



# 1101 S Watkins St, Chattanooga, TN 37404

## Property Features

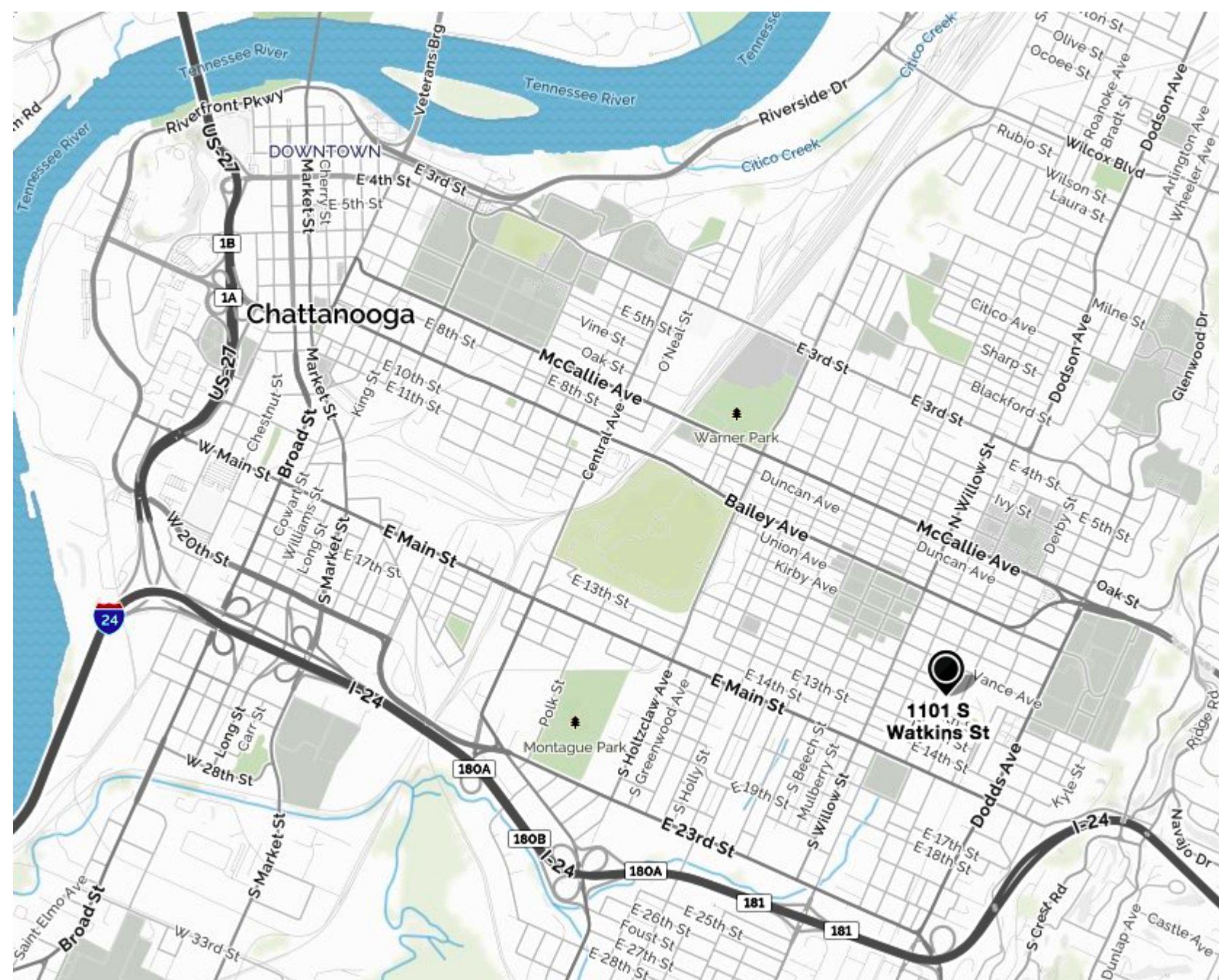
208,000 SF on 5 acres, 5-9 minutes from downtown Chattanooga. The redevelopment consists of 68,000 SF of commercial space and 90 residential units.

### Commercial

- Ground Floor: +/- 14,480 SF commercial &
- 20,858 SF storage
- First Floor: +/- 39,815 SF Commercial
- Stand Alone: +/- 7,250 SF
- Parking: 202 spaces
- Solid concrete construction
- 16'-24' Ceiling heights
- Loading dock availability & industrial scale utilities
- 30k gallon water tower/ billboard

### Residential

- First Floor: 43 live/work apartments (52,514 SF)
- Second Floor: 48 loft apartments (57,309 SF)
- 5 Maker/Small office space



## Comments

The building's historic character and location offers tenants a unique mixed use space in urban Chattanooga. The modern exposed concrete, massive beams, soaring ceilings and oversized windows creates a welcoming and inspiring atmosphere. Application in progress with the National Historic Register. Available starting 2022.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:  
**Anca Rader 630-247-3159**



AREA SUMMARY			
AREA TYPE	AREA		
	GROUND	2ND FLR	TOTAL
RESIDENTIAL	34,153 SF	32,987 SF	67,140 SF
RESIDENTIAL MEZZ	8,140 SF	14,388 SF	22,528 SF
COMMON	9,493 SF	8,081 SF	17,574 SF
AMENITY	352 SF	1,477 SF	1,829 SF
UTILITY	376 SF	376 SF	752 SF
<b>subtotal</b>	<b>52,514 SF</b>	<b>57,309 SF</b>	<b>109,823 SF</b>
COMMERCIAL	14,769 SF	29,450 SF	44,219 SF
COMMON	3,127 SF	10,365 SF	13,492 SF
STORAGE	20,858 SF	-	20,858 SF
UTILITY	1,392 SF	624 SF	2,016 SF
<b>subtotal</b>	<b>40,146 SF</b>	<b>40,439 SF</b>	<b>80,585 SF</b>
RESTAURANT	7,250 SF	-	7,250 SF
<b>subtotal</b>	<b>7,250 SF</b>	<b>-</b>	<b>7,250 SF</b>
		<b>TOTAL</b>	<b>197,658 SF</b>
SOLAR PANELS	17,226 SF = 5,856,840 WATTS		

PARKING SUMMARY			
AREA TYPE	PARKING REQ	AREA	TOTAL
RESIDENTIAL			
1 BEDROOM	1.25 PER UNIT	42	53
2 BEDROOM	1.75 PER UNIT	46	80
COMMERCIAL	4 PER 1000 SF	47,844 SF	192
RESTAURANT	1 PER 75 SF	3625 SF	48
	SUB		373
<b>REDUCTIONS</b>			
MIXED USE	20%		310.83
PEDESTRIAN	10%		282.57
TRANSIT	10%		256.89
BIKE PARKING	1 TO 1		NO LIMIT
	<b>TOTAL REQ</b>		<b>257</b>
	<b>TOTAL PROVIDED</b>		<b>202</b>

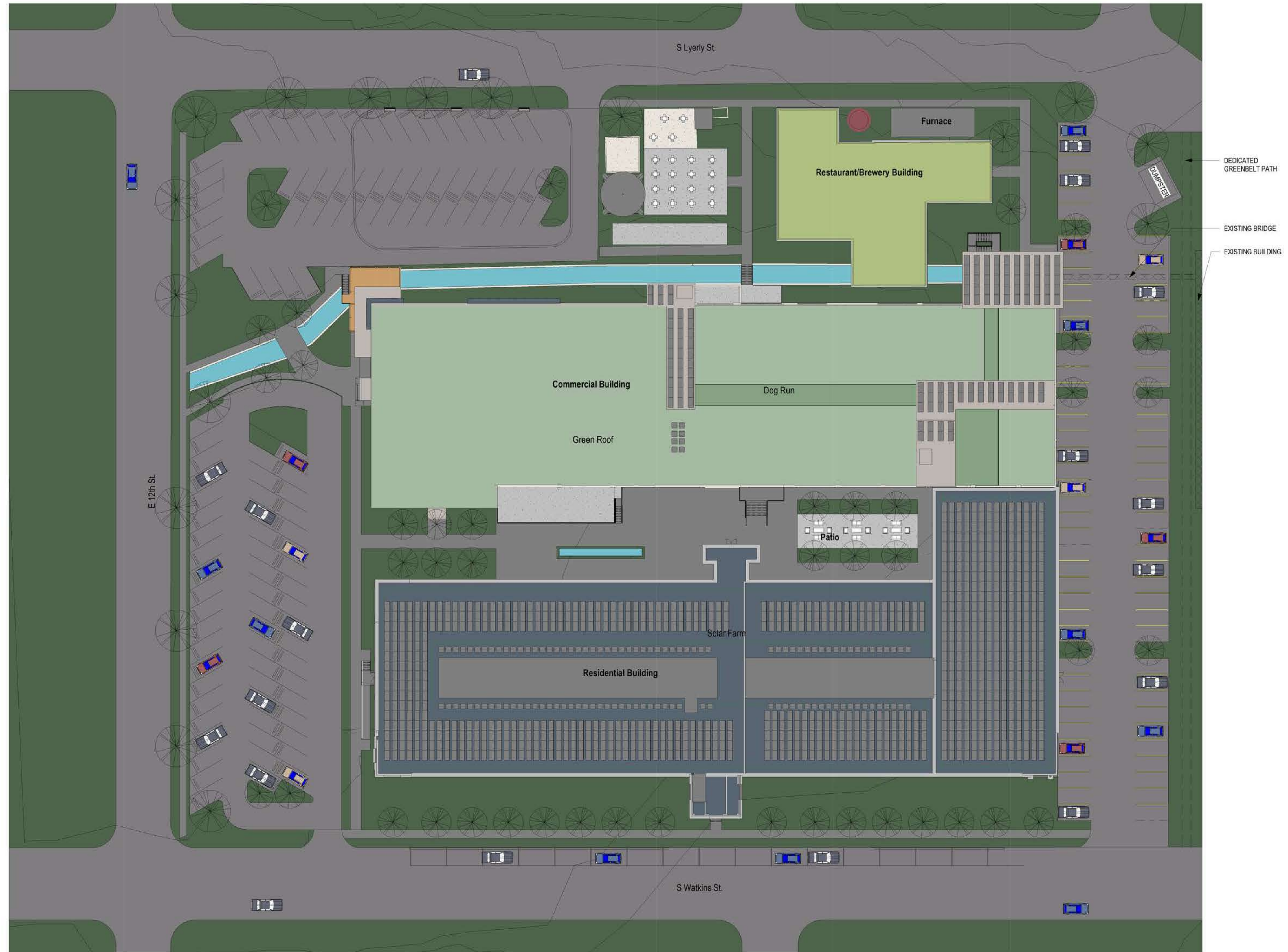
\* STREET PARKING ADJACENT TO PROPERTY IS ALLOWED TO COUNT TOWARD TOTAL.

### PLACE MAKING GOALS

- Mixed use, live/work community hub
- Include the surrounding neighborhoods, educators, entrepreneurs, artists, and creative professionals
- Sustainable energy and water efficiency development
- Interconnectivity and ease of flow throughout site

### HISTORY

The Dixie Mercerizing Company was built in 1920 by local entrepreneur and founder of Coca Cola Bottling, Jack T. Lupton, bringing the textile industry and mercerizing yarn process to the Southeast. The plant worked largely in tandem with its sister Textile plant in Lupton City and continued operations until closing down in 2009. The company name changed to Dixie Yarns, then RL Stowe Mills as the last yarn manufacturer. Dixie Yarns is now The Dixie Group and has transitioned to one of the worlds top flooring manufacturers. The building ownership has changed several times since 2009, but has remained vacant and largely disregarded. The developers are excited to bring new life back into this neighborhood and iconic building.



① Site Plan  
1" = 30'-0"



Ridgedale Mill

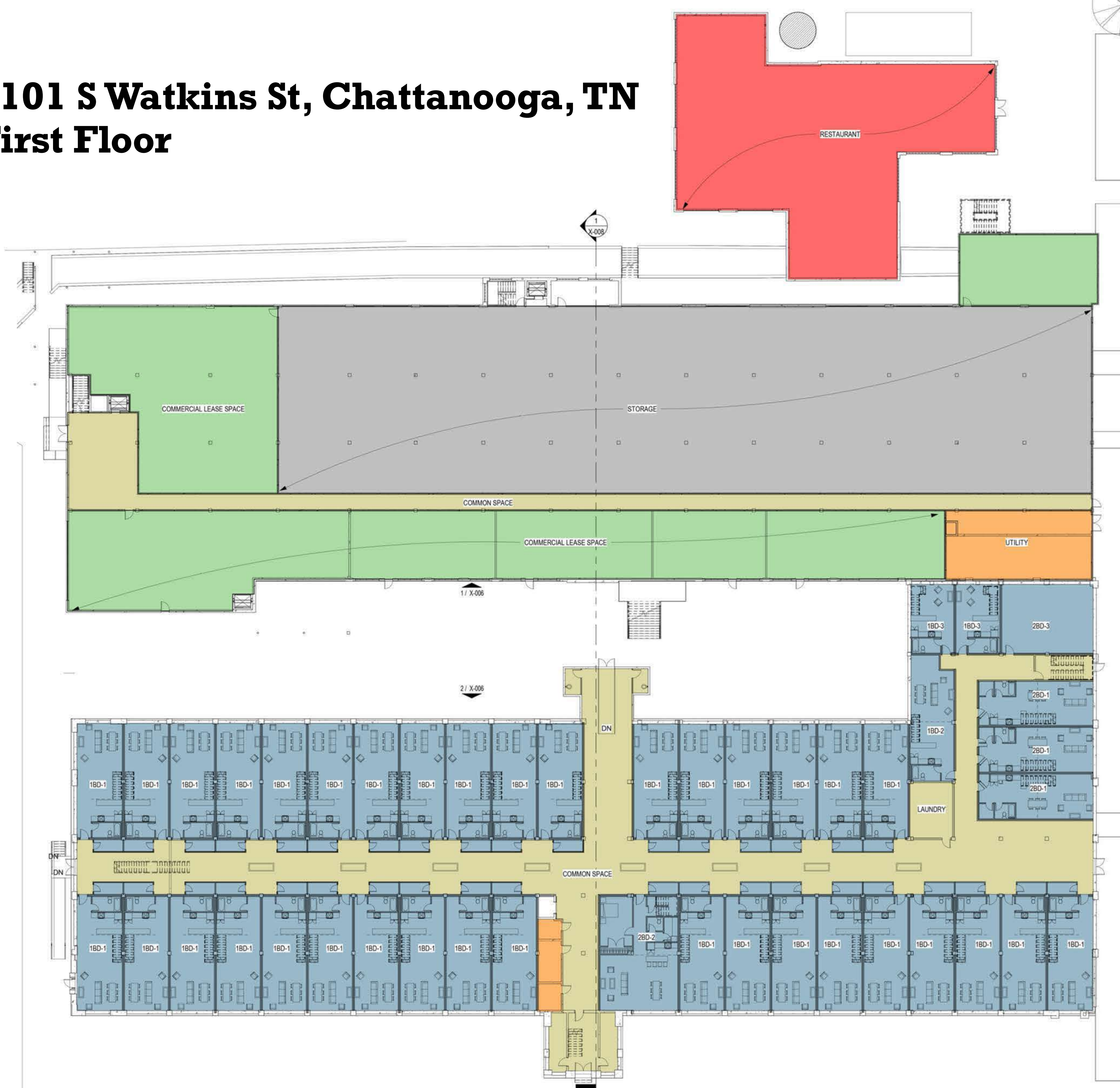


# 1101 S Watkins St, Chattanooga, TN

## First Floor

UNIT MATRIX						
UNIT TYPE	UNIT AREA			UNIT COUNT		
	GROUND	MEZZ	TOTAL	GROUND	2ND FLR	TOTAL
1 BD-1	779 SF	164 SF	943 SF	36	-	36
1 BD-2	724 SF	164 SF	888 SF	1	1	2
1 BD-3	439 SF	164 SF	603 SF	3	4	7
2 BD-1	721 SF	324 SF	1045 SF	3	40	43
2 BD-2	1256 SF	608 SF	1864 SF	1	1	2
2 BD-3	1225 SF	-	1225 SF	1	-	1
<b>TOTAL</b>				<b>91</b>		

AREA SUMMARY			
AREA TYPE	AREA		
	GROUND	2ND FLR	TOTAL
RESIDENTIAL	34,153 SF	32,987 SF	67,140 SF
RESIDENTIAL MEZZ	8,140 SF	14,388 SF	22,528 SF
COMMON	9,493 SF	8,081 SF	17,574 SF
AMENITY	352 SF	1,477 SF	1,829 SF
UTILITY	376 SF	376 SF	752 SF
<b>subtotal</b>	<b>52,514 SF</b>	<b>57,309 SF</b>	<b>109,823 SF</b>
COMMERCIAL	14,789 SF	29,450 SF	44,239 SF
COMMON	3,127 SF	10,365 SF	13,492 SF
STORAGE	20,858 SF	-	20,858 SF
UTILITY	1,392 SF	624 SF	2,016 SF
<b>subtotal</b>	<b>40,146 SF</b>	<b>40,439 SF</b>	<b>80,585 SF</b>
RESTAURANT	7,250 SF	-	7,250 SF
<b>subtotal</b>	<b>7,250 SF</b>	<b>-</b>	<b>7,250 SF</b>
<b>TOTAL</b>			<b>197,658 SF</b>
SOLAR PANELS	17,226 SF = 5,856,840 WATTS		



① GROUND FLOOR  
1" = 20'-0"



Ridgedale Mill

8/15/2019  
18-035  
As indicated  
Marketing

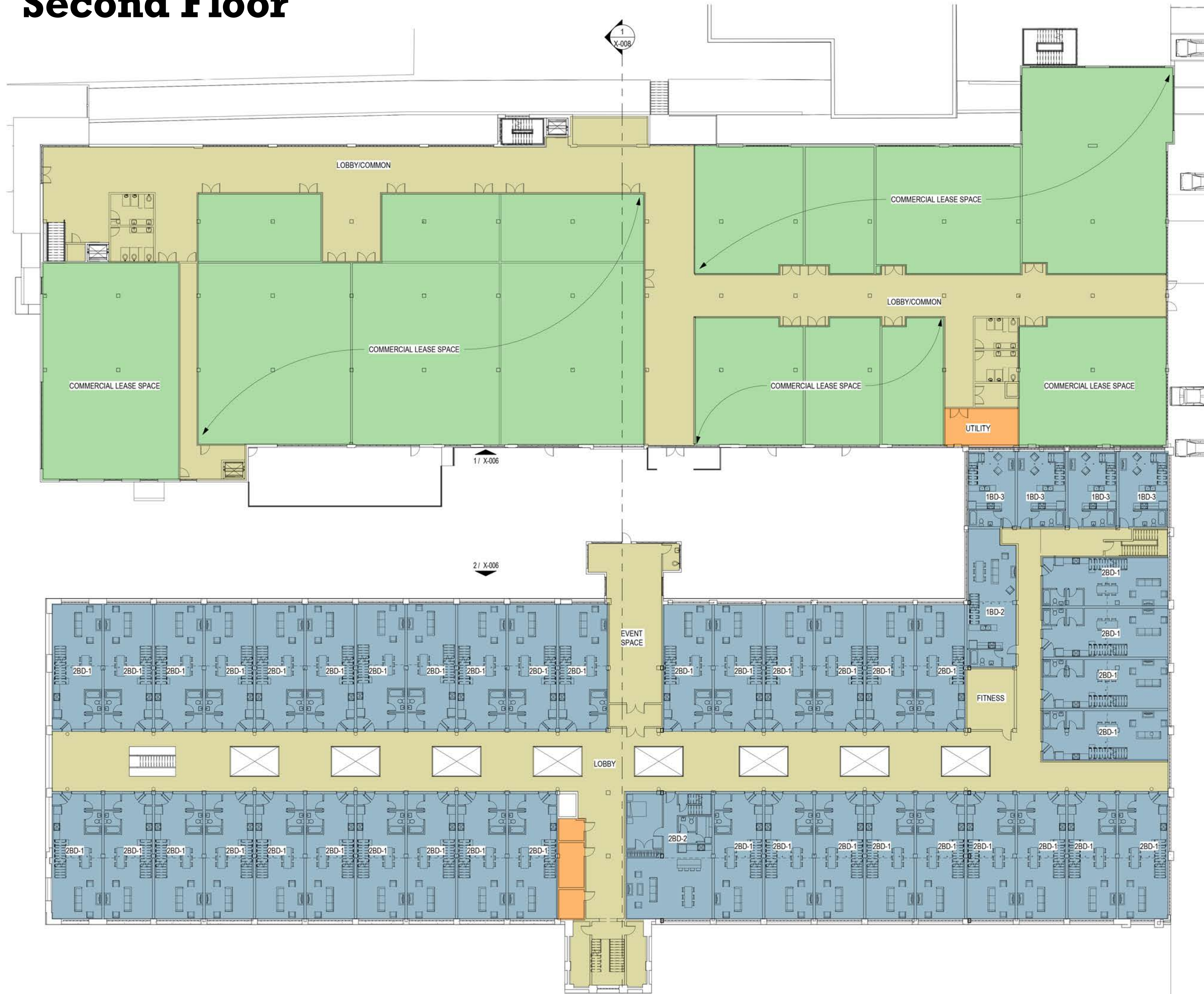


# 1101 S Watkins St, Chattanooga, TN

## Second Floor

UNIT MATRIX						
UNIT TYPE	UNIT AREA			UNIT COUNT		
	GROUND	MEZZ	TOTAL	GROUND	2ND FLR	TOTAL
1 BD-1	779 SF	164 SF	943 SF	36	-	36
1 BD-2	724 SF	164 SF	888 SF	1	1	2
1 BD-3	439 SF	164 SF	603 SF	3	4	7
2 BD-1	721 SF	324 SF	1045 SF	3	40	43
2 BD-2	1256 SF	608 SF	1864 SF	1	1	2
2 BD-3	1225 SF	-	1225 SF	1	-	1
<b>TOTAL</b>				<b>91</b>		

AREA SUMMARY			
AREA TYPE	AREA		
	GROUND	2ND FLR	TOTAL
RESIDENTIAL	34,153 SF	32,987 SF	67,140 SF
RESIDENTIAL MEZZ	8,140 SF	14,388 SF	22,528 SF
COMMON	9,493 SF	8,081 SF	17,574 SF
AMENITY	352 SF	1,477 SF	1,829 SF
UTILITY	376 SF	376 SF	752 SF
<b>subtotal</b>	<b>52,514 SF</b>	<b>57,309 SF</b>	<b>109,823 SF</b>
COMMERCIAL	14,769 SF	29,450 SF	44,219 SF
COMMON	3,127 SF	10,365 SF	13,492 SF
STORAGE	20,858 SF	-	20,858 SF
UTILITY	1,392 SF	624 SF	2,016 SF
<b>subtotal</b>	<b>40,146 SF</b>	<b>40,439 SF</b>	<b>80,585 SF</b>
RESTAURANT	7,250 SF	-	7,250 SF
<b>subtotal</b>	<b>7,250 SF</b>	<b>-</b>	<b>7,250 SF</b>
<b>TOTAL</b>			<b>197,658 SF</b>
SOLAR PANELS	17,226 SF = 5,856,840 WATTS		



① SECOND FLOOR  
1" = 20'-0"



Ridgedale Mill

8/15/2019  
18-035  
As indicated  
Marketing













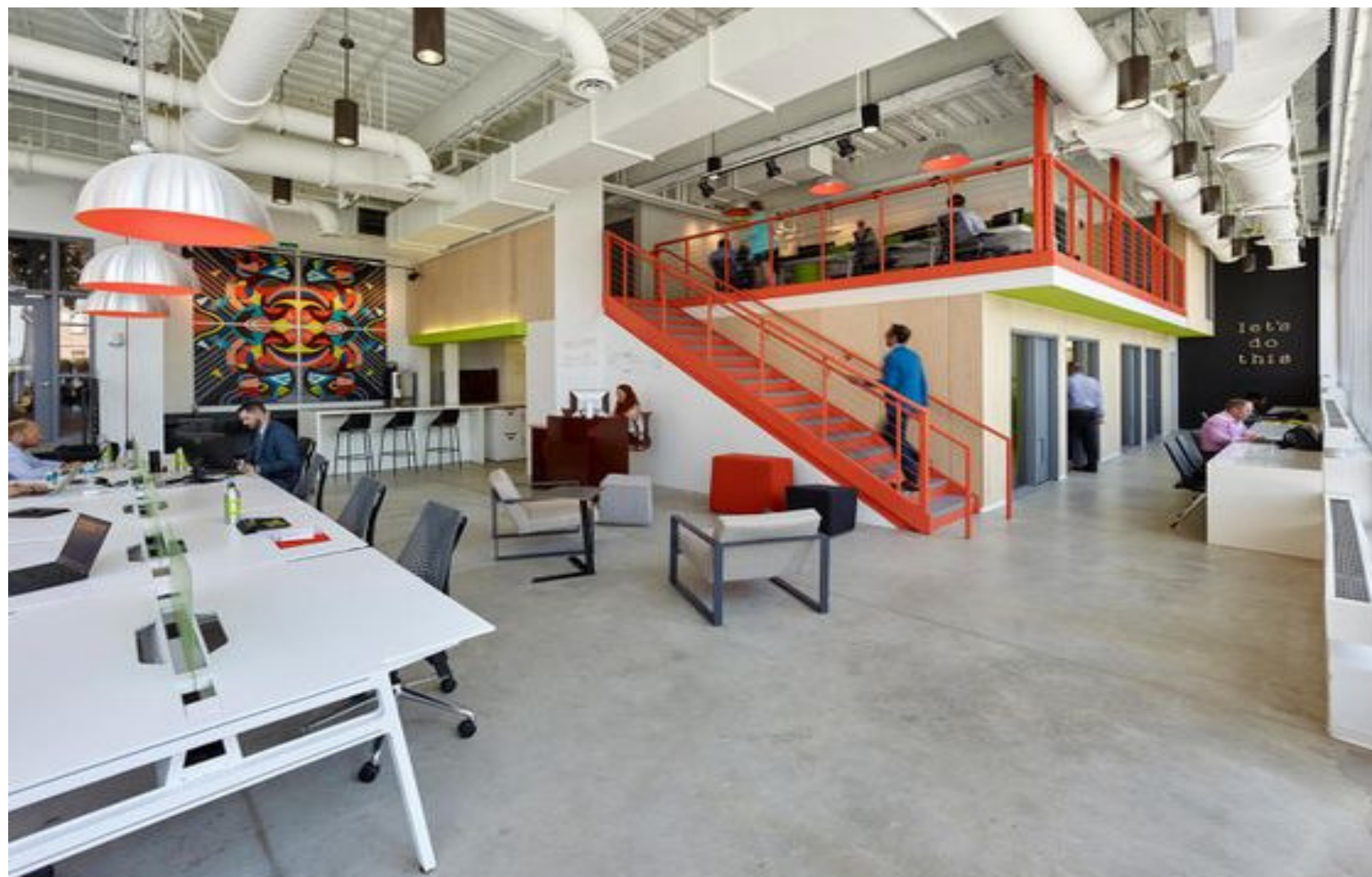
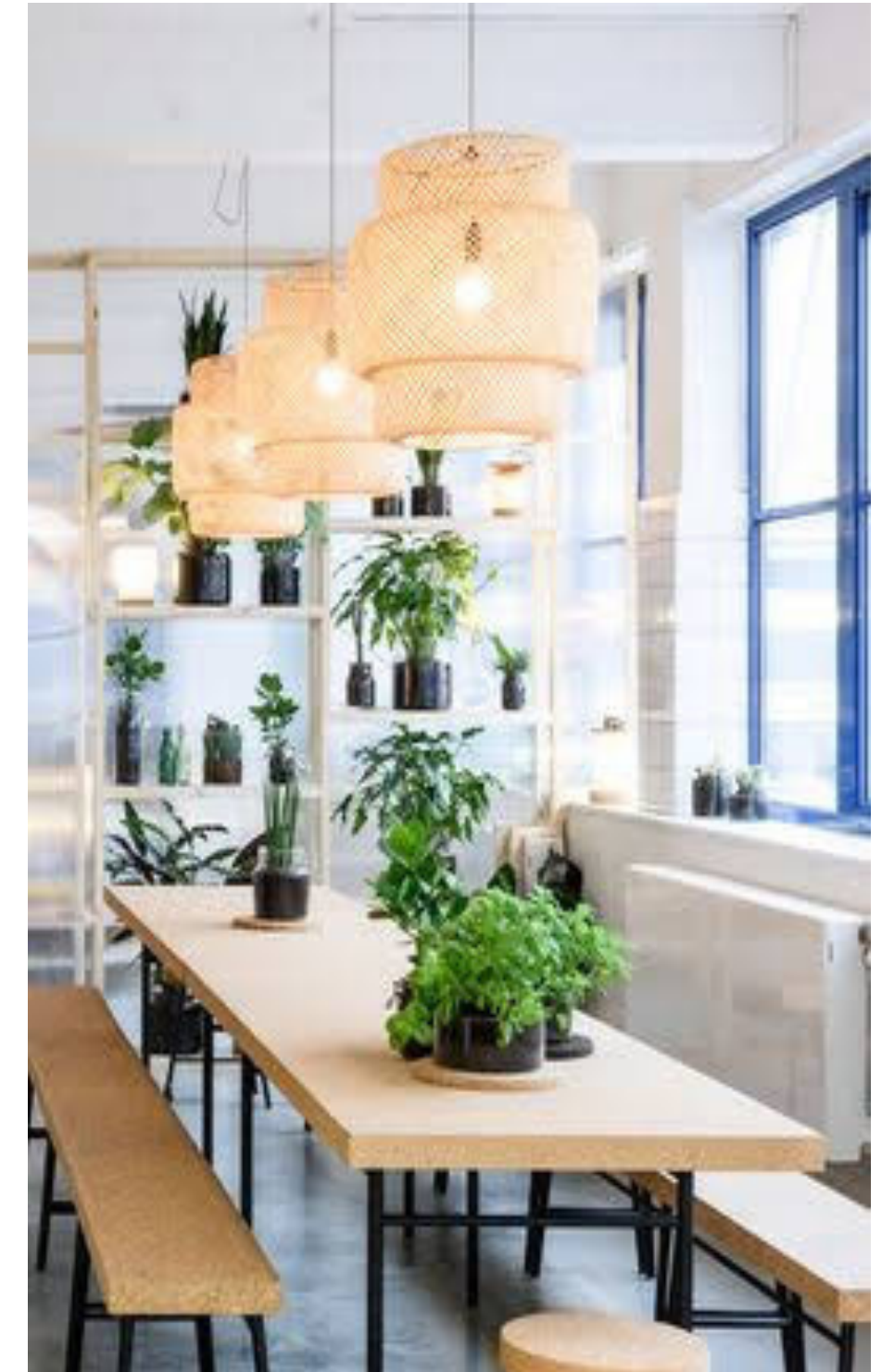
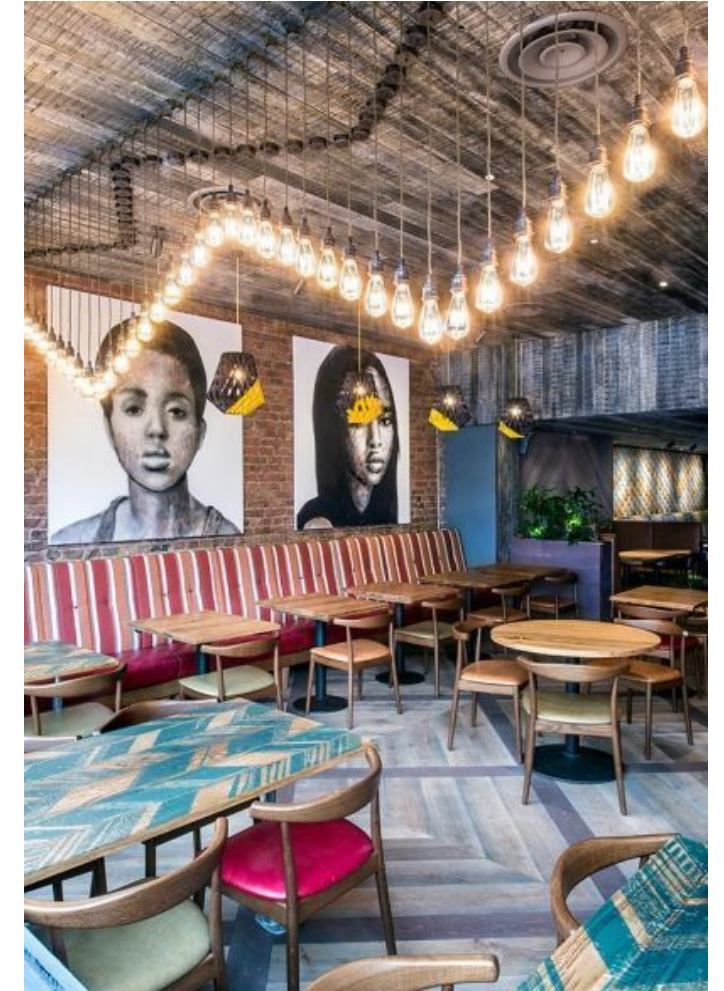


# 1101 S Watkins St - Conceptual Images - Residential



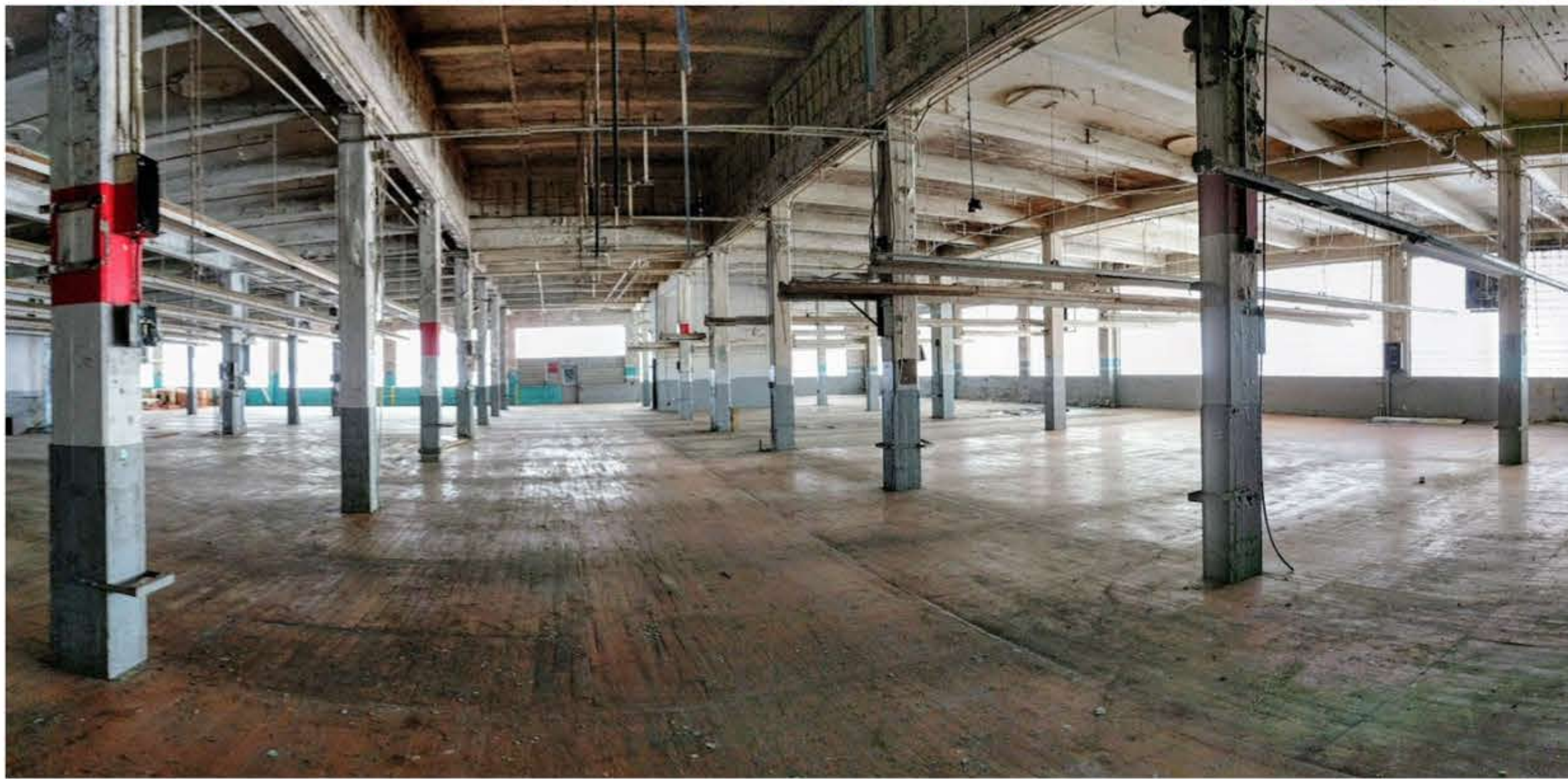


# 1101 S Watkins St - Conceptual Images - Commercial





# 1101 S Watkins St - Existing Conditions





# 1101 S Watkins St - Recent Area Redevelopment



**★ 1101 S Watkins St, Chattanooga, TN**  
 5 acre, 208,000 SF industrial property 5-9 minutes from downtown Chattanooga. This plant was built in 1920. The property includes a 30,000 gallon water tower, chimney tower, creek water source, holding pond, loading doc, and fenced exterior.

## Recent Commercial Development

1. **1601 S Holtzclaw** - West Rock - 150,000 sf M-1 industrial building on 7 acres sold for \$2MM. \$40MM redevelopment that includes 120 properties between \$290,000-\$390,000/unit & 40,000 sf of commercial space.
2. **1226 E 14th St** - Stove Works - 75,000 sf building currently being redeveloped into a non-profit artist in residence program.
3. **1216 E Main St** - Wheel House - 30,000 sf creative office space and maker space, rehab completed in 2017.
4. **901 S Holtzclaw Ave** - 4.97+ acres, pending at \$2MM+, will be redeveloped into commercial space and townhomes.
5. **1155 E Main St** - Sculpture Flats - mixed use development open April 2018 (22 apts & 4,000 sf commercial)
6. **1728 Bailey** - Mai Bell - 38,000 sf - CNE tore down previous structure and built a 49 unit apt building in 2017.
7. **1435 E 14th St** - M&M Industries - 239,000 sf that was purchased (for \$3-4MM) & spent an additional \$3MM in redevelopment and \$24MM in equipment in 2018.
8. **1804 E Main** - The Spot - 4,761 sf new coffee shop that opened in 2017.
9. **1810 E Main** - Annie Hanks Ceramic Studio - 3,000 sf opened in 2017.
10. **1900 E Main** - Dwell Designed Construction - 7,880 sf purchased in 2017 for \$425,000. Was rehabbed and Dwell moved their office there in 2018.
11. **2100 Union** - CNE has bought and is building 1.5 blocks of new construction: commercial, multi-units & residential.
12. **951/929 S Watkins St** - HQ - 60,000 sf in the process of being redeveloped into 30,000 sf office & light industrial space along with 30,000sf warehouse space.
13. **2314 E 13th St** - Red Bud - 3,964 sf current redevelopment of an old church building that was vacant into a wedding and music venue.

## Recent Residential Sales

1. **1416 Slayton** - new townhomes, pending at \$400k, \$160/sf
2. **1504 E 14th St** - recent rehab sold for \$190k, \$166/sf
3. **1909 Duncan** - renovated home sold for \$309k, \$158/sf
4. **909 S Holly St** - renovated home sold for \$250k, \$200/sf
5. **1715 Union Ave** - Land being redeveloped into three 6-unit buildings and a mixed use building with 16 apartments.
6. **2411 Vine St** - sold for \$166k, \$149/sf
7. **1208 S Lyerly** - new construction, sold for 189k, \$171/sf
8. **1906 Vine St** - rehab sold for \$225k, \$127/sf
9. **2217 Union Ave** - new construction, sold for \$224k, \$174/sf
10. **1603 Fagan St** - new townhomes, listed at 319k, 166sf
11. **2111 Kirby Ave** - sold for 265k, \$126/sf
12. **2007 Chamberlain** - rehab sold for \$215k, \$167/sf
13. **121 Morningside Dr** - sold for \$310k, \$137/sf
14. **1608 E 13th St** - sold for \$205k, \$156/sf
15. **2100 Union Ave** - 6 new homes sold at \$155k each, \$172/sf
16. **2330 E 4th St** - sold for \$287k, \$135/sf

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:

Anca 630-247-3159