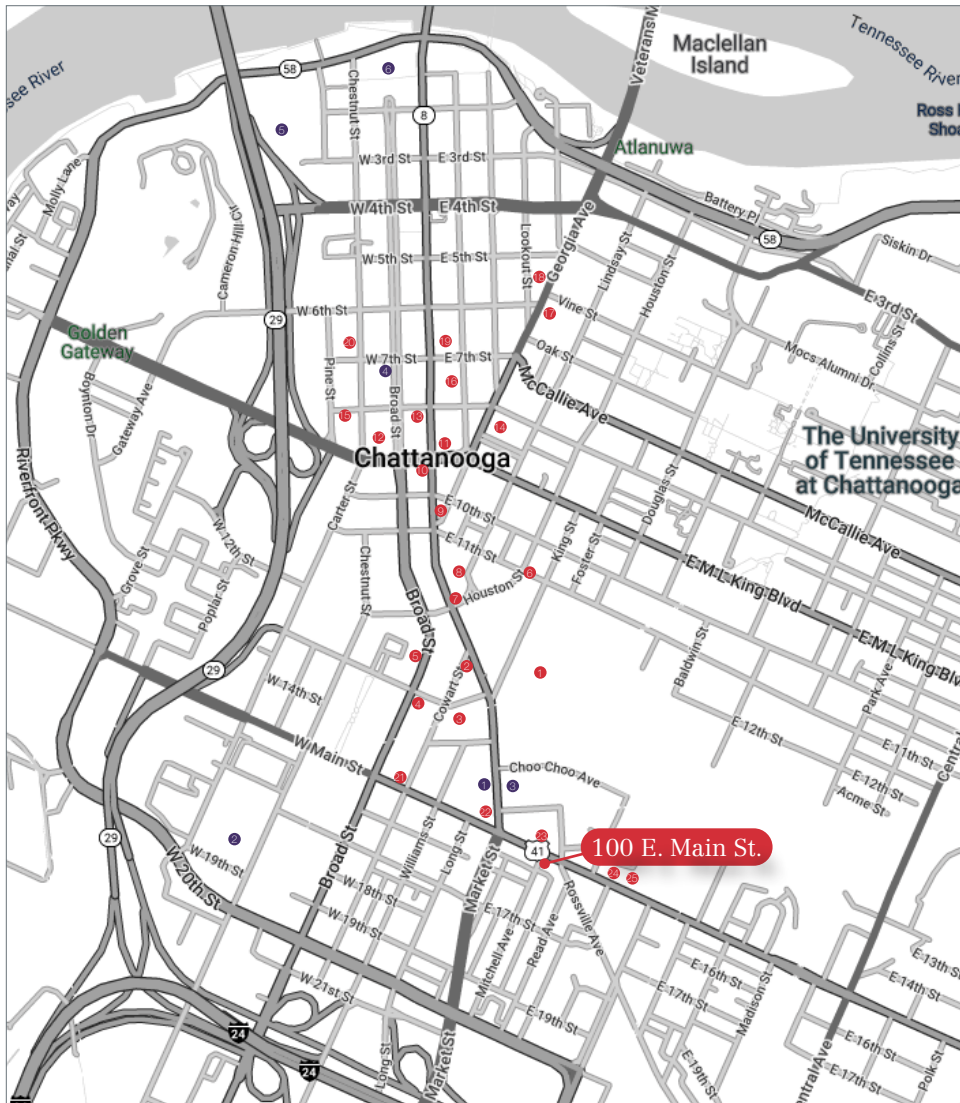
The Bend



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## Amenities

### FOOD/BEVERAGES

- 1 Goodfellas Pizzeria
- 2 Kenny's
- 3 Urban Stack
- 4 Southern Star
- 5 FORGE at The Chattanooga Hotel
- 6 Tokyo Chattanooga
- 7 Public House Restaurant (inside Warehouse Row)
- 8 Tupelo Honey Southern Kitchen (inside Warehouse Row)
- 9 Pickel Barrel
- 10 Jimmy John's
- 11 Community Pie
- 12 The Read House
- 13 Mexiville
- 14 Jack Brown's Beer & Burger Joint
- 15 Old Gilman Grill
- 16 Unknown Caller
- 17 Culture Coffee Co.
- 18 Universal Joint
- 19 Cadence Coffee Company
- 20 The Walden Club
- 21 Hello Monty
- 22 Blue Orleans
- 23 Alleia
- 24 Niedlov's Cafe & Bakery
- 25 State of Confusion

### TOURISM

- 1 Chattanooga Whiskey Experimental Distillery
- 2 Finley Stadium
- 3 Chattanooga Choo Choo
- 4 Tivoli Theater
- 5 AT&T Field
- 6 Tennessee Aquarium

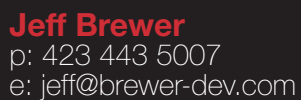


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For Sale

HOTEL SITE



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