



URBAN INFILL MULTIFAMILY DEVELOPMENT OPPORTUNITY

1511 Mulberry St | Chattanooga, TN 37404



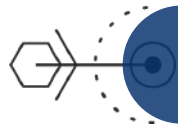
SVN | Second Story Real Estate Management

Bianca Pichardo

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SALE HIGHLIGHTS

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Offering Price: \$197,000

Lot Size: ±0.17 AC

Zoning: TRN-3

PROPERTY HIGHLIGHTS

- **TRN-3** Zoning supporting urban residential density
- Conceptual site planning completed for up to 6 attached units
- Approx. 7,499 SF / 0.17 Acres
- Flat Topography
- Corner lot with alley access
- Utilities nearby
- Convenient access to **Erlanger**, **CHI** and **Parkridge** hospital systems
- Strong connectivity to **I-24** and **US-27**
- Near the newly completed East Side Community Schoolyard and green space improvements
- **Ideal for:**
 - Townhomes
 - Build-to-rent product
 - Small multifamily project

PROPERTY OVERVIEW

Rare opportunity to acquire an infill development site in Chattanooga's growing **Highland Park** with convenient access to Southside and Downtown. The property is zoned TRN-3 and includes a conceptual site plan for up to six attached residential units, providing developers with a more streamlined path toward development.



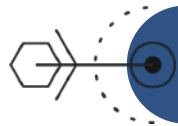
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CONCEPTUAL SITE PLAN

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SITE INFORMATION:

DATE: 6/14/2022
ADDRESS: 1511 MULBERRY ST.
CURRENT OWNER: MARSHALL HELENA, JR.
CURRENT ZONING: R-2
PROPERTY BOUNDARY: (1) LOT, 50x150 - 7,500 SF = .15 ACRES

AREA 3 PLAN DESIGNATION

MIXED RESIDENTIAL (MR)

MIXED RESIDENTIAL PLACE TYPE INCLUDES MODERATE TO HIGHER INTENSITY HOUSING OPTIONS (MULTI-STORY APARTMENT BUILDINGS, CONDOS, ETC.) AT DENSITIES THAT SUPPORT TRANSIT, AND OTHER NEIGHBORHOOD-SERVING BUSINESSES (RESTAURANTS, PUBS, ETC.)

PRIMARY USE

2 - 6 UNIT LIVING ATTACHED, COTTAGE COURTS, COURTYARD APARTMENTS, TOWNHOMES/CONDOS AND MULTI-FAMILY DWELLINGS OF UP TO 12 UNITS PER LOT AND ACCESSORY DWELLING UNITS

PROPOSED ZONING USE:

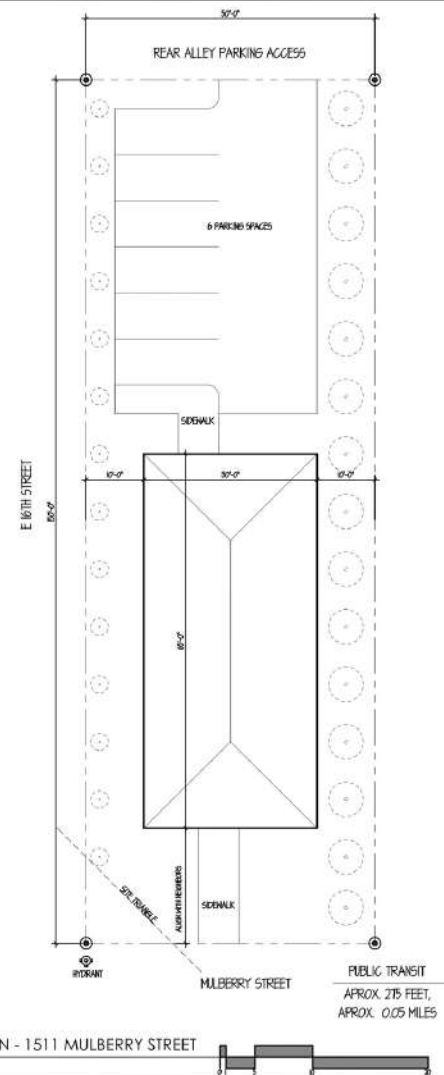
REZONING REQUEST: UGC TO ACHIEVE MIXED RESIDENTIAL

PROJECT DESCRIPTION: NEW 6-PLEX
EXISTING STRUCTURE: NONE, VACANT
WASTE REMOVAL: PUBLIC WORKS BY INDIVIDUAL CANS

PARKING REQUIREMENTS
RESIDENTIAL, URBAN OVERLAY: 1 PER UNIT = 6 SPACES

SELF-APPLIED RESTRICTIONS:

RESIDENTIAL USE ONLY, UP TO 6 UNITS
ALL PARKING LOCATED BEHIND THE PRINCIPAL STRUCTURE
3 STORY MAXIMUM HEIGHT



REFERENCE:

BOUNDARY LINES SHOWN HEREON ARE BASED ON DESCRIPTION IN DEED BOOK 12052, PAGE 616 AND PLAT BOOK 3, PAGE 1 (R.O.H.G.)

Subject property lies in zone(s) "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears an effective date of 02/03/2016.

(reproduced from survey by Roger B. Riemer TN RLS No. 1804)



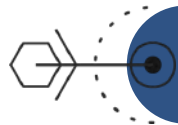
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CONCEPTUAL RENDERING

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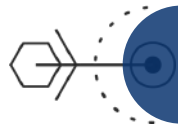
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DEVELOPMENT NARRATIVE

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1511 Mulberry offers developers the opportunity to capitalize on Chattanooga's continued residential growth with a manageable small-scale infill project. Located in Chattanooga's **Highland Park** neighborhood just minutes from **Downtown Chattanooga, Southside,** and **UTC**, the property benefits from strong surrounding growth and continued neighborhood revitalization. Ideal for builders, investors, or developers seeking a straightforward urban residential development opportunity in a high-demand location.



LOCATION HIGHLIGHTS

- Minutes to Downtown Chattanooga, Southside, UTC, and major employers
- Positioned within one of Chattanooga's fastest-growing redevelopment corridors
- Convenient access to Main Street retail, restaurants, and neighborhood amenities
- Strong demand drivers from continued residential and mixed-use investment nearby



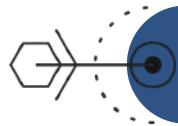
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PROPERTY PHOTOS

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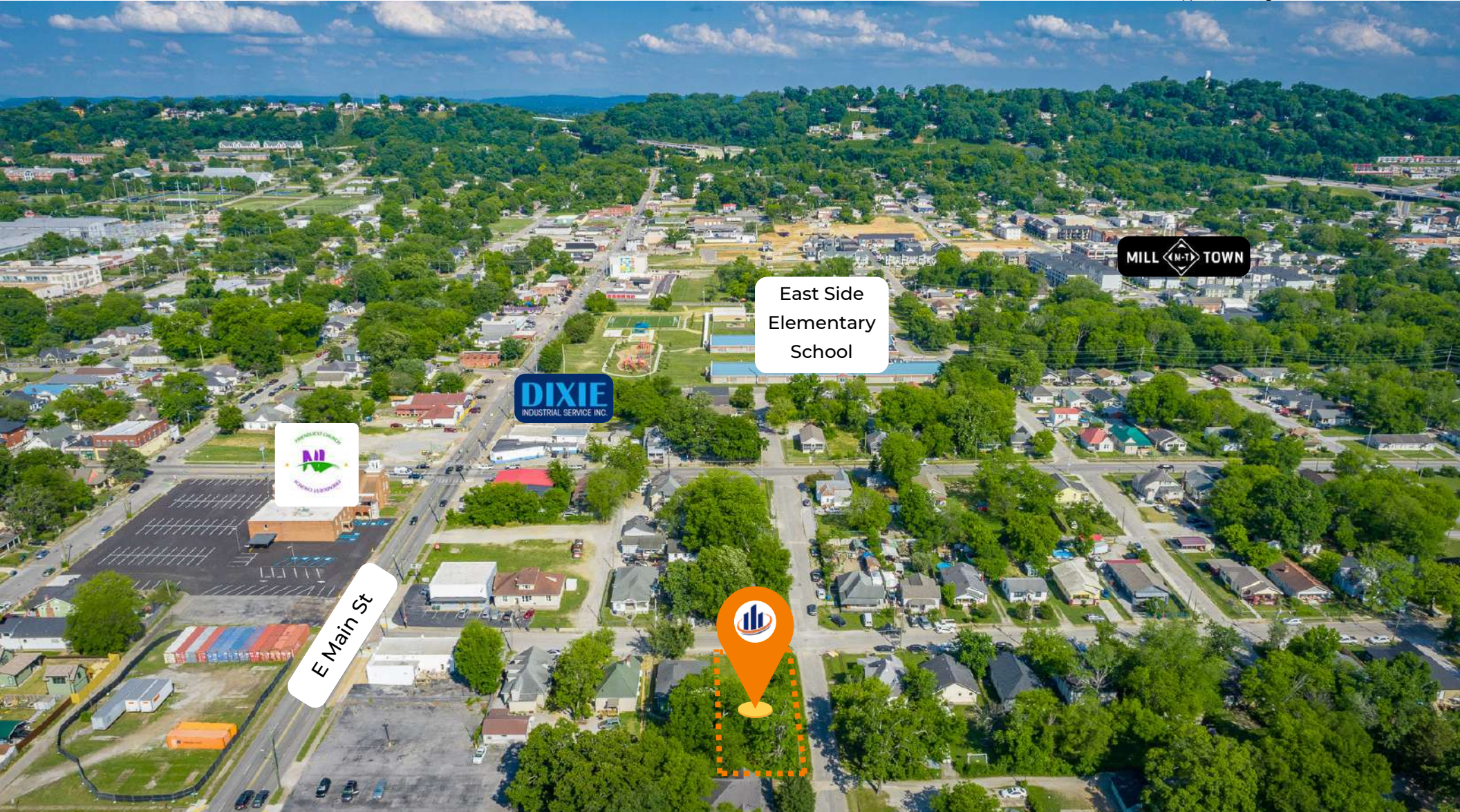
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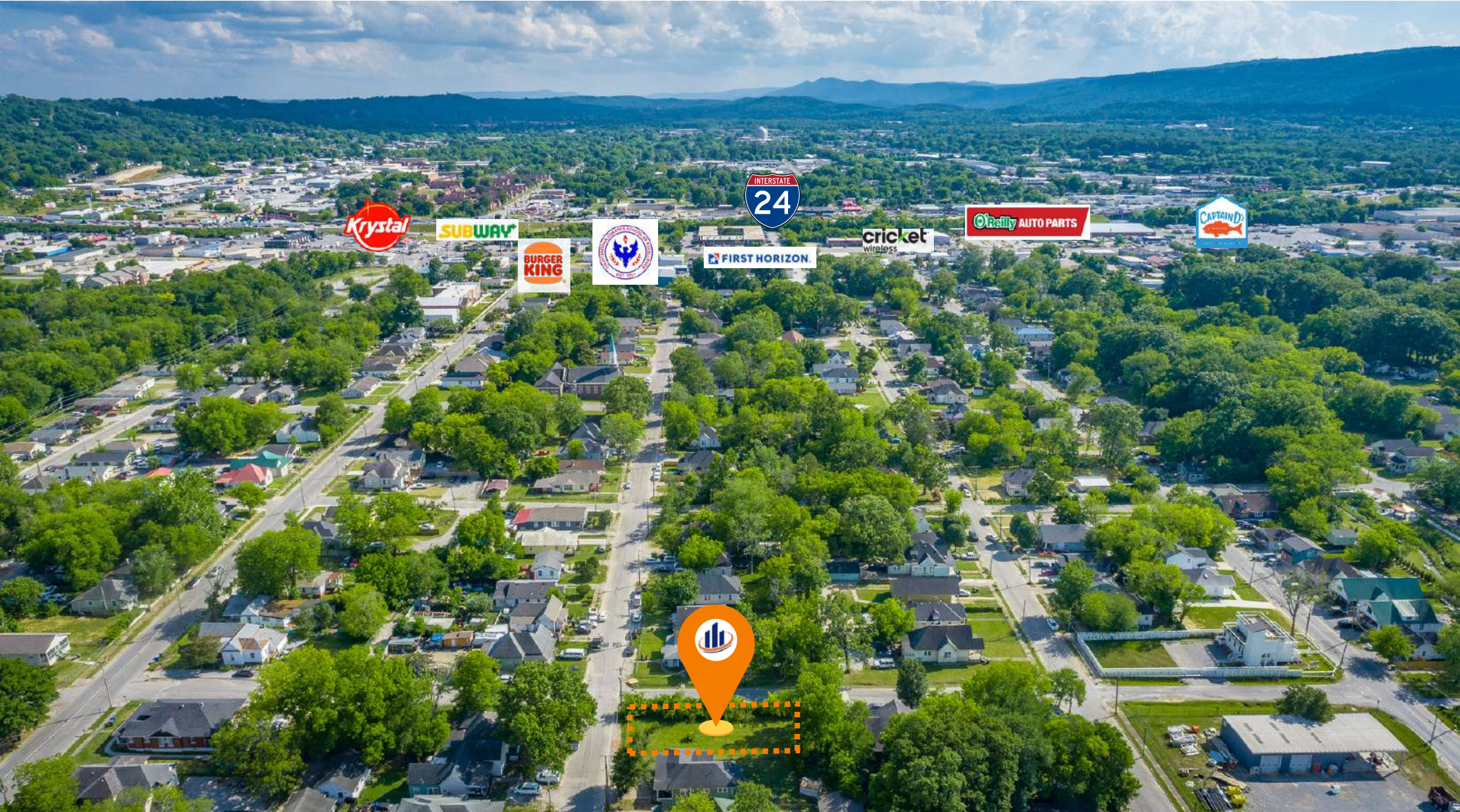
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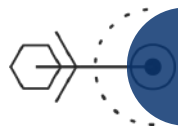
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
2020	9,751	70,704	135,465
2025	11,506	78,982	147,118
2030 Projection	12,342	83,898	154,782
Median Age	33.1	35.7	37.4

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,461	28,902	56,948
2025	4,094	32,489	62,074
2030 Projection	4,400	34,606	65,451

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
Average Household Income 2020	\$55,085	\$60,158	\$65,120
Average Household Income 2025	\$72,447	\$76,451	\$80,039
Projected Average Household Income 2030	\$74,391	\$78,658	\$82,138



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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.



BROKERS

Bianca Pichardo brings extensive knowledge in retail assets and is a dedicated partner to her clients. With a passion for connecting people with spaces that inspire innovation and growth, she has carved a niche as a trusted advisor in the industry. Her approach is rooted in personalized service, where every client's vision is transformed into reality through strategic planning, meticulous market analysis, and expert negotiation. Specializing in commercial sales, leasing, and investment properties, she offers a seamless experience tailored to your unique needs.



Bianca Pichardo
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