



# URBAN INFILL MULTIFAMILY DEVELOPMENT OPPORTUNITY

1511 Mulberry St | Chattanooga, TN 37404



**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)

# SALE HIGHLIGHTS

**Offering Price:** \$210,000

**Lot Size:** ±0.17 AC

**Zoning:** TRN-3

## PROPERTY HIGHLIGHTS

- **TRN-3** Zoning supporting urban residential density
- Conceptual approval/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 has already undergone rezoning/site planning for up to six attached residential units, giving developers a streamlined path toward construction.



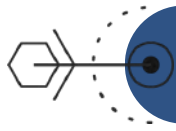
**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

bianca.pichardo@svn.com



# CONCEPTUAL SITE PLAN

## 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:

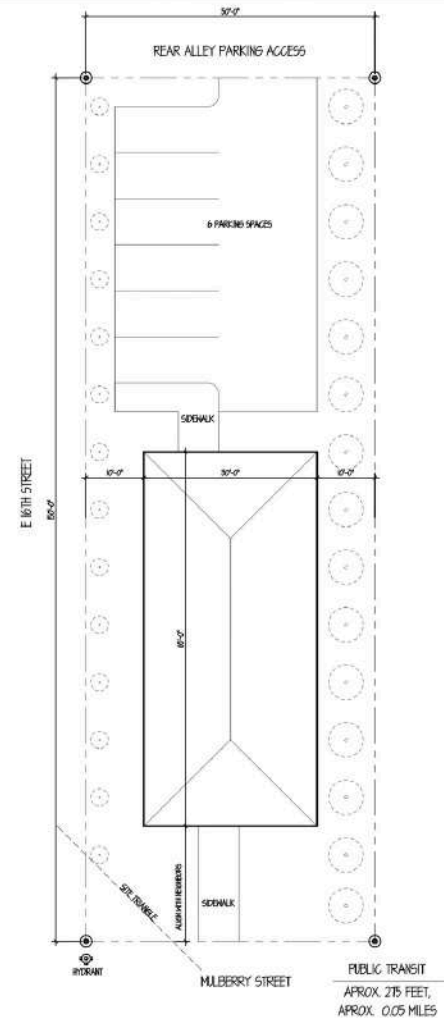
REZONING REQUEST: UGC TO ACHIEVE MIXED RESIDENTIAL

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 676 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. Klemmer TN RLS No. 1804)

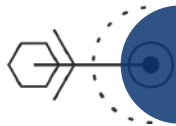


SITE PLAN - 1511 MULBERRY STREET



**SVN | Second Story Real Estate Management**

**Bianca Pichardo**  
**Office:** (423) 682-8241  
**Cell:** (423) 710-7638  
bianca.pichardo@svn.com



# DEVELOPMENT NARRATIVE

**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



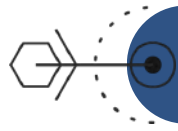
**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)



# PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



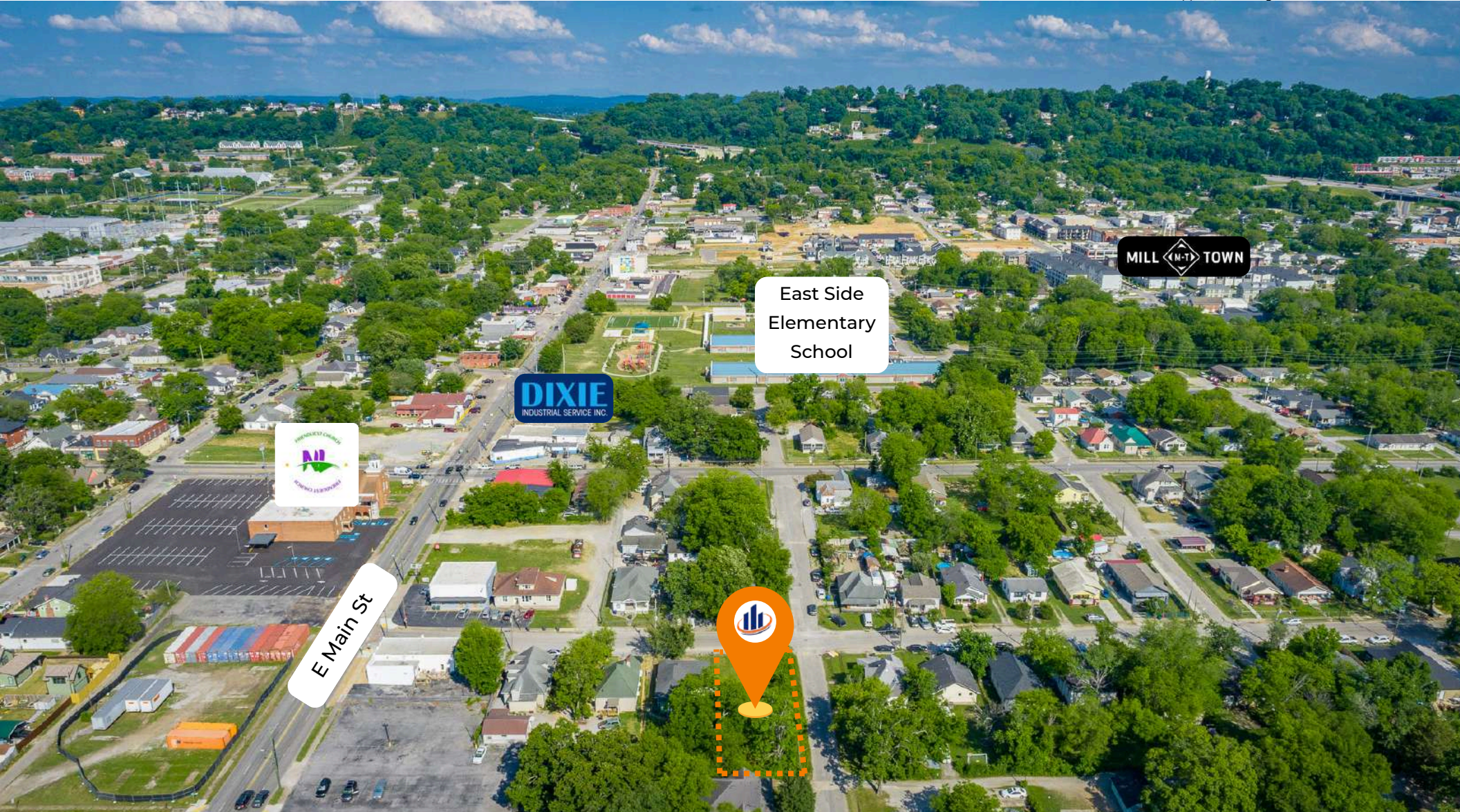
**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)



**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)

# AERIAL

SVN | SECOND STORY REAL ESTATE MANAGEMENT



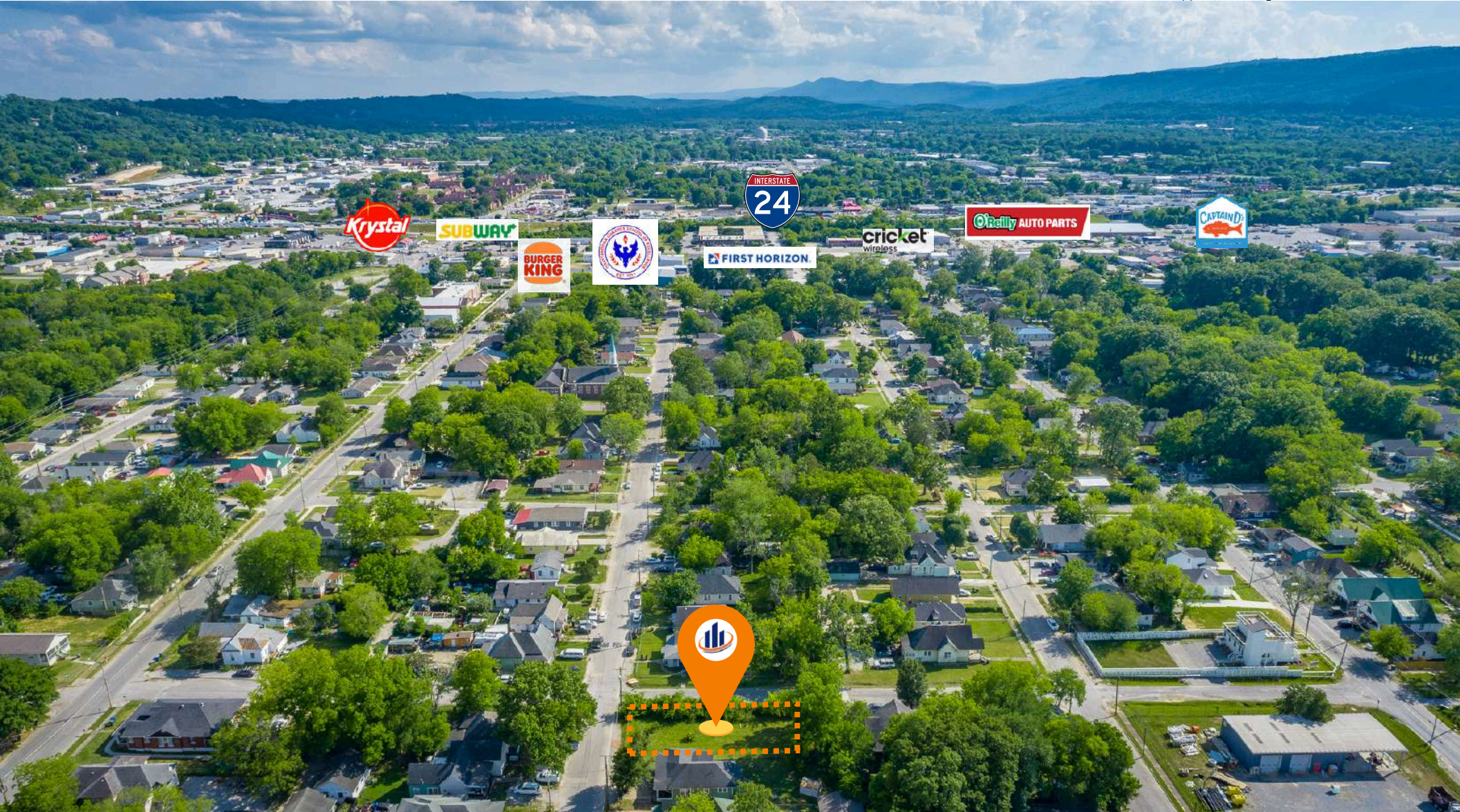
**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)



**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)



# DEMOGRAPHICS

## 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



**SVN | Second Story Real Estate Management**

**Bianca Pichardo**

**Office:** (423) 682-8241

**Cell:** (423) 710-7638

bianca.pichardo@svn.com



## 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**  
**Associate Advisor**



423.710.7638



bianca.pichardo@svn.com



secondstory.properties



**BIANCA PICHARDO**

423.710.7638

BIANCA.PICHARDO@SVN.COM

800 MARKET ST STE 207, CHATTANOOGA, TN 37402

WWW.SECONDSTORY.PROPERTIES

423-682-8241