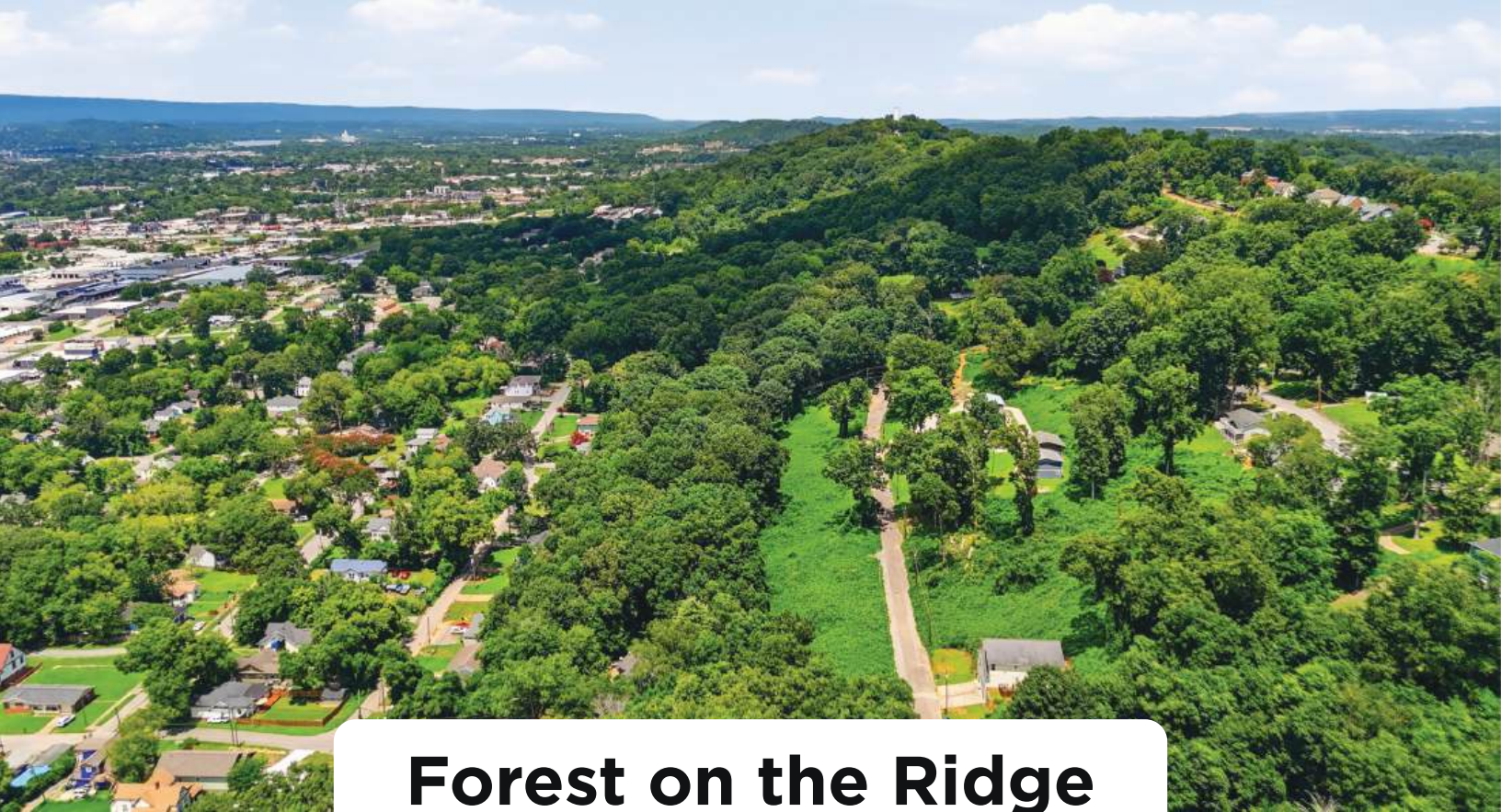




Forest on the Ridge

0 16th Avenue, Chattanooga, TN 37407

13 acre Ridge-top Property | Missionary Ridge

THE PROPERTY

Forest on the Ridge offers 13 scenic acres atop historic Missionary Ridge with views of downtown Chattanooga and Lookout Mountain. With multiple access points, utilities, completed surveying, preliminary engineering, and flexible zoning, the property presents exceptional potential for residential development, a private estate, or preservation.

PROPERTY FEATURES

- 13+ Acre Property
- 15 Existing Lots
- Views of downtown
- Views of Lookout Mtn
- Utilities Available
- Fully Surveyed
- Preliminary Engineering
- Zone: RN 1-5 and RN-2
- Potential to Build 35 Homes



SARAH BROGDON

C: 423.290.4416

sarah@bridgetobrow.com

BRIDGETOBROW.COM



DAVEY HORSMAN

C: 423.504.3996

davey@bridgetobrow.com

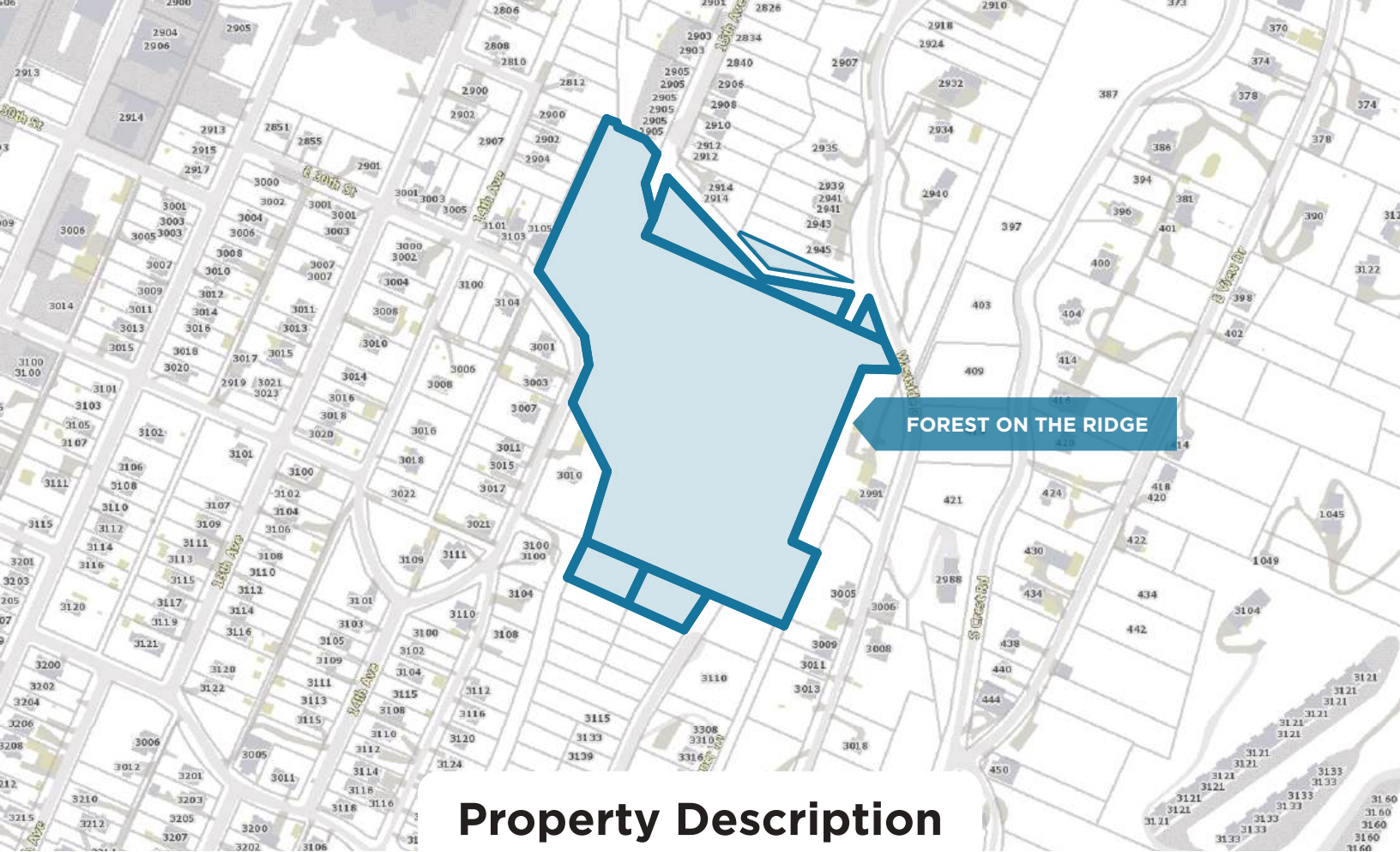
BRIDGETOBROW.COM



BRIDGE TO BROW
PROPERTY GROUP



REAL ESTATE PARTNERS
CHATTANOOGA LLC



Property Description

Imagine creating something truly extraordinary. Welcome to Forest on the Ridge, an exceptional 13 acre property perched atop historic Missionary Ridge with breathtaking views of downtown Chattanooga and Lookout Mountain. Parcels of this scale, setting, and potential are increasingly rare, making this a remarkable development opportunity.

Whether your vision is a thoughtfully planned residential community, a private estate surrounded by nature, or a preserved natural retreat, this property provides the space and flexibility to bring those plans to life. Road frontage on 16th Avenue, 15th Avenue, and Westside Drive creates excellent accessibility, while utilities have already been brought to the site. The property has been fully surveyed, preliminary engineering has been completed, and its location within the Urban Overlay Zone provides the added benefit of eased parking requirements. Comprised of 15 existing lots of record with zoning that includes RN 1-5 and RN-2, the property offers the potential for up to 35 homes by deed restriction. Please reference the schedule of properties for complete lot and zoning information.

Surrounded by mature trees and the natural beauty that has long defined Missionary Ridge, this property offers the rare combination of privacy, scenic beauty, and convenience, all just minutes from downtown Chattanooga. The adjacent Perch on the Ridge property is also available for purchase, creating an opportunity to assemble an even larger landholding. This is a truly exceptional opportunity to shape one of Chattanooga's most distinctive ridge-top properties. 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
PROPERTY GROUP

PAGE 2



Forest on the Ridge Parcels

13 acre Ridge-top Property | Missionary Ridge

E. 29th St - 156N B 026

E. 29th St - 156N B 027

E. 29th St - 156N B 028

15th Ave - 168C A 016

16th Ave- 168C A 001

Westside Dr TN - 156N C 008.01

Documentation Available Upon Request

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

