

HIGHLIGHTS



100-Acre Mixed-Use Development with opportunity for retail, office, medical, next to high-density residential



Nearly 6,000 new homes within the trade area



±1.19 AC & ±2.52 AC commercial lots fronting Apison Pike available for Sale or Ground Lease



Adjacent to Summit Sports Complex with an estimated 1.2 million visitors annually (Chattanooga Parks & Rec Dept)



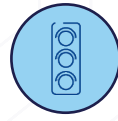
Population of over 85,600 people within the trade area



Site enjoys tremendous exposure with over 3,000 feet of frontage on Apison Pike (Highway 317)



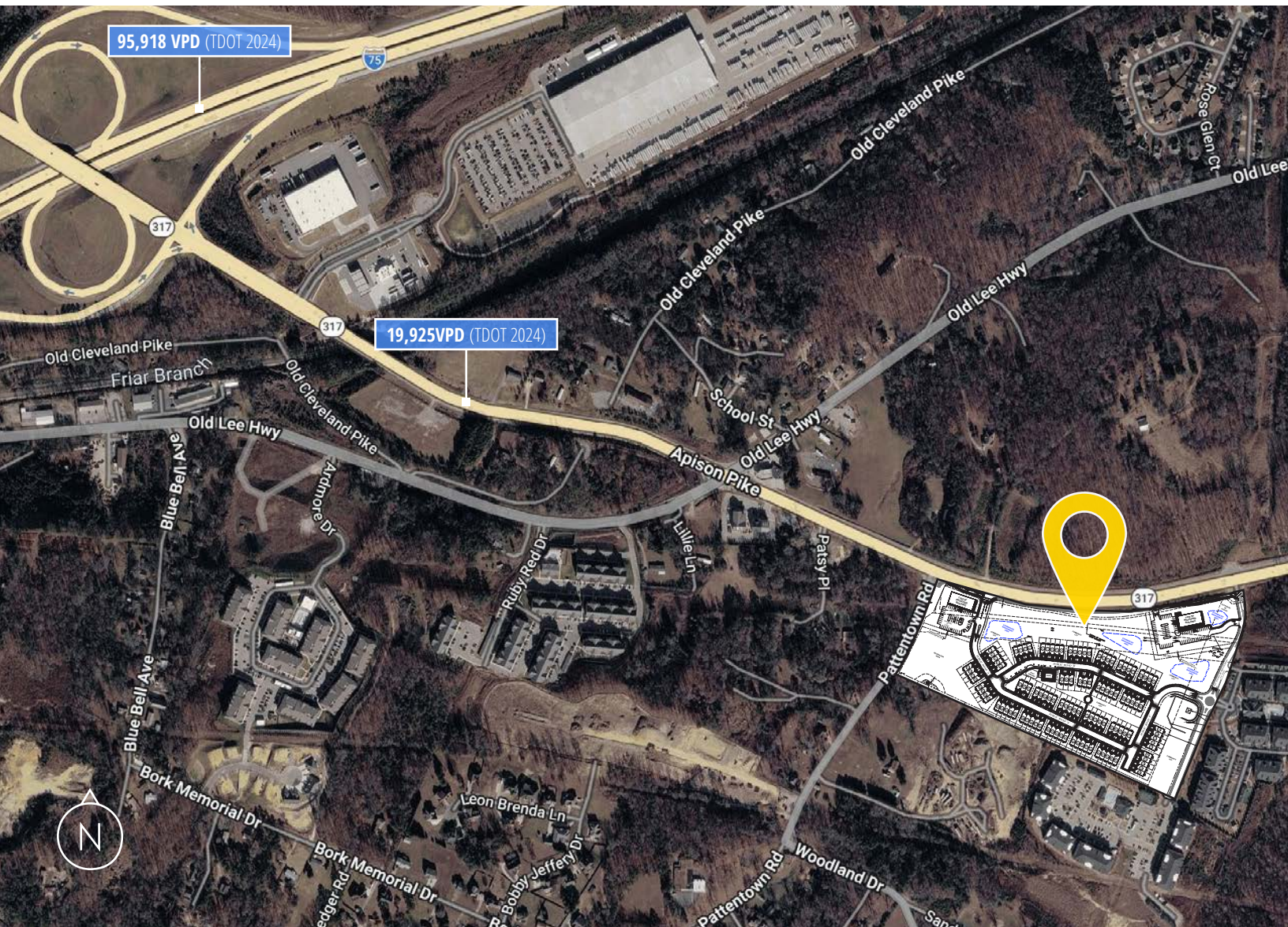
High average household incomes in excess of \$117,500 within the trade area



Located on the newly 5-lane Highway 317, now extended 6 miles to McKee Foods/Little Debbie with an estimated 19,925 VPD (TDOT 2024)



Tremendous job growth within one mile including Volkswagen Plant, Amazon Facility, Erlanger Hospital, McKee Foods (Little Debbie), and VW Suppliers (Approximately 37,000 jobs)

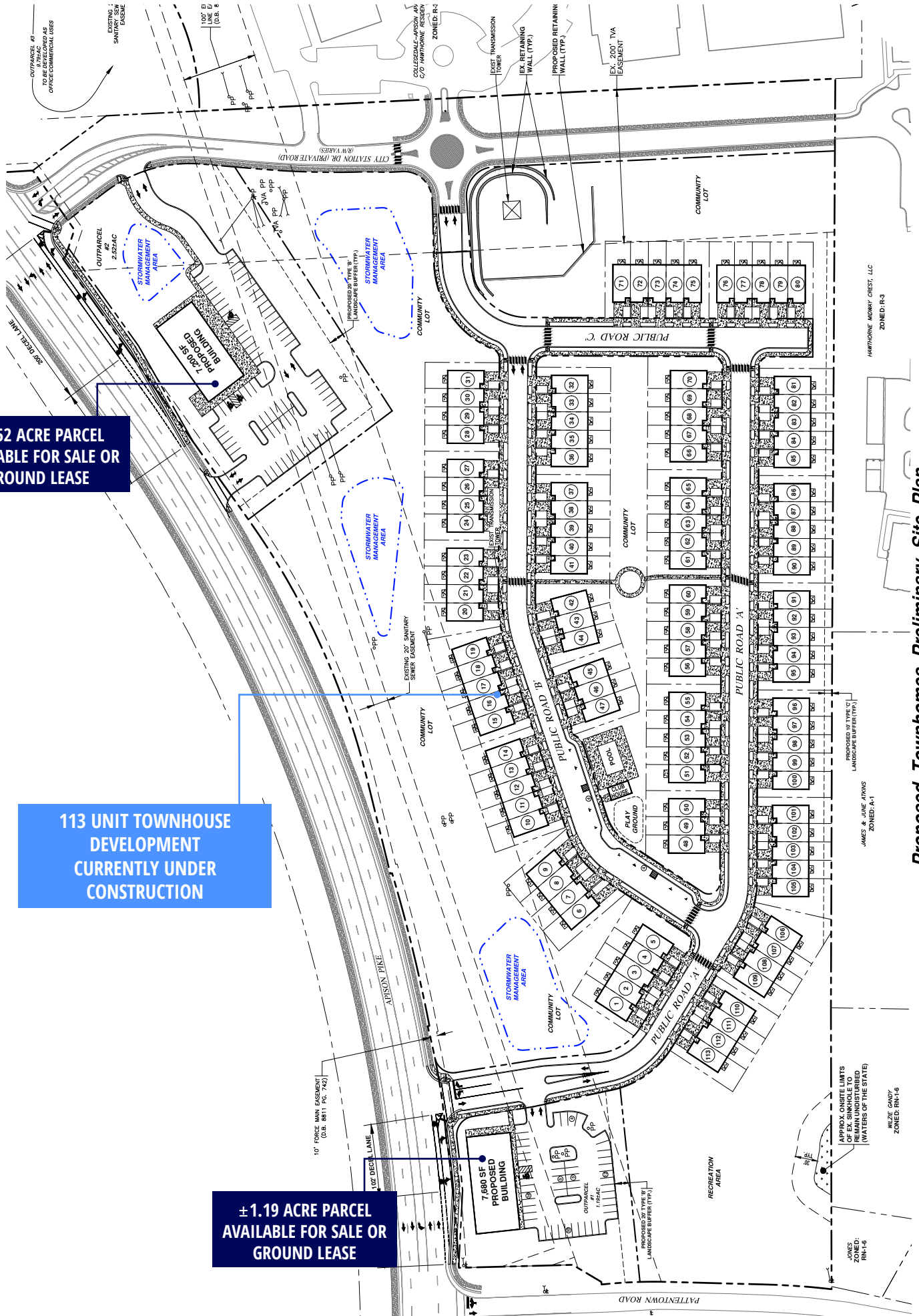


SITE PLAN

**±2.52 ACRE PARCEL
AVAILABLE FOR SALE OR
GROUND LEASE**

**113 UNIT TOWNHOUSE
DEVELOPMENT
CURRENTLY UNDER
CONSTRUCTION**

**±1.19 ACRE PARCEL
AVAILABLE FOR SALE OR
GROUND LEASE**



Proposed Townhomes Preliminary Site Plan

AREA DEVELOPMENT

Map #	Name of Development	# of Units
1	Reflexion Pointe	300
1A	The Jewel at Summit Ponite	256
1B	Reflexion Pointe	300
2	Hawthorne at the Crest	176
2A	Wellington Downs	365
3	Goodall Homes	155
4	Rutledge Development	900
5	Oak Haven	65
6	Magnolia Place Ph 1	171
7	East Haven	65
8	Skyfall	65
9	Gray Stone Point	37
10	Shadow Creek	10
11	Barnsley Park	144

Map #	Name of Development	# of Units
12	Wellesley Ph 4	140
13	Cambridge Sq Ph 1	300
14	Prairie Pass Ph 2 & 3	272
15	Lot Development	85
16	Lazy Oaks	60
17	Magnolia Place Ph 2	240
18	Chastain Family Development	400
19	Collegedale Commons	120
20	Hager Developments	280
21	Fox Creek	110
22	Hawks Landing	100
23	Shannondoah	80
24	White Owl & Granada Estates	200



COLLEGEDALE STATION

CHATTANOOGA, TN

APISON PIKE
(HIGHWAY 317)

OWNER:



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME



ANN. RETAIL EXPENDITURE

	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME	ANN. RETAIL EXPENDITURE
1 MILE	3,469	1,417	\$91,742	\$68.27M
3 MILES	31,082	11,459	\$123,343	\$640.71M
5 MILES	82,586	32,093	\$127,827	\$1.8B
CHATT.	591,373	242,866	\$106,391	\$12.27B

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