

**FOR SALE — 3.35 Acres Prime Vacant Land**  
**5400 Highway 153, Hixson, TN 37343**  
**423.486.1020**

**LEE T. HARPER, CCIM**  
**www.hudson-companies.com**



**For Sale: \$3,200,000**

**PROPERTY FEATURES**

- 3.35 Acres vacant land with pad
- 250' +/- frontage on TN Hwy 153
- In the heart of the main retail location north of Chattanooga
- Traffic count 42,000 +/-
- Zoning C-2

**LEE T. HARPER, CCIM**  
**345 Frazier Ave, Ste 201**  
**Chattanooga, TN 37405**

**lee@hudson-companies.com**  
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COMMERCIAL DEVELOPMENT—NORTH HWY 153, HIXSON, TN



US 27

Hillocks Farms Development: planned corporate office space, apartments, retail, restaurants, trail system

The Fountains of North Chattanooga  
**KOHL'S**  
 Academy



MATTRESS FIRM  
 burkes OUTLET  
 Chick-fil-ee  
 Marshalls  
 SHOE CARNIVAL  
 PETCO  
 Party City  
 Walmart

Marti & Liz  
 Little Debbie  
 Papa Murphy's  
 Fast Access  
 Lily's TV ITEMS  
 NY PD  
 U.S. ARMY  
 POPCORN  
 boost

Waffle House  
 McDonald's  
 Hobby Lobby  
 Great Clips  
 Bank of America  
 Stockdale's  
 Staples  
 Sears Outlet  
 Firestone  
 Ashley Furniture Outlet  
 Dollar Tree  
 Amigo

TARGET  
 GameStop  
 Bed Bath & Beyond  
 Best Buy  
 JSA BAW  
 CAFO  
 Dos Bros  
 Sport Clips  
 ME  
 Longhorn Steakhouse  
 Ruby Tuesday

AT&T  
 THE VITAMIN SHOPPE  
 Advance Auto Parts  
 verizon

Walmart  
 Gabe's  
 Quik's  
 Lowe's  
 Cook Out  
 Texas

GOODYEAR  
 ICHIBAN  
 Electronic Express  
 Rib & Loaf  
 DQ

The Fountains of North Chattanooga  
 Northgate Mall ← 2.5 Miles →

**3.35 ACRES**  
**5400 Hwy 153**

Northgate Mall Area