

Repurposing History.

LUCEY QUARTER

901
SOUTH
HOLTZCLAW



REIMAGINING COMMUNITY

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



This \$20 million, 52,000 square foot development will span a 7-acre tract that has been a manufacturing site for over 50 years. Once re-developed this property will be an urban hub for the Highland Park neighborhood. It is a strategically planned mixed-use development that will bring community, commerce, green spaces, entertainment + housing to the area.

We see great potential here. These 100 year old industrial buildings + railroad remnants are priceless. With our passion for urban restoration, this is a project we could not be more excited about. We're all about really building community and we see this as an innovative way to bring people together.



WE WANT TO MAKE A TRUE DESTINATION SPACE.



Former Lucey Boiler manufacturing facility.



“We’re big fans of history — And here in Chattanooga, our history, our legacy, is incredible. Whether it’s abandoned railroads, or these hundred year old buildings, the remnants of our past are intriguing. Our vision is to develop modern, urban spaces that honor the past, that celebrate our history, and also facilitate community as we look to the future.”

SEAN COMPTON

PRESIDENT, SOUTHERN SPEAR PROPERTIES

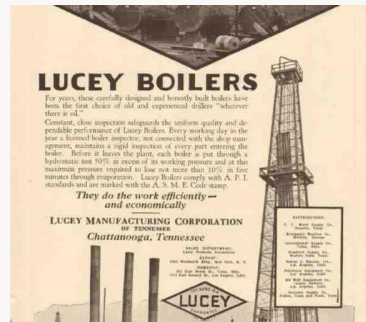
A HISTORIC DESTINATION

Community Centric Development

Lucey Quarter is within the East Main Corridor, a well-located dense retail and residential area in Chattanooga, TN. The property is surrounded by approximately 28,454 homes within 3-miles, with more under development to serve Chattanooga's fast pace population growth. Additionally, the site is located within the Highland Park neighborhood, one of the most desirable and fastest growing historic neighborhoods in the metro area.

Reimagining Urban Living

Lucey Quarter is well located on the proposed East Line pedestrian pathway, vendors and customers will have access to Chattanooga's best restaurants, retail and recreation. Lucey Quarter will bring community, commerce, green spaces, entertainment and housing to the urban Highland Park Neighborhood. Plans include: 15 to 20 townhomes, retail, a food hall and brewery.



View from inside the Food Hall





View of Outside Space

THE

The East Line pathway will change the way Chattanoogaans live, work, shop and play. The pathway will be at Lucey Quarter's front door. The East line will run along what was formerly the Chattanooga Beltline railway. The pathway will start in Downtown and will travel through UTC, Historic Southside, Highland Park and Ridgedale. The project will include a combination of multi-use trails and linear greenspace for pedestrian use.

EASTLINE



The River

UTC

Downtown
Chattanooga

McCallie Ave

Eastline

Lucey
Quarter

Southside

E Main St

I-24

Eastline Map Exhibit

ECONOMIC DEVELOPMENT



The Eastline will significantly change the way Chattanooga will grow over the next several decades. The project is the most comprehensive economic development effort ever undertaken in the City of Chattanooga and will be among the most significant urban redevelopment projects currently underway 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.

Stove Works

A 75,000-square-foot complex of brick and steel buildings on three acres located at E. 14th Street and Holtzclaw Avenue. "Stove Works" will be a non-profit artist-in-residency program supported by private businesses.

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.

Austin Hatcher Foundation

The Chattanooga foundation, that provides services to children with cancer and their families, will occupy the 33,000 SF building at the site. Plans are to have 25,000 SF 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. Larger units will range from \$500,000 to \$600,000.

Ridgedale Mill

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

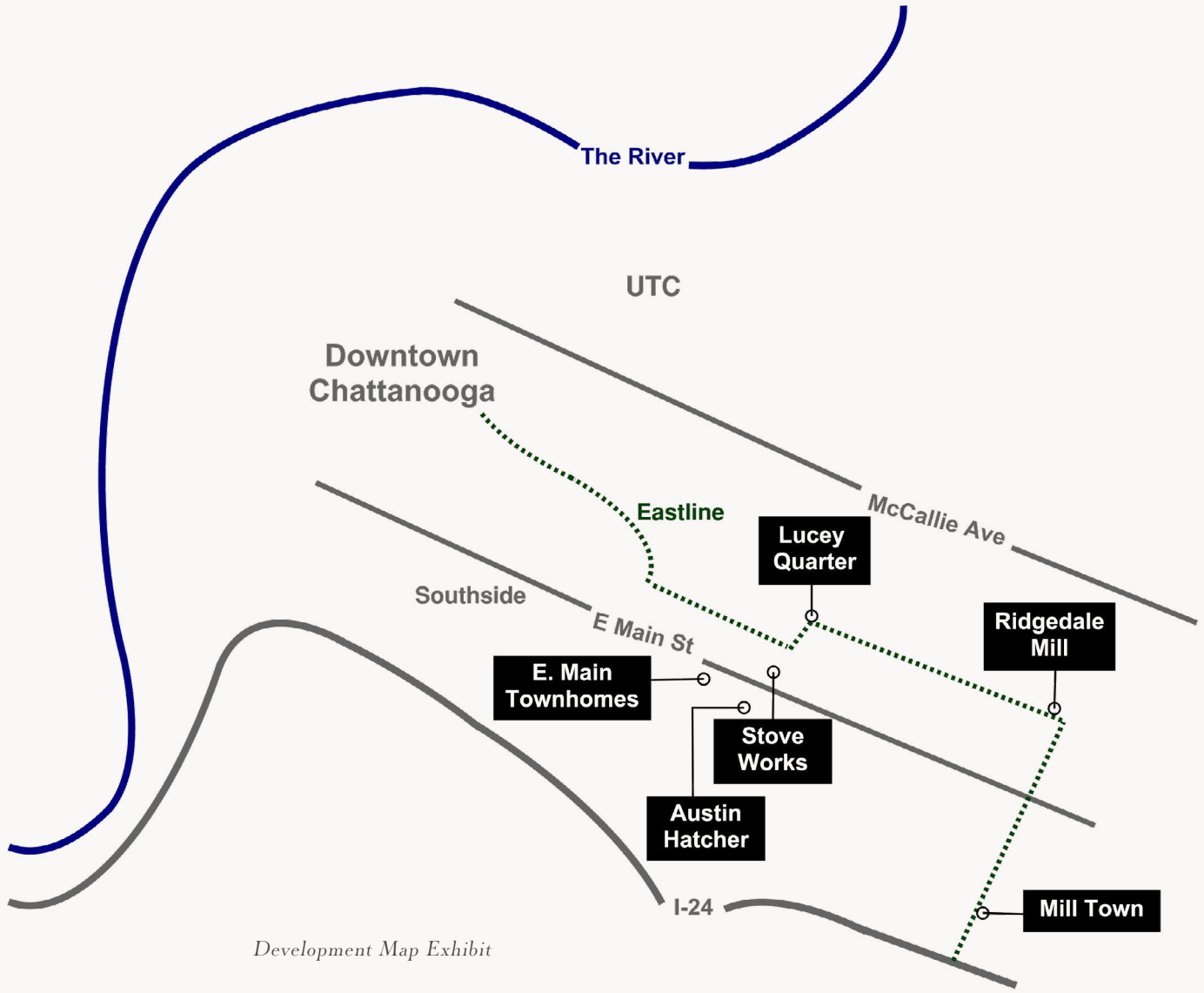
East Main Townhomes

A condominium and townhome project set for Chattanooga's East Main Corridor will offer 11 units. Prices for the 10 townhomes will range from \$345,000 to \$375,000 each, while a penthouse condominium will go for about \$1 million.


1304 McCallie Avenue

The 21,000-Square-Foot site, located near Holtzclaw Avenue and Warner Park about a mile from downtown is planned for new offices, a restaurant and housing among other uses.





Development Map Exhibit

An aerial, grayscale photograph of a modern urban development. The scene features a mix of multi-story buildings, a paved walkway with a patterned surface, and a fenced-in playground area with trees and a person. A car is parked on the street, and a person is walking on the sidewalk. The overall atmosphere is one of a vibrant, pedestrian-friendly community.

“People are tired of cookie cutter retail, restaurants and entertainment. We are focused on providing a more personal and interactive connection between the property and the consumer. We want to promote local, artistic and creative activity that results in a truly unique experience.”

Stephen Counts
COO, Southern Spear Properties

DEMOGRAPHICS

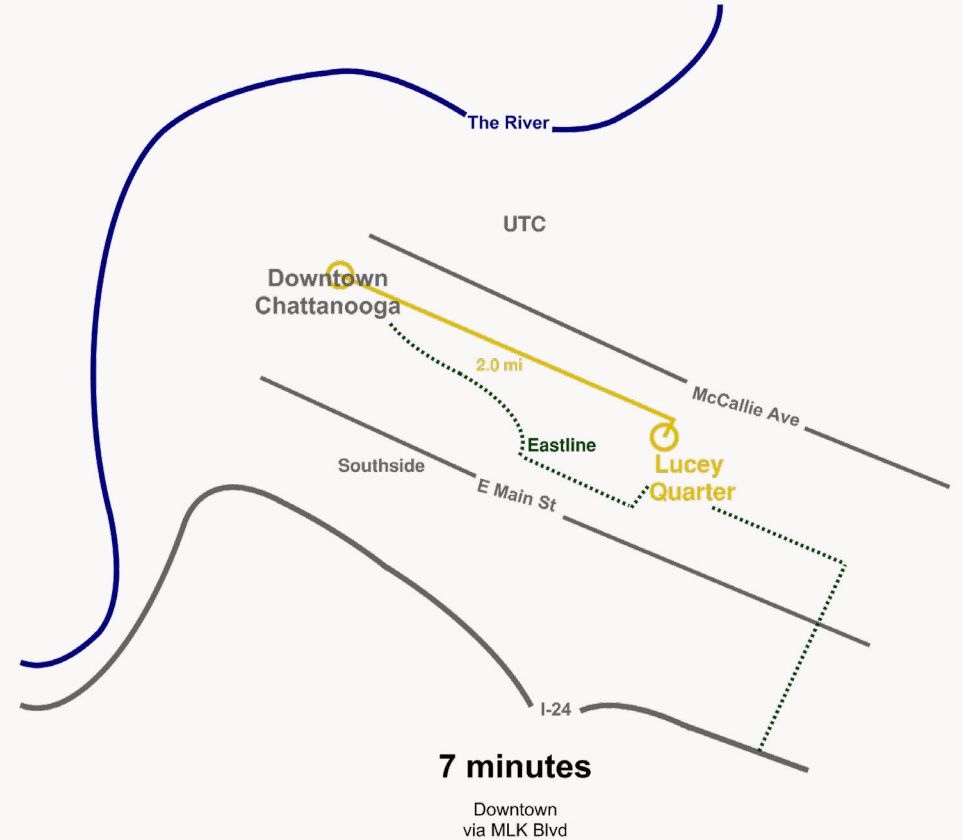
Lucey Quarter is surrounded by some of the most dynamic new and future projects in Chattanooga and the United States.

East Main Corridor

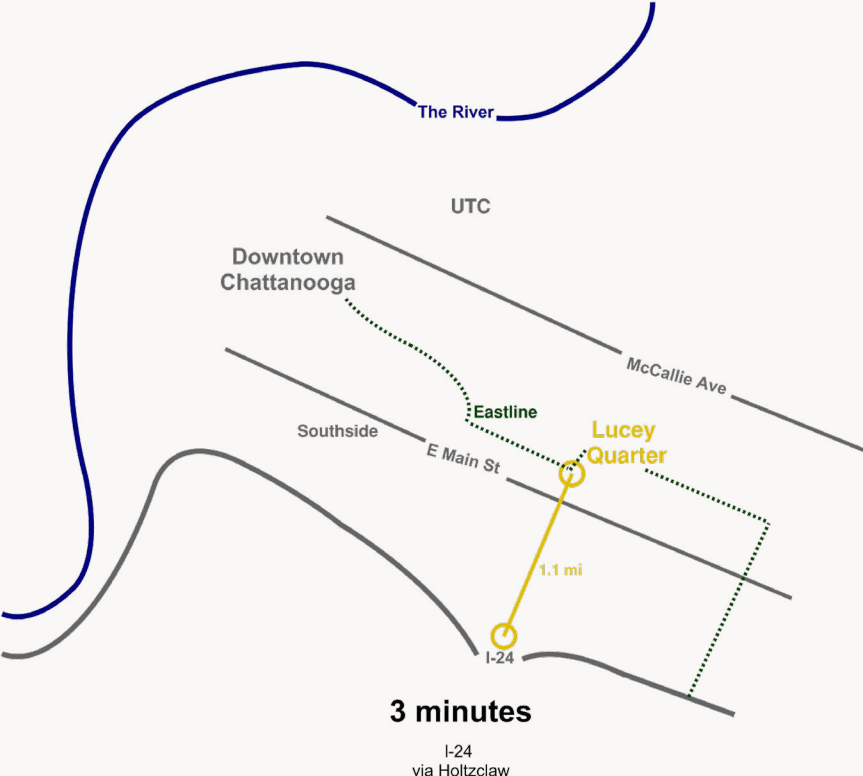
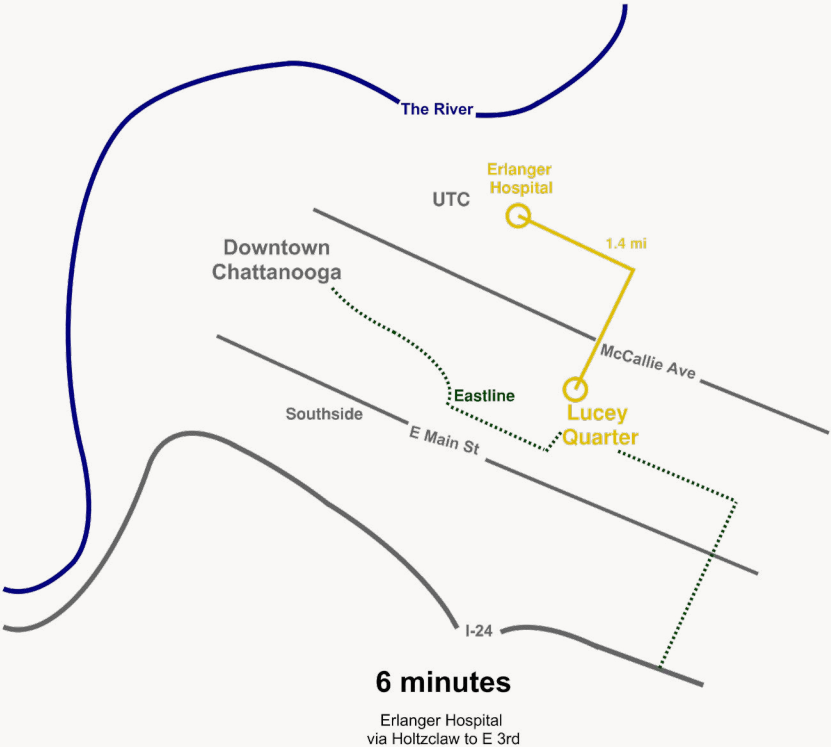
Formerly rundown, crime ridden + desolate, the East Main Corridor is rapidly transforming – a revival propelled by nearly \$200M being invested to redevelop the area.

Chattanooga Growth

In December 2019 Forbes named Chattanooga the N°1 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.



LOCATIONS



Lucey Quarter is 1 mile from the exit of I-24. One of the most highly traveled stretches of road in the state, this development is an easy access destination for locals + tourists alike. Within the immediate area, you will find over \$200 million in mixed-use developments currently in progress.



LUCEY QUARTER FEATURES




+/- 50,000 SF Mixed-Use Retail,
Restaurants & Office

Located along Planned Eastline
Pathway

Outparcel Sale and Build-to-Suit
Opportunities Available

Located near Highland Park, Historic
Southside and Downtown Chattanooga

Space available from
300 – 18,000 SF



“The East Main corridor is seeing unprecedented growth with over \$200 million in projects under construction and Lucey Quarter will be the premier destination for entertainment. Lucey Quarter will pay homage to the rich culture of the Highland Park Community and the historical relevance of the property. We are curating a space that will be unlike anything currently in Chattanooga. The proximity of the property to downtown and the connectivity of the East Line will be an absolute game changer for the area.”

JP Evans

VP of Business Development, Southern Spear Properties



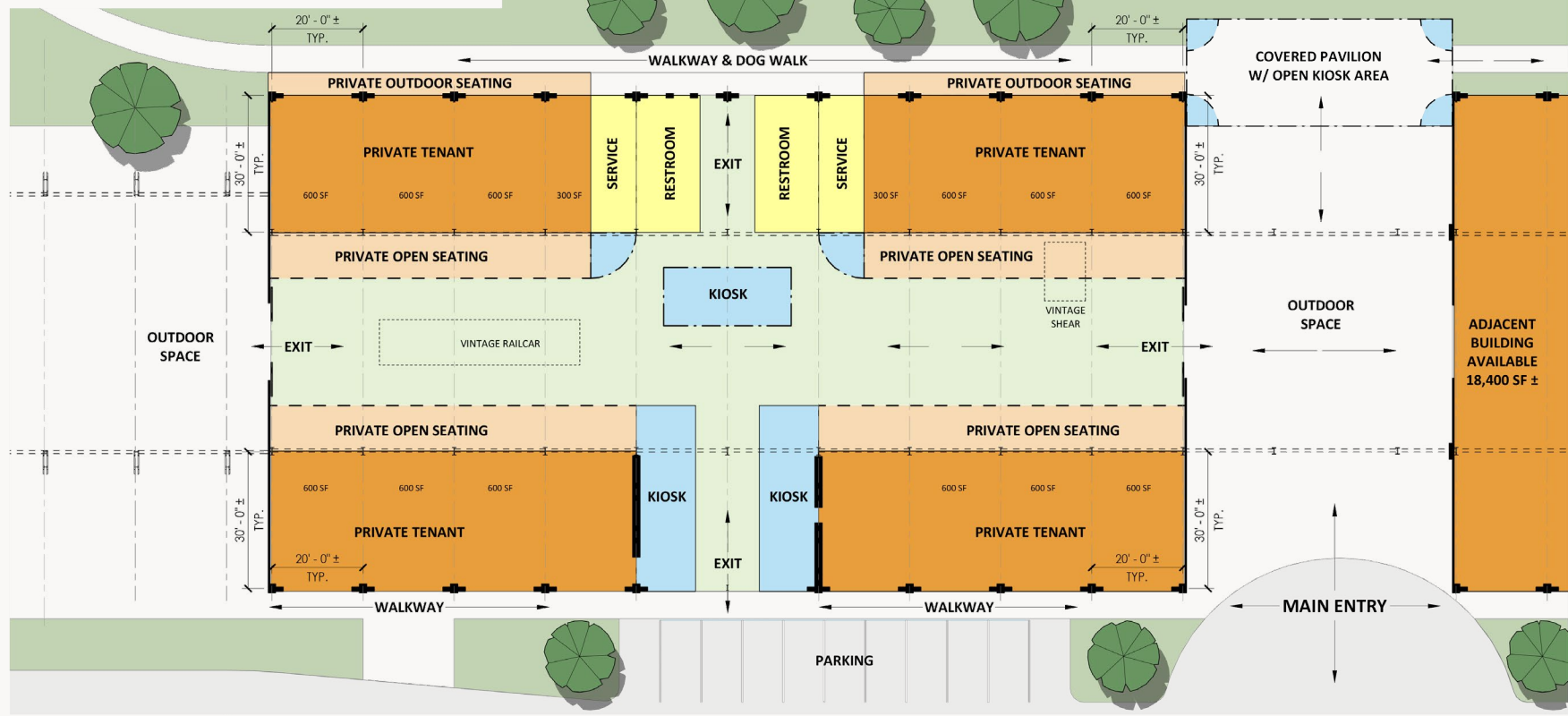
HOLTZCLAW AVE.

NATIONAL CEMETARY

RAILROAD TRACKS



BUILDING SECTION



FLOOR PLAN

3/64" = 1'-0"



- ← CIRCULATION →
- SERVICE, RESTROOMS, MECH, ELECTRIC
- TENANT- PRIVATE
- CIRCULATION
- TENANT- OPEN SEATING
- TENANT- OPEN KIOSK

LUCEY QUARTER
SOUTHERN SPEAR PROPERTIES

Space Available from 300 - 18,000 SF | Both Dedicated Space & Kiosk Available



LUCEY QUARTER IS LED BY
THE SOUTHERN SPEAR
PROPERTIES TEAM

SOUTHERN
SPEAR

DEVELOPMENT



We're big fans of history – And here in Chattanooga, our history, our legacy, is incredible. Whether it's abandoned railroads, or these hundred year old buildings, the remnants of our past are intriguing. Our vision is to develop modern, urban spaces that honor the past, that celebrate our history, and also facilitate community as we look to the future.

Our heart is in urban redevelopment. We believe in repurposing history to foster community. Our mission is to develop sustainable, livable, playable urban spaces where neighbors are friends and friends are neighbors. We have a passion for transforming aged spaces into thriving, sustainable, functional hubs – places + spaces to gather and do life. From multi-family residential townhomes to +50,000 sqft mixed-use properties, our goal is to reimagine urban living. With each project we embrace + incorporate local history, while creating community-centric developments for the future.



Beyond development, we're builders. With an in-house engineering + project management team, we design-build ground-up construction, historical renovation + re-use projects – from concept to final walk through. Whether it is serving as construction managers or as the builder for historical renovations, we have over 20 years of experience as design-build contractors. From start to finish, we are committed to building to unique, functional, sustainable spaces, tailored to your specific requirements and specifications.

TEAM

REAL ESTATE

Whether site sourcing, leasing or pulling together the right investment team – we have over 50 years of collective experience coordinating real estate transactions and managing commercial properties. Whether you are looking to pre-sell townhomes or identify a perfect spot for a new brewery or boutique, we have the background and track record to help you find your ideal location. We have a unique perspective and an ability to see what a space can be, not just what it is. Your vision is our mission.



LUCEY QUARTER

LEASING

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