

Development Site, 2AC, I-75 at Exit 9 'Volkswagen'

8011 Old Cleveland Pike, Ooltewah, TN 37363



Listing ID: 30295171
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Hospitality, Industrial
Gross Land Area: 2.74 Acres
Sale Price: \$1,370,000
Unit Price: \$500,000 Per Acre
Sale Terms: Cash to Seller



Overview/Comments

2.74 Ac Development Parcel at I-75 Exit 9 "Volkswagen / Apison Pk". This site is the north parcel of Tax ID 131P B 003 which will be subdivided from the whole for transfer of the stated 2.74 acres. The site is cleared, graded and released from TDOT highway improvement project (widening of ROW). The site is well exposed to both Apison Pike (HWY 317) and commuter traffic at the Exit 9 Interchange. The site is fine graded and compacted. All necessary TDOT conditions have been completed.

More Information Online

<http://commercial.gcar.net/listing/30295171>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	City of Chatt, Hamilton Co	Zoning:	M-1
Tax ID/APN:	131P B 003 part of	Sale Terms:	Cash to Seller
Possible Uses:	Hospitality, Industrial, Multi-Family, Office, Retail, Retail-Pad		

Area & Location

Property Visibility:	Excellent	Airports:	Chattanooga Municipal
Largest Nearby Street:	I-75	Site Description:	Level, Cleared, Graded. TDOT ROW Project completed. Sewer available, buyer to install.
Feet of Frontage:	350		
Highway Access:	I-75 at Ext 9 (Volkswagen / Apison Pk).		

Area Description I-75 Corridor. In close proximity to major manufacturing (Volkswagen), Regional Retail (Hamilton Place Mall), employment, schools. Growth Area of Hamilton County.

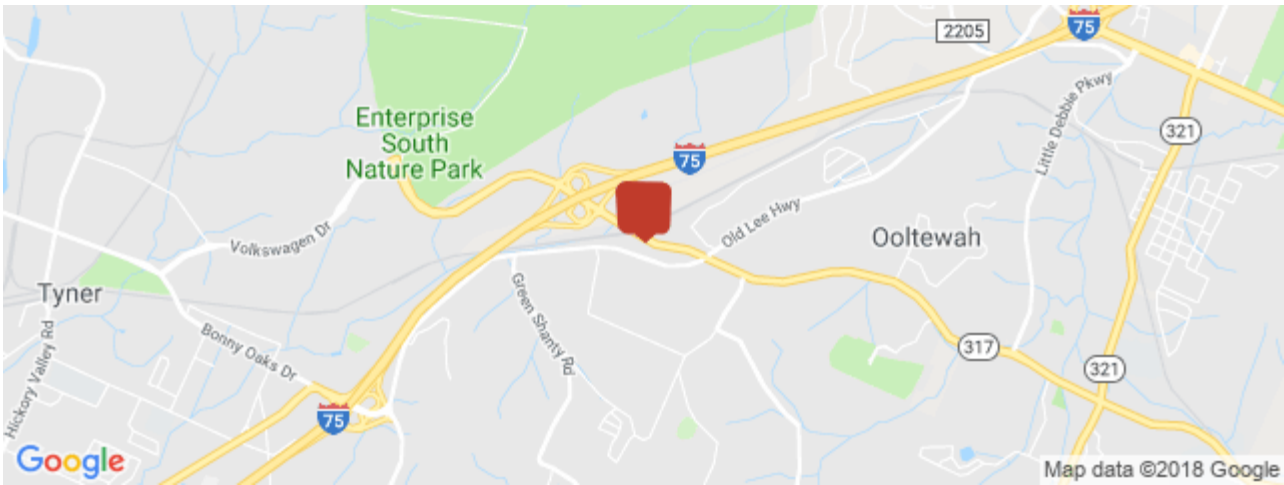
Land Related

Lot Frontage:	350	Zoning Description:	M-1
Lot Depth:	340	Topography:	Level

Easements Description TDOT Drainage Easement at Road Frontage. Seller will provide sewer easement connection on seller's 'South Parcel' to serve this lot.

Location

Address: 8011 Old Cleveland Pike, Ooltewah, TN 37363
County: Hamilton
MSA: Chattanooga



Property Images



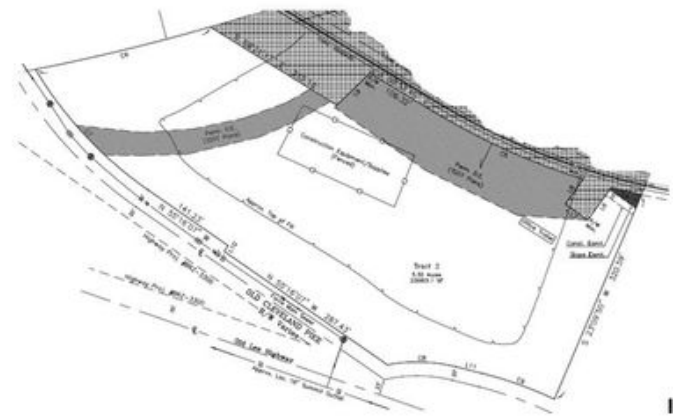
8011 Old Cleveland Pike, aerial, far, landmark inserts



8011 Old Cleveland Pike, aerial, mid



8011 Old Cleveland Pike, GIS, aerial, topo



Survey



Premium Exit on I-75



Busy Interchange with newly Installed FedEx Distribution Center



New TDOT Bridge and Road Improvement Project



Level, Graded, Compacted Pad Site



Graded to 'fine' condition



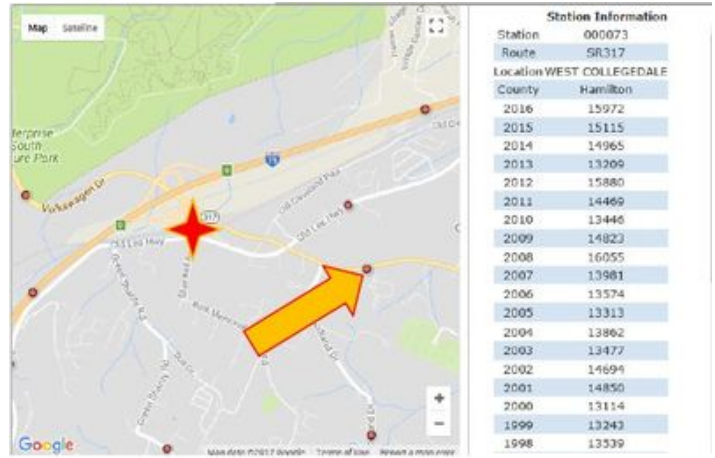
Good Visibility from Lighted Interchange



Frontage on 5 Lane Apison Pike; Sidewalk Installed



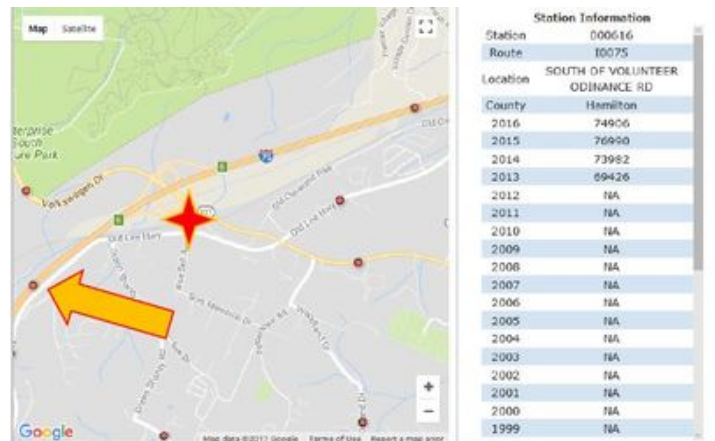
Property is located at the South East Quadrant of Exit 9, Volkswagen / Apison Pike



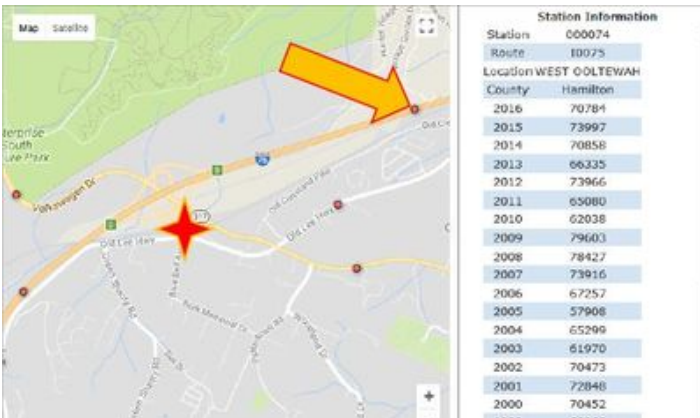
Traffic Counts, Apison Pike east of Exit 9 Interchange; 16,000 per day



Newly installed FedEx Distribution Center on the Interchange



Traffic Counts, I-75 South of Exit 9 Interchange; 75,000 per day



Traffic, I-75 North of Exit 9 Interchange: 70,000+ per day



north parcel, aerial, parcel, acre, far



north parcel, GIS, Zoning

Property Contacts



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