

LUCEY QUARTER

REPURPOSING HISTORY

901
SOUTH
HOTLZCLAW
CHATTANOOGA
TENNESSEE



LUCEY QUARTER

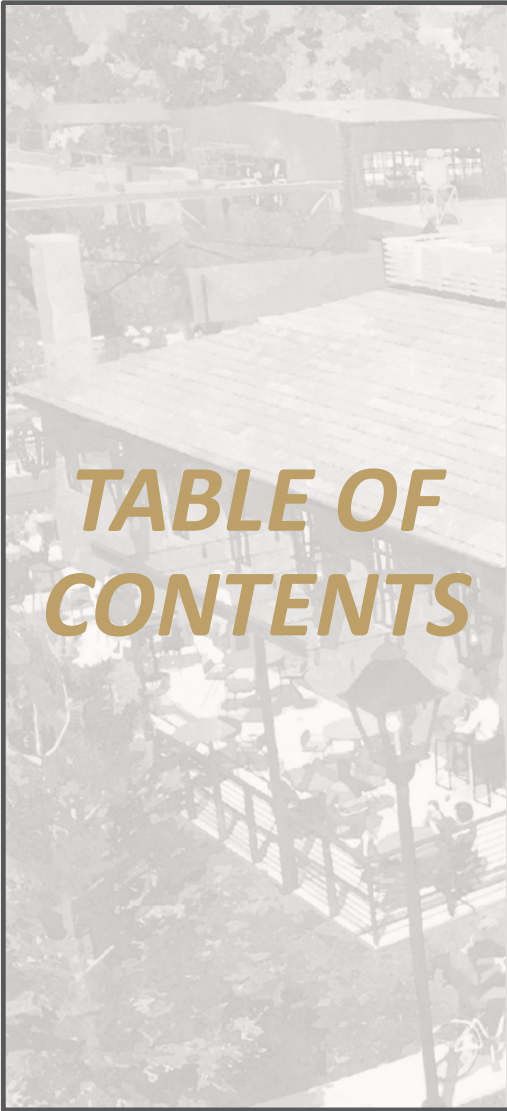



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View of Food Hall Entrance

REIMAGINING COMMUNITY

A MIXED-USE COMMUNITY LOCATED IN HIGHLAND PARK CHATTANOOGA, TENNESSEE

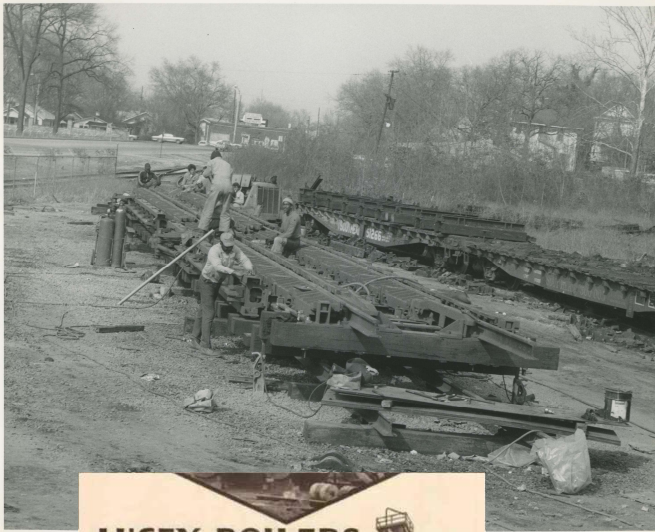
This development will encompass more than 52,000 square feet of repurposed industrial space, roughly 30,000 square feet of newly constructed residential living space and will span across 7 acres. Once redeveloped this community will serve as an urban hub for the city of Chattanooga, and a destination for travelers passing through our remarkable city. This strategically planned mixed use development is poised to bring together history and modern culture, entertainment and commerce, diversity and community.



The Industrial buildings on this site have stood their ground for over a hundred years. The riveted iron work, aged mechanical equipment and weathered brick, tied together with Chattanooga's very own choo choo offers us an opportunity to take a step into history. What we have here is the opportunity to strengthen community and frame priceless moments. Moments meant to encourage, strengthen and inspire.

LUCEY QUARTER IS
A DESTINATION FOR ALL

FORMER LUCEY BOILER FACTORY EST. 1901



Former Lucey Boiler manufacturing facility.

LUCEY BOILERS

For years, these carefully designed and handily built boilers have been the first choice of oil and experienced boilers "wherever there is oil."

Constant, close inspection safeguards the uniform quality and dependable performance of Lucey Boilers. Every working day in the year a licensed boiler inspector, not connected with the shop management, maintains a rigid inspection of every part entering the boiler. Before it leaves the plant, each boiler is put through a hydrostatic test 10% in excess of its working pressure and at the maximum pressure required to lose not more than 10% in five minutes through evaporation. Lucey Boilers comply with A. P. I. standards and are marked with the A. S. M. E. Code stamp.

They do the work efficiently — and economically

LUCEY MANUFACTURING CORPORATION
OF KENNESAW
Chattanooga, Tennessee

SALES REPRESENTATIVE:
SOUTHERN SPEAR PROPERTIES
1000 BROADWAY, SUITE 1000, N. W.
ATLANTA, GEORGIA 30309
PHONE 525-1111
FAX 525-1112
WWW.SPEARPROPERTIES.COM

"We're big fans of history – And here in Chattanooga, our history, our legacy, is incredible. Whether it's the abandoned tracks beneath these hundred-year-old buildings or this machinery that still runs on direct current, the remnants of our past are inspiring. Our vision is to develop modern space that honors the past, celebrates our history and facilitates the community that leads us into the future."

SEAN COMPTON
PRESIDENT, SOUTHERN SPEAR PROPERTIES

CHATTANOOGA IS CENTRALLY LOCATED

Chattanooga is a city and the county seat of Hamilton county, Tennessee, along the Tennessee River bordering Northwest Georgia and Northeast Alabama. The Chattanooga MSA had estimated population of 564,104 in 2019 Chattanooga is the fourth largest city in the State of Tennessee. Served by multiple railroads and interstate highways, Chattanooga is a major transit hub that sits a short two-hour drive time from Nashville, Atlanta, Birmingham, Huntsville and Knoxville.

METRO HIGHLIGHTS

MANUFACTURING AND DISTRIBUTION BASE

The Chattanooga metro is home to large manufacturing and distribution companies, including Volkswagen and Amazon.

AFFORDABLE COST OF LIVING

A relatively affordable cost of living draws many residents, maintaining a homeownership rate of 61 percent, with increasing household formation.

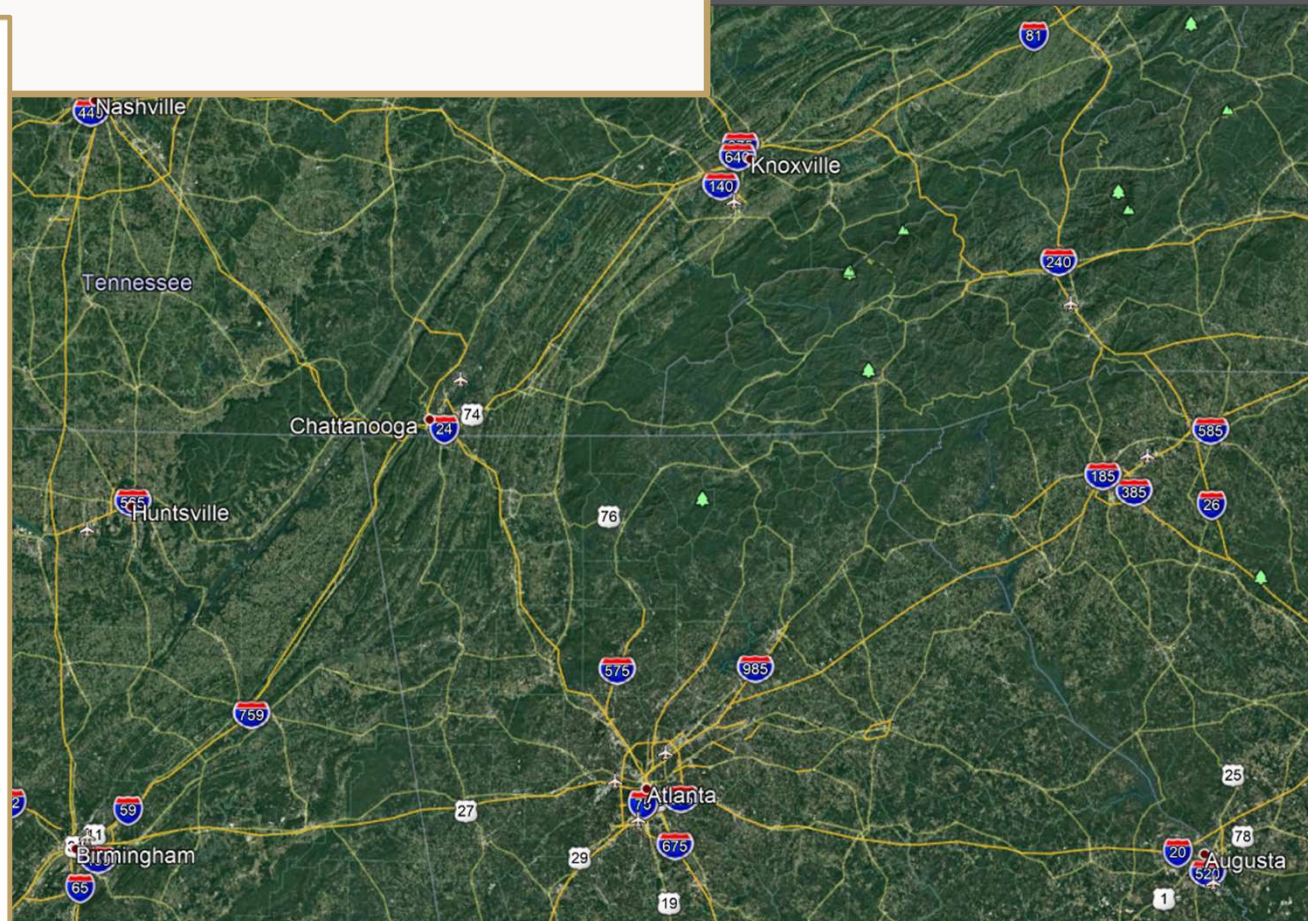
CENTRAL LOCATION

The metro is a transit hub, served by rail and interstate systems. It has quick access to Atlanta, Knoxville, Nashville, Huntsville and Birmingham.

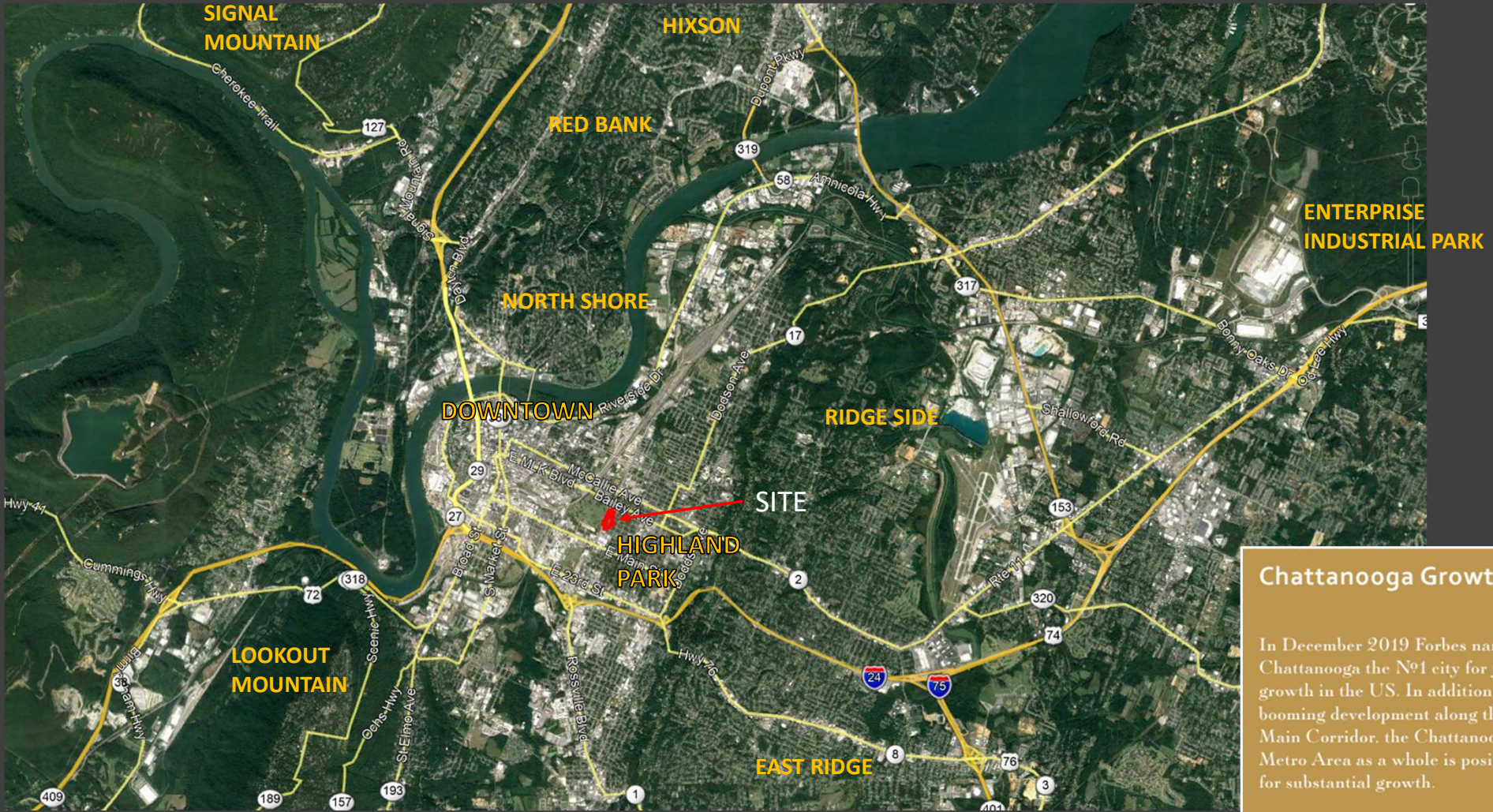
ECONOMY

- The local economy is heavily based in manufacturing and service industries, with multiple headquarters such as McKee Foods Corp., the maker of the Little Debbie brand of snack cakes, and Volkswagen's North American manufacturing headquarters.
- Service-based industries such as banking and finance have gained significance in the metro, with various mergers and acquisitions of local institutions. Today, larger banks include First Citizens Bank and the independent First Volunteer Bank, which is locally based.
- Healthcare is also an important driver. The three local hospital systems are Erlanger Health System, Parkridge Hospital System and Memorial Hospital System.

DEMOGRAPHICS



CHATTANOOGA MSA



Chattanooga Growth

In December 2019 Forbes named Chattanooga the N^o1 city for job growth in the US. In addition to the booming development along the East Main Corridor, the Chattanooga Metro Area as a whole is positioned for substantial growth.

CHATTANOOGA MARKET

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.



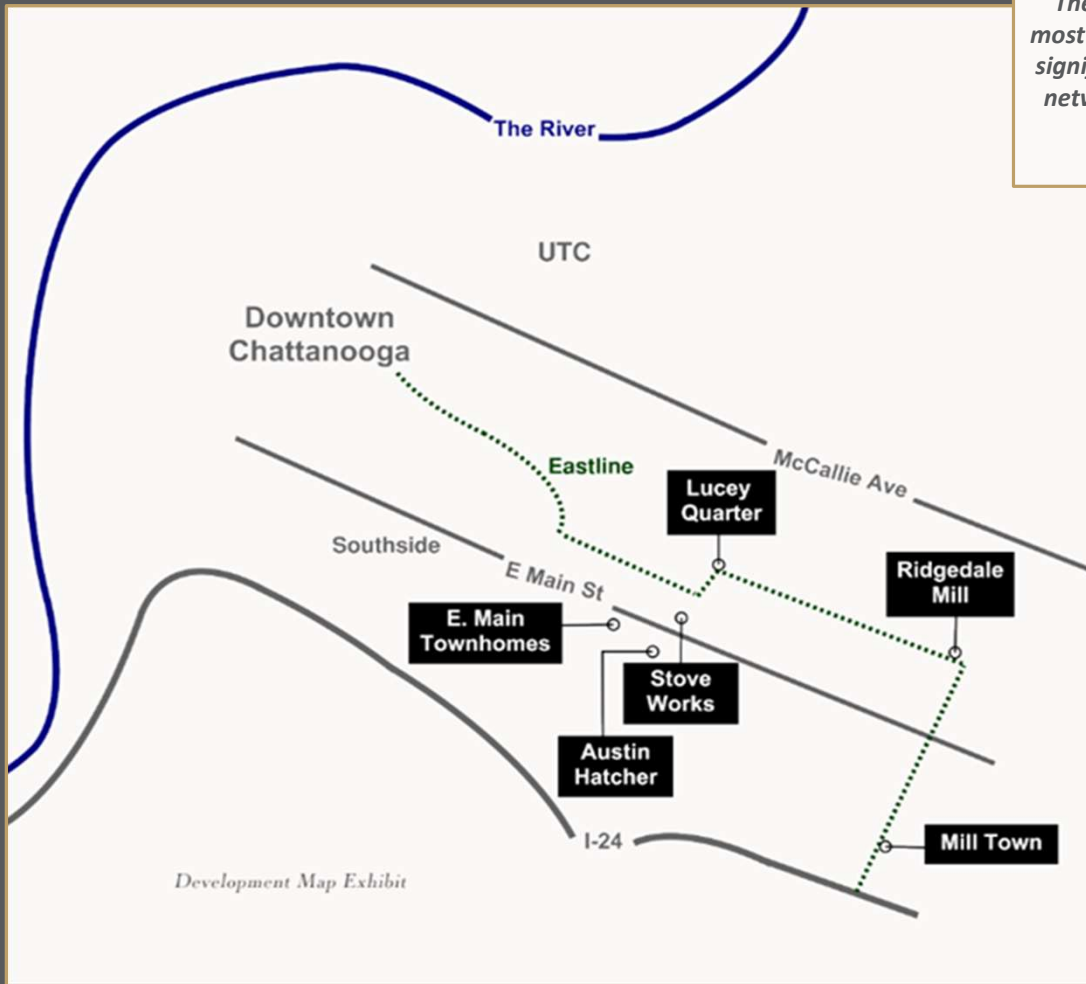
MSA* Non-Residential		Building Permits	
Year	# Permits	% Change	Value
2019	150		\$690,289,000
2020	139	-7%	\$310,457,000
MSA* Residential		Building Permits	
Year	# Permits	% Change	Value
2019	2,006		\$504,940,000
2020	2,346	17%	\$571,711,000

In February 2021, 137 Residential building permits were approved in Hamilton county alone for a total evaluation of \$37,623,000.00

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. The local economy includes a diversified mix of manufacturing and service industries, four colleges, and several preparatory schools known throughout the South.

Announced Projects (2016-2020)	
Number of Projects	83
New Jobs	7,521
Capital Investment	\$2,670,094,156
Source: Chattanooga Area Chamber of Commerce	

The city and county have developed an extensive greenway system which includes 5 miles of constructed riverwalk beginning downtown and meandering through the historic art district and several parks.



Development Map Exhibit

The Eastline will significantly change the way Chattanooga will grow. The project is the most comprehensive economic development in the city of Chattanooga and one of the most significant urban redevelopment projects in the country. Upon completion, it will provide a network of public recreation, multi-use trails and transit and the initial 4-mile stretch will connect Downtown, UTC, Historic Southside, Highland Park and Ridgedale.

Austin Hatcher Foundation
 The Chattanooga foundation that offers services to children with cancer and their families. Will occupy the 33,000sf building at the site. Plans are to have 25,000sf of commercial space along with 120 residential units. Plans for Park Central Lofts include loft style townhomes expected to start in the low \$300,000 range.

Stove Works
 A 75,000sf complex of brick and steel buildings on three acres located at E.14th Street and Hotlzclaw Avenue. "Stove Works" will be a non-profit artist in-residency program

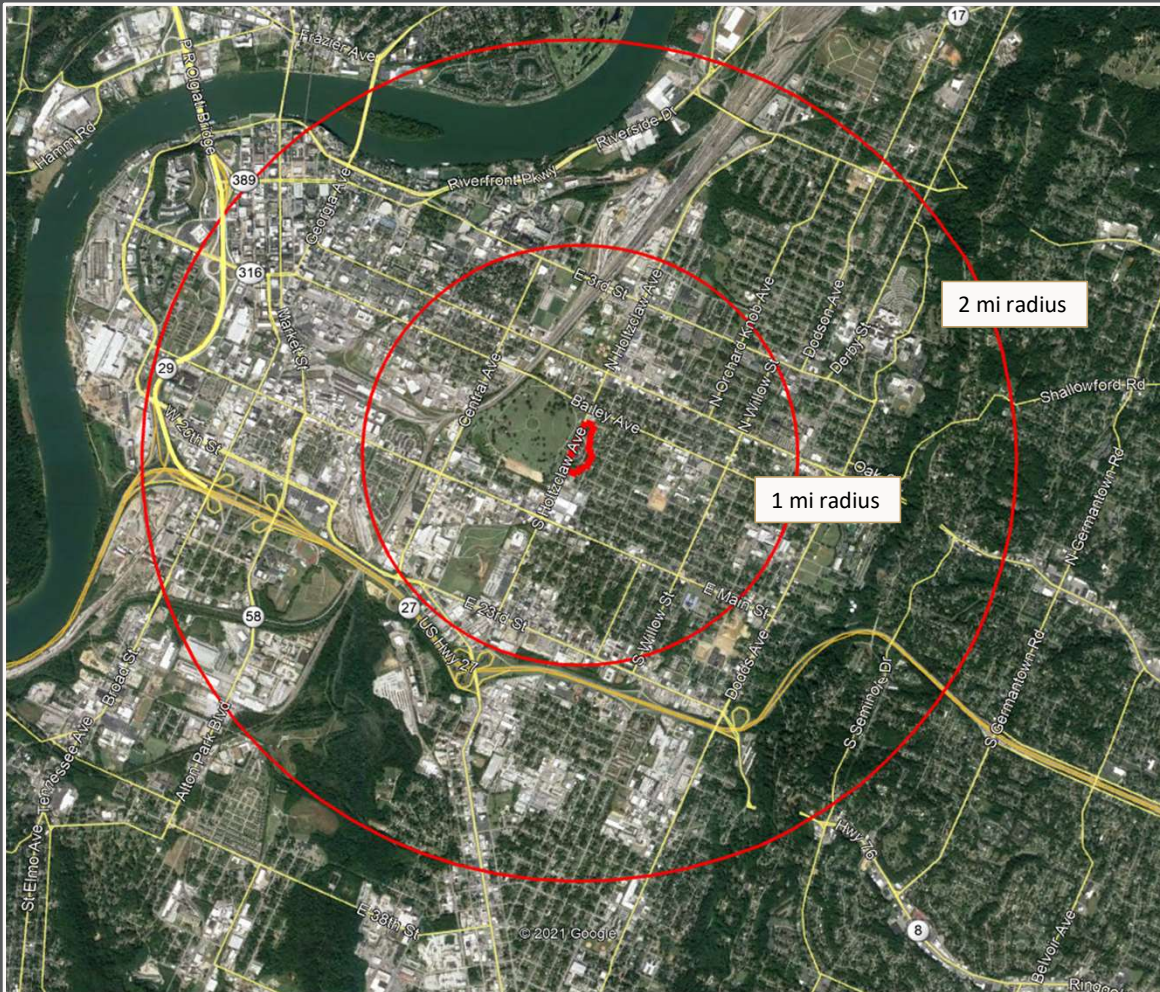
Mill Town
 The biggest housing and commercial project to go up in Chattanooga's East Main Street area in decades is planned for about 30 acres around the former Standard Coosa Thatcher textile site. The project will have 330 units along with apartments and commercial space

Ridgedale Mill
 Up to 90 new apartments and 80,000sf of commercial is planned to revamp a vacant 1920s former Dixie Mercerizing Co. textile factory in Ridgedale

East Main Townhomes
 A 10-unit condominium and townhome project set for Chattanooga's Main Corridor will offer 11 units. 10 townhomes will range from \$345,000 to 375,00. With a penthouse condominium priced about \$1 million

CHATTANOOGA EASTLINE

SITE DEMOGRAPHICS



901 S Holtzclaw Ave










Chattanooga, TN 37404

1 mi radius 2 mi radius 3 mi radius

Population

Estimated Population (2020)	9,870	36,896	67,659
Projected Population (2025)	11,412	41,188	74,503
Estimated Households (2020)	3,304	14,683	28,376
Projected Households (2025)	3,890	16,520	31,359
Estimated Average Household Income (2020)	\$53,765	\$57,733	\$64,797
Projected Average Household Income (2025)	\$52,214	\$59,694	\$69,168
Estimated Median Household Income (2020)	\$37,260	\$37,385	\$43,954
Projected Median Household Income (2025)	\$43,382	\$43,440	\$50,989
Estimated Average Household Net Worth (2020)	\$344,792	\$370,960	\$412,468
Total Households	3,304	14,683	28,376
Households with Children	931	3,537	7,073
Average Household Size	2.6	2.2	2.2
Total Businesses	709	3,707	5,897
Total Employees	9,509	55,025	77,963
Company Headquarter Businesses	38	199	299
Company Headquarter Employees	1,152	8,112	12,716
Occupation Population Age 16 Years or Over	4,368	15,924	30,705
Occupation Total Males	2,301	7,873	15,283
Occupation Total Females	2,067	8,051	15,423
White Collar Workers	2,289	8,638	16,997
Blue Collar Workers	2,079	7,286	13,709

Photo reflects single family homes sold in the last year within a mile radius of Lucey

-   Lucey Quarter
-  200k-250k
-  251k-300k
-  301k-400k
-  401k-500k
-  Multi million-dollar developments.
-  Chattanooga E-Line
-  Interstate ramp

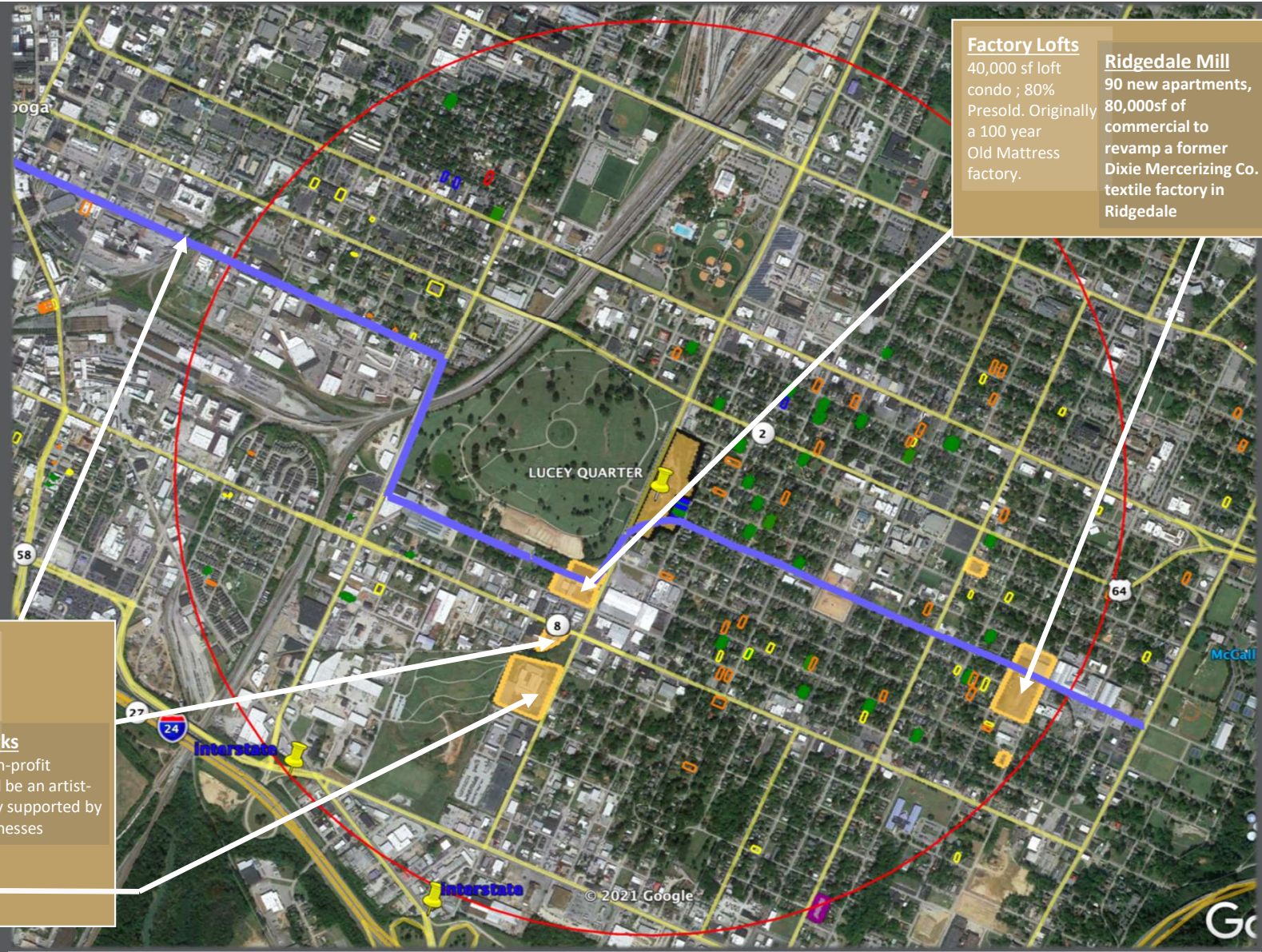
Factory Lofts
40,000 sf loft condo ; 80% Presold. Originally a 100 year Old Mattress factory.

Ridgedale Mill
90 new apartments, 80,000sf of commercial to revamp a former Dixie Mercerizing Co. textile factory in Ridgedale

E line
Formerly, the Chattanooga belt line rail way. This pathway will change the way Chattanoogaans live, work, shop, play. Will include multi use trails, and linear green spaces for pedestrian use

Austin Hatcher foundation.
Provides services for children with cancer and their families, will occupy 33,000 sf building. 25,000 of commercial space. 120 residential units 300k-600k

Stove works
75,000sf non-profit complex will be an artist-in-residency supported by private businesses



© 2021 Google

Community Drivers

Parks

A Montague Park
Known for its 33 acres of sculpture gardens. Soon to be receiving a multimillion-dollar makeover as Chattanooga FC soccer fields

B Warner Park
Over 9,000 monthly Visitors. Home to many Sports teams, and events

Hospitals

C Erlanger Hospital
6,768 employees. 514,896 outpatient visits. 39,002 adult inpatient admissions. 182,292 adult and pediatric emergency department visits. 30,767 adult surgeries performed

D CHI Hospital
3,500 employees. 661 medical staff and 500 volunteers. A non-profit healthcare organization.

E Parkridge Medical Center
275-bed hospital near downtown Chattanooga, has delivered advanced, high-quality medical and surgical care. offers the latest in cancer diagnosis and treatment.

Schools

F McCallie School
About 1000 enrolled Students with a student Teacher ratio of 10 to 1

G Notre Dame School
375 enrolled students with a Student teacher ratio of 8 to 1

H Chattanooga Preparatory School
About 140 enrolled students with a student teacher ratio of 16 to 1

Churches

L St. Andrews Methodist Church
Historic Landmark, Founded in 1892

Zoo

M Chattanooga Zoo
Over 150K annual Visitors

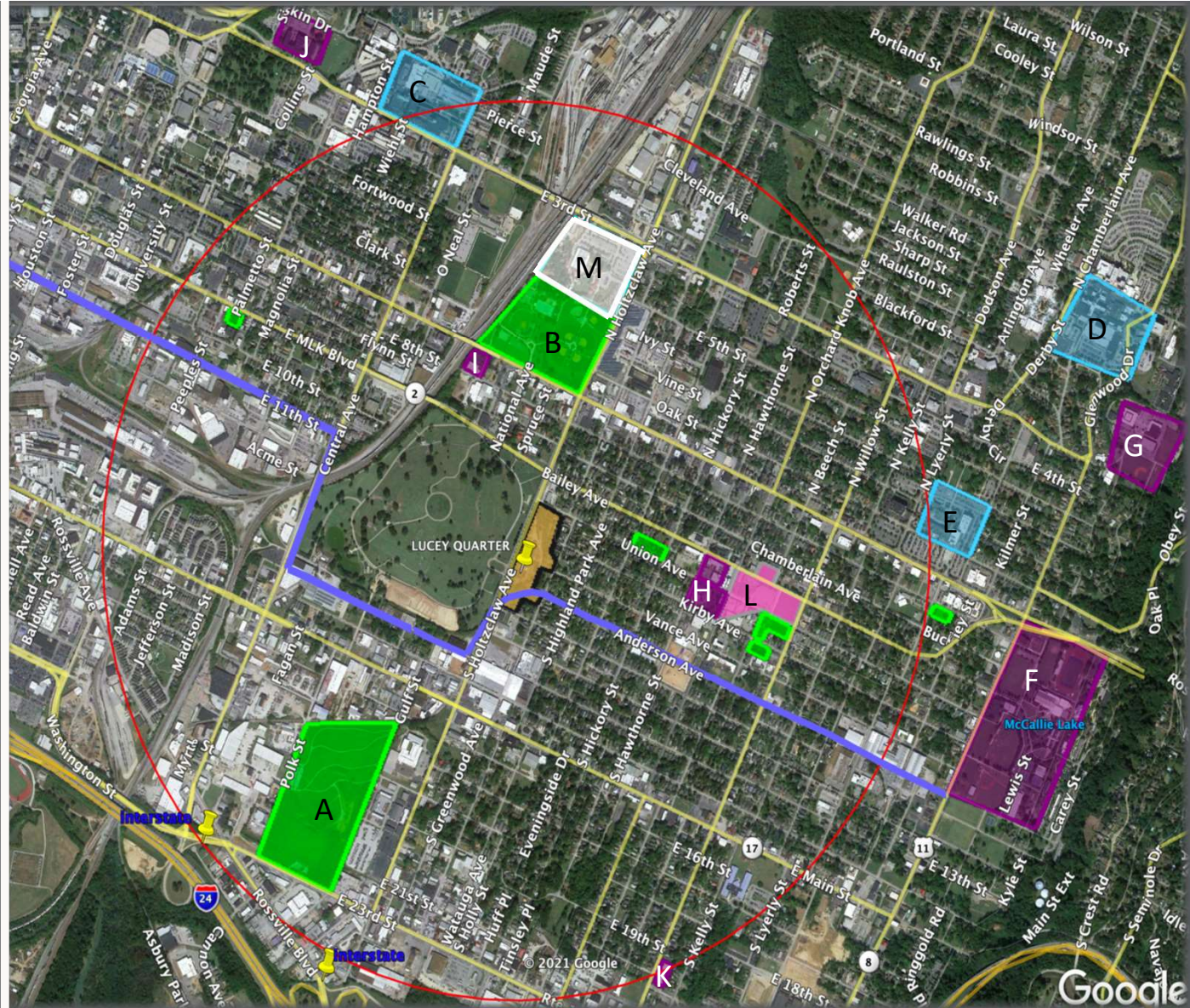
 Chattanooga Eastline

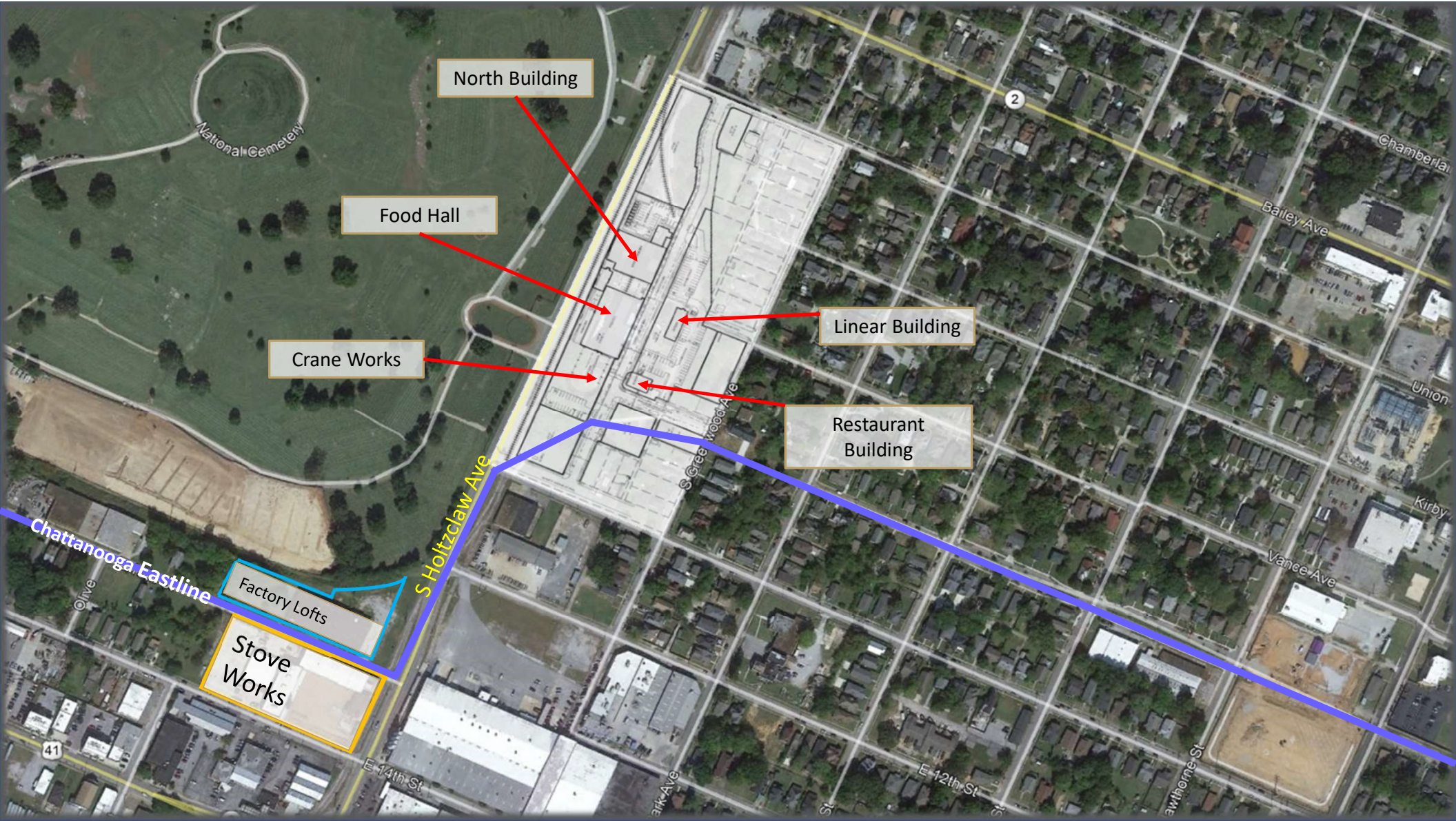
 SITE

I The Montessori School
437 enrolled students with a student Teacher ratio of 19 to 1

J Chattanooga School For The Arts and Sciences
1059 enrolled students with a student Teacher ratio of 16 to 1

K Eastside Elementary School
577 enrolled students with a student Teacher ratio of 17 to 1





North Building

Food Hall

Crane Works

Linear Building

Restaurant Building

Factory Lofts

Stove Works

Chattanooga Eastline

S Holtzclaw Ave

S Green Wood Ave

41

E 14th St

Berk Ave

E 12th St

Lawthorne St

Vance Ave

Kirby

Union

Bailey Ave

Chamberlain

National Cemetery

2

LUCEY QUARTER MASTER SITE PLAN

1. Restaurant Building

2. 8 Townhomes Designed

3. 12 townhomes Designed

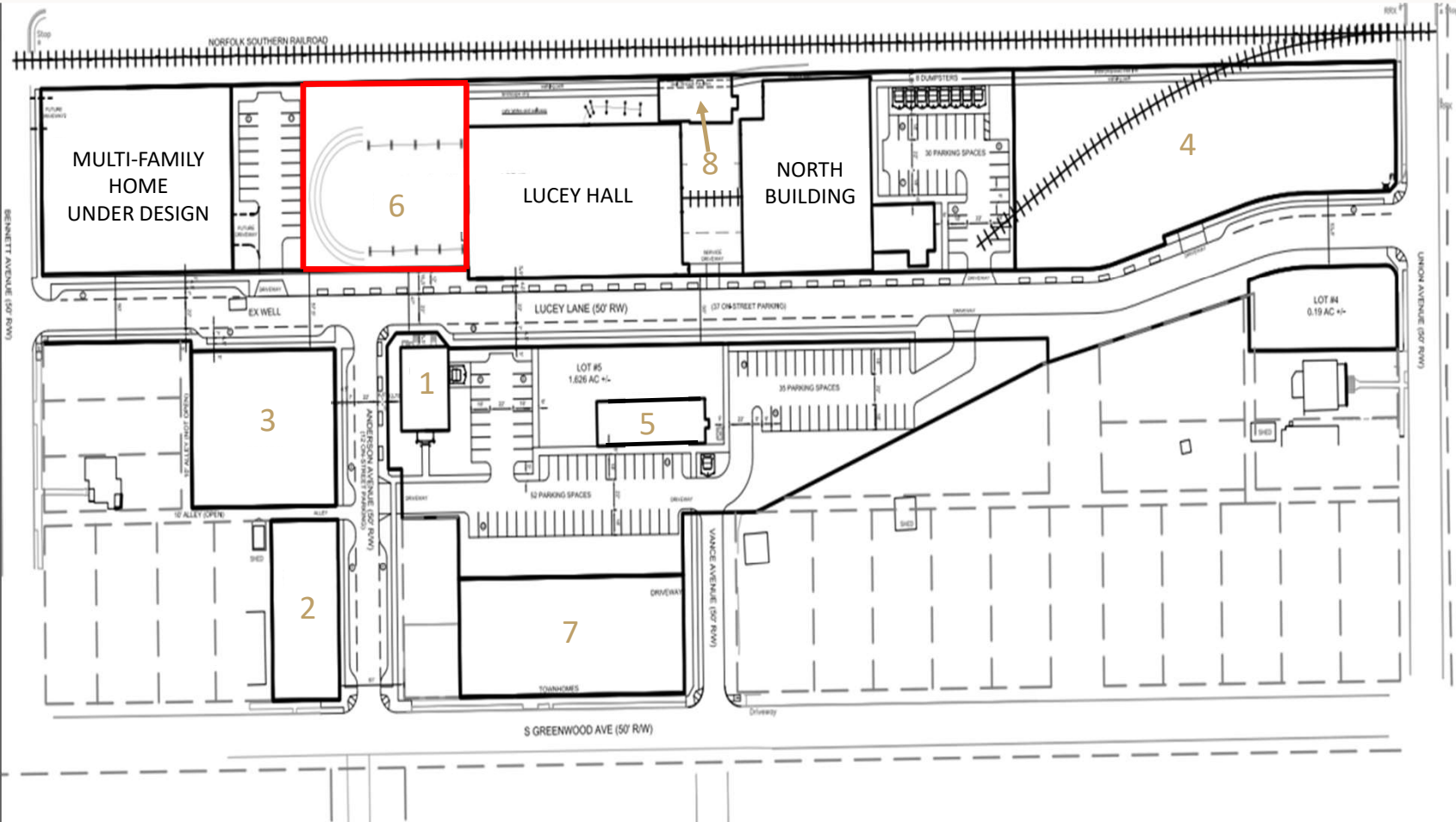
4. 34 Townhomes Designed

5. Linear Building

6. Crane Works

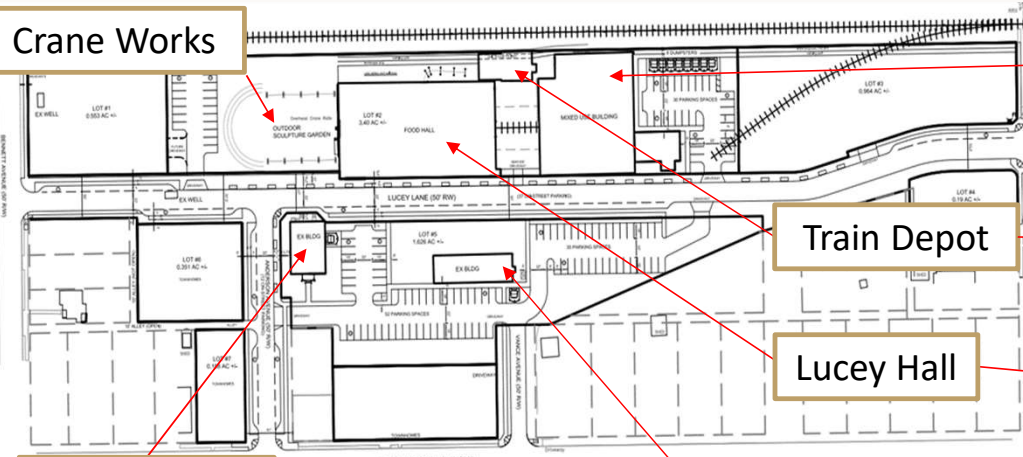
7. 10 Townhomes Under Construction

8. Train Depot

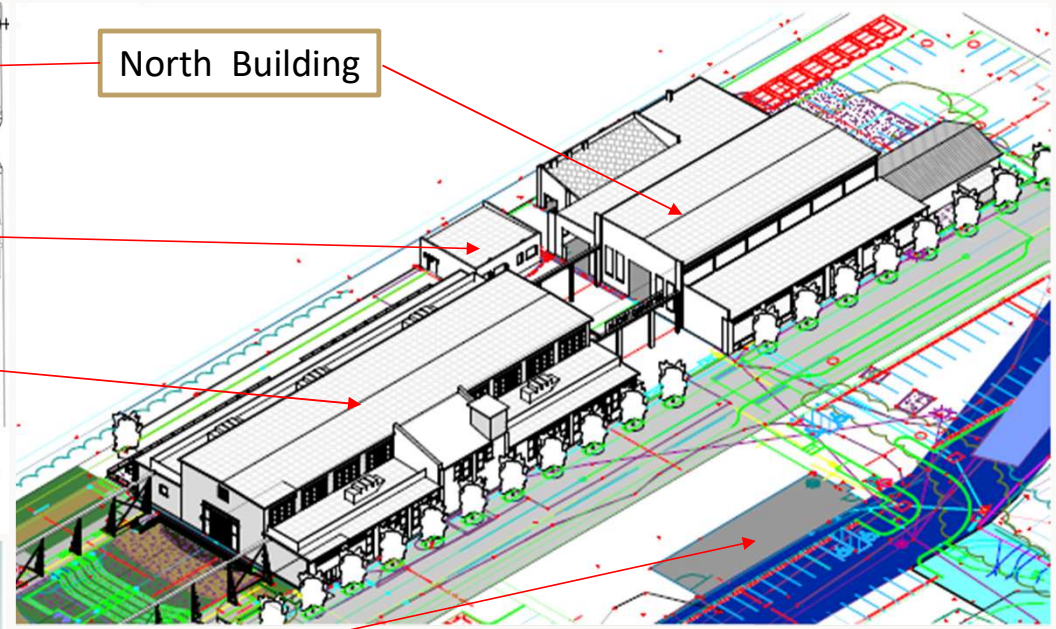


LUCEY QUARTER MASTER SITE PLAN & RENDERINGS

Crane Works



North Building

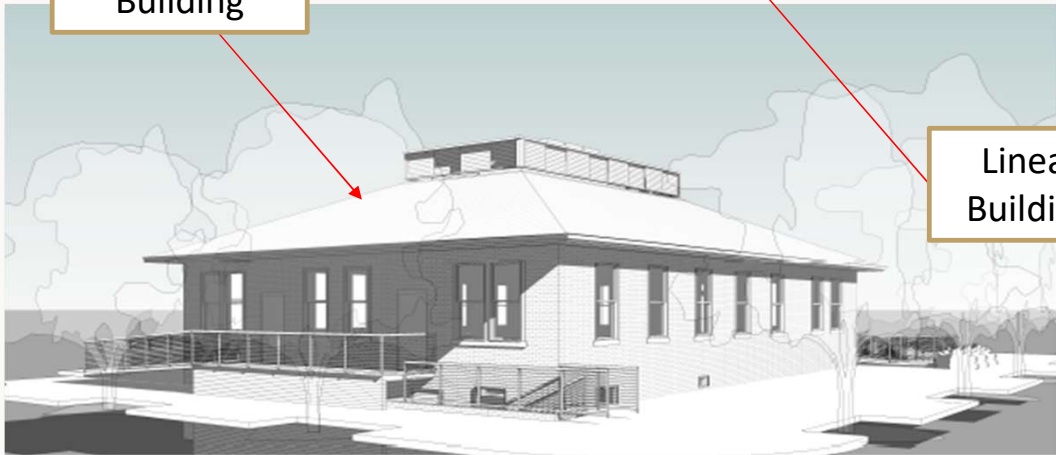


Train Depot

Lucey Hall

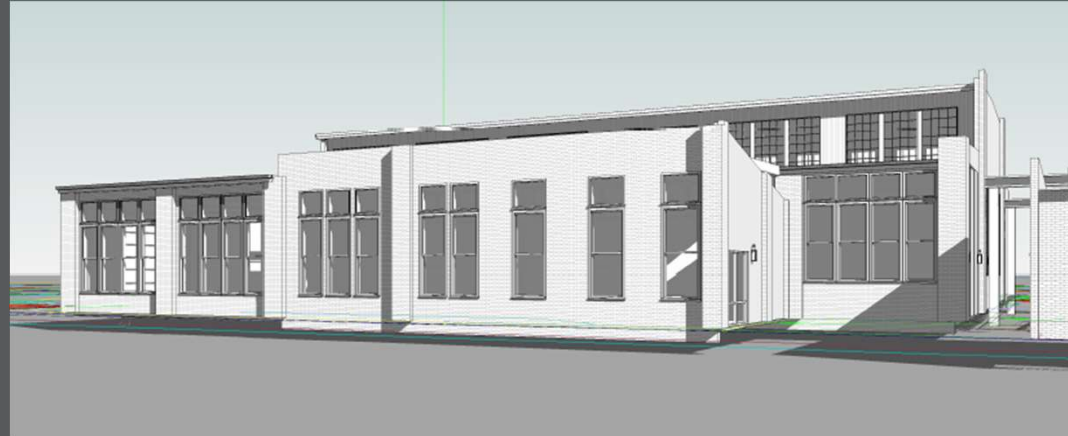
Restaurant Building

Linear Building





NORTH BUILDING



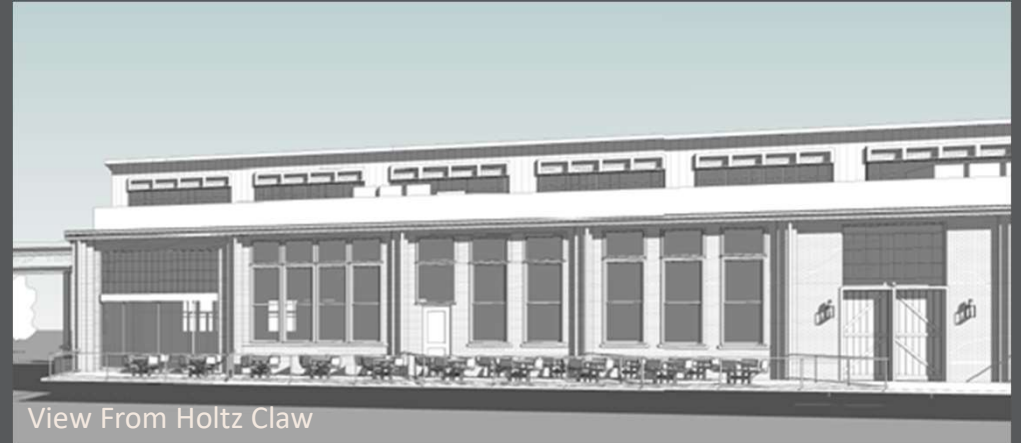
View from Holtz Claw



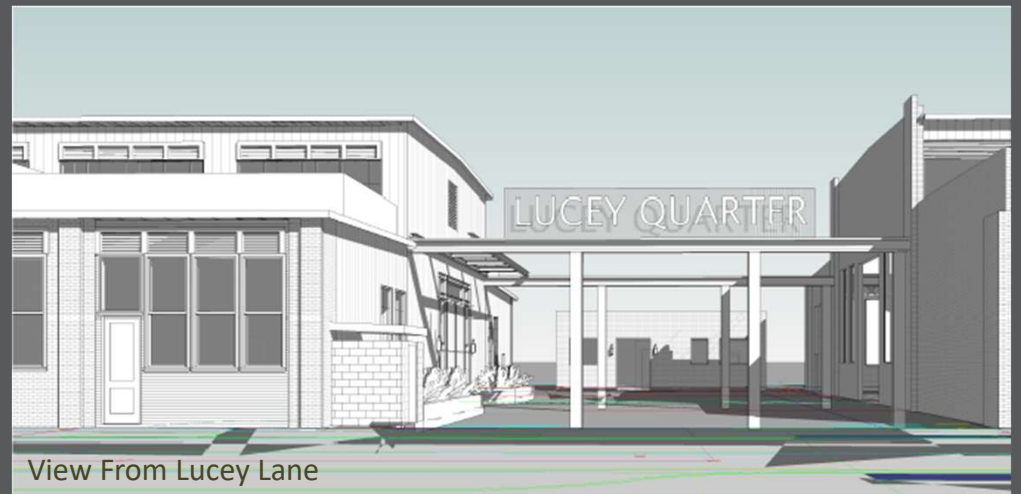
View from Lucey Lane



LUCEY HALL



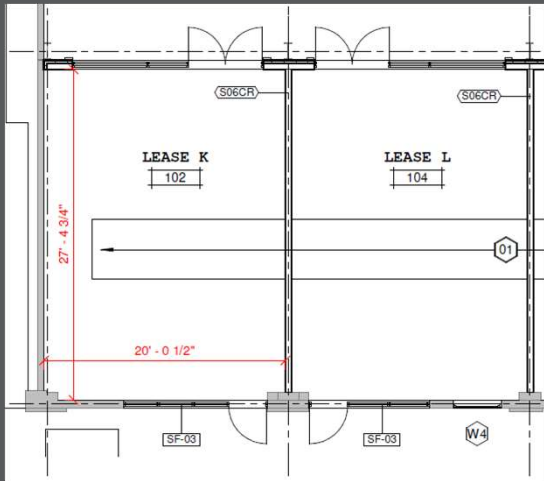
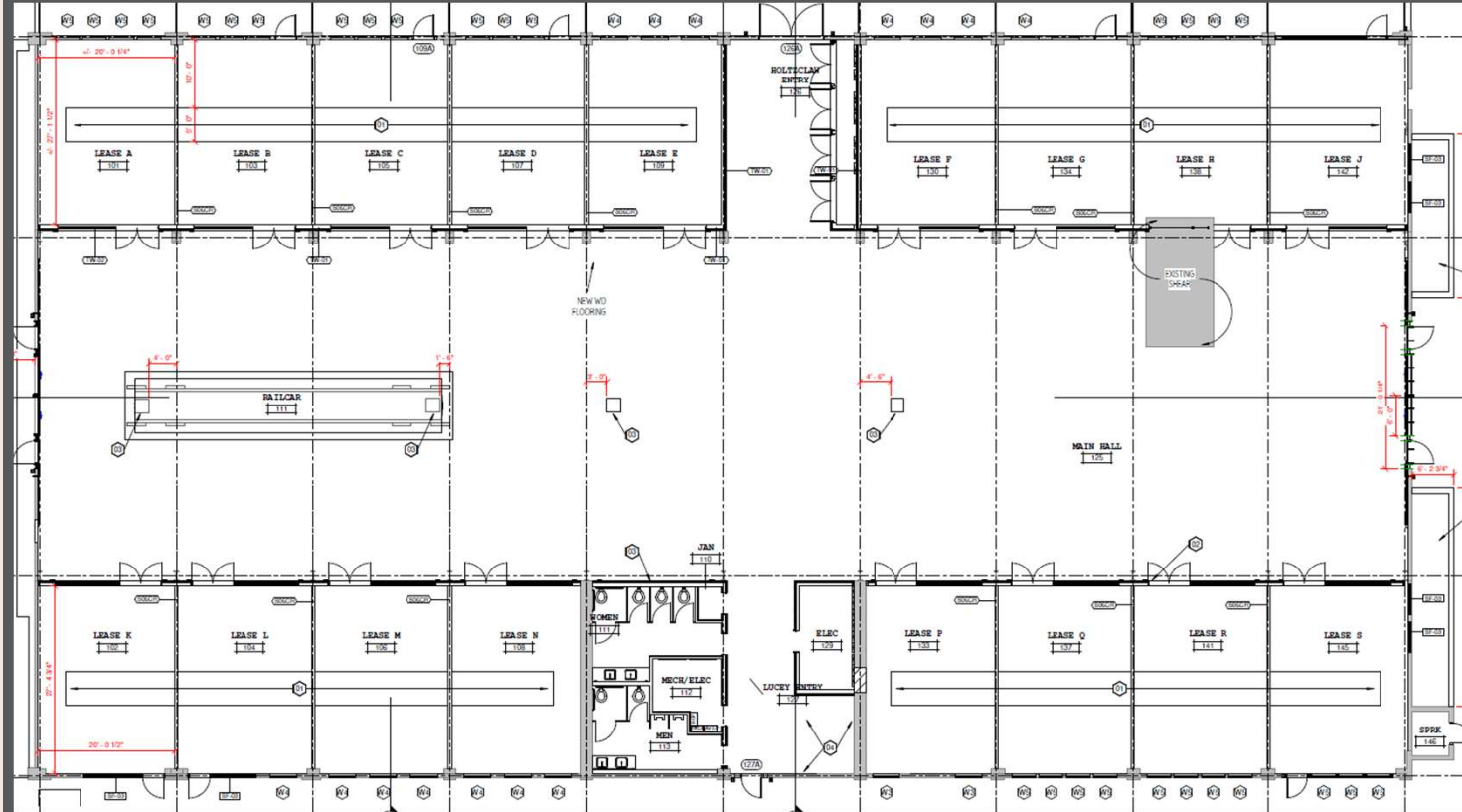
View From Holtz Claw



View From Lucey Lane



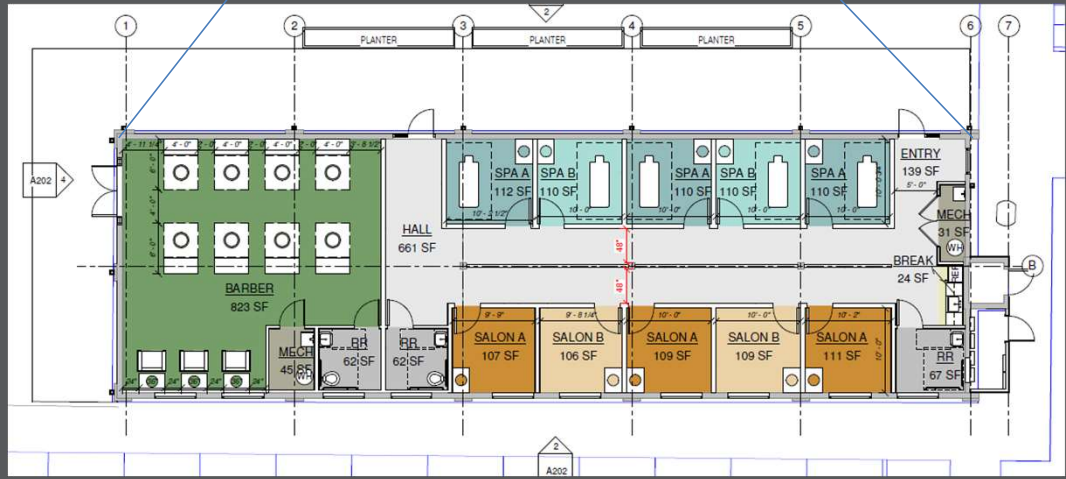
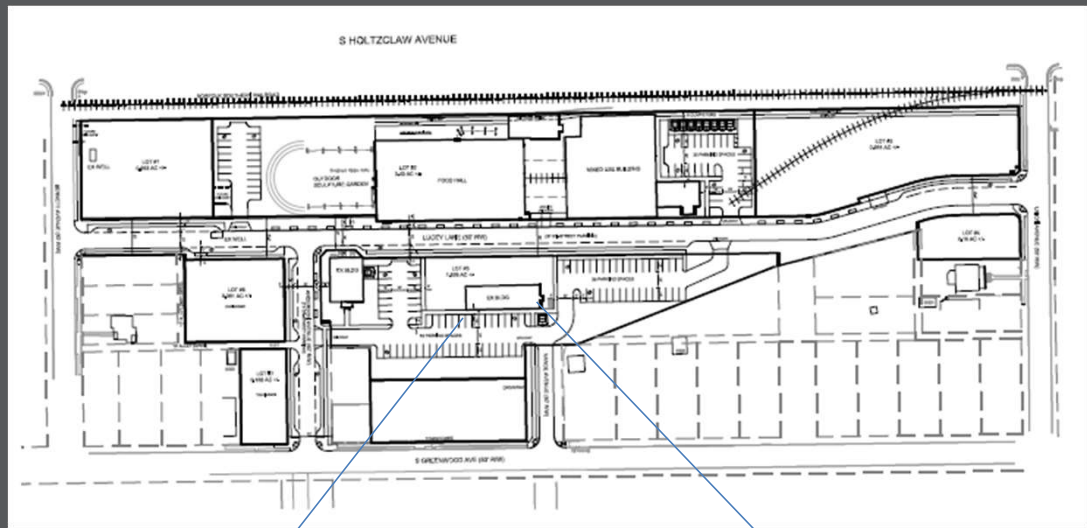
LUCEY HALL



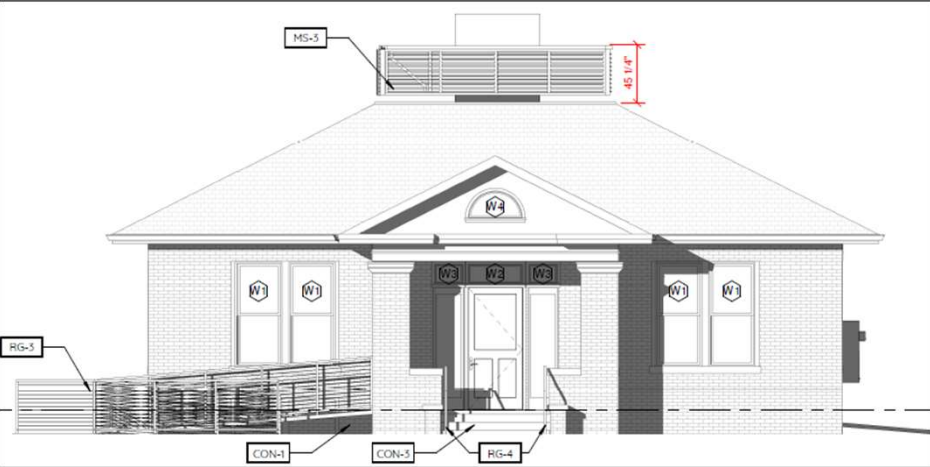
LINEAR BUILDING



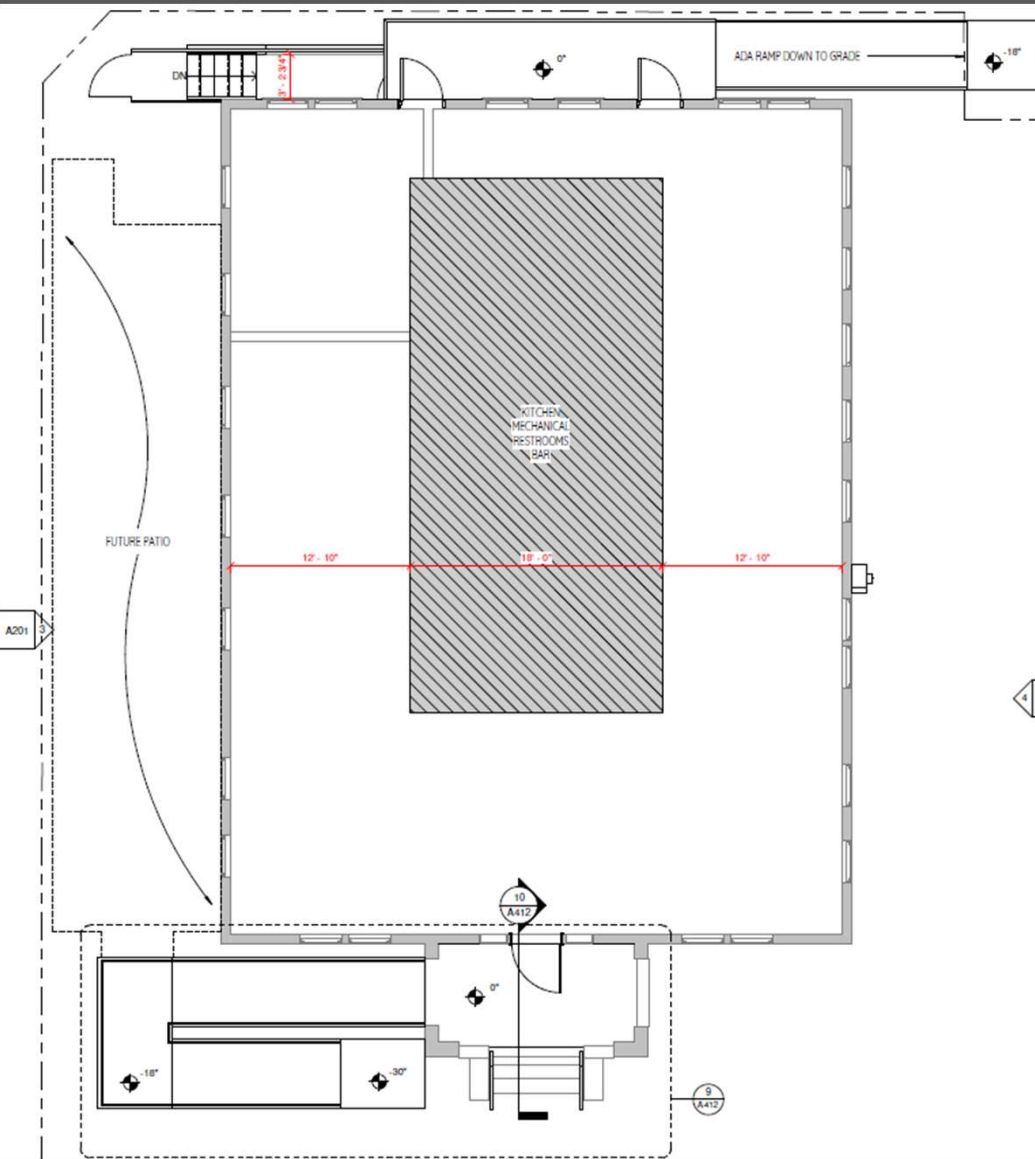
LINEAR BUILDING



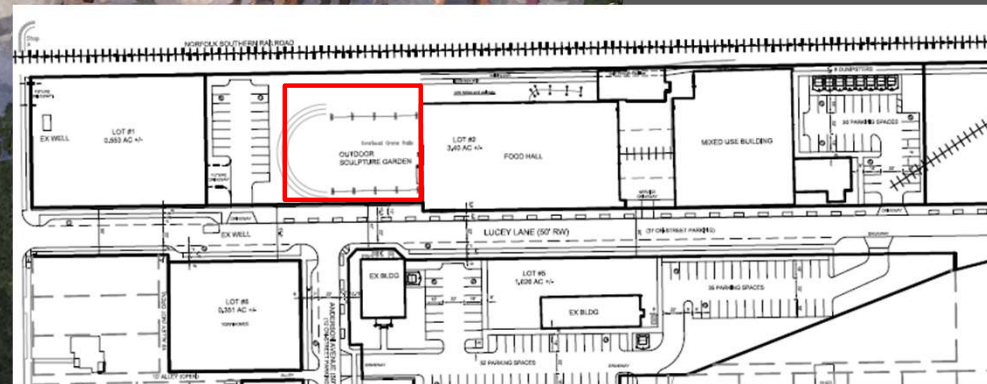
RESTAURANT BUILDING



RESTAURANT BUILDING



CRANE WORKS



LUCEY QUARTER

LEASING

SOUTHERN SPEAR PROPERTIES

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