

23.4 ACRES FOR SALE

Middle Creek Rd Sevierville, TN 37862



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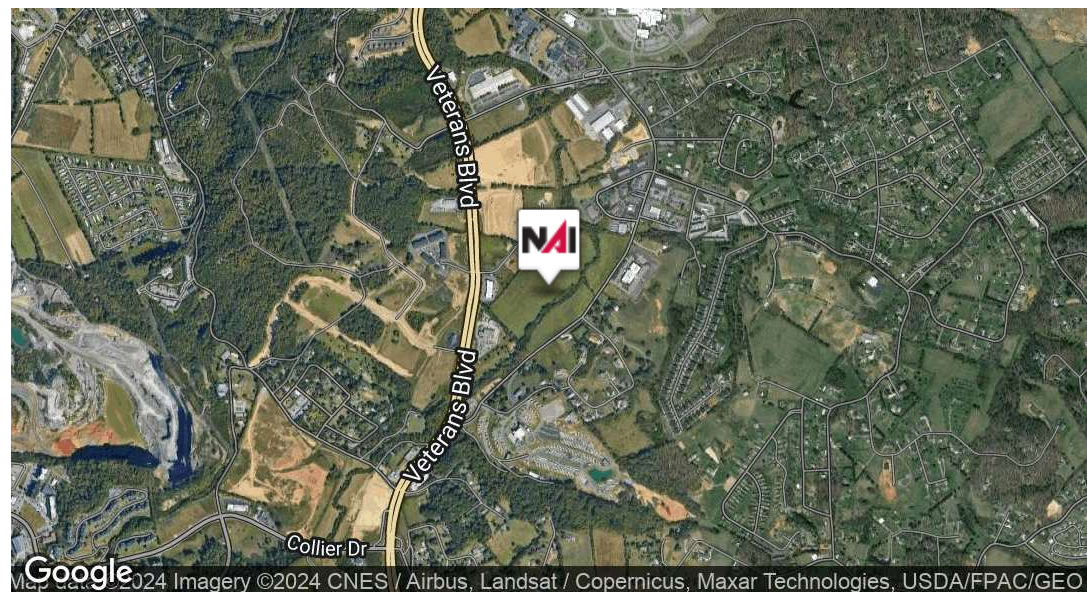
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Land | 23.4 Acres

- Sets up great for RV, Campground or Multifamily Users
- 3.7 Miles to Dollywood (7-minute drive time)
- 3.0 Miles to Tanger Five Oaks (8-minute drive time)
- 1.0 Miles to LeConte Medical Center (3-minute drive time)
- Zoned: I-C



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Property Overview

23.4 Acres located off of Veterans Blvd and Middle Creek Road. The site is close to many of the major tourist attractions in Pigeon Forge and Sevierville. In addition, neighborhood amenities like public schools and the local hospital are in very close proximity to the site. The property is cut by Middle Creek and while that floodplain will need to be addressed during development, if handled correctly the creek should become an amenity to the future owner.

Market Overview

This site is a great opportunity to serve the high demand and unmet needs for both the Multifamily and RV Resort businesses. Both of these uses are in high demand and have high barriers to entry in this market. This site is a convenient location for Multifamily or RV Resort businesses.

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Google

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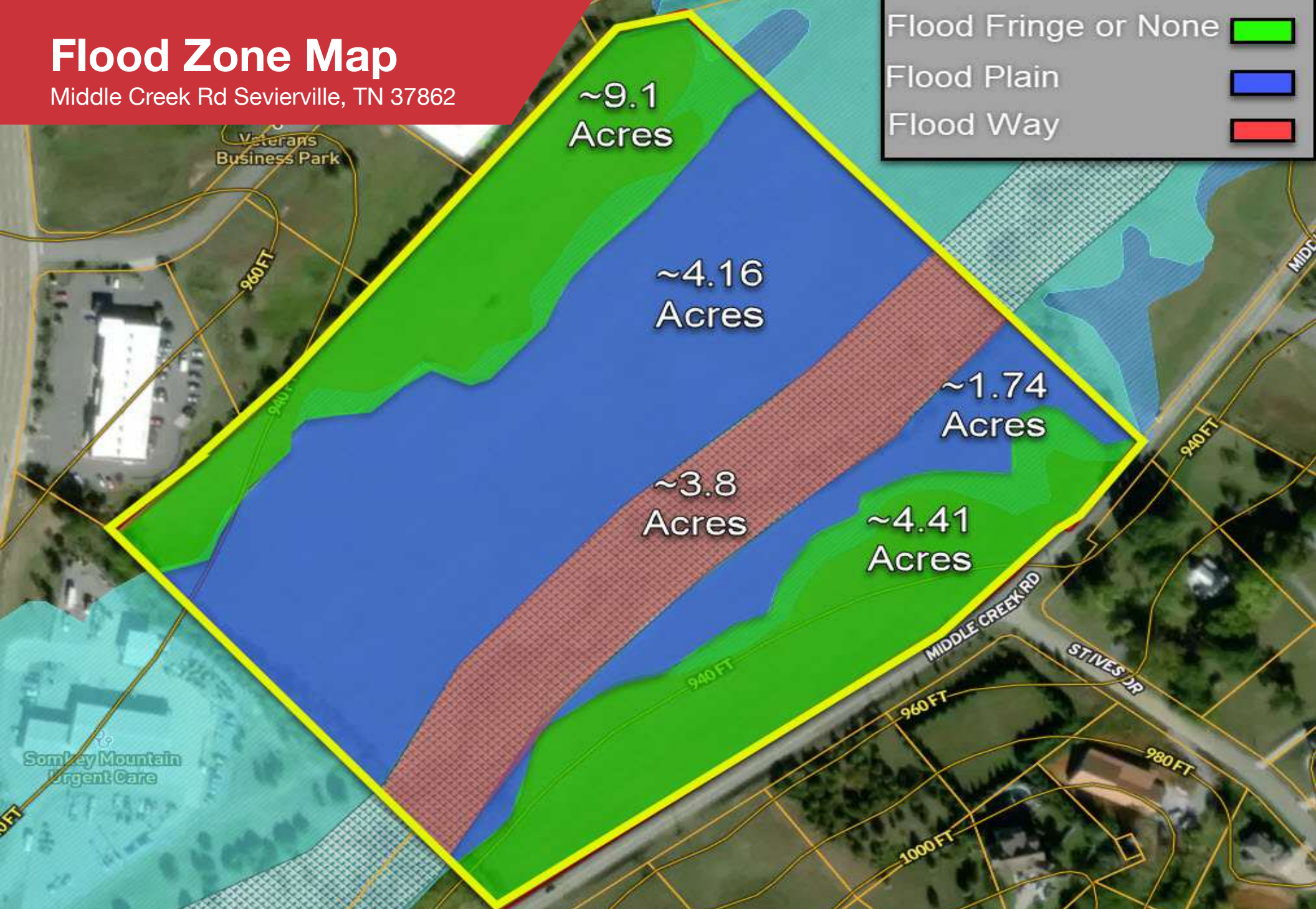
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Flood Zone Map

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Flood Fringe or None 
Flood Plain 
Flood Way 

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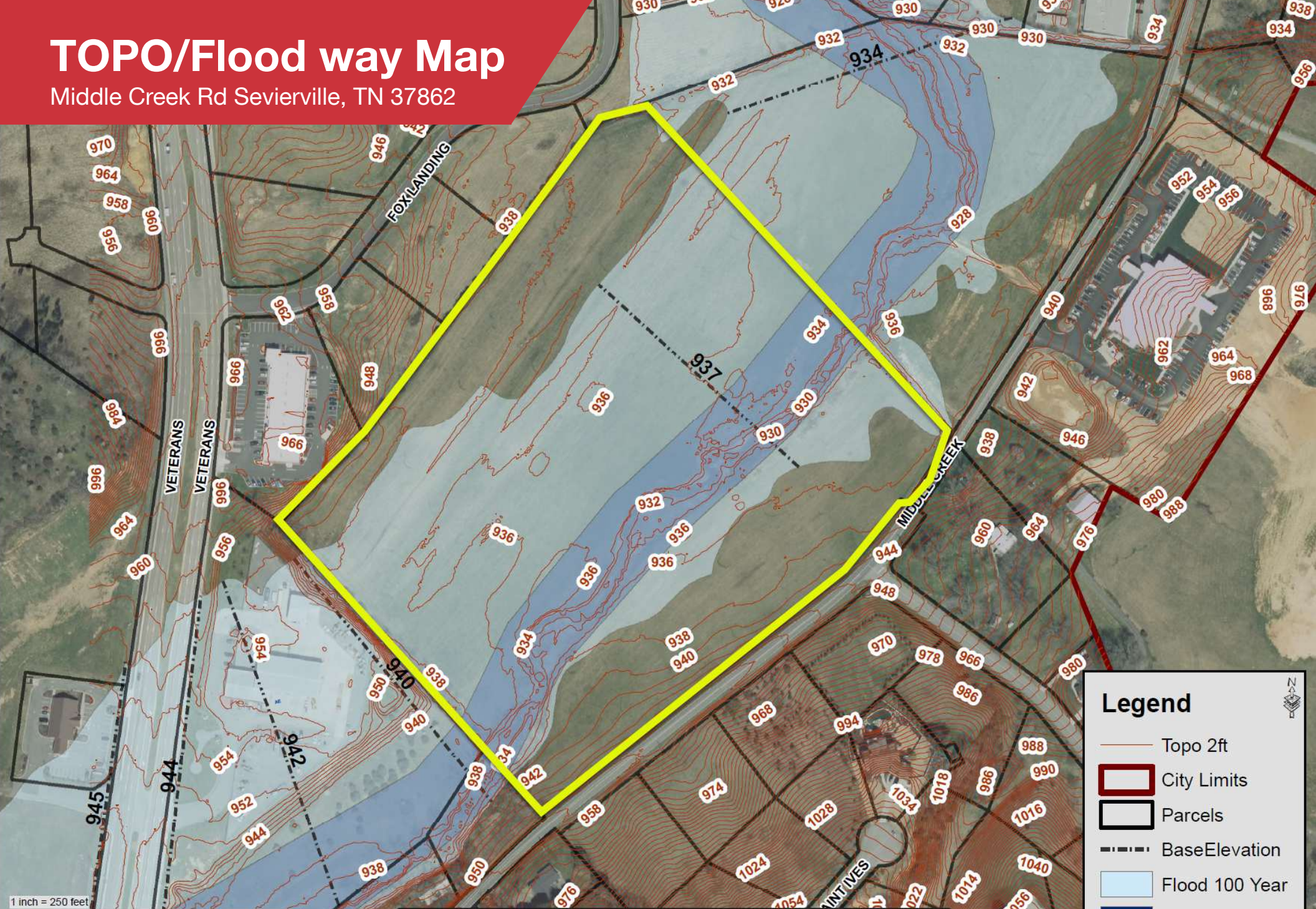
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TOPO/Flood way Map

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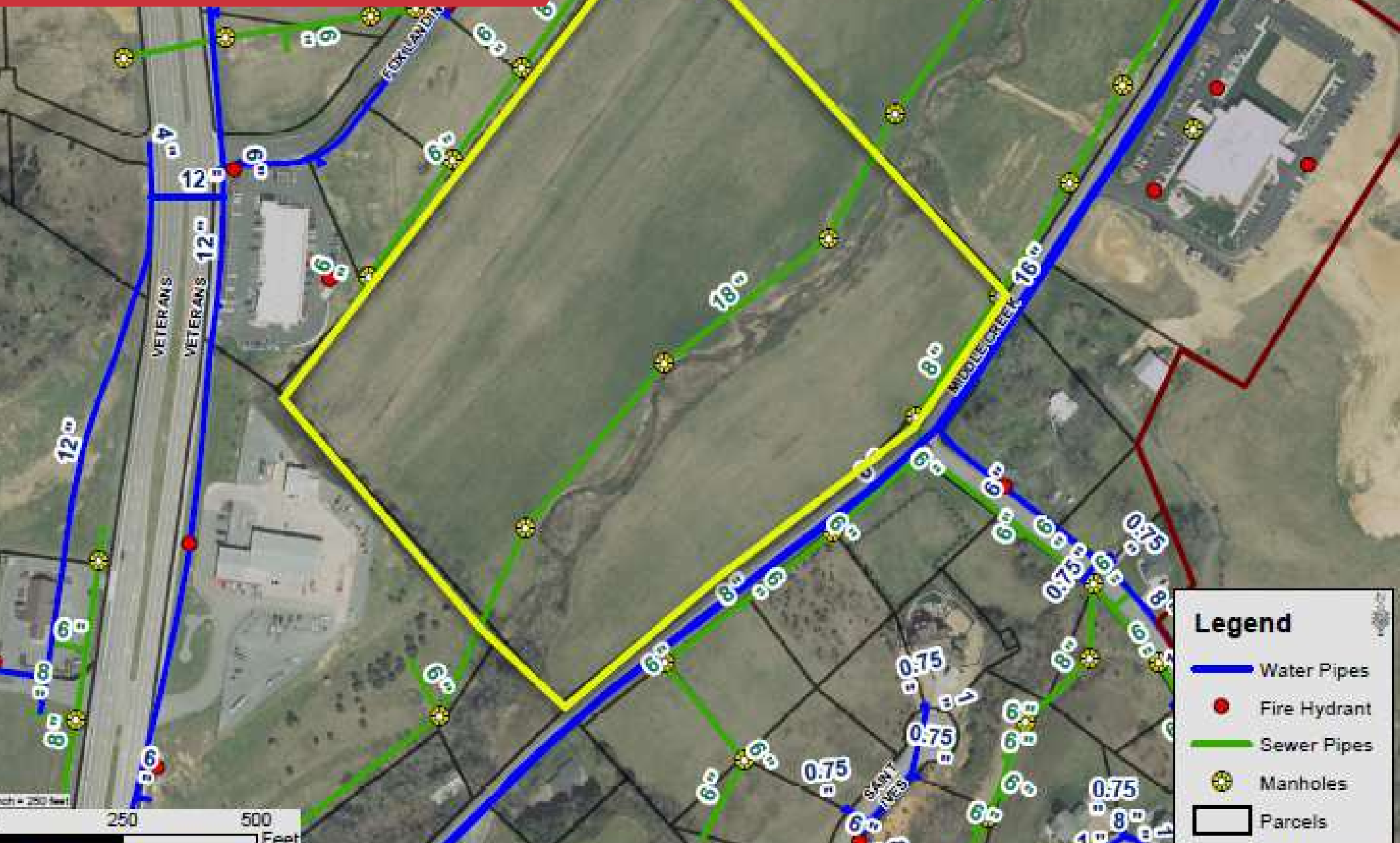
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Utilities Map

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ZONING MAP I-C

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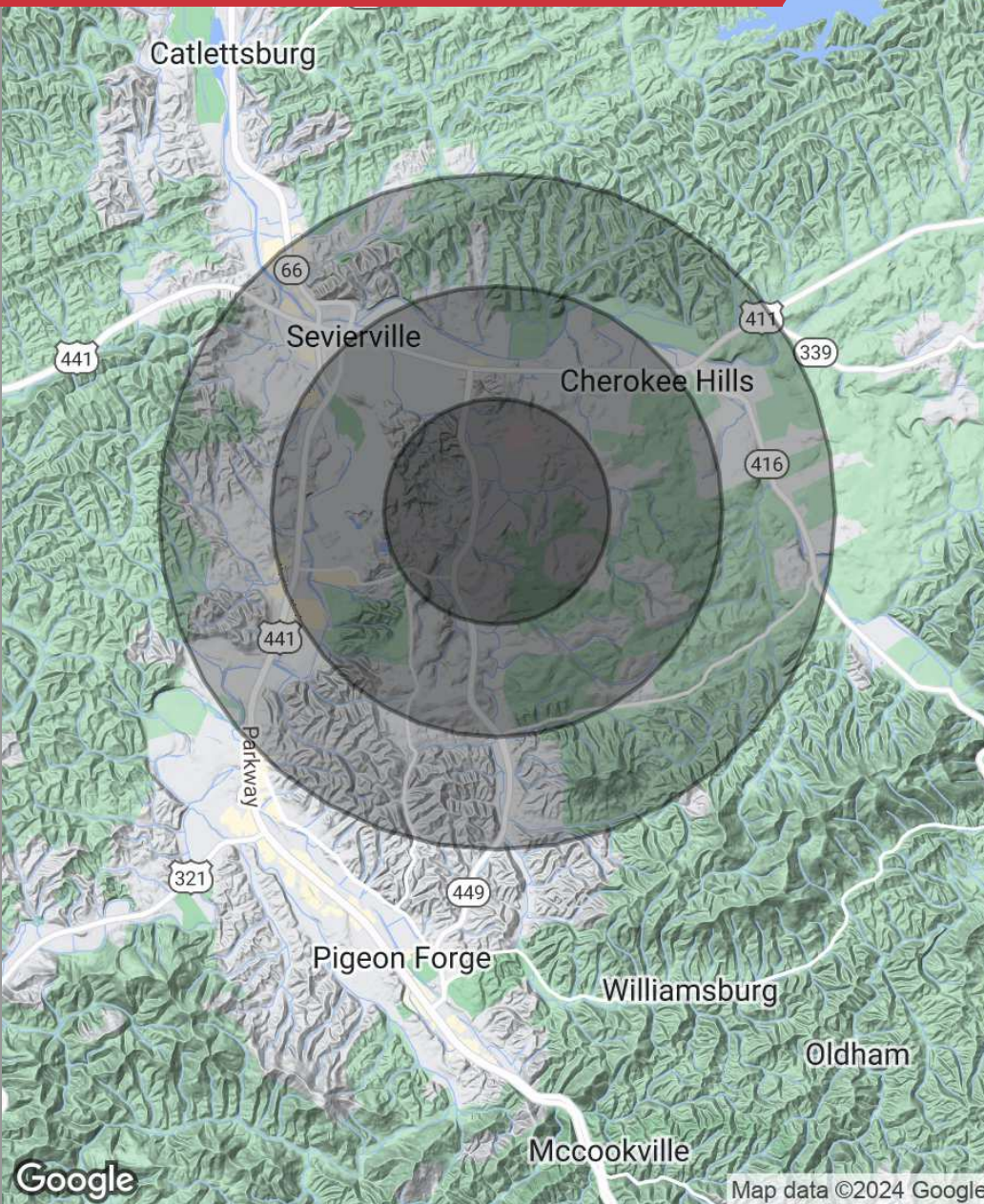
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Demographics

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Population

	1 Mile	2 Miles	3 Miles
Total population	2,479	9,689	17,380
Median age	36.7	38.7	40.6
Median age (male)	36.0	39.5	40.9
Median age (Female)	40.0	40.4	42.4

Households & Income

	1 Mile	2 Miles	3 Miles
Total households	1,126	4,763	9,241
# of persons per HH	2.2	2.0	1.9
Average HH income	\$54,586	\$52,636	\$50,182
Average house value	\$216,073	\$194,400	\$192,080

** Demographic data derived from 2020 ACS - US Census*

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2015 Top Sales Broker – CoStar

CoStar Power Broker Awards recognize commercial real estate professionals based on highest transaction volumes within their respective markets

2015 Retail Broker of the Year – CCIM

Awarded by East TN CCIM & Greater Knoxville Business Journal for a complicated assemblage of 10 separate transactions totaling a \$14.5 million deal that led to a new Publix anchored shopping center in Pigeon Forge, TN

2012 Elite Award – NAI Global

Top Performer “Elite” award recognizes outstanding performance within the NAI network

2011 Deal of the Year Award – CCIM

Part of a multi-broker team that was awarded the “Deal of the Year” award for the disposition of Belle Island Village in Pigeon Forge, TN, an approximately 280,000 square foot stalled retail project that traded for \$10.5 million dollars.

Board Positions

United Way of Sevier County

Professional Background

Trey is a Senior Advisor who specializes in retail land sales. Trey’s fifteen years of experience make him a valuable resource to his clients in the hospitality, retail, and multi-family industries. Trey holds a Masters in Real Estate Development and has extensive experience in commercial real estate, land development and research analysis.

Since joining NAI in 2008, Trey has completed approximately \$121 million in closed transactions. The most notable being the \$14.5 million assemblage for a Publix anchored shopping center, the \$10.5 million sale of Belle Island Village and most recently the successful negotiation an \$8.4 million ground lease between his client, a third-party developer and Dave & Buster’s. All of these transactions are in Sevier County.

Trey strongly believes in the practice of multidisciplinary thinking in real estate, and it shows in his style of work. Complicated deals and transactions often require a creative and multi-angled approach. This mindset and unique ability enable him to bring challenging projects across the finish line.

Education

2007 Clemson University, Master of Real Estate Development (MRED)

Clemson, SC

Joint degree program: College of Business and College of Architecture

Two Year Interdisciplinary Program with Classes in MBA, Finance, Law, Construction Management, Architecture, City and Regional Planning, and Real Estate Development

2004 University of Tennessee, Bachelor of Science in Business Administration (BSBA)

Knoxville, TN

Majored in Finance

2000 Gatlinburg-Pitman High School

Gatlinburg, TN

Professional Organizations

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

Certified Commercial Investment Member (CCIM)

Strategic Clients

CHM Development

Kinsey Probasco Hays

Pilot Travel Centers

RESIGHT Investors

World Choice Investments

Collier Restaurant Group

Mountain Commerce Bank

Region’s Financial

SunTrust Financial

The Hutton Company