

PRICE REDUCED



OFFERING MEMORANDUM

FREESTANDING RETAIL/RESTAURANT OPPORTUNITY | ± 2,674 SF

CHATTANOOGA, TN MSA



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MICHAEL BULL, CCIM
CEO, Bull Realty
Michael@BullRealty.com
404-876-1640 x101
Tennessee License #339898

NANCY MILLER, CCIM, MBA
President, Net Lease Investment Group
NMiller@BullRealty.com
404-876-1640 x 118

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

REPRESENTATIVE PHOTO

EXECUTIVE SUMMARY

4701 HIXSON PIKE, HIXSON, TN

INVESTMENT OFFERING

This former Bojangles' QSR, located in Hixson, TN (Chattanooga MSA), awaits another restaurant or other retail concept. The \pm 2,674 SF building with drive-thru is set on a \pm 0.82-acre lot with 37 parking spaces and two curb cuts on busy Hixson Pike. Traffic counts just north of the property were 24,657 VPD in 2021. It is well located next to an O'Reilly Auto Parts and near Quality Inn, Holiday Inn Express, Hampton Inn, La Quinta Inn & Suites and CHI Memorial Hospital. Other neighboring establishments include Burger King, Krystal, Harbor Freight Tools, Circle K, Sonic, McDonald's, Taco Bell, the YMCA, Dupont Elementary School and numerous local medical properties. Northgate Mall is 1 mile away as are the major thoroughfares through Hixson, Hwy 319 and Hwy 153. Downtown Chattanooga is 7.5 miles south of the property. Within a 5 mile radius the population is 91,169 with an average household income of \$93,125.

INVESTMENT HIGHLIGHTS

- Opportunity to repurpose this \pm 2,674 SF vacant QSR property in the Chattanooga MSA
- High traffic location with 24,657 VPD between two major highways
- Includes drive-thru and pylon signage visible from Hixson Pike
- 37 parking spaces and two curb cuts for ingress/egress
- Ideal tenant demographics in busy neighborhood with a population of over 91,169 within 5 miles
- Surrounded by local and national retail and medical establishments including Northgate Mall
- Located in close proximity to Quality Inn, Holiday Inn Express, Hampton Inn, La Quinta Inn & Suites and CHI Memorial Hospital



SALE PRICE:
\$790,000

PROPERTY INFORMATION

4701 HIXSON PIKE, HIXSON, TN

COUNTY:	Hamilton
PRICE:	\$790,000
PRICE/SF:	\$295.44/SF
BUILDING SIZE:	± 2,674 SF
SITE SIZE:	± 0.82 AC
PARCEL ID:	1101 A 006.02
YEAR BUILT:	1982
PARKING:	37 Surface spaces
ZONING:	C-2
SIGNAGE:	Pylon
CROSS STREETS:	Williams Road



**INGRESS/EGRESS
POINTS**
2



BUILDING SIZE
± 2,674 SF



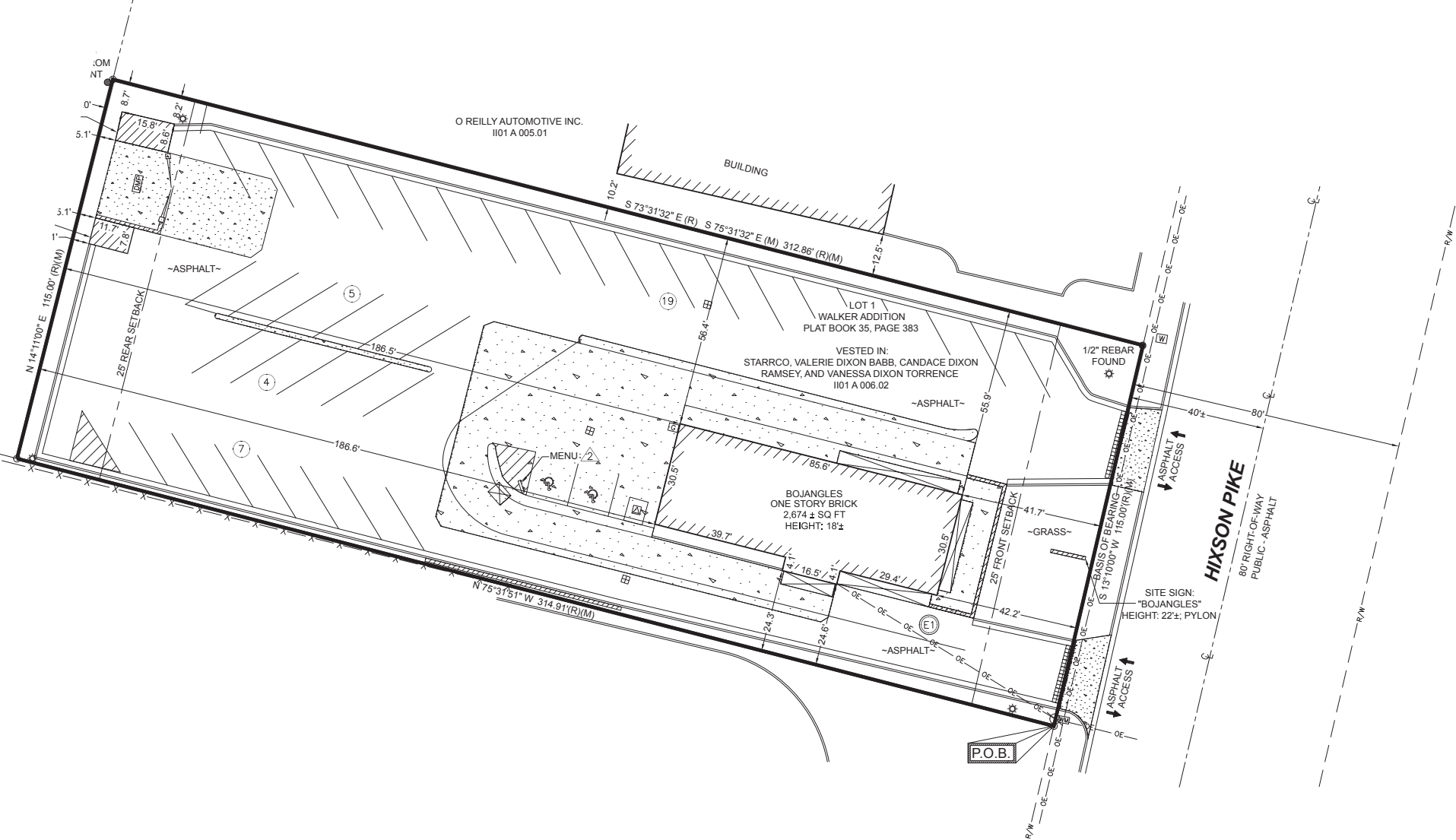
YEAR BUILT
1982



TRAFFIC COUNT
± 24,657 VPD
on Hixson Pike



SURVEY



IN THE AREA



IN THE AREA



IN THE AREA

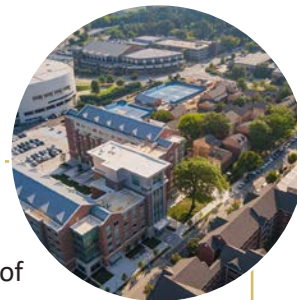
1 RUBY FALLS

Visitors descend 26-stories by elevator into the cavern hidden deep within Lookout Mountain, then explore on foot with guided tours along the scenic path to the breathtaking waterfall. Learn the cave's storied history, see stalagmites, stalactites, drapery formations, flowstone and experience the waterfall lightshow.



2 UNIVERSITY OF TENNESSEE CHATTANOOGA

The University of Tennessee at Chattanooga is a public university in Chattanooga, Tennessee. It is one of four universities and two other affiliated institutions in the University of Tennessee System. UTC currently enrolls approximately 11,730 students.



3 ROCK CITY GARDENS

Only six miles from Downtown Chattanooga, Rock City is 1,700 feet above sea level, with a 100-foot waterfall that cascades down the mountain, and features the famous Swing-A-Long bridge that spans nearly 200 feet. This self guided tour along the brow of Lookout Mountain gives visitors a birds-eye view from high atop Lookout Mountain.



4 TENNESSEE AQUARIUM

The Tennessee Aquarium is a non-profit public aquarium located in Downtown Chattanooga, Tennessee, United States. It opened in 1992 on the banks of the Tennessee River in downtown Chattanooga, with a major expansion added in 2005. More than 20 million people have visited the facility, with the twenty-millionth visitor arriving in March 2013. It is consistently recognized as one of the country's top public aquariums.



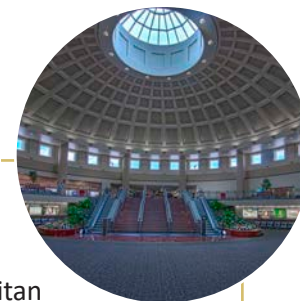
5 CHATTANOOGA ZOO

The Chattanooga Zoo at Warner Park is a 13-acre zoological park located in Warner Park in Chattanooga, Tennessee. The zoo was established in 1937 by the City of Chattanooga with the construction of two 4 by 6 feet cages for rhesus monkeys. The most notable exhibit is the Himalayan Passage, which houses the zoo's red pandas. The exhibit boasts the largest indoor red panda exhibit in the world, despite the zoo being one of the smallest zoos accredited by the AZA.



6 CHATTANOOGA METROPOLITAN AIRPORT

Chattanooga Metropolitan Airport is 5 miles east of Downtown Chattanooga, in Hamilton County, Tennessee, United States. The airport is owned and operated by the Chattanooga Metropolitan Airport Authority. Chattanooga Metropolitan Airport has one concourse with five gates. Airline service is provided by United Express, Delta Air Lines, American Eagle and Allegiant Air.



DEMOGRAPHIC OVERVIEW

CHATTANOOGA, TN



POPULATION

1 MILE	3 MILES	5 MILES
5,373	34,064	91,169



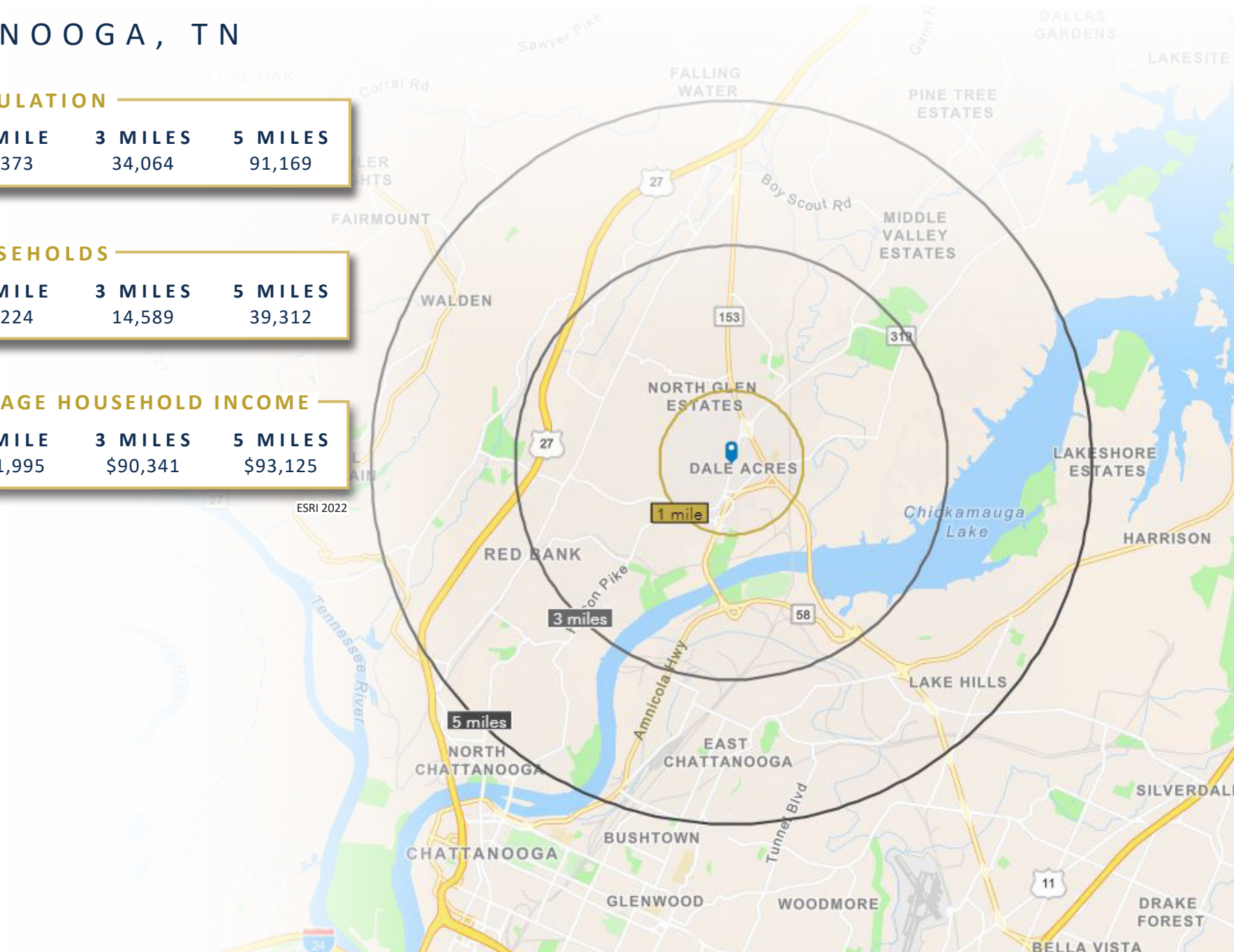
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,224	14,589	39,312



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$81,995	\$90,341	\$93,125



ABOUT THE AREA

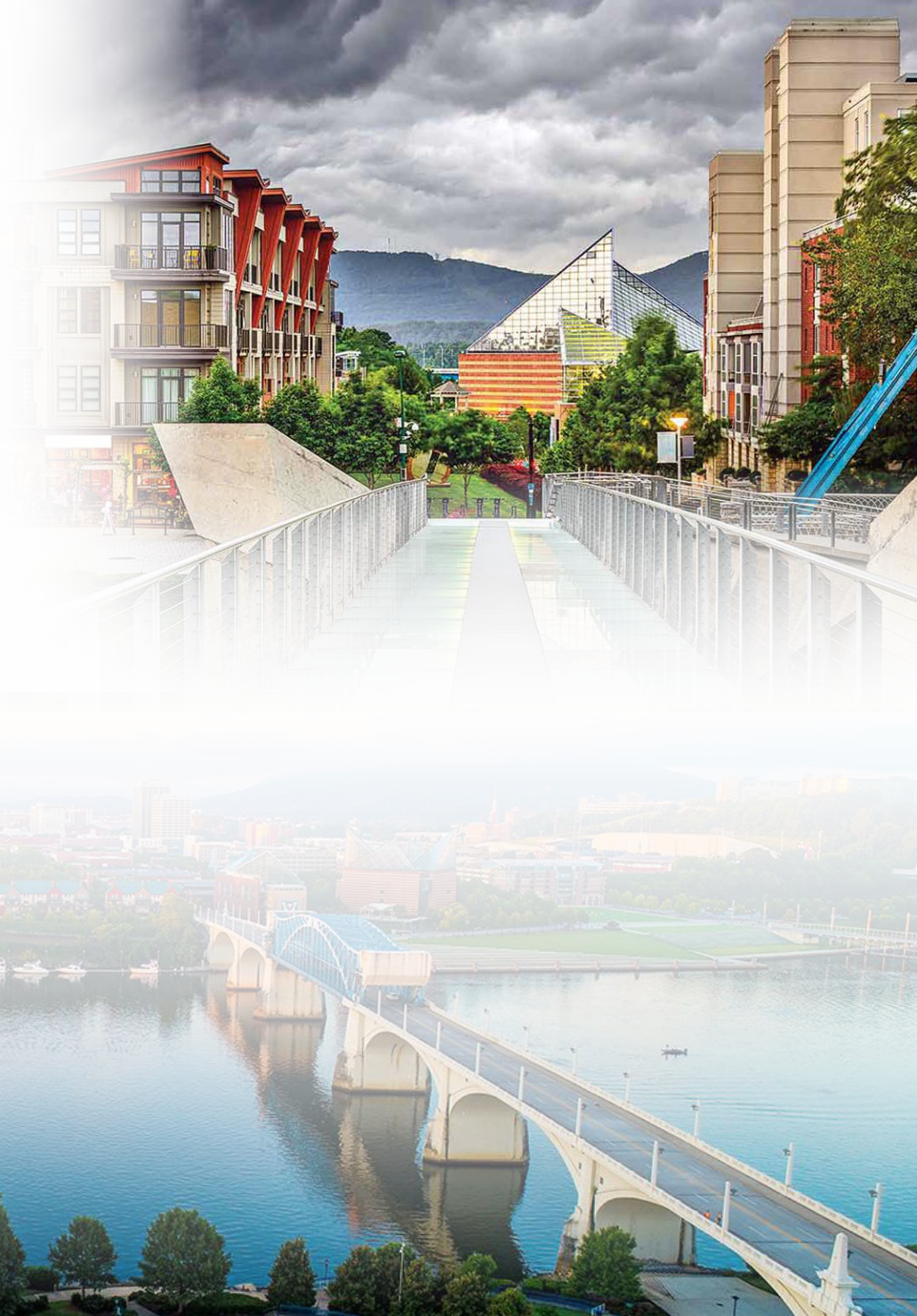
CHATTANOOGA, TN

Attractions such as the Tennessee Aquarium, Lookout Mountain, Civil War battlefield sites, the African American Museum, and the Appalachian Trail bring thousands of people to the area, as do events like the Riverbend Festival, Bessie Smith Strut, Fall Color Cruise, the Creative Discovery Museum for children and the Southern Writers Conference. Chattanooga is the home of NCAA Division I-AA national football championships and hosts the national softball championships every year.

People who love the outdoors use Chattanooga as a base for hang-gliding, bass fishing, mountain climbing and caving expeditions; the verdant Smoky Mountains and Tennessee River watershed support the greatest variety of flora of any area in the United States.

The local economy includes a diversified mix of manufacturing and service industries, four colleges and several preparatory schools known throughout the South. "Sustainability" is a key concept for industry and government working together for enlightened development.

With its scenic beauty, stable population and economy, civic vitality and cross-sector partnerships, fiscal integrity, and strategic location, Chattanooga enters the 21st century as one of the most progressive and livable mid-size cities in the US. In this decade the city has won 3 national awards for outstanding "livability", and 9 Gunther Blue Ribbon Awards for excellence in housing and consolidated planning.



BROKER PROFILE



CEO, Bull Realty
Michael@BullRealty.com
404-876-1640 x 101

MICHAEL BULL

Michael Bull, CCIM, founder and CEO of Bull Realty is an active commercial real estate broker licensed in nine states who has assisted clients with over 6 billion dollars of transactions. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. On top of industry leading disposition services, the firm provides client focused acquisition, project leasing, tenant representation and advisory services in each property sector.

You may have seen Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is enjoyed by over 60,000 industry participants around the country. Economists, analysts, and industry leaders join Michael each week to share market intel, forecasts, and strategies. The show is available on-demand on YouTube, Apple Podcasts, and CREshow.com.



President, Net Lease
Investment Group
NMiller@BullRealty.com
404-876-1640 x 118

NANCY MILLER, CCIM, MBA

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multitenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs appears on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website www.CREshow.com.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 4701 Hixson Pike, Hixson TN 37343. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Tennessee. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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Atlanta, GA 30328
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SIGN CONFIDENTIALITY
AGREEMENT ONLINE

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.