

## LAND FOR SALE

# 1.55 ACRES PRIME COMMERCIAL LAND

1805 Ooltewah Ringgold Road, East Brainerd , TN 37363



SALE PRICE:	\$875,000
PRICE PER ACRE:	\$564,516
LOT SIZE:	1.55 Acres
APN #:	172 042.03
ZONING:	C-2
MARKET:	Chattanooga
SUB MARKET:	East Brainerd
CROSS STREETS:	East Brainerd Rd

### PROPERTY OVERVIEW

Vacant land for sale located at a high traffic corner of East Brainerd Road and Ooltewah Ringgold Road. Prime development potential for fast food, retail center, convenience store and more. Near East Hamilton schools, McDonalds, BI-LO and residential.

### PROPERTY FEATURES

- High traffic area with red light
- Level land
- Potential for development

**KW COMMERCIAL**  
423.664.1550  
1830 Washington Street  
Chattanooga, TN 37408

**LISA BROWN**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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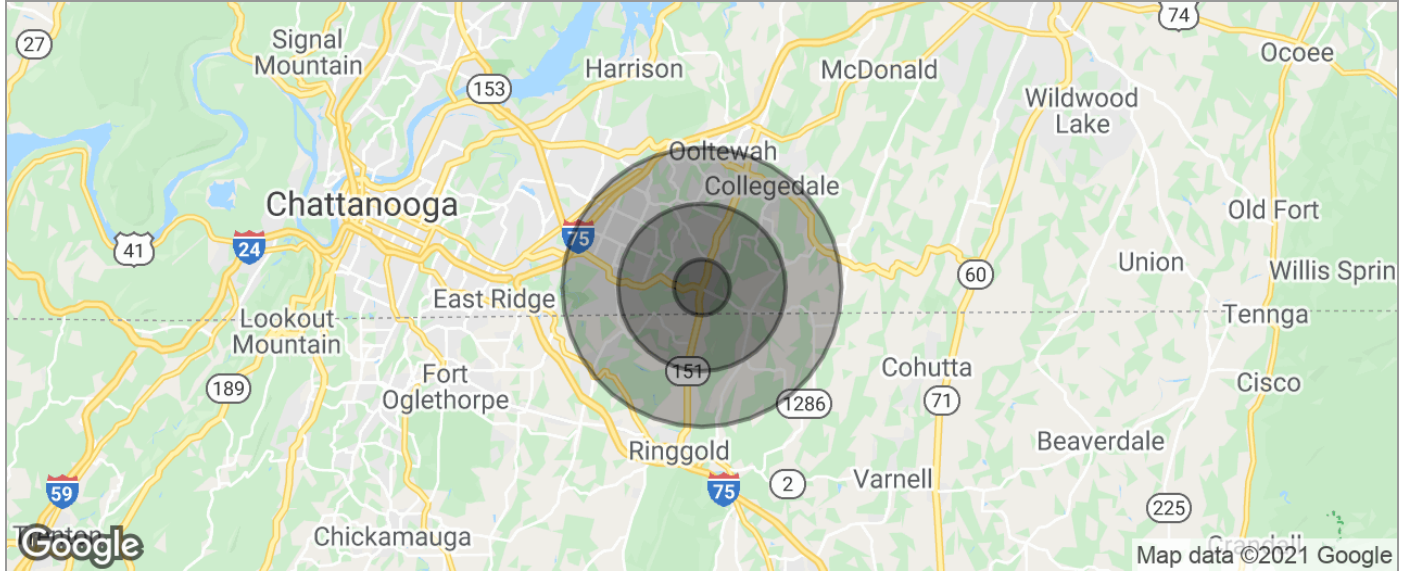
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,881	28,037	62,755
MEDIAN AGE	37.4	37.8	38.0
MEDIAN AGE (MALE)	36.9	36.8	37.0
MEDIAN AGE (FEMALE)	39.0	39.8	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,300	9,760	22,814
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$124,924	\$99,845	\$85,702
AVERAGE HOUSE VALUE	\$301,164	\$257,831	\$235,917
RACE	1 MILE	3 MILES	5 MILES
% WHITE	79.9%	82.6%	82.7%
% BLACK	11.2%	10.6%	10.2%
% ASIAN	5.6%	4.1%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	1.5%	1.0%	1.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.7%	4.5%	4.3%

\* Demographic data derived from 2010 US Census

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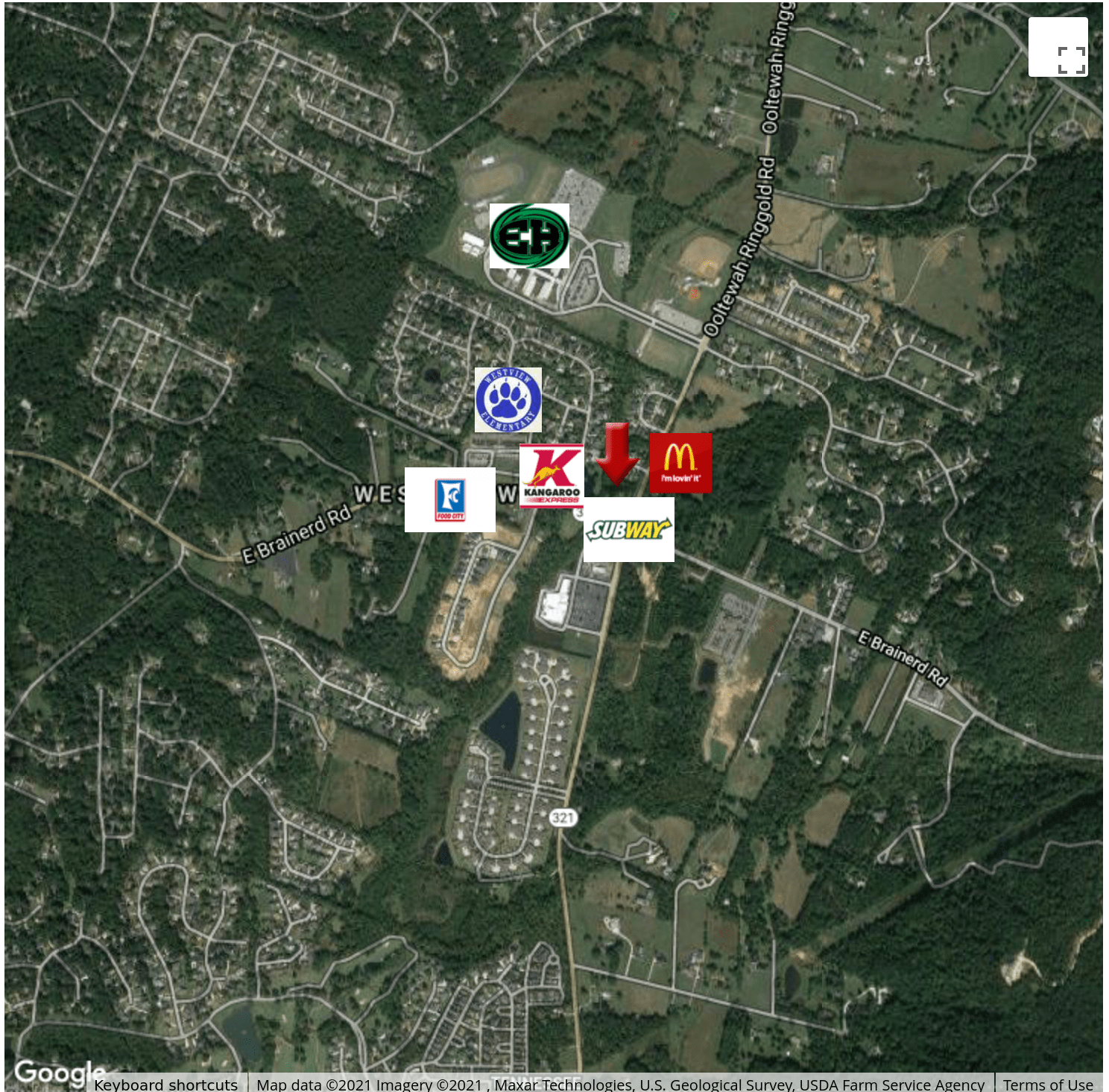
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