



## Live Where You Adventure

Experience a new outdoor way of living



**Grace Frank, MBA**  
(423) 208-3834  
[grace@gracefrankgroup.com](mailto:grace@gracefrankgroup.com)

518 Georgia Ave, Suite 101  
Chattanooga, TN 37403



**Katie Dishman**  
(423) 680-0384  
[katie@gracefrankgroup.com](mailto:katie@gracefrankgroup.com)

*grace*  
**FRANK**  
group

**ZACH TAYLOR**



# View the Natural Splendor

The Three Gorges is a new form of conservation development where 20% of the community is reserved for parks and outdoor recreation with a total of 85% of the land being protected through disturbance restrictions. Our conservation design utilizes a sustainable low-density, high acreage model that prioritizes family-friendly outdoor adventure, while impacting the land with a minimal footprint on the path to deliberate living.



Low in density and high in acreage, each Three Gorges Lot is between five and thirty five acres in size and deliberately planned so as to protect and limit disturbance of natural features while providing setback bluff view windows into the splendor of the Three Gorges wilderness below and beyond.



# Experience the Adventure



Surrounded by tens of thousands of acres of protected Cumberland Trail State Park land, the Three Gorges is enveloped with a lifetime of outdoor recreation in the form of the 300 mile long CT hiking trail that runs just below the community. Three Gorges is proud to partner with the Cumberland Trail through members who have helped construct and maintain the hiking and climbing infrastructure present in the Three Gorges trail corridor over the last several decades.

Imagine a lifestyle where your car remains parked in the garage, and the adventure begins from the backdoor where a lifetime of hiking, biking, trail running, backyard bouldering, sport & trad climbing, fishing, swimming, camping, and simple outdoor serenity are all accessible from your backyard. The Three Gorges outdoor life is ready for adventurers of all skill, age, and experience levels.







# About the Development

Unlike most developments consisting of many sometimes undisclosed phases of high density planning, the Three Gorges is a low-density community that will stay a low density community from start to finish with only 50 total lots ranging from 5 – 35 acres in size. In addition, over 20% of the land will be placed into conservation easement with additional protective covenants in place to limit the amount of disturbance and clearing per lot so as to preserve and ensure that 85% of the original 320 acres will remain undisturbed.

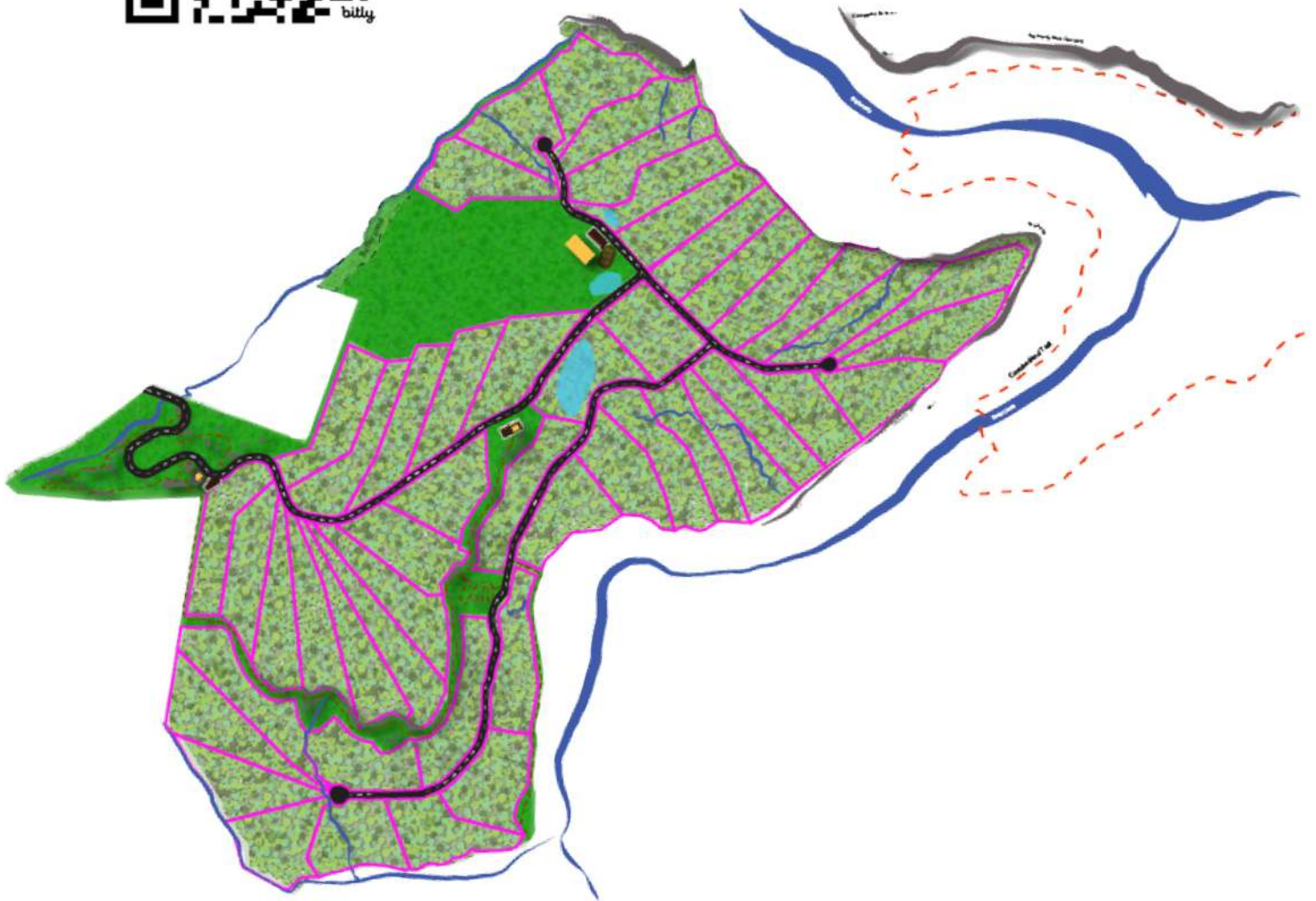


# Lots

Every lot at the Three Gorges has a unique natural characteristic. While some may overlap and present several attractive features, we have grouped the lots into broad categories.



**Scan the QR Code to explore the lots on Google Maps**



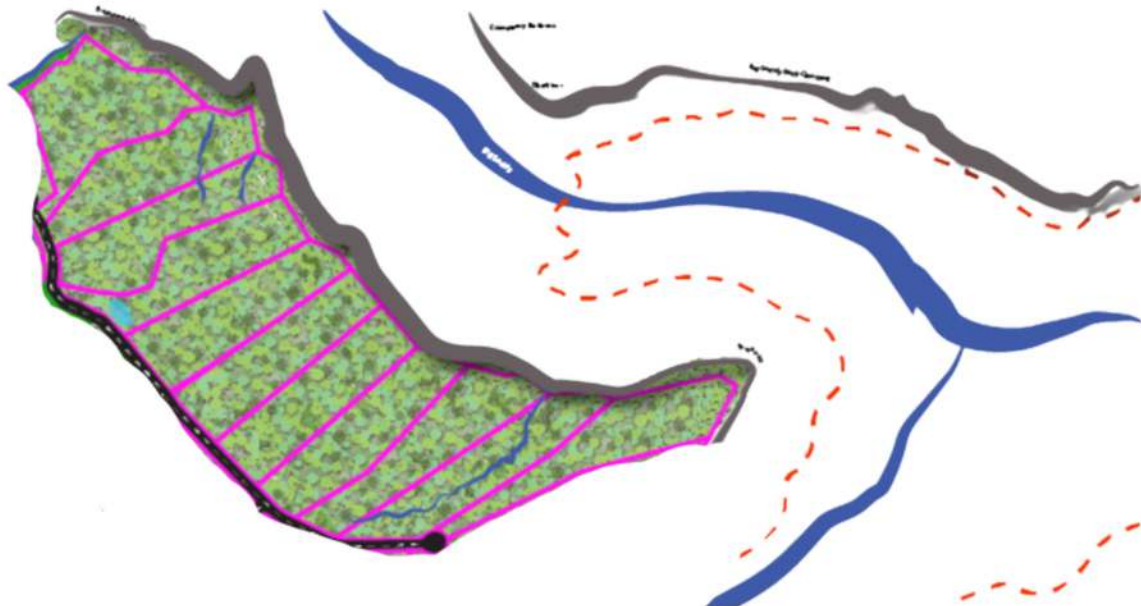
# Big Soddy River Gorge Views

Big Soddy is the second largest watershed in Hamilton County, Tn with a whitewater river bisecting the canyon that has left 100' tall Sandstone walls on either side of the gorge. The sights of Sandstone and the sounds of whitewater can be seen and heard most of the year.

## Lot Features Include:

- River Gorge Sunrise Views
- Whitewater
- Sandstone

## Big Soddy Gorge Lots (2-12)



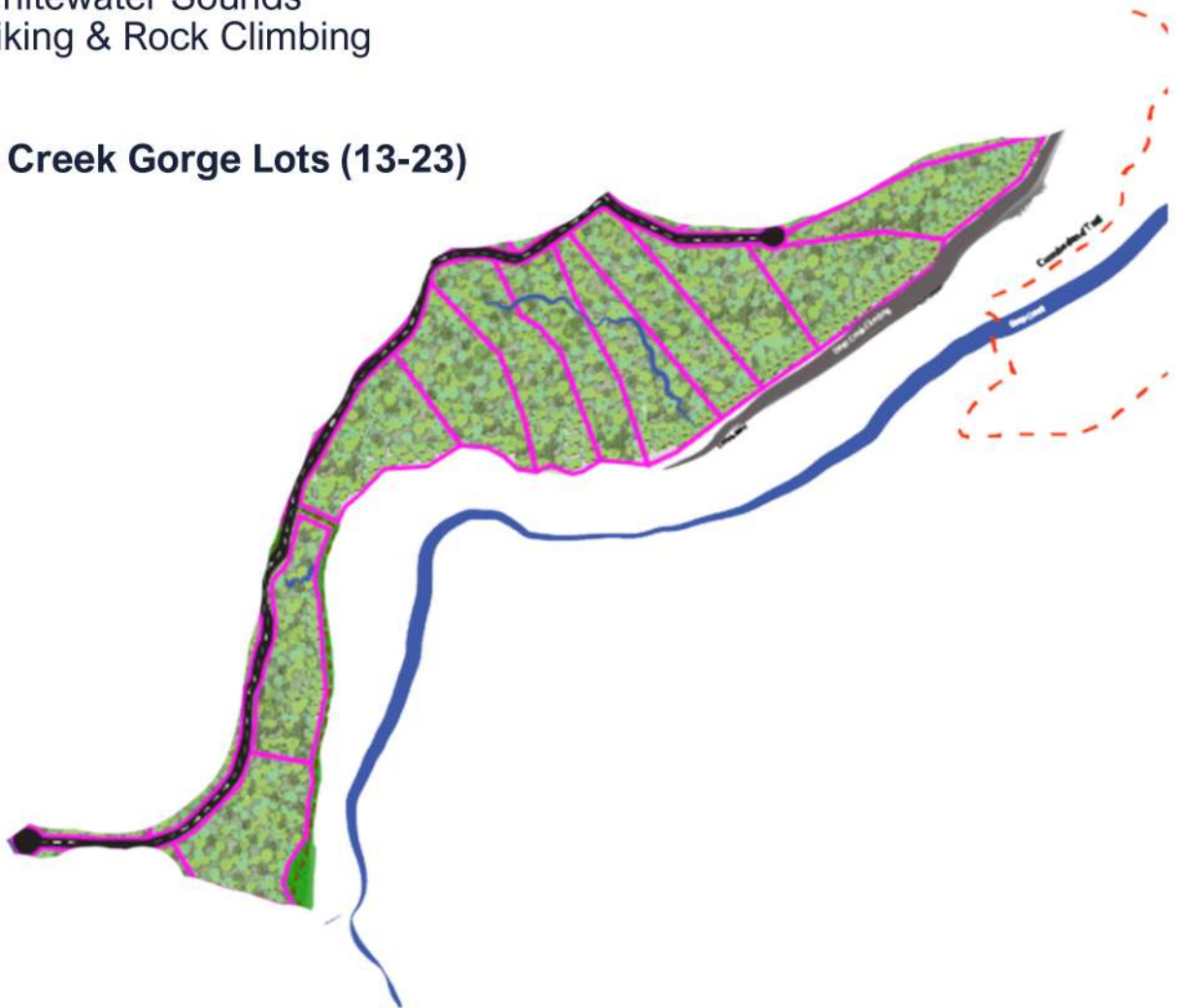
# Deep Creek Bluff Views

Deep Creek is a narrow, steep whitewater creek that has carved a deep hemlock canyon through the Sandstone layers of the Cumberland Plateau. The area is also home to some of the best rock climbing and hiking found in the Cumberlands.

## Lot Features:

- River Gorge Sunrise and Sunset Views
- Whitewater Sounds
- Hiking & Rock Climbing

## Deep Creek Gorge Lots (13-23)





# Creek Frontage

Meandering through the Three Gorges, there are numerous named and unnamed seasonal and year-round streams that at times are either the boundary-of or run through a lot adding a wonderful natural feature to the sights and sounds of these scenic homesites.

## **Lot Features:**

- **Seasonal & year-round sights and sounds of streams**

**Creek Frontage Lots (1, 24-31, 50)**

# Rock Formations

Nothing brings more character to land than an ancient rock formation shaped by the elements and wrapped in a year round greenery and color. These lots are few and far between, but there are several lots at the Three Gorges where rock formations are either on the lot or immediately adjacent and visible.

## **Lot Features:**

- **Sandstone Outcroppings with Intricate Natural Designs**

**Rock Formation Lots (32,33)**



# Long Range Views

Situated atop a small cliff line in community green space, the upper tier lots at the Three Gorges feature long range views of the sunrise over the Blue Ridge of North Carolina, Sunset of the Deep Creek gorge, and Long Range Views of the Big Soddy Gorge.

## **Lot Features:**

- **Long Range Sunrise and Sunset Views of Mountains and River Gorges**
- **Sunrise (Lots 36-38)**
- **Sunset (Lots 39-43)**
- **Big Soddy Long Range (44-49)**

# Long Range Sunset Views

With one of the two best sunset views in the community, Lot 39 fans out in width towards the bluff edge and features a private, flat, and wide sunset view atop an exposed boulder rimmed bluff edge.

## **Lot Features:**

- **Premium Sunset Bluff View**
- **Private Trail Access**
- **Bouldering**
- **Large, Flat, and Wide 5 Acres with Multiple Homesites**

**Long Range Sunset Views Lots (39)**

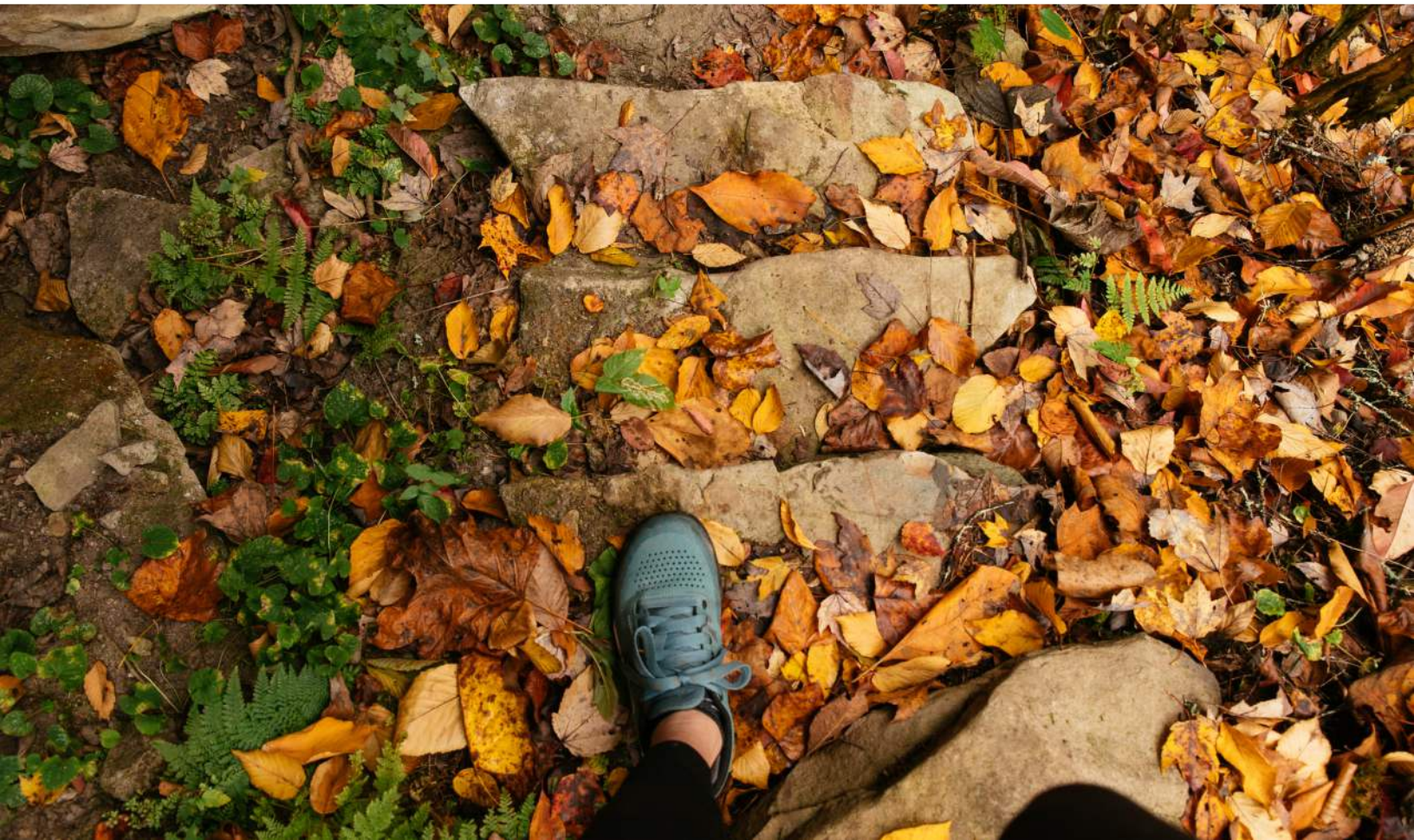
# Pond

Ponds add a fun and family-friendly added-value to your land, and several lots at the Three Gorges have them.

## Lot Features:

- Pond & Water Features adding fun and wildlife to your land

## Pond Lots (34, 35)







# Notes

[illegible]