

Offering Memorandum

Ranch Style Commercial / Office Property

3345 Wears Valley Road, Sevierville, TN 37862



For Sale

3345 Wears Valley Road

3,960 SF | \$697,000

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Section 1

PROPERTY
INFORMATION



SALE PRICE: \$697,000

LOT SIZE: 2.29 Acres

BUILDING SIZE: 3,960 SF

BUILDING CLASS: B

YEAR BUILT: 2004

ZONING: C-2

MARKET: Knoxville-Morristown-Sevierville CSA

SUB MARKET: Sevierville

CROSS STREETS: Wears Valley Road and Mattox Cemetery Road

Property Highlights

- C-2 Commercial Zone
- Utility Water
- Aesthetic interior with some wood floors and cathedral ceilings
- High traffic location
- Scenic site in close proximity to the entrance of the Foothills Parkway
- Owner will consider leasing



Property Overview

This beautiful 2.29-acre commercially zoned tract is improved with a ranch-style office building. It is located in the heart of scenic Wears Valley, between Pigeon Forge and Townsend, Tennessee, just yards from the entrance to scenic Foothills Parkway. Under construction for years, Foothills Parkway was completed and opened to the public in November 2018. The Metcalf Bottoms entrance to Great Smoky Mountains National Park is also located a few miles from the property. The property has panoramic views of the Smoky Mountains.

The 1,980 square foot main level has a lobby/reception area with cathedral ceilings and a fireplace, five offices, two half-baths, and a kitchen. The 1,980 square foot basement has a full bathroom, two entry doors, and a double garage door.

The property is ideally configured for a real estate office or other service-oriented business, and may also be suitable for retail or restaurant use. The large level site has the potential for additional development. Owner will consider leasing.

Location Overview

The property is located in the heart of Wears Valley, on Wears Valley Road close to the entrance to the newly completed Foothills Parkway.

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Additional Photos

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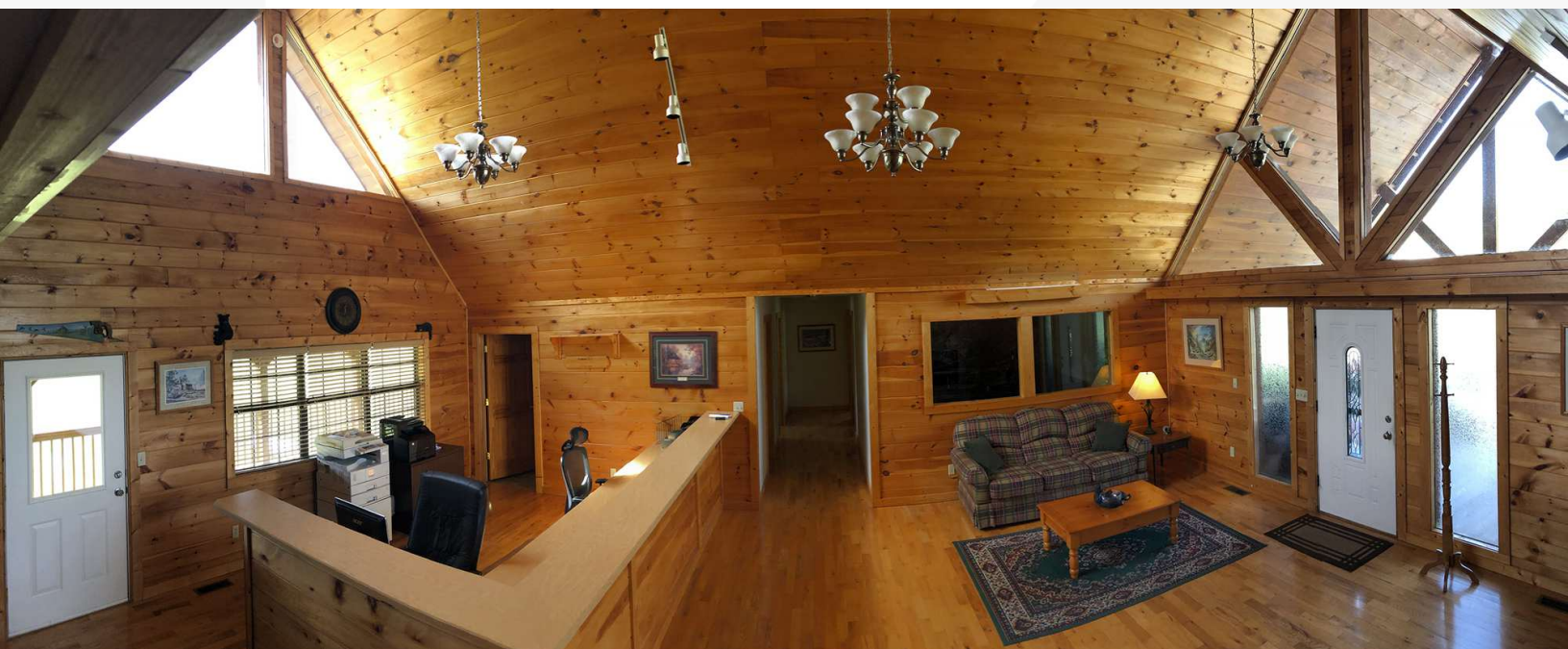
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Additional Photos

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Additional Photos



Additional Photos



Main Floor Lay-Out



FEMA Flood Hazards Map



Section 2

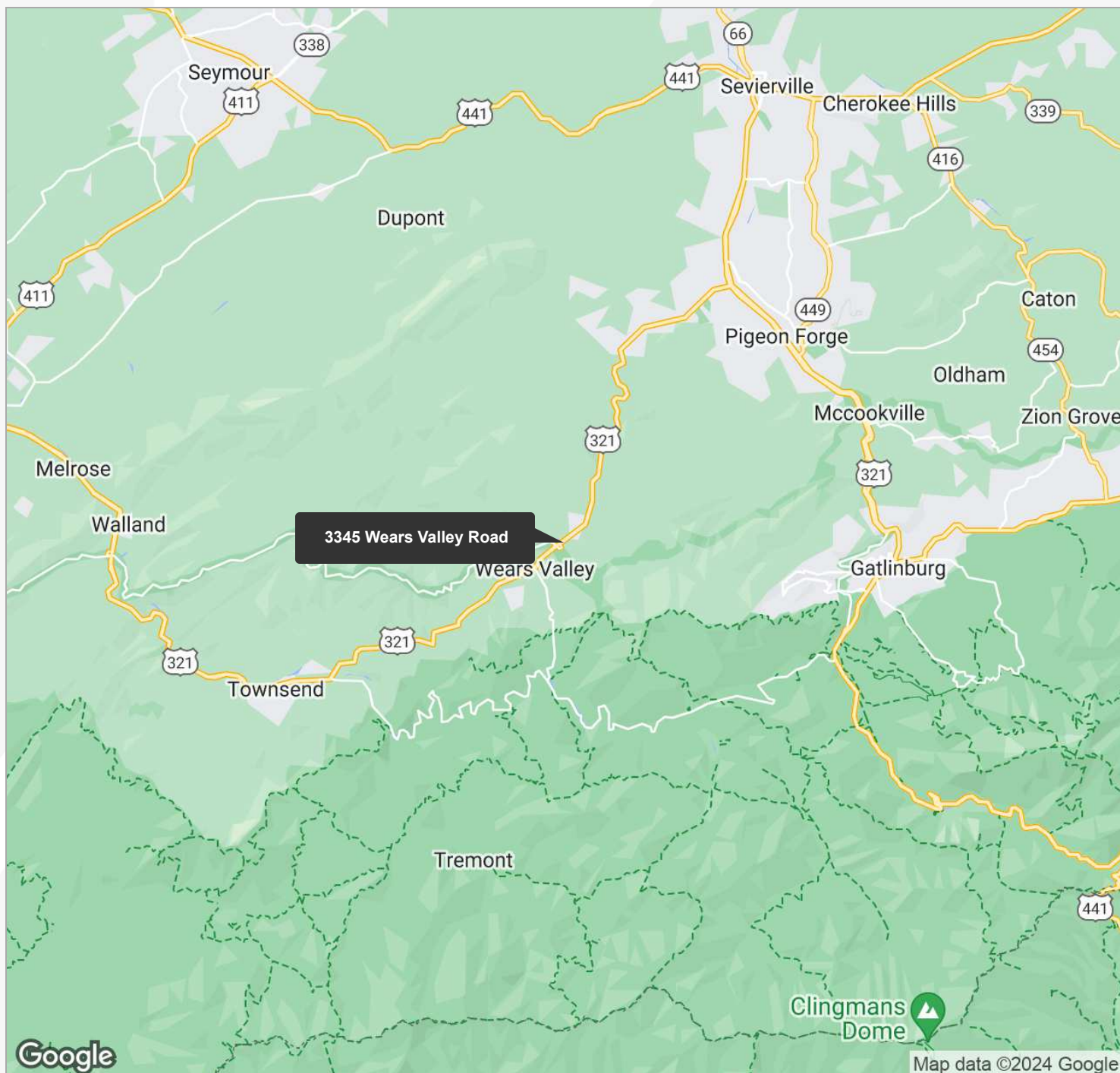
LOCATION INFORMATION

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City Map

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Sevierville, Tennessee



Parcel Map

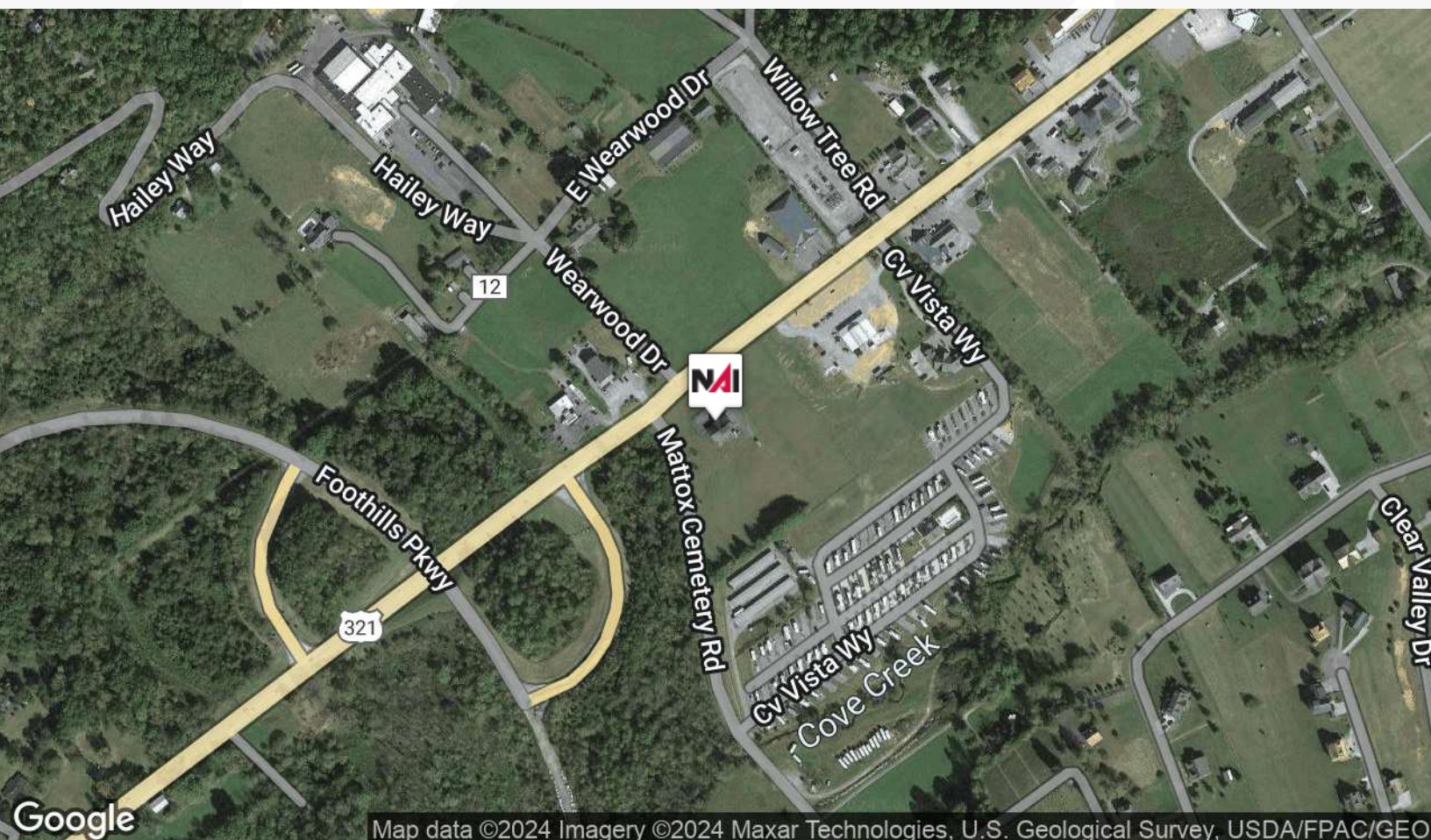
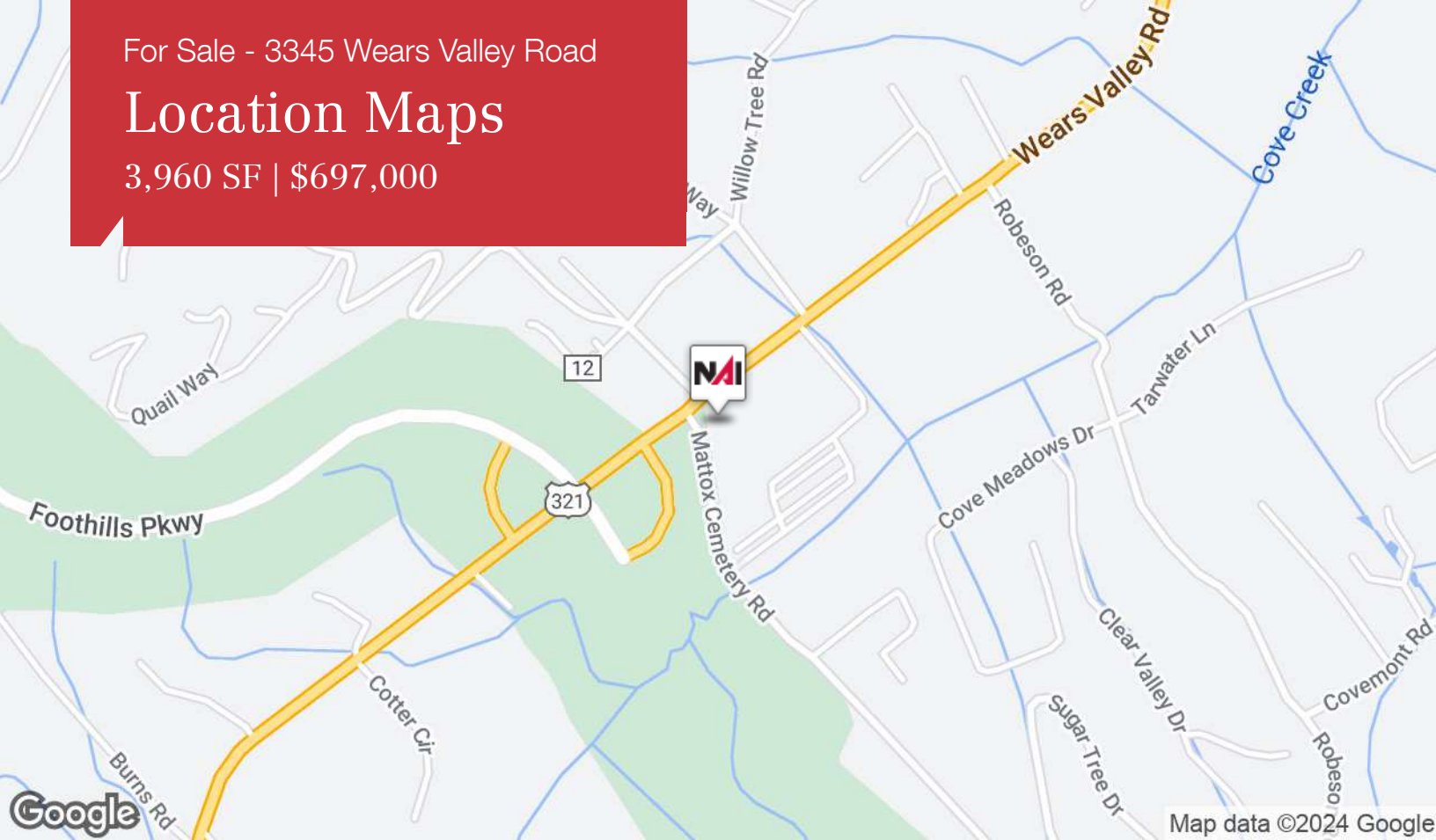


Map data ©2021 Google

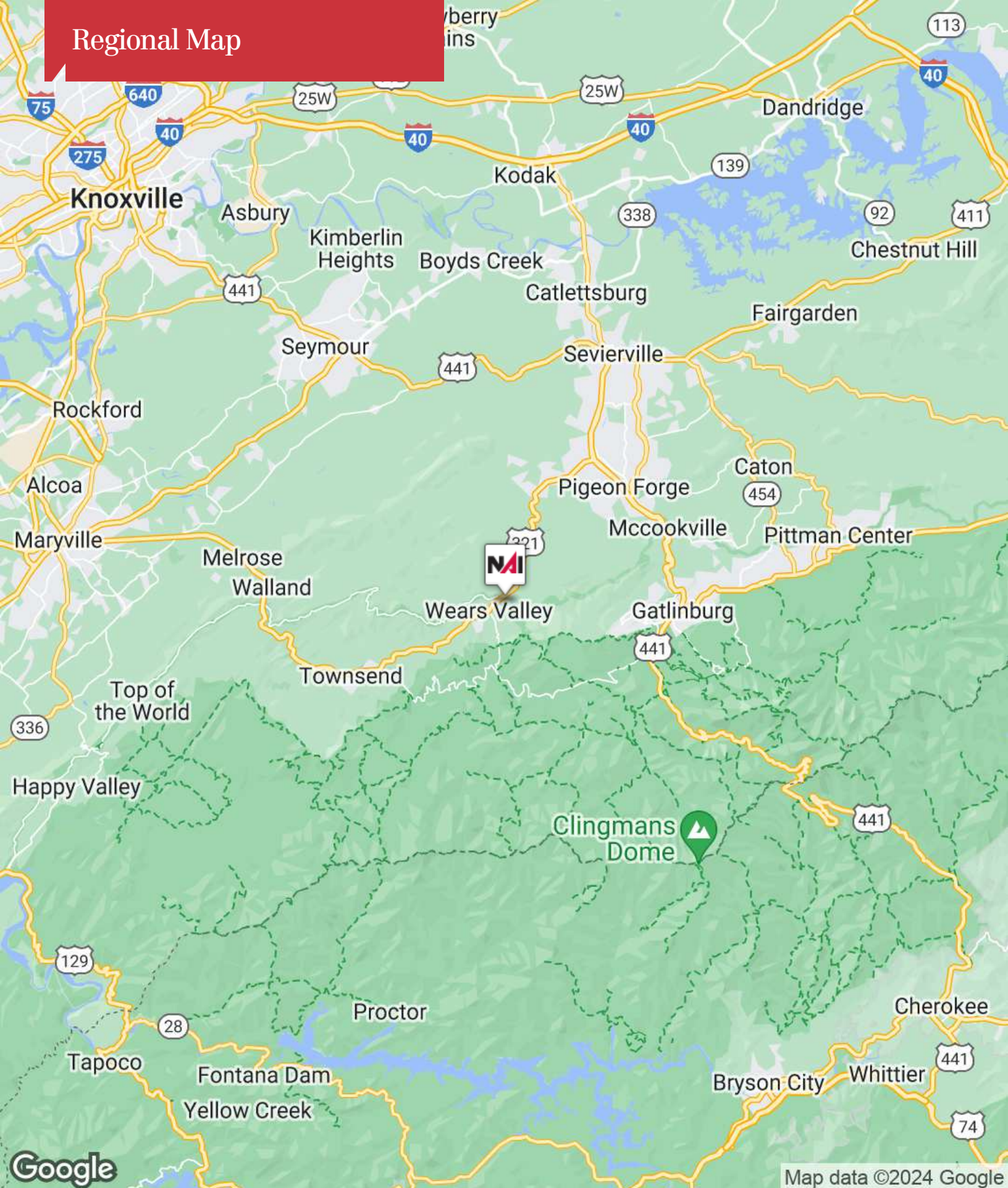
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Location Maps

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Regional Map



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Aerial Map

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Google

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Sevierville, TN 37862
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koellamoore.com



Section 3

ABOUT THE COMPANY

For Sale - 3345 Wears Valley Road

Advisor Bio 1

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DAVID GOTHARD, CCIM

Principal Broker (Sevierville Office), Senior Advisor

dgothard@koellamoore.com

Direct: 865.453.8111 | Cell: 865.607.9536

TN #00262082

PROFESSIONAL BACKGROUND

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.

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For Sale - 3345 Wears Valley Road

Advisor Bio 2

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AUGUST TIMISELA

Hotel & Investment Advisor

atimisela@koellamoore.com

Direct: 865.453.8111 | Cell: 865.243.1055

TN #331617

PROFESSIONAL BACKGROUND

August is an all-round real estate professional, focusing on Hospitality and Investment Properties, but offering a full-range service of Acquisition, Disposition, Sale/Lease-back and Lease transactions for all types of commercial real estate. August has almost 30 years of international real estate and investment experience in various positions in the industry.

August's career in the real estate industry started with Real Estate Asset Management for institutional investors in Europe. From 1993 to 2000 he was involved in fund management of over \$5 billion as an investment analyst (office, retail, hospitality) with Dutch pension fund PGGM and with German bank Sal. Oppenheim (OIK). From 2000 to 2007 August worked in several senior advisory positions (BCI and AOS-Studley) providing management, real estate and economic consultancy services to corporations, investors and developers in regions across Europe. From 2007 to 2012 he was course manager and lecturer Corporate Real Estate Management at Breda University's Academy of Hotel & Facility Management.

After moving from the Netherlands to Knoxville, TN he started working with NAI Koella | R.M.Moore in 2015. Since 2019 he's operating from the Sevierville office.

EDUCATION

Radboud University, M.Sc. Urban Planning, 1993

Cornell University, certification, Hotel Real Estate Investment & Asset Management, 2016

MEMBERSHIPS

NAR National Association of REALTORS

TAR Tennessee Association of REALTORS

KAAR Knoxville Area Association of REALTORS

GSMAR Great Smoky Mountains Association of Realtors

Knoxville Hospitality Association

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