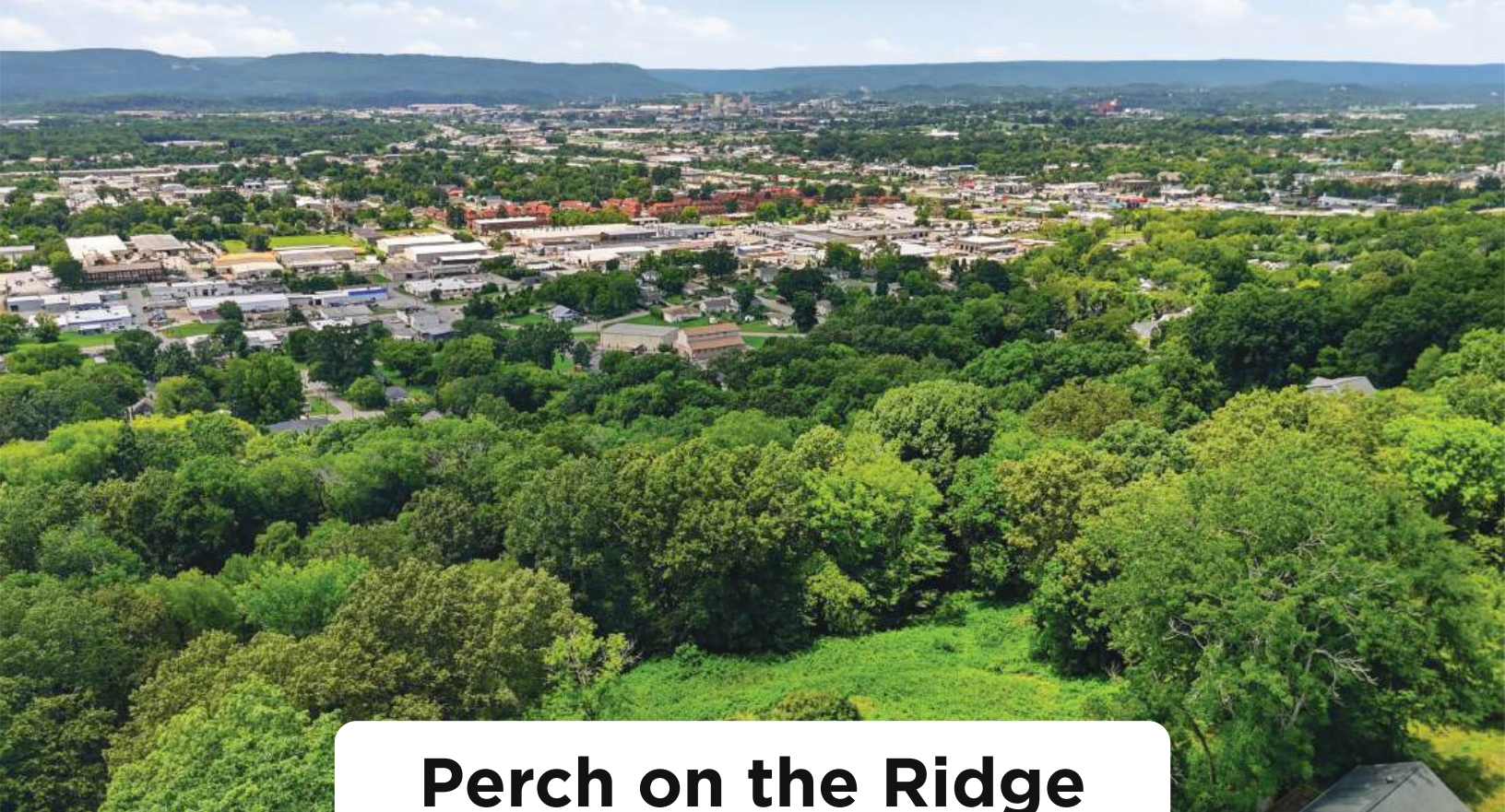




Perch on the Ridge

3197 16th Avenue, Chattanooga, TN 37407

4.4 Buildable Acres | Missionary Ridge

THE PROPERTY

Perch on the Ridge offers 4.4 buildable acres on Missionary Ridge with sweeping downtown Chattanooga and Lookout Mountain views. Featuring extensive road frontage, available utilities, completed surveys, soil studies, preliminary engineering, and flexible zoning, this property presents possibilities for residential development or a private estate.

PROPERTY FEATURES

- 4.4 Acre Property
- 28 Existing Lots
- Views of downtown
- Views of Lookout Mtn
- Utilities Available
- Fully Surveyed
- Preliminary Engineering
- Zone: RN 1-5 and RN-2
- 1,000 Feet of Frontage on 16th Ave. & 32nd St.



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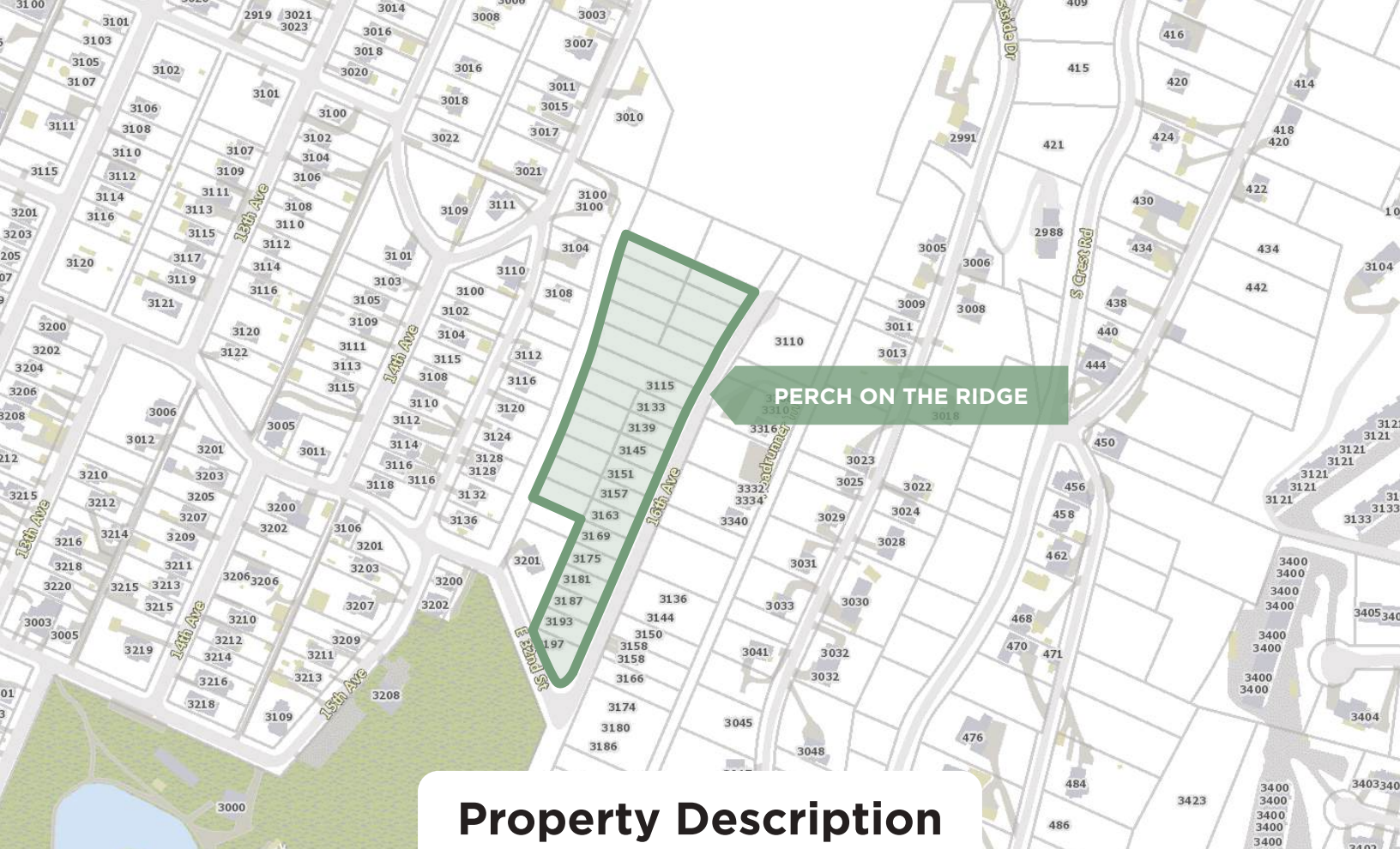
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BRIDGE TO BROW
PROPERTY GROUP



REAL ESTATE PARTNERS
CHATTANOOGA LLC



Property Description

Welcome to Perch on the Ridge, 4.4 buildable acres on sought-after Missionary Ridge with sweeping views of downtown Chattanooga and Lookout Mountain. Whether your vision is a thoughtfully designed residential community, an exceptional private estate, or a preserved natural setting, this property offers the flexibility to bring ambitious plans to life.

Comprised of 28 lots with approximately 1,000 feet of frontage along fully developed 16th Avenue and 32nd Street, this property is ready to be developed. Utilities are available at the site, and the property has been surveyed, staked, and evaluated with soil studies and preliminary engineering, allowing the next owner to move forward with confidence. Located within the Urban Overlay Zone, the property also benefits from reduced parking requirements, creating additional development flexibility. Nearly all of the lots are zoned RN-3, with one RN-2 parcel, allowing for a variety of higher-density single-family and multi-family residential possibilities. Please reference the attached schedule of properties for complete zoning and lot information.

Surrounded by the natural beauty of Missionary Ridge while remaining just minutes from downtown Chattanooga, this is a rare opportunity to secure one of the city's most unique residential development sites. The neighboring 13+ acre Forest on the Ridge property is also available for purchase, providing the opportunity to assemble an even larger landholding. Showings are by appointment only. Please do not enter the property without an agent. Buyer to verify all information without reliance on listing.



BRIDGE TO BROW
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Forest on the Ridge Parcels

4.4 Buildable Acres of Ridge-top Property | Missionary Ridge

3115 16th Ave - 168C A 004.01	Ravine St - 168C A 012
3133 16th Ave - 168C A 005	Ravine St - 168C A 014
3139 16th Ave - 168C A 005.01	16th Ave - 168C A 015.01
3145 16th Ave - 168C A 005.02	16th Ave - 168C A 013
3151 16th Ave - 168C A 006	16th Ave - 168C A 013.01
3157 16th Ave - 168C A 006.01	16th Ave - 168C A 010.01
3163 16th Ave - 168C A 006.02	16th Ave - 168C A 011
3169 16th Ave - 168C A 007	16th Ave - 168C A 011.01
3175 16th Ave - 168C A 007.01	16th Ave - 168C A 002
3181 16th Ave - 168C A 007.02	16th Ave - 168C A 002.01
3187 16th Ave - 168C A 008	16th Ave - 168C A 002.02
3193 16th Ave - 168C A 008.02	16th Ave - 168C A 003
3197 16th Ave - 168C A 008.01	16th Ave - 168C A 003.01
16th Ave - 168C A 015	16th Ave - 168C A 004

Documentation Available Upon Request

- Survey with Topo
 - Survey
- Prelim Site Plan
- Limited Subsurface Evaluation
 - Sewer Map