



3301 Broad Street

Chattanooga, TN 37421

Property Highlights

- 2020 Total Real Estate Taxes: \$14,777.15
- Traffic Counts: Broad Street - 21,383 VPD
33rd Street - 2,123 VPD
- Signalized intersection
- New large residential development on St. Elmo within walking distance

Property Description

The property consists of three tax parcels totaling 1.581± acres located at the south west corner of Broad Street and 33rd Street. Great development opportunity with 250' of frontage. The property fronts South Broad Street, St. Elmo Avenue, and 33rd street. The terminus of the new Tennessee River Walk Extension is at the back of the property and will provide good foot-traffic for retail businesses, especially restaurants. This parcel is considered the last of two strategic corners to be developed on Broad St. There are 16 acres across the street that was recently purchased by a local developer who is planning a large mixed use development. There is a proposed site plan for this listing that I will be happy to share upon request.



Parcel ID: 155G B 007
155G B 007.01
155G B 007.02

Zoning: UGC

For more information:

Robert Maclellan

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Sale Price:
\$1,600,000

TAX MAP

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AERIAL MAP

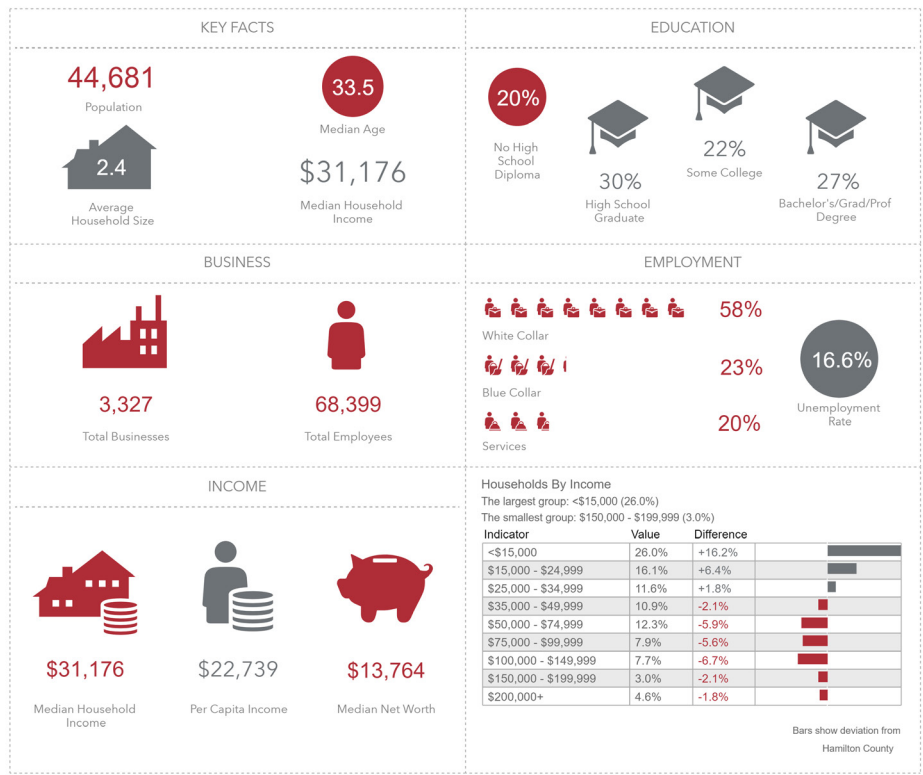
3301 Broad Street | Chattanooga, TN



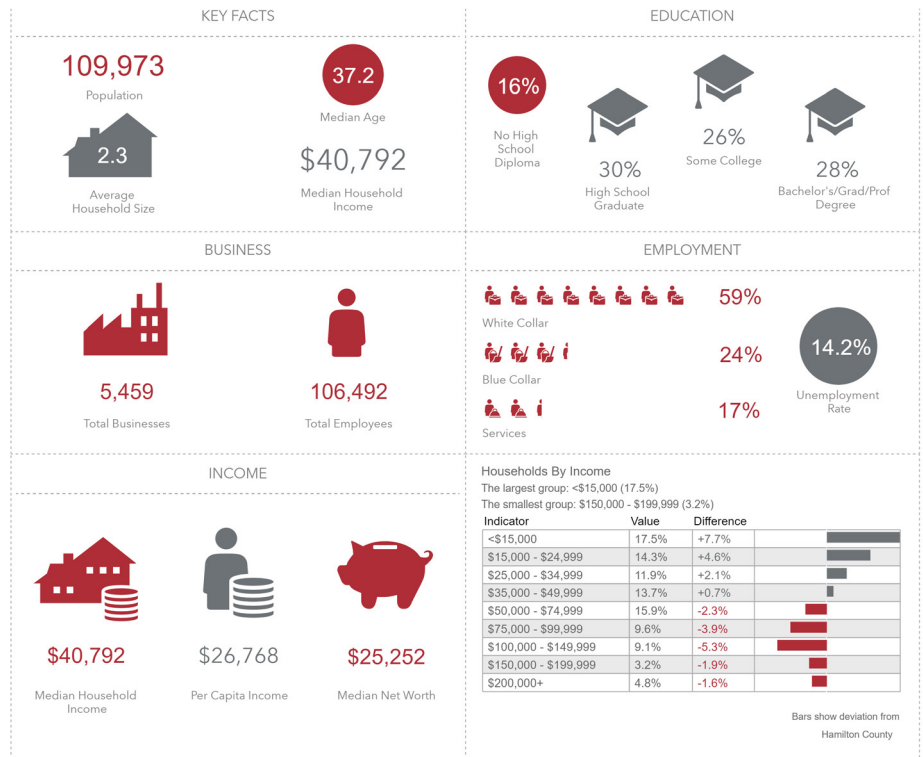
DEMOGRAPHICS 3 & 5 MILE

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3 Miles



5 Miles



SITE RENDERING

3301 Broad Street | Chattanooga, TN



