

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

8001 Old Lee Hwy, Ooltewah, TN 37363



Presented by
Real Estate Partners



List Price and LOT Offerings:

Offered at \$450,000 - \$900,000 Per Lot

LOT SIZE RANGE:

1.22 - 2.65 Acre

Commercial PAD READY Land Lots



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

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Premier pad-ready development opportunities await along Old Lee Highway in Chattanooga's thriving Ooltewah/East Brainerd corridor of Hamilton County. Positioned for various commercial uses, including retail, medical, climate-controlled self-storage, hospitality, and more, these sites serve one of the fastest-growing areas in the region.

Directly in front of the new Reflection Pointe 300-unit apartment community, the property shares convenient ingress and egress, delivering a built-in customer base from day one. The surrounding area is experiencing an impressive surge in multifamily development, with communities such as The Jewel at Summit Pointe and Hawthorne at the Crest adding to the vibrant residential landscape just down the road.

Spanning an estimated gross total of 9.22 acres, the development is divided into five individual lots with proposed plans for four new buildings, creating the potential for a dynamic hub of restaurants, retail shops, lodging, and service-oriented businesses. Situated off Interstate 75 at Exit 9, the property offers excellent visibility and connectivity with convenient access to Enterprise South Industrial Park, less than 2 miles



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LOT 1 - Size - 1.22 ac.
Price Per AC - \$368,852.46
LP: \$450,000

LOT 2 - Size - 1.23 ac.
Price Per AC - \$365,853.66
LP: \$450,000

LOT 3 - Size - 2.65 ac.
Price Per AC - \$339,622.64
LP: \$900,000

LOT 4 - Size - 1.96 ac.
Price Per AC - \$459,183.67
LP: \$900,000

LOT 5 - Size - 2.16 ac.
Price Per AC - \$277,777.78
LP: \$600,000

away. Home to some of the area's largest employers and more than 2,800 acres of preserved green space with hiking, biking, and horseback trails, Enterprise South further strengthens the site's position in the regional growth corridor.

Located 0.37 miles from Interstate 75 via Apison Pike, an interchange with an estimated traffic count of over 80,000 vehicles per day (VPD), the property connects quickly 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), and the Tennessee Valley Railroad Museum (6.8 miles).

Less than 20 minutes from Downtown Chattanooga, this development enjoys access to a powerhouse lineup of national and regional retailers, including Walmart Supercenter, Lowe's, Best Buy, Dillard's, Target, and more. Employers like Erlanger Health System, BlueCross BlueShield of Tennessee, Unum, and Amazon are all within a short drive, further boosting daily traffic. By 2029, the 5-mile trade area is expected to reach a population of 88,774, with total specified consumer spending already topping \$1.1 billion annually.

Now is the time to secure a space in this flourishing commercial corridor, poised to become part of one of Chattanooga's newest premier live, work, and play destinations.



- ❖ **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.**
- ❖ **Adjacent to the Jewel at Summit Pointe (over 95% Leased) a New 256-unit offering additional customer base within in walking distance.**
- ❖ **Less than 20 minutes from Downtown Chattanooga and close to major employers and retail centers.**
- ❖ **Five lots with proposed plans for retail, hotel, and self-storage uses create opportunities to serve the surrounding community and broader**

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

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Property Photos



8001 Old Lee Highway in Ooltewah, Tennessee



Five Prime Development Sites

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Property Photos



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



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

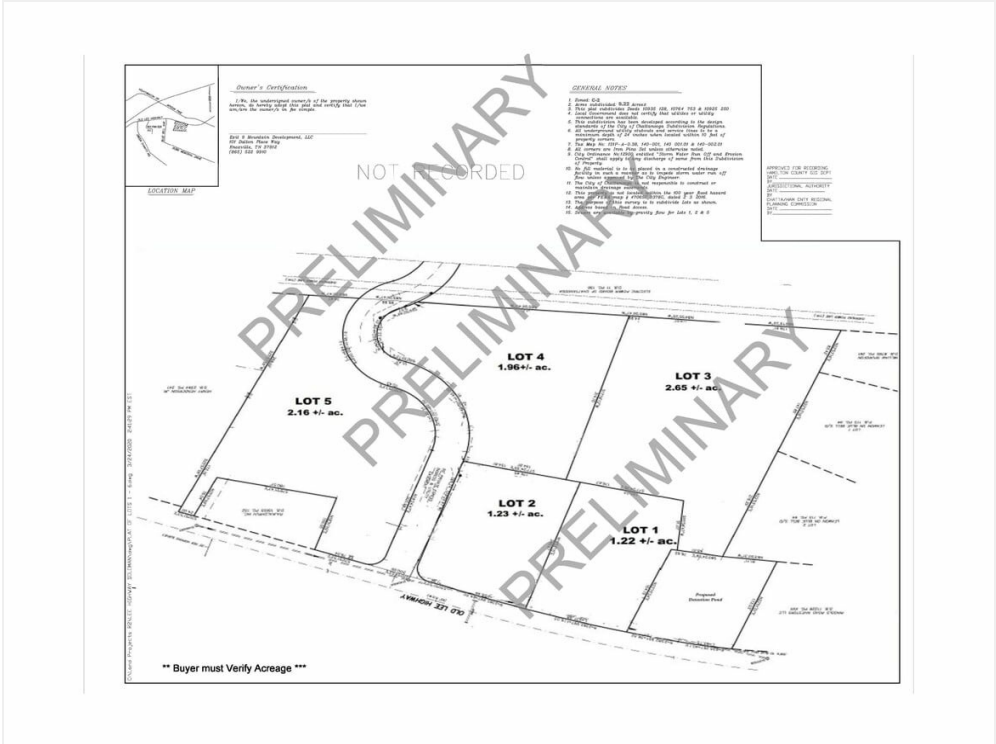
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Property Photos



Shared Entry with a 300-Unit Multifamily Complex



8001 Old Lee Hwy _ PLAT MAP _ LOTS 1-5 _ approx. Acreage

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Property Photos



Excellent Access along Old Lee Highway



Excellent Access along Old Lee Highway

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Property Photos



Development Lot Entrance



Pad-Ready Site

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Property Photos



Share Entry for Maximum Exposure



Surrounded by Rapid Development

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Property Photos



Incredible Access to Interstate 75



20 minutes from Downtown Chattanooga

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Property Photos



Minutes from Interstate 75 at Exit 9



8001 Old Lee Highway Overlay Plan

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Location

