

COLLEGEDALE STATION

CHATTANOOGA, TN

APISON PIKE
(HIGHWAY 317)



100-ACRE MIXED-USE DEVELOPMENT

COMPRISED OF:
RETAIL | OFFICE | MEDICAL | RESIDENTIAL

OWNER: 
NorthAMERICAN
DEVELOPMENT GROUP

WOODY WIDENHOFER
Principal & Executive Vice President
Dir. 615 850 2795
woody.widenhofer@colliers.com

BRIAN FORRESTER CCIM
Principal & Executive Vice President
Dir. 615 850 2779
brian.forrester@colliers.com

Colliers
Accelerating success.

HIGHLIGHTS



100-Acre Mixed-Use Development with retail, office, medical, & high-density residential



±1.19 AC & ±2.52 AC commercial lots fronting Apison Pike available for Sale or Ground Lease



Population of over 85,600 people within the trade area



High average household incomes in excess of \$117,500 within the trade area



Tremendous job growth within one mile including Volkswagen Plant, Amazon Facility, Erlanger Hospital, McKee Foods (Little Debbie), and VW Suppliers (Approximately 37,000 jobs)



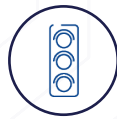
Nearly 6,000 new homes within the trade area



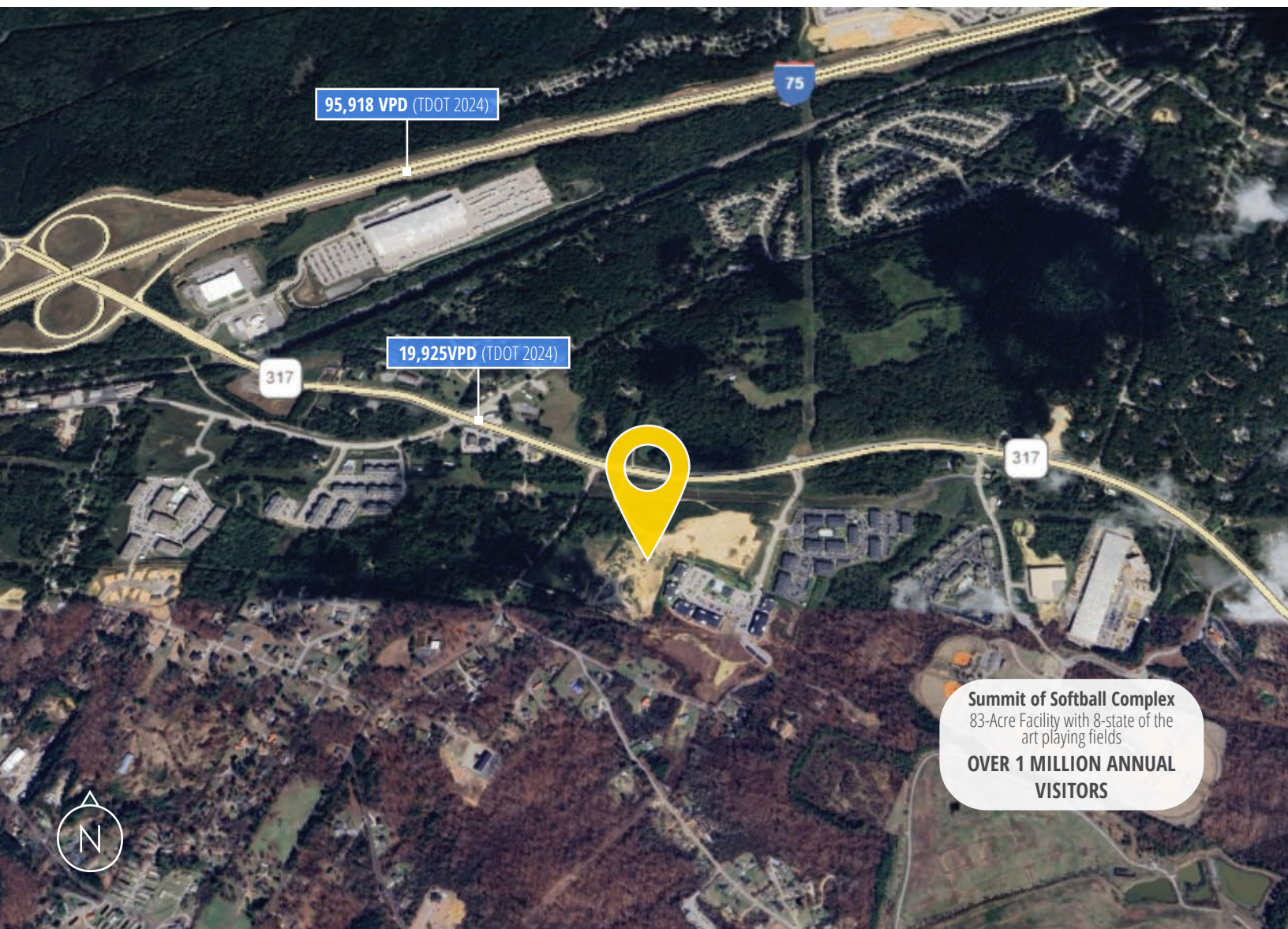
Adjacent to Summit Sports Complex with an estimated 1.2 million visitors annually (Chattanooga Parks & Rec Dept)



Site enjoys tremendous exposure with over 3,000 feet of frontage on Apison Pike (Highway 317)



Located on new 5-lane signalized Highway 317 with an estimated 19,925 VPD (TDOT 2024)

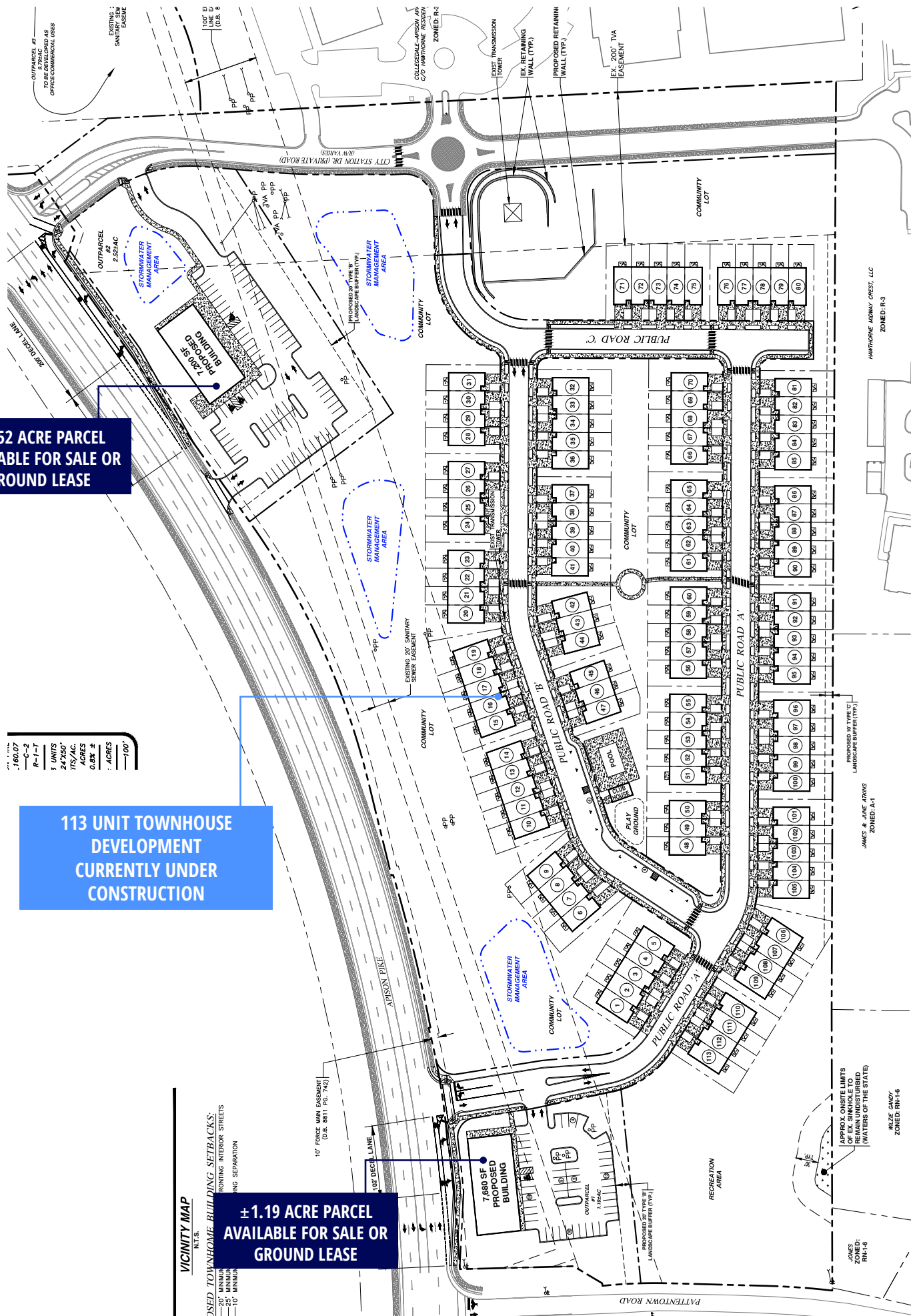


Summit of Softball Complex
83-Acre Facility with 8-state of the art playing fields
OVER 1 MILLION ANNUAL VISITORS

**113 UNIT TOWNHOUSE
DEVELOPMENT
CURRENTLY UNDER
CONSTRUCTION**

**±2.52 ACRE PARCEL
AVAILABLE FOR SALE OR
GROUND LEASE**

**±1.19 ACRE PARCEL
AVAILABLE FOR SALE OR
GROUND LEASE**



Proposed Townhomes Preliminary Site Plan

SCALE 1" = 60'

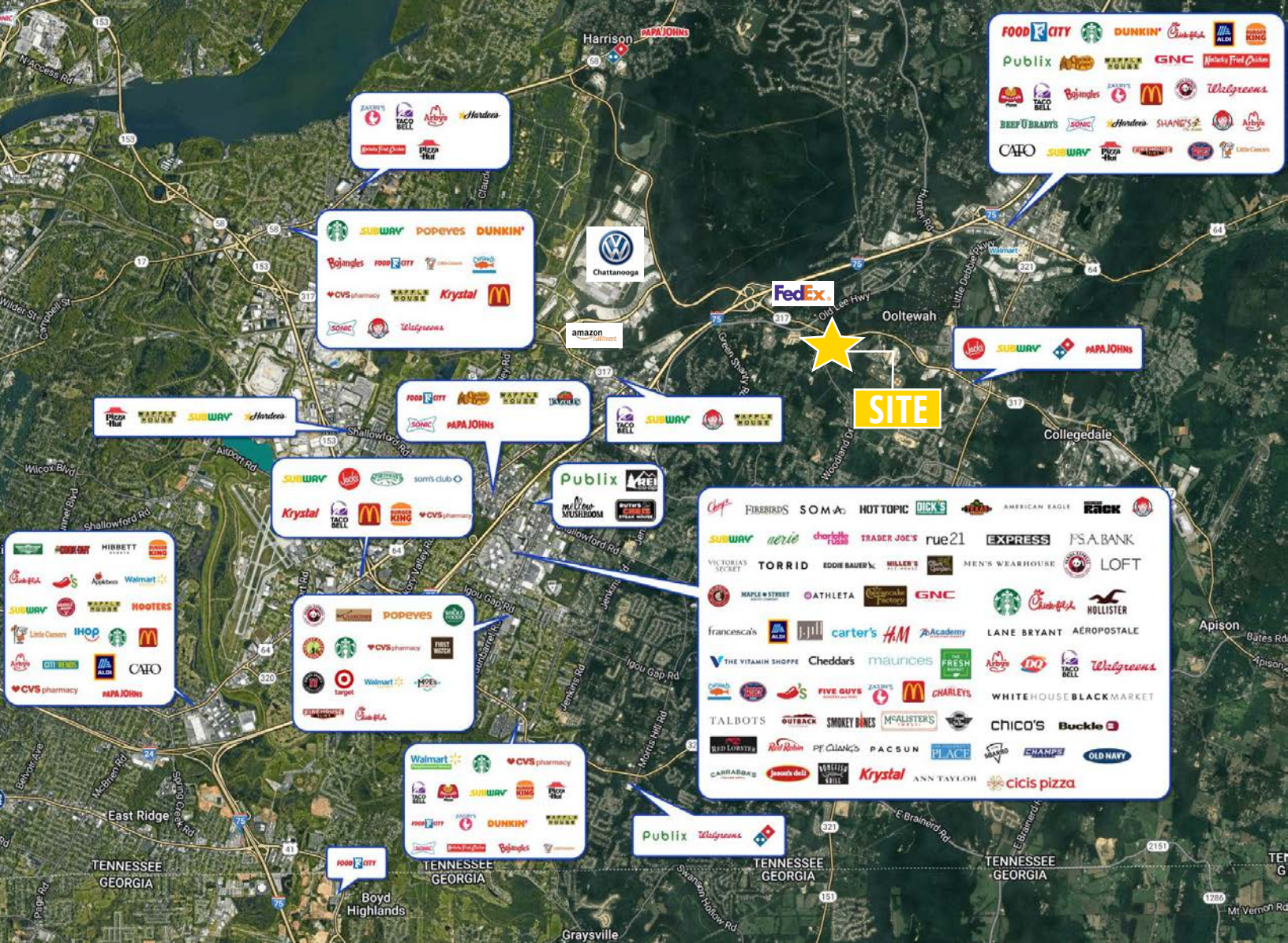
© 2005 BY THE BOARD OF DIRECTORS OF THE UNIVERSITY OF CALIFORNIA

AREA DEVELOPMENT

Map #	Name of Development	# of Units
1	Reflexion Pointe	300
1A	The Jewel at Summit Ponite	256
1B	Reflexion Pointe	300
2	Hawthorne at the Crest	176
2A	Wellington Downs	365
3	Goodall Homes	155
4	Rutledge Development	900
5	Oak Haven	65
6	Magnolia Place Ph 1	171
7	East Haven	65
8	Skyfall	65
9	Gray Stone Point	37
10	Shadow Creek	10
11	Barnsley Park	144

Map #	Name of Development	# of Units
12	Wellesley Ph 4	140
13	Cambridge Sq Ph 1	300
14	Prairie Pass Ph 2 & 3	272
15	Lot Development	85
16	Lazy Oaks	60
17	Magnolia Place Ph 2	240
18	Chastain Family Development	400
19	Collegedale Commons	120
20	Hager Developments	280
21	Fox Creek	110
22	Hawks Landing	100
23	Shannondoah	80
24	White Owl & Granada Estates	200





TRADE AREA



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD
INCOME



ANN. RETAIL
EXPENDITURE

1 MILE	3,469	1,417	\$91,742	\$68.27M
3 MILES	31,082	11,459	\$123,343	\$640.71M
5 MILES	82,586	32,093	\$127,827	\$1.8B
CHATT.	591,373	242,866	\$106,391	\$12.27B

COLLEGEDALE STATION

CHATTANOOGA, TN

APISON PIKE
(HIGHWAY 317)

OWNER: 
NorthAMERICAN
DEVELOPMENT GROUP



Accelerating success.

CONTACT US

WOODY WIDENHOFFER

Principal & Executive Vice President
Dir. 615 850 2795
woody.widenhofer@colliers.com

BRIAN FORRESTER CCIM

Principal & Executive Vice President
Dir. 615 850 2779
brian.forrester@colliers.com

COLLIERS NASHVILLE

615 3rd Avenue S, Suite 500
Nashville, TN 37210
615 850 2700 | colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved.