

# Pad-Ready Development Lots | I-75



Presented By:  
Real Estate Partners

8001 Old Lee Hwy, Ooltewah, TN 37363



# Pad-Ready Development Lots at Exit 9 on I-75

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Details

Spanning an estimated gross total of 9.22 acres, this development site offers a prime, centrally located opportunity with multiple building sites just off Interstate 75 at Exit 9. Situated in the northeast section of Hamilton County, the property is less than 2 miles from Enterprise South Industrial Park, home to some of the area's largest employers. Enterprise South also features 2,800 acres of green space with nine hiking and biking trails and two horseback riding trails. The site provides excellent connectivity to key destinations, including Hamilton Place Mall (4.7 miles), Chattanooga Metropolitan Airport (7.6 miles), Amazon Fulfillment Center (3.5 miles), Volkswagen Chattanooga (2.6 miles), Tennessee Valley Railroad Museum (6.8 miles), and Downtown Chattanooga (16 miles).

**Price: \$3,300,000**

- Pad-ready development sites along Old Lee Hwy in Chattanooga's Ooltewah/East Brainerd corridor for retail, medical, hospitality, services, and more.
- In front of a new 300-unit apartment community with shared entry, the property offers a ready-made customer base within walking distance.
- Located 0.37 miles from Interstate 75, with traffic counts of more than 80,000 VPD, the site benefits from consistent local and regional traffic flow.
- 5-mile trade area is projected to reach nearly 89,000 residents by 2029, with current annual consumer spending already exceeding \$1.1 billion.
- Less than 20 minutes from Downtown Chattanooga and close to major employers and retail centers, well-positioned for steady year-round activity.
- Five lots with proposed plans for retail, hotel, and self-storage uses create opportunities to serve the surrounding community and broader markets.

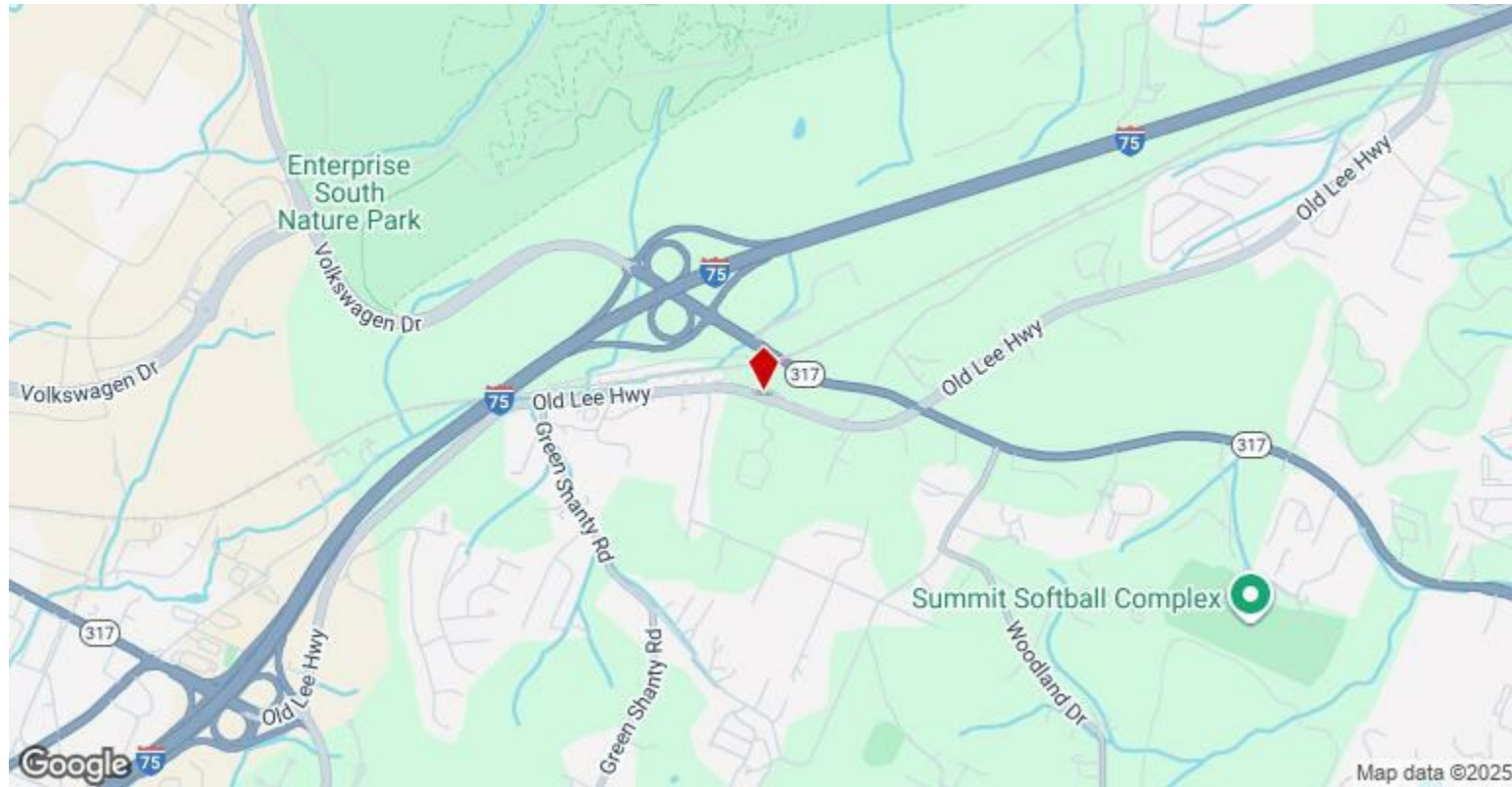
View the full listing here: <https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

Price:	\$3,300,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Office
Sale Type:	Investment
Total Lot Size:	9.22 AC
No. Lots:	5
Zoning Description:	C-2

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Location



For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Pad-Ready Development Lots near I-75 (Exit 9)



8001 Old Lee Highway in Ooltewah, Tennessee

For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Five Prime Development Sites



Ideal for Retail, Restaurant, Hospitality, Medical, Self-Storage, and More

For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Ideal for Retail, Restaurant, Hospitality, Medical, Self-Storage, and More



Shared Entry with a 300-Unit Multifamily Complex

For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Excellent Access along Old Lee Highway



Excellent Access along Old Lee Highway

For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Development Lot Entrance



Pad-Ready Site

For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Share Entry for Maximum Exposure



Surrounded by Rapid Development

For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Incredible Access to Interstate 75



20 minutes from Downtown Chattanooga

For more listing information visit:

<https://www.loopnet.com/Listing/8001-Old-Lee-Hwy-Ooltewah-TN/37422174/>

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

## Property Photos



Minutes from Interstate 75 at Exit 9

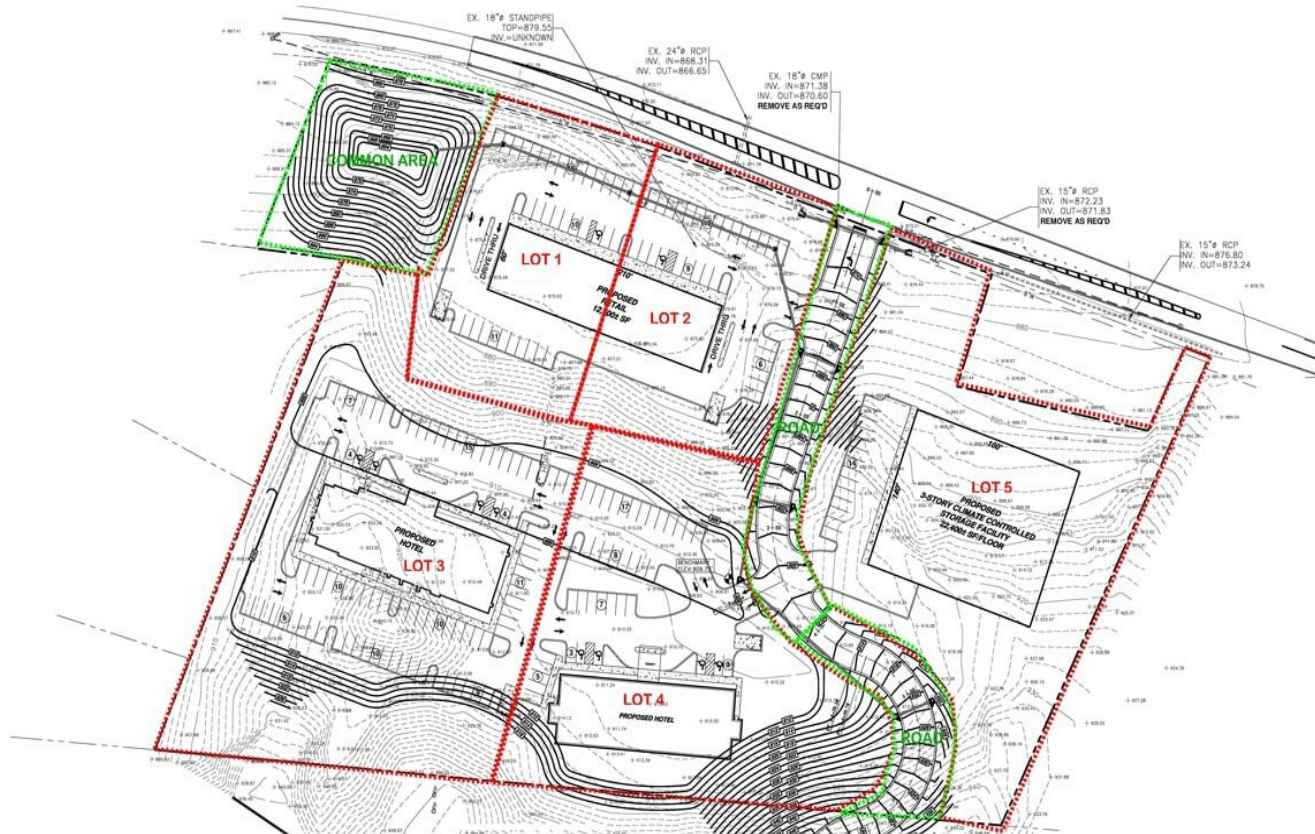


8001 Old Lee Highway Overlay Plan

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363

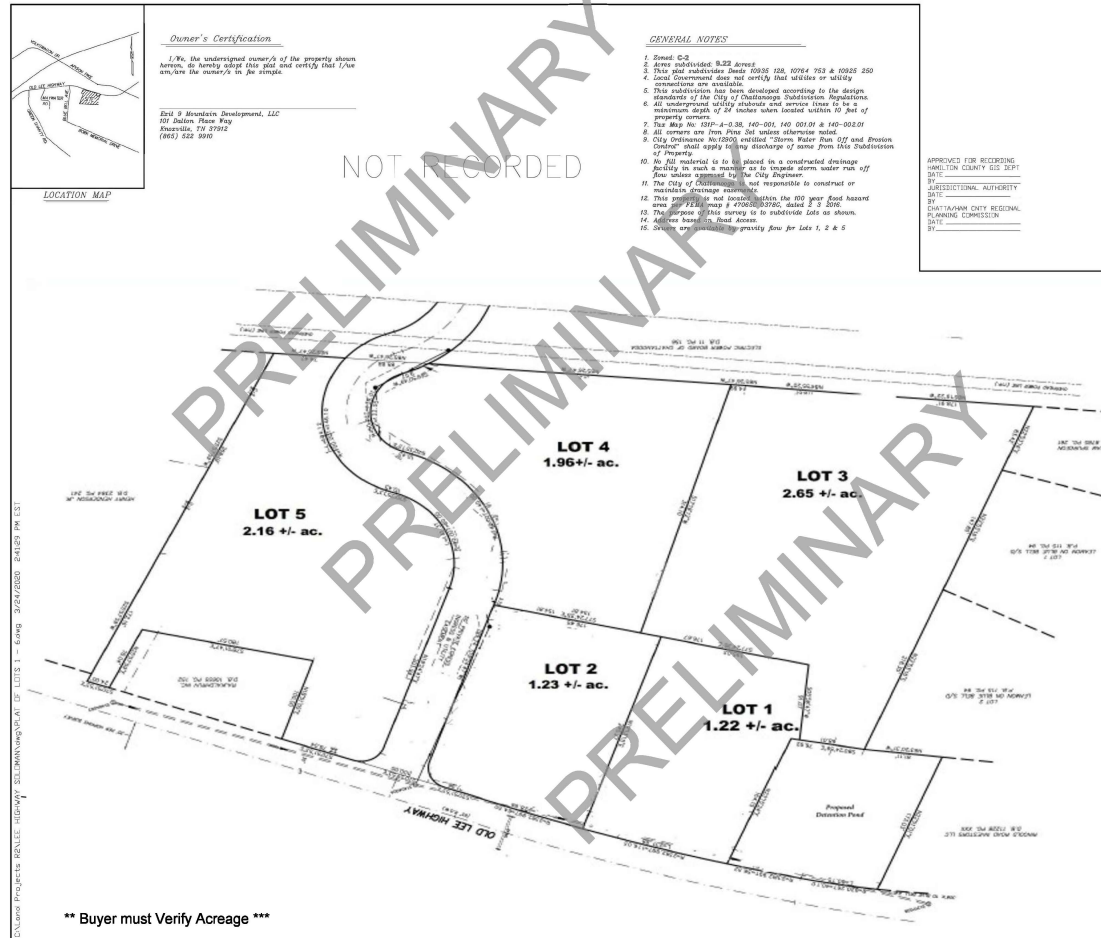
## Possible Overlay Plan



Proposed Overlay Plan

# Pad-Ready Development Lots near I-75 (Exit 9)

8001 Old Lee Hwy, Ooltewah, TN 37363



PLAT MAP



**Travis Hulsey**  
THulsey@CRE-PROS.com  
(423) 505-7614

**Real Estate Partners**  
2115 Stein Dr  
Chattanooga, TN 37421

