GRACE FRANK GROUP

WITH ZACH TAYLOR REAL ESTATE

RESIDENTIAL DEVELOPMENT LAND

8469
Old Cleveland Pike

8469 Old Cleveland Pike | Ooltewah, Tennessee



PROPOSED ARCHITECTURE - SCHEMATIC CONCEPT, NOT EXISTING CONSTRUCTION

16 townhomes

The September 2026 proposed sewer layout illustrates 16 units, matching the conditional sewer capacity letter. Final site-plan, sewer-design and permit approvals require confirmation.

OFFERING MEMORANDUM

September 30, 2026 | Contact broker for pricing

THE OPPORTUNITY

A boutique townhome project

A focused development opportunity for an experienced builder or rental developer.

8469 Old Cleveland Pike offers a proposed attached-home development in Ooltewah, Tennessee. The available package includes a survey, a proposed site and sewer layout, schematic architectural plans, and a recent WWTA conditional sewer capacity approval letter referencing 16 townhomes.

CAPACITY LETTER

16 units

Conditional approval; 2027 schedule referenced.

SITE DRAWING

16 units

September 2026 proposed layout; final approvals to be confirmed.

SURVEY - LOT 1

~1.25 AC

Development tract shown; sale boundaries unconfirmed.

Development highlights

Plans available
Architectural concepts and proposed infrastructure layout provide a starting point for buyer review.

Two potential exits
Evaluate construction for individual home sales or retention as a rental community.

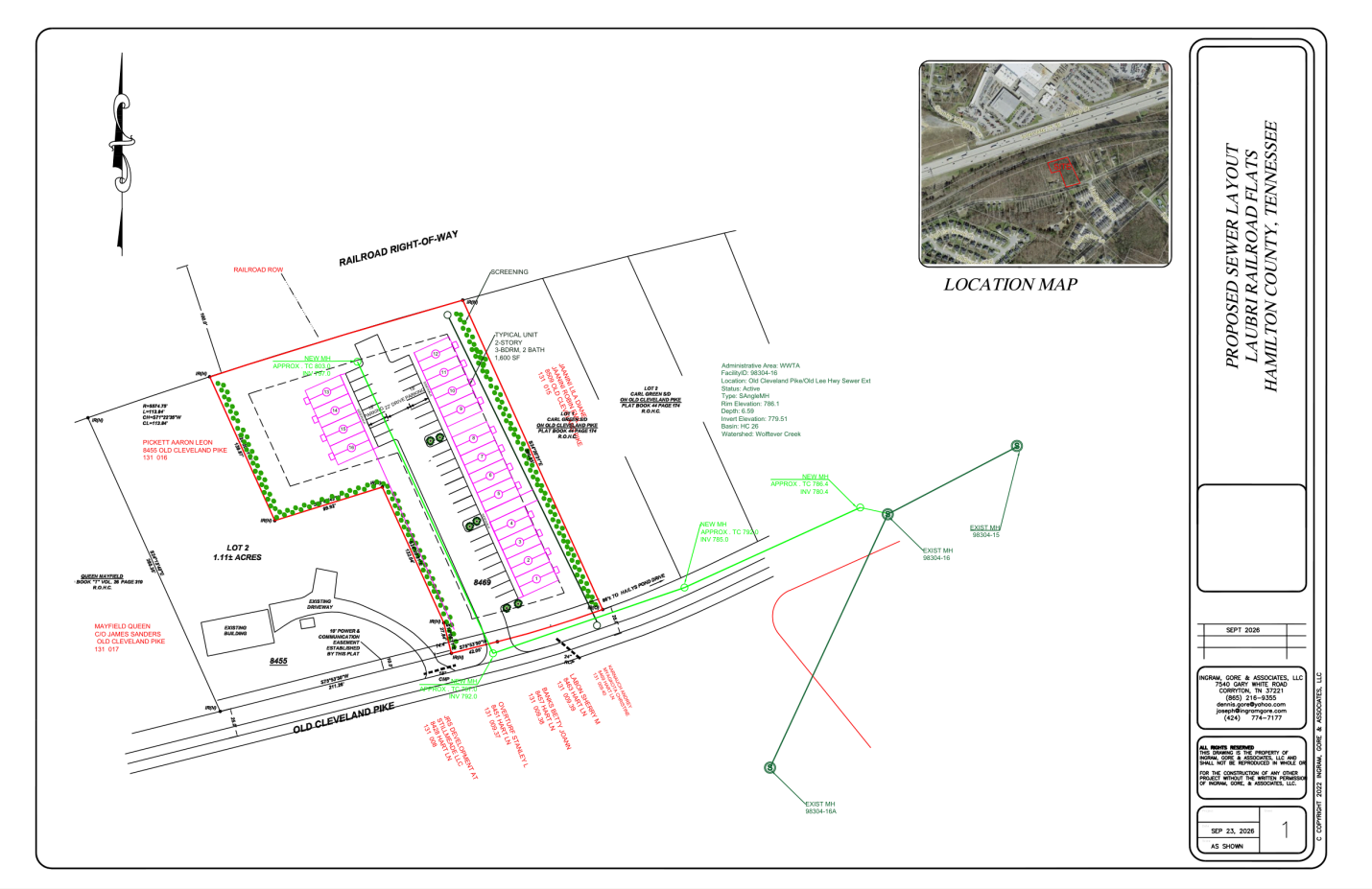
Compact project scale
A potential fit for local and regional developers seeking a smaller attached-home project.

Offering scope: Survey also depicts adjacent Lot 2 at approximately 1.11 acres with an existing building. Inclusion of Lot 2 has not been established. Do not assume the combined acreage is offered.

Sources: supplied survey; proposed sewer layout; August 2024 architectural plans; WWTA letter dated September 25, 2026.

Proposed site & utilities

Proposed layout shown below. It is not evidence of final site-plan or sewer-design approval.



16 units illustrated | Surface parking | 22-foot drive | Screening shown

Sewer work: September 23, 2026 drawing depicts proposed on-site and off-site sewer routing, four new manholes and connections to the existing WWTA network. Confirm design approval, easements, grades and installed costs.

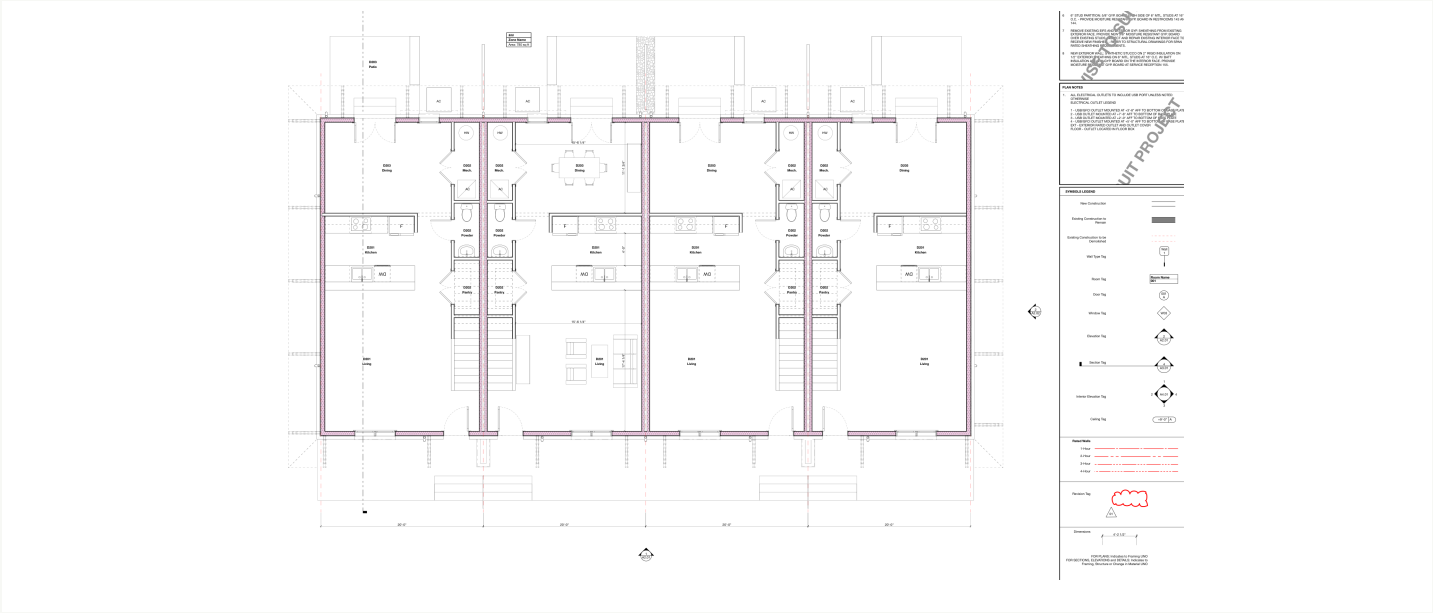
Site conditions: Railroad right-of-way borders the rear. The survey depicts a ditch and drainage easement. Evaluate noise, drainage, grading, screening, access, and fire-service requirements in the final design.

Property address: 8469 Old Cleveland Pike, Ooltewah, Tennessee. Confirm the legal description and offered parcel boundaries during due diligence.

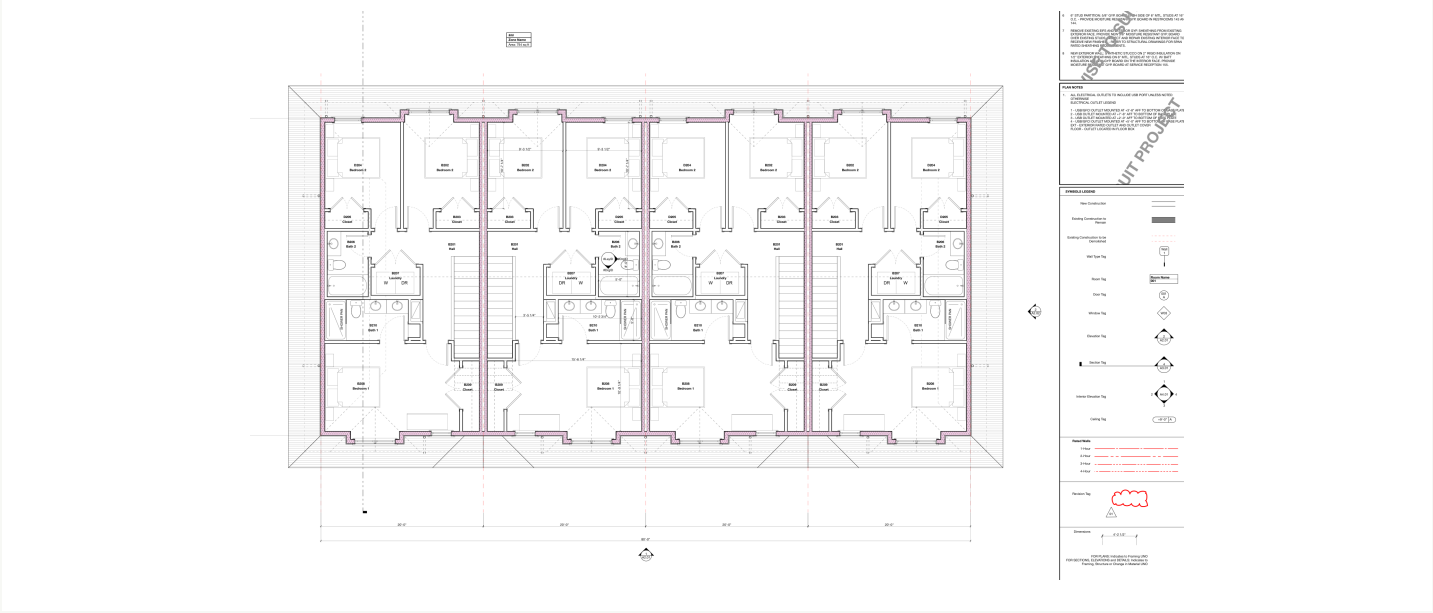
Source: OLD CLEVELAND SEPT 26 sewer.pdf (September 23, 2026); supplied survey. Full sewer sheet appended.

Townhome design concept

Workshop: Architecture | Schematic review dated August 20, 2024



FIRST FLOOR



SECOND FLOOR

The revised concept appears to provide three bedrooms, two full bathrooms, a downstairs powder room, and upstairs laundry. Area labels total approximately 1,574 SF per typical home; architect confirmation is required.

September sewer sheet labels typical homes as 3 BR / 2 BA / 1,600 SF. Architectural concept differs; confirm final area, bath count and specifications with architect.

Capacity approval & next steps

Conditional capacity approval provides a starting point for final design and permitting.

WWTA letter	September 25, 2026: references 16 townhomes, 4,800 gallons/day average flow and 10 gallons/minute peak flow.
Schedule	The letter references 16 townhomes in 2027 and requires compliance with the attached capacity-review milestones.
Design approval	Capacity approval does not approve project design components. On-site and off-site sewer construction must follow WWTA requirements.
Reservation terms	Procedure calls for approved sewer design within 6 months of reservation approval and construction/closeout within 12 months of design approval.
Transfer	Any transfer of wastewater capacity reservation requires prior WWTA approval. Confirm the buyer transfer process and current reservation status.
Zoning history	County minutes record adoption of Resolution 824-43B in August 2024: R-3 with conditions at 8455 Old Cleveland Pike. Obtain the resolution and confirm current parcel applicability.

Items to confirm during diligence

Final unit count and site plan; sale boundaries and legal description; zoning conditions; sewer design and transfer; drainage and utility easements; infrastructure budget; building permits; and requirements for separate unit sales.

Sources: WWTA approval letter and attached procedure; Hamilton County Commission minutes, August 28, 2024, pp. 34-35. Capacity remains subject to stated conditions and future limitations.

INVESTMENT APPROACH

Build for sale or build to rent

Both approaches require buyer underwriting and confirmation of permitted use and ownership structure.

BUILD FOR SALE

Review closed townhome sales, construction costs, infrastructure, financing and carrying costs, sales pace, and developer margin. Confirm subdivision or condominium requirements before assuming individual sales.

BUILD TO RENT

Review executed lease comparables, construction and lease-up costs, operating expenses, stabilized NOI, and financing. Confirm the ability to operate the completed project as a rental community.

Underwriting approach: Evaluate the 16-unit proposed layout, now consistent with the capacity letter. Final permitted yield remains subject to approvals. Verify infrastructure costs, comparable sales or rents and ownership structure before establishing land acquisition assumptions.

Request development details

Grace Frank

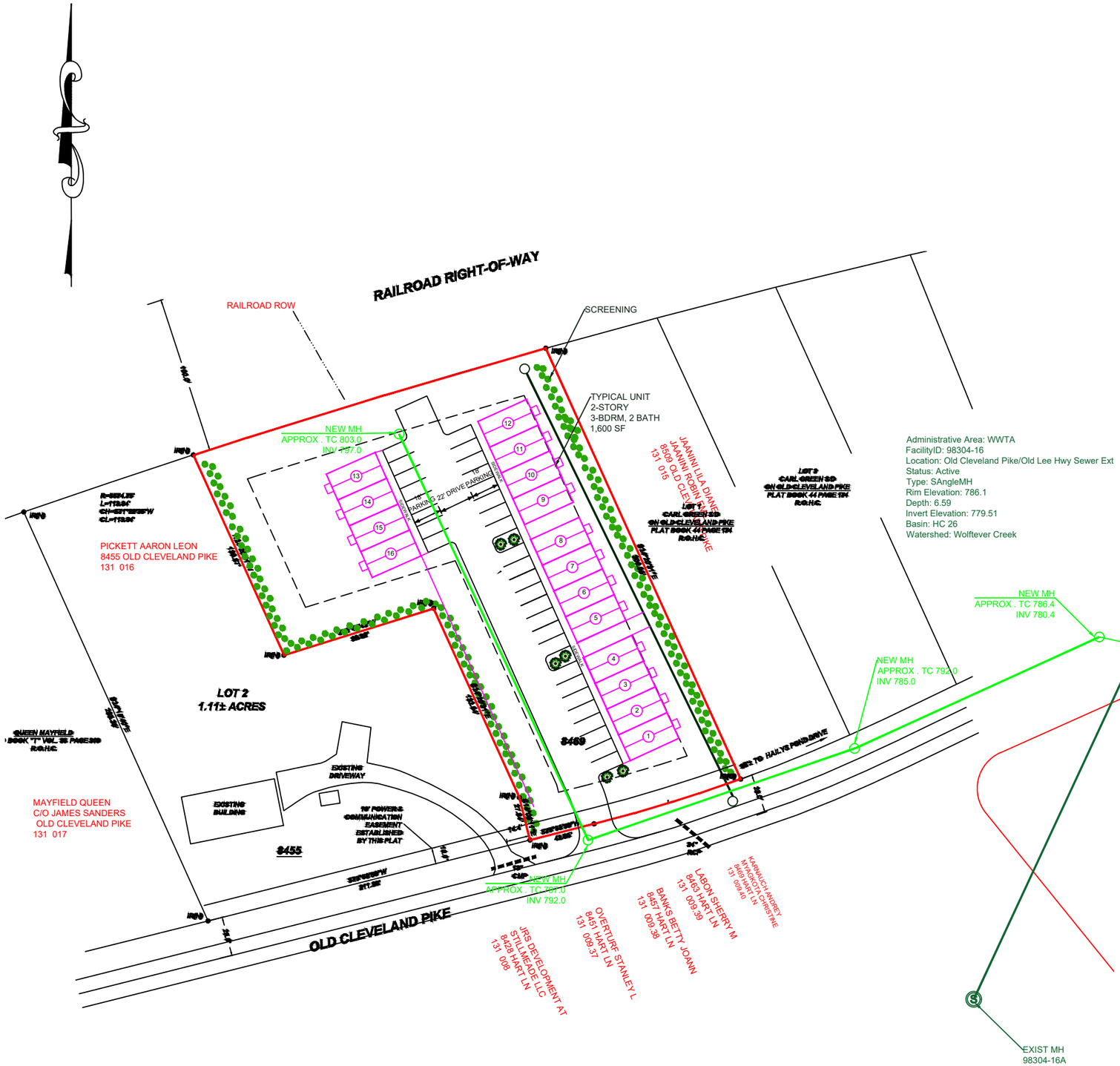
Principal | Grace Frank Group

423-208-3834 | grace@gracefrankgroup.com

www.gracefrankgroup.com

Prepared from documents supplied for review. Information is believed reliable but is not warranted. Buyers should independently verify acreage, title, zoning, approvals, utilities, costs, and project feasibility. Architectural and site images depict proposals.

Supporting documents: capacity approval letter and procedure, September 2026 sewer layout (appended), survey and August 2024 schematic architectural plans.





LOCATION MAP

PROPOSED SEWER LAYOUT LAUBRI RAILROAD FLATS HAMILTON COUNTY, TENNESSEE

SEPT 2026

INGRAM, GORE & ASSOCIATES, LLC
7540 GARY WHITE ROAD
CORRYTON, TN 37221
(865) 216-9355
dennis.gore@yahoo.com
joseph@ingramgore.com
(424) 774-7177

ALL RIGHTS RESERVED
THIS DRAWING IS THE PROPERTY OF INGRAM, GORE & ASSOCIATES, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR

FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF INGRAM, GORE, & ASSOCIATES, LLC.

Date	SEP 23, 2026
Scale	AS SHOWN
Sheet	1

© COPYRIGHT 2022 INGRAM, GORE & ASSOCIATES, LLC