

FOR SALE

SVN | SECOND STORY REAL ESTATE MANAGEMENT

9 ± AC

14.3 ± AC

PRIME LAND FOR SALE

Available individually or together

Rare Large Tract Riverfront Development Sites

SVN | Second Story Real Estate Management

Kelly Fitzgerald

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OVERVIEW

Tract 1: 4530 N Access Rd
Lot Size: 14.3 ± AC, w/ approximately 2 acres under utility easement
Property Type: Land
Parcel ID: 119H A 003.02
Zoning: I-H w/ possibility of re-zone

Tract 2: 4524 N Access Rd
Lot Size: 9 ± AC
Property Type: Land
Parcel ID: 119H A 001
Zoning: I-H w/ possibility of re-zone



OPPORTUNITY OVERVIEW

Two rare riverfront tracts on the Tennessee River — available individually or together. This is a generational opportunity to secure large-acreage land with direct water frontage in one of Chattanooga's fastest-growing corridors, less than 15 minutes from downtown.

PRIME RESIDENTIAL LAND FOR SALE

HIGHLIGHTS

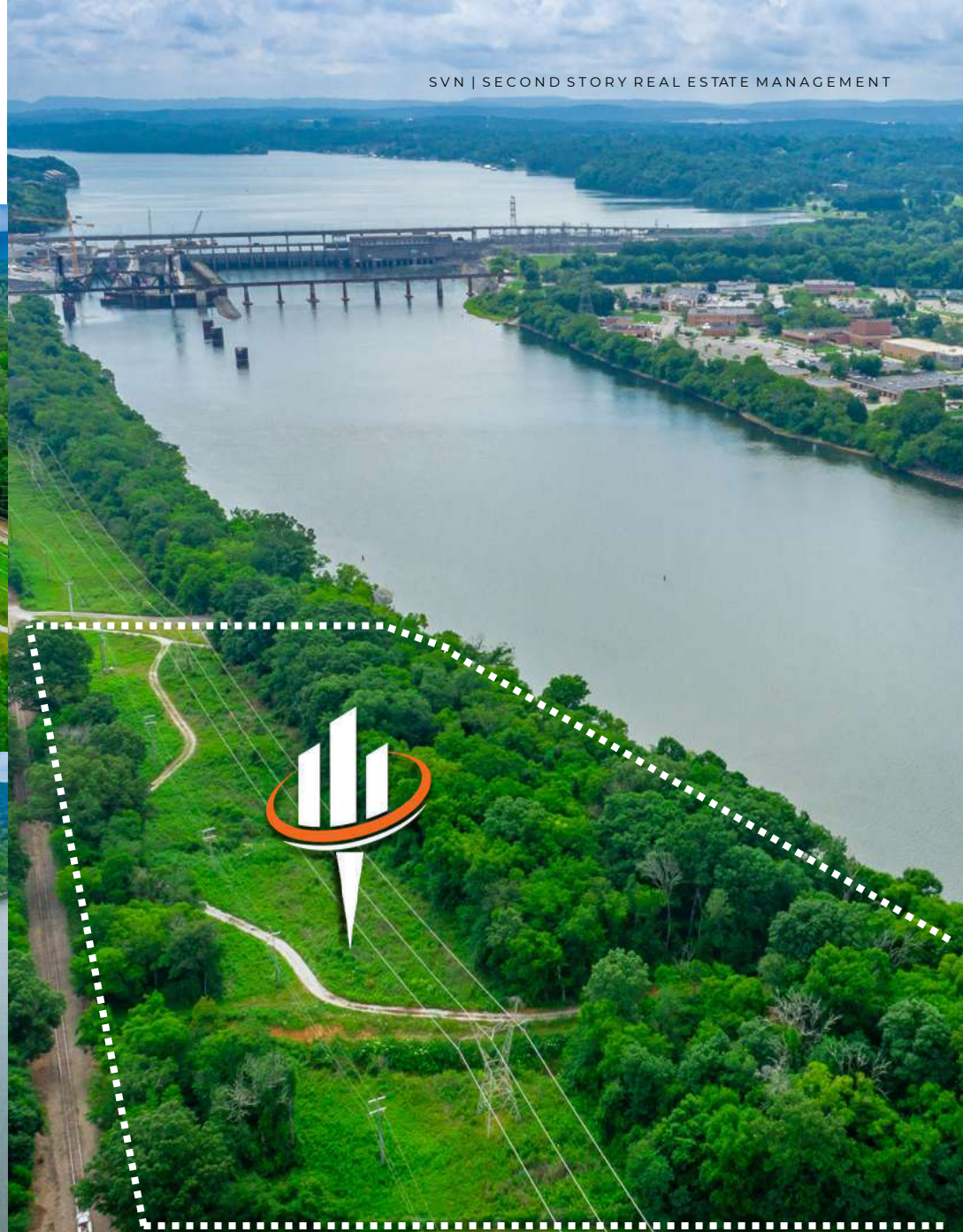


- **Prime Location:** Situated on the Tennessee River, public boat ramps and the Chickamauga Dam recreation area.
- **Unbeatable Proximity:** Less than a 15-minute drive to downtown Chattanooga, under 10 minutes to the bustling Northshore and Hixson retail districts (Target, Publix, Whole Foods, local dining).
- **Development Flexibility:** Large acreage allows for a variety of residential uses, from an exclusive low-density pocket neighborhood to an expansive private luxury estate to luxury multi-family.
- **Access & Visibility:** Excellent frontage on N Access Rd with convenient connection to **Hwy 153** and Dupont Parkway, ensuring seamless commutes across the scenic city.
- **Utilities:** Access to city utilities nearby (Buyer to verify capacity and connection points during due diligence).

PRIME RESIDENTIAL LAND FOR SALE

PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



14 Acres (+/-) including utility easement

4530 N Access Rd | Chattanooga, TN 37415



PROPERTY PHOTOS

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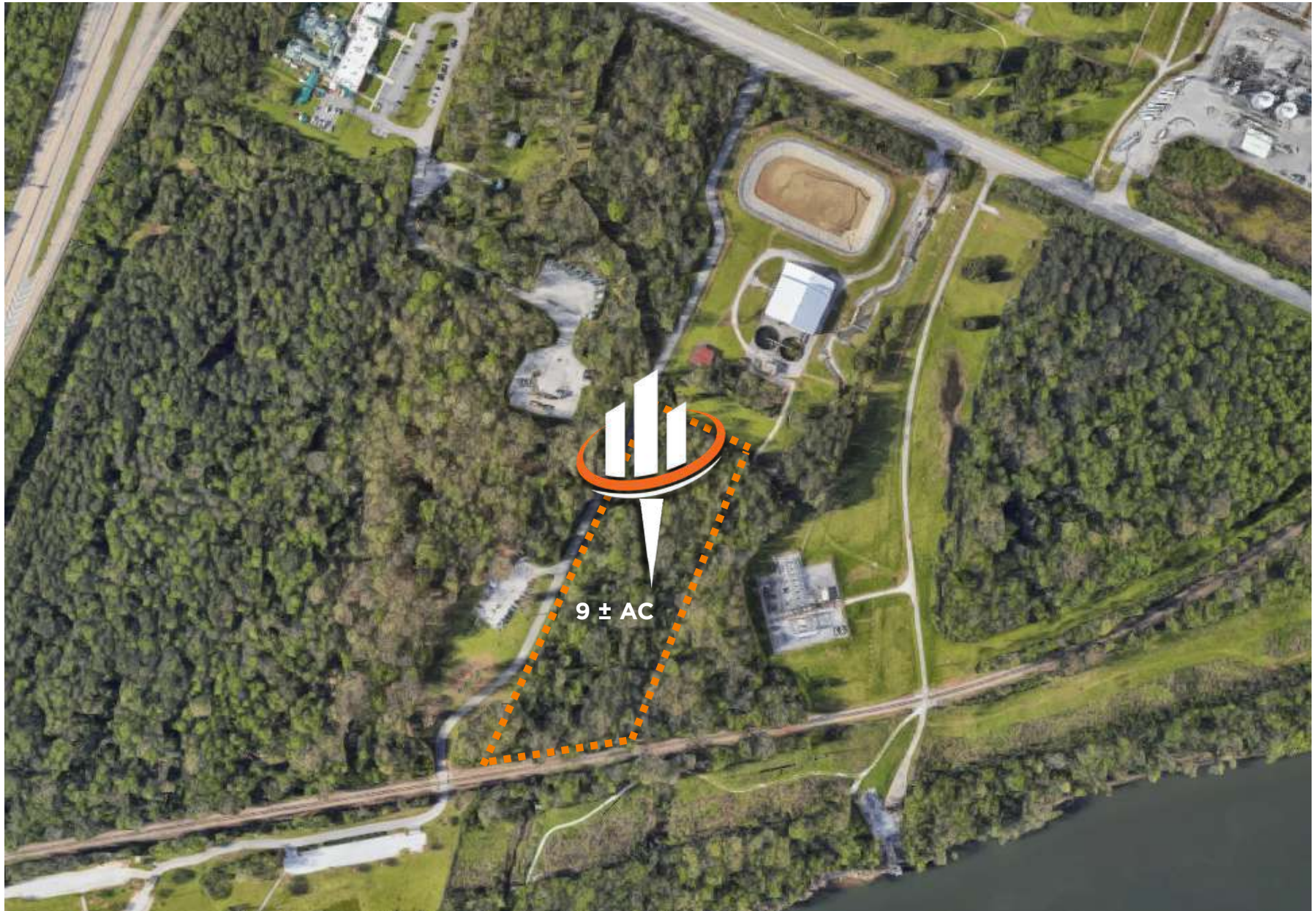
9 Acres (+/-)

4524 N Access Rd | Chattanooga, TN 37415





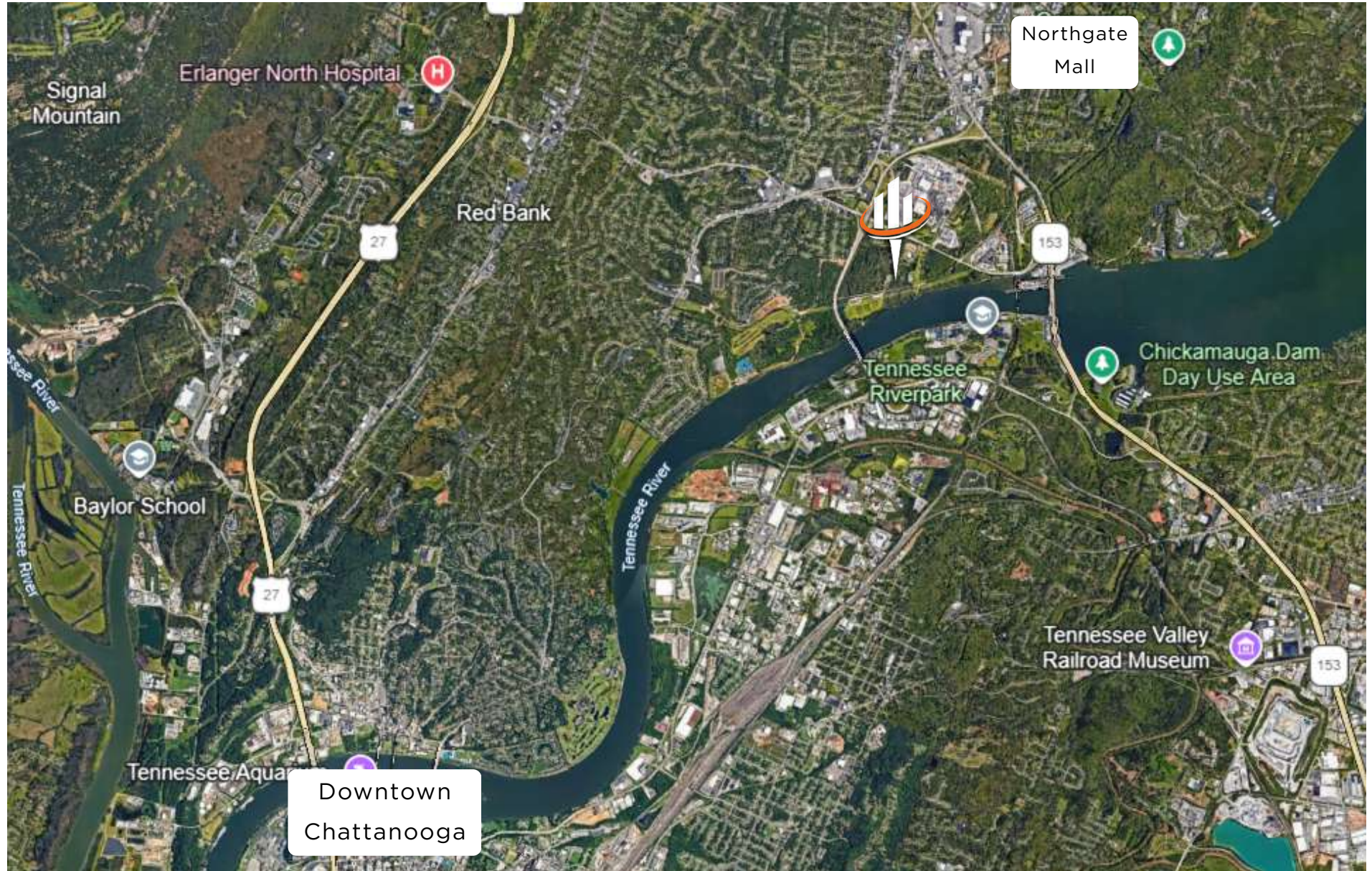
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AERIAL MAP

SVN | SECOND STORY REAL ESTATE MANAGEMENT



PRIME RESIDENTIAL LAND FOR SALE



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



Kelly Fitzgerald is SVP of Brokerage at SVN | Second Story Real Estate Management, specializing in commercial real estate transactions across the South. Since 2020, she has closed more than \$160 million in commercial real estate transactions. Her background in architecture and construction gives her a developer's perspective on commercial real estate developments, helping buyers and sellers move quickly on smart, well-structured deals.



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