



Why Buy IN CHATTANOOGA?

ALEXANDRA THEIS
Realtor®/Broker

ABODE
SOUTHEAST PROPERTIES

kw GREATER DOWNTOWN
KELLER WILLIAMS REALTY



WELCOME TO CHATTANOOGA

A Note from Alexandra Theis:

Welcome to Chattanooga — one of the Southeast's most livable and scenic cities. Whether you're drawn here by career opportunity, outdoor adventure, or a fresh chapter, I'm here to guide your transition with expert knowledge, trusted service, and a personal touch.

Why Move to Chattanooga?

- Vibrant mix of city culture and natural beauty
- America's first National Park city
- Thriving downtown with local shops, restaurants, and tech start-ups
- Riverfront access, mountain views, and walkable neighborhoods

Fast Facts:

- Metro Population: ~560,000
- Median Home Price (2025): ~\$310,000
- Cost of Living: 10–15% below national average
- No State Income Tax

ALEXANDRA THEIS

NEIGHBORHOOD SNAPSHOTS

Each neighborhood offers its own unique charm, with a variety of cultural, recreational, and community features.

Whether you're looking for lively cultural scenes, picturesque parks, or welcoming communities, there's something for everyone.



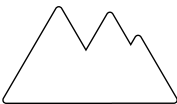
NORTHSHORE

- River views, boutique shopping, cafes, and Coolidge Park
- Walkability, art murals, and family-friendly green spaces



DOWNTOWN/SOUTHSIDE

- Modern lofts, condos, and industrial-chic townhomes
- Packed with local breweries, co-working spaces, and art studios



SIGNAL & LOOKOUT MOUNTAINS

- Elevated living with panoramic views
- Close-knit communities, farmers markets, and hiking trail access



EAST BRAINERD/ OOLTEWAH

- Suburban convenience with newer developments
- Quick access to Chattanooga Airport and Hamilton Place Mall



RED BANK/ HIXSON

- Laid-back atmosphere and affordability
- Great mix of mid-century homes and newer builds

BUYING A HOME IN CHATTANOOGA

WHAT TO EXPECT WHEN BUYING IN TENNESSEE:

- Tennessee is a “buyer beware” state: Inspections matter
- Closing typically takes 30–45 days from accepted offer
- Title companies usually handle closings
- Sellers often contribute to closing costs – ask about options!

HOW I HELP BUYERS

- Tailored home search & market insights
- Trusted connections (inspectors, lenders, contractors)
- Offer strategy and contract negotiation
- Hands-on support from search to settlement

LOCAL MARKET PERKS

- No state income tax = more purchasing power
- Many neighborhoods qualify for USDA and VA loans
- Downtown and North Shore have opportunities for walk-to-work living

Let's work together to find your perfect fit.



LIFESTYLE & OUTDOOR LIVING

OUTDOOR RECREATION

- Over 50 trailheads, including Lookout Mountain, Signal Point, and Stringer's
- Ridge Kayaking on the Tennessee River and paddleboarding downtown
- Hang gliding at Lookout Mountain Flight Park

DINING SCENE

- Stir, Alleia, and State of Confusion are local staples
- New favorites: Bridgeman's Chophouse, Mexiville, Neutral Ground
- Rooftop cocktails, eat-in cafes, and artisanal bakeries everywhere

ARTS & CULTURE

- Chattanooga Market (Sundays at First Horizon Pavilion during Summer)
- Bluff View Art District: Hunter Museum of American Art, galleries, sculpture gardens, and European-inspired cafés
- Annual events: Riverfront Nights, Nightfall Concert Series, 4 Bridges Art Festival

UTILITIES & SETUP ESSENTIALS

- Power: EPB (also offers world's fastest internet speeds at up to 25 Gig)
- Water: Tennessee American Water
- Trash/Recycling: City of Chattanooga
- DMV Info: www.tn.gov/safety – Get your TN license within 30 days of moving



Exploring Chattanooga's Districts

BLUFF VIEW ART DISTRICT

This historic, walkable area is perched above the Tennessee River and offers breathtaking views, bed-and-breakfast charm, and European-style streets. Home to the Hunter Museum, River Gallery, and artisan coffee shops. Ideal for buyers drawn to character and history.

DOWNTOWN

Chattanooga's tech corridor — think co-working hubs, start-up energy, walk-to-work condos, and rapid urban growth. If you're relocating for tech, healthcare, or remote work flexibility, this area offers exciting live-work-play opportunities.

ST. ELMO

A historic neighborhood at the base of Lookout Mountain known for its charm, 1920s bungalows, and access to trails and the Incline Railway. A community full of character with trendy coffee shops, local restaurants, all with a true neighborhood feel.

NORTH SHORE

Located north of the river and connected to downtown by 4 bridges including the famous Walnut St. Bridge, this area offers up-front access to the riverfront Coolidge Park, Renaissance Park, copious boutiques, restaurants, galleries, and kayak ramps for when you're ready to get on the water.

SOUTHSIDE HISTORIC DISTRICT

Where Heritage meets Hip. What was once an industrially driven neighborhood has transformed into a thriving urban enclave full of restored historic architecture, relaxed & upscale dining, shops, and community spirit.

RIVERVIEW

Tucked between North Shore and the Golf & Country Club, Riverview is an upscale area with tree-lined streets, established homes, and proximity to parks and riverfront paths. Quiet, refined, and beautifully scenic.