

4.93-Acre (J) Riverfront Dev.Tract In Smoky Mtns.Tourist Area

Old Knoxville Highway  
Sevierville, TN

**NAI** Koella  
RM Moore

Wilderness of the  
Smokies

**Tract J**  
037 057.02  
4.93 Acres

Confidential Offering Memorandum presented by:

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# Table of Contents

- 3** Section 1  
Property Information
- 7** Section 2  
Site Maps & Plans
- 14** Section 3  
All Available Tracts
- 18** Section 4  
Location Information
- 25** Section 5  
Market Information
- 27** Section 6  
About The Listing Agents



4.93-Acre (J) Riverfront Dev.Tract  
in Smoky Mtns.Tourist Area

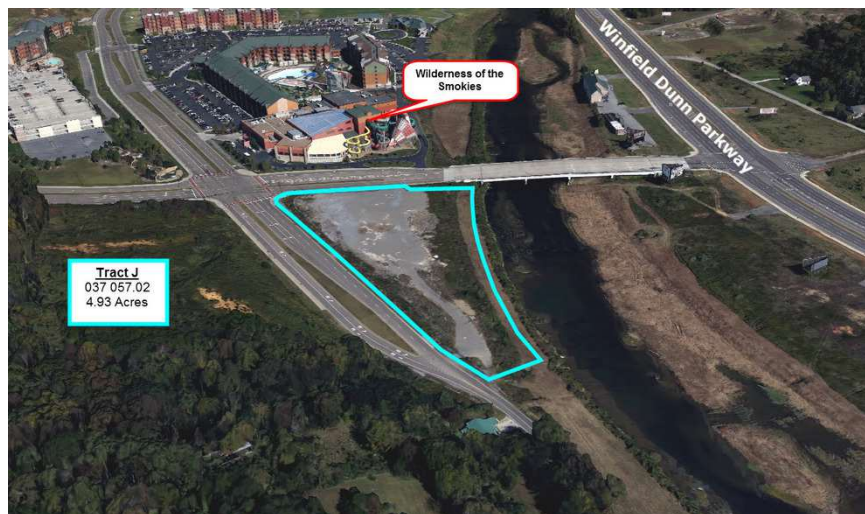
# PROPERTY INFORMATION

- Executive Summary
- Property Description
- Complete Highlights

# Executive Summary

# 1

## PROPERTY INFORMATION



## Property Details

<b>Sale Price</b>	\$1,300,000
<b>Lot Size</b>	4.93 Acres
<b>APN #</b>	037 057.02
<b>Zoning</b>	C-5
<b>Average Daily Traffic Count</b>	41,977 On Winfield Dunn Parkway
<b>Market</b>	Sevier County
<b>Cross Streets</b>	Old Knoxville Highway And Gists Creek Road

## Property Overview

NAI Koella | RM Moore and Goldman Partners Realty, LLC are pleased to exclusively offer for sale Tract J, a corner, riverfront development tract that is located in a popular tourist mixed-use development in Sevierville, Tennessee. Tract J is large enough to accommodate a large tourist-oriented hotel, restaurants, or retail development. Tract J is one of the last remaining contiguous and non-contiguous tracts in the same tourist-oriented mixed-use development that have been offered for sale.

## Property Highlights

- NEW UPDATE - Directly across street from new massive "Soaky Mountain" 50-acre outdoor waterpark. Groundbreaking scheduled for August 6, 2019.
- C-5 Tourist Commercial zoning district. Municipal utilities available.
- Excellent highway visibility and access to Winfield Dunn Parkway, the area's primary tourist traffic artery
- \$2,453,200 Tax Appraised Value
- Close to Smokies Water Park - an indoor & outdoor park totaling over 100,000 SF



# Property Description

## Property Overview

Tract J is a corner, riverfront tract containing 4.64 usable acres. It is large enough to support a hotel, restaurant or retail center or other commercial uses. See the conceptual plans under SITE MAPS & PLANS.

## Location Overview

Tract J is located across the West Prong of the Little Pigeon River, off of Winfield Dunn Parkway, and about 6 miles south of Interstate 40 Exit 407.

## Site Description

Tract J is an irregular shaped corner, riverfront tract containing 4.93 acres. The recorded plat indicates that 0.29 acres is below the waterline, thus the usable acreage is 4.64 acres. The northern boundary and frontage along the south side of Gists Creek Road is 309.2 feet.

Frontage along the east side of Old Knoxville Highway and depth along the wet boundary is 886.52 feet. The east boundary and frontage along the west side of the Little Pigeon River is about 765 feet. Road frontage is at grade.

## Zoning

C-5 Tourist Commercial District. The general purpose and intent of this district is to establish areas of commercial uses along major arterial streets and adjacent intersecting streets that encourage grouping of compatible commercial uses, reduce traffic congestion, and secure adequate light, air and aesthetic qualities for residents of the city. Some permitted uses are: hotels, retail stores and amusements. City approval will be required for any proposed use.



# Complete Highlights

## Property Highlights

- NEW UPDATE - Directly across street from new massive "Soaky Mountain" 50-acre outdoor waterpark. Groundbreaking scheduled for August 6, 2019.
- Corner riverfront tract
- C-5 Tourist Commercial zoning district
- Municipal utilities available
- Excellent highway visibility and access to Winfield Dunn Parkway, the area's primary tourist traffic artery
- Average daily traffic count on Winfield Dunn Pkwy is 41,977
- \$2,453,200 Tax Appraised Value
- Close to Smokies Water Park - an indoor & outdoor park totaling over 100,000 SF
- Close to Stone Hill Lodge at the Wilderness - 234 rooms
- Close to Wyndham Vacation Resorts Great Smokies Lodge - 558 multi-room timeshare units
- Close to Sevierville Golf Club - two 18-hole championship golf courses
- Close to Sevierville Events Center - 200,000+ SF



## SITE MAPS & PLANS

- GIS Aerial Map
- Conceptual Site Plan - Hotel
- Conceptual Site Plan - Retail Center
- Conceptual Site Plan - Restaurant And Out Parcel
- FEMA Flood Zones Map
- Topo, Water & Sewer Map

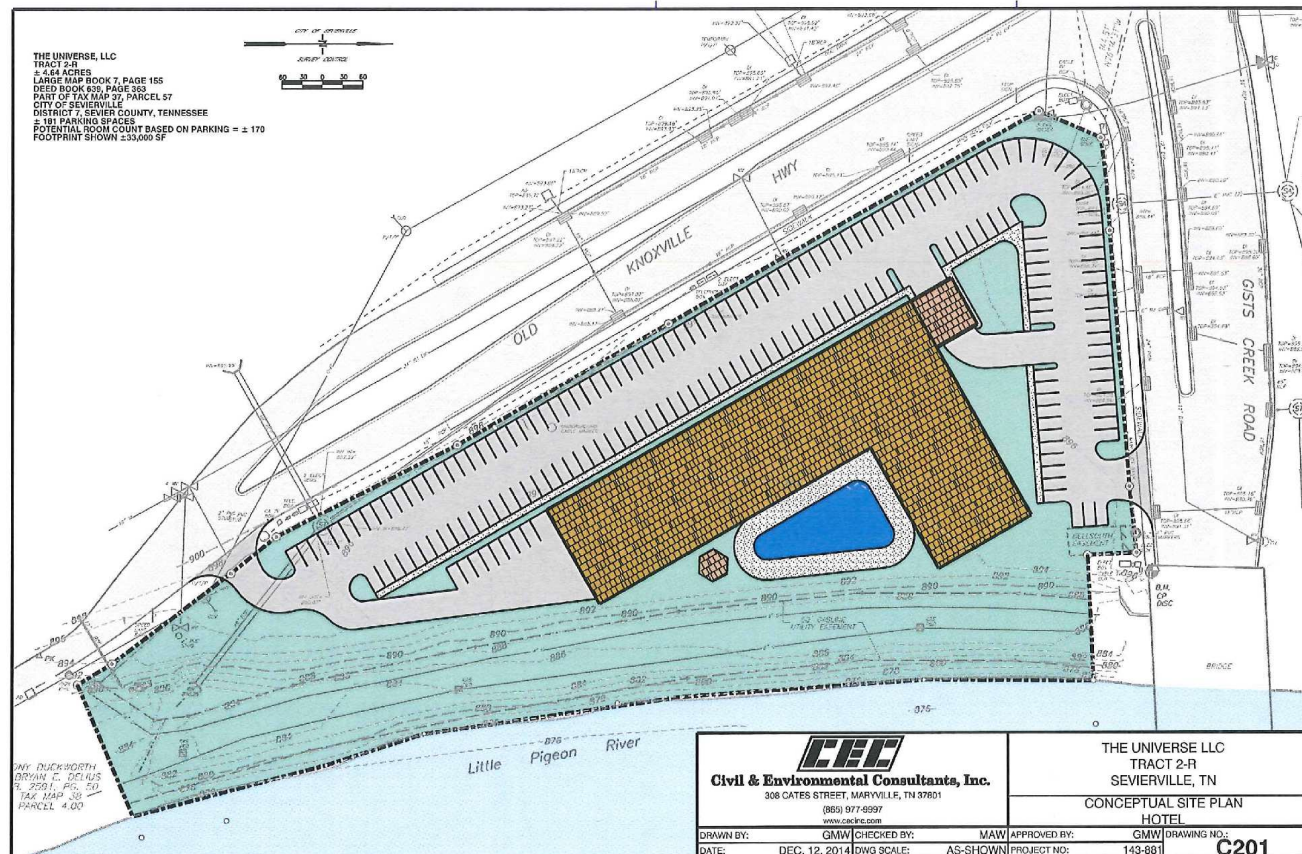


# GIS Aerial Map

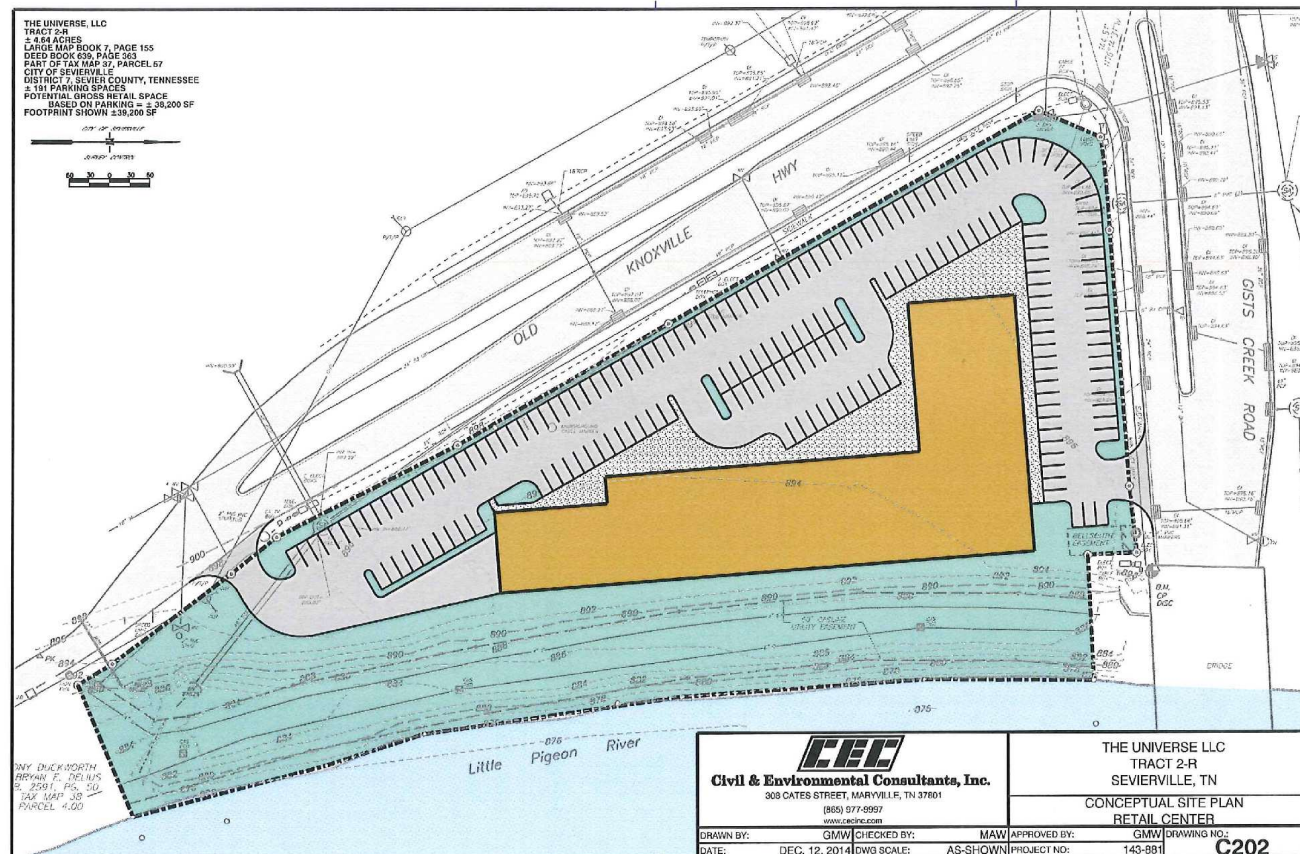




# Conceptual Site Plan Hotel

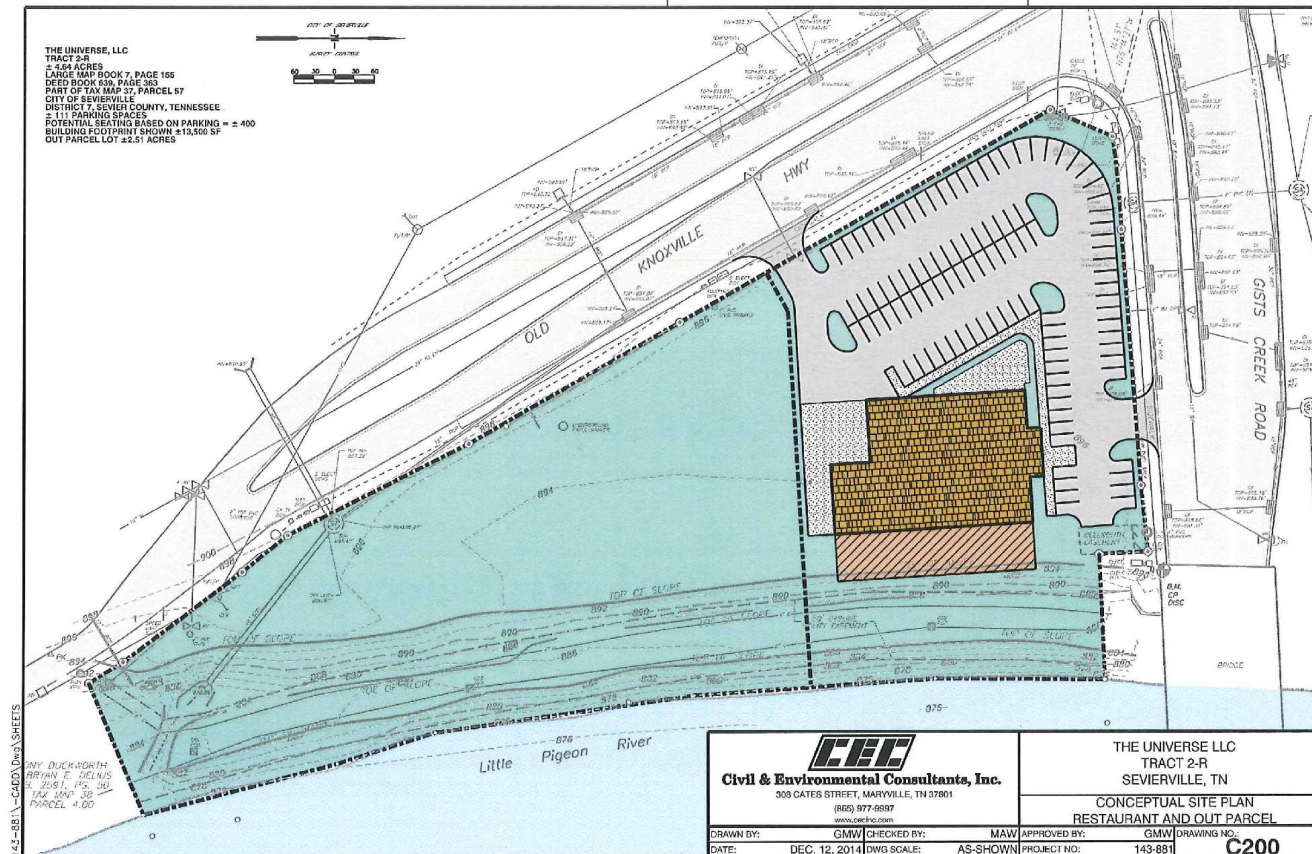


# Conceptual Site Plan Retail Center



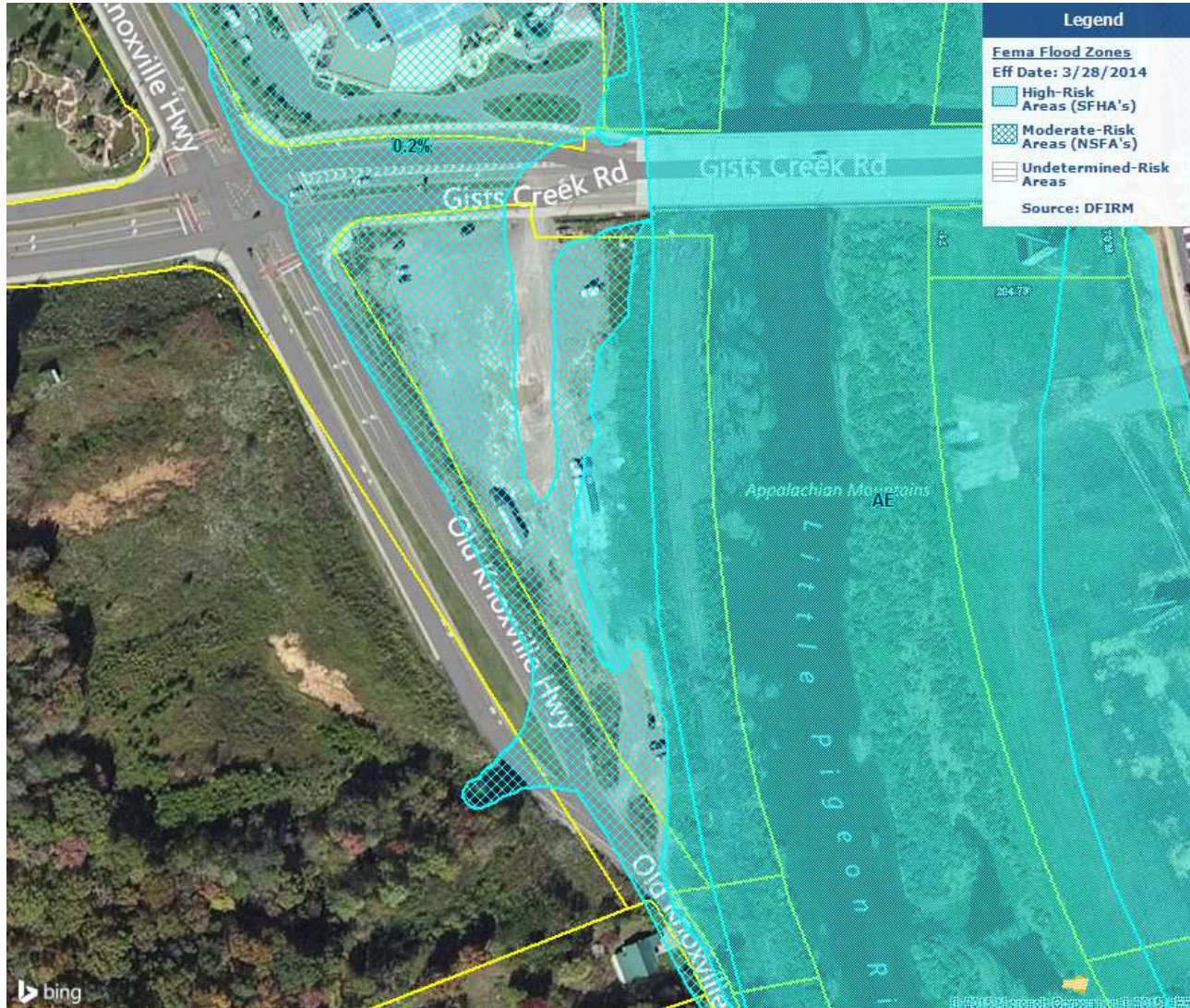


# Conceptual Site Plan Restaurant And Out Parcel

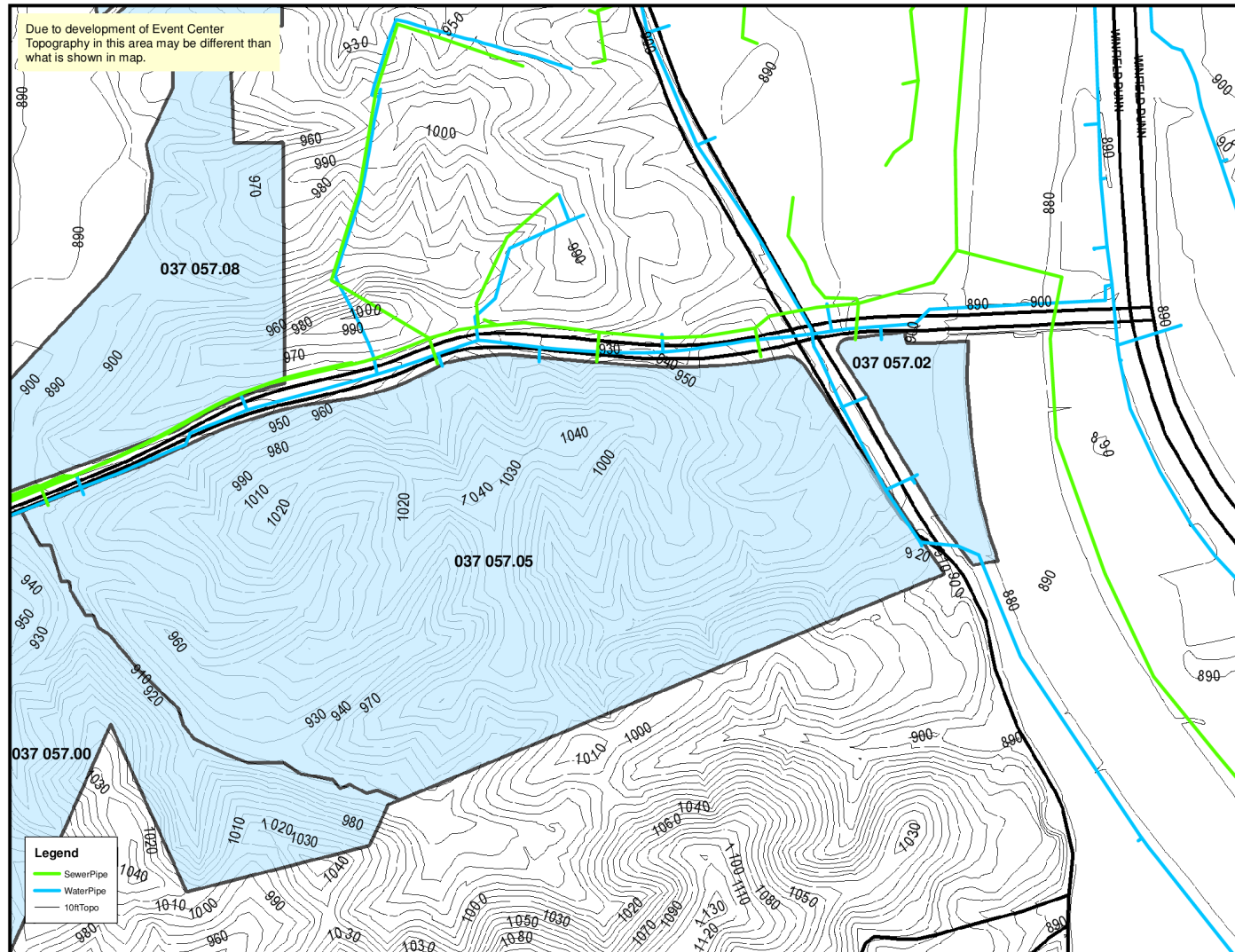




# FEMA Flood Zones Map



# Topo, Water & Sewer Map



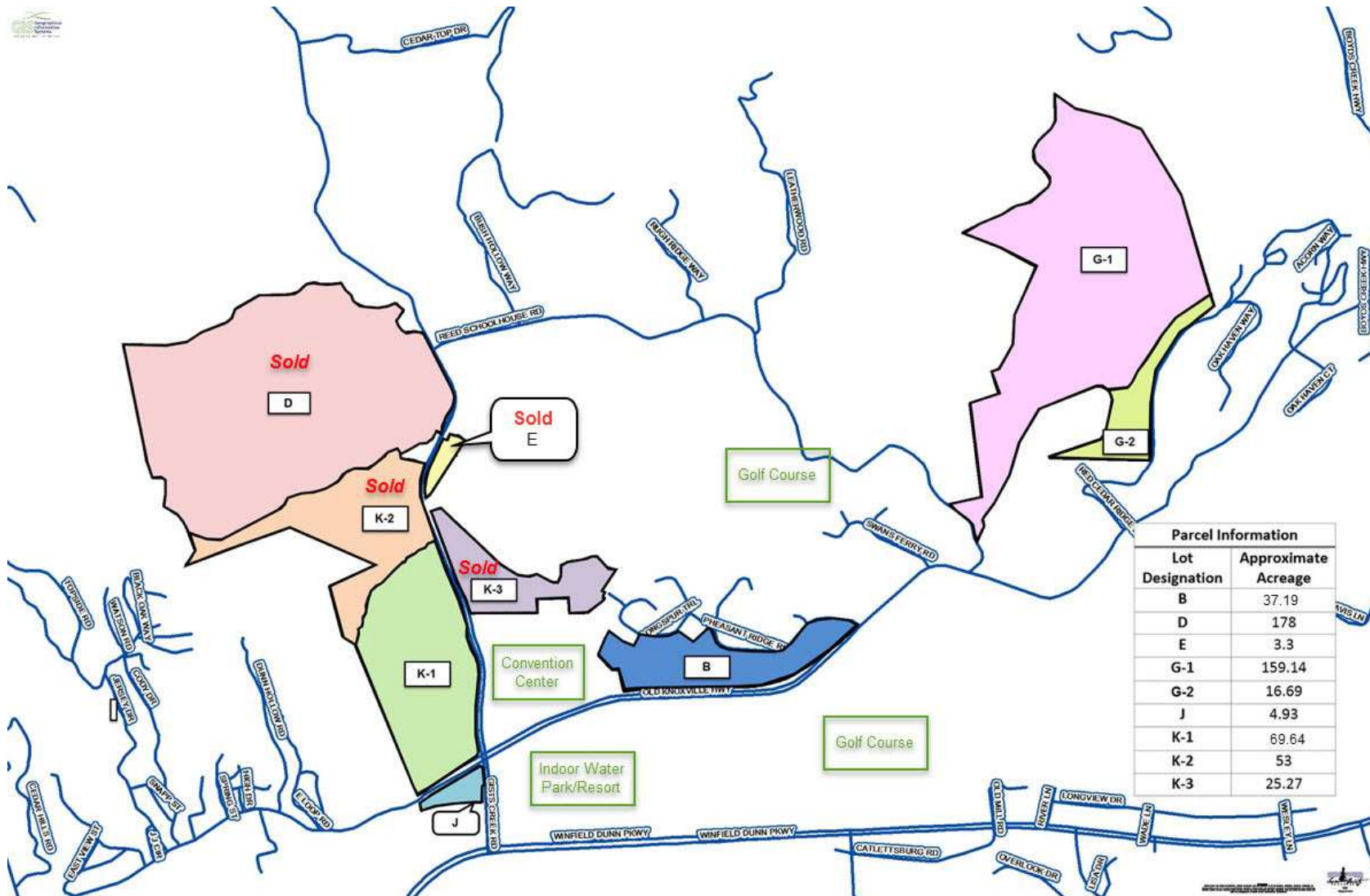


# ALL AVAILABLE TRACTS

- All Available Tracts Map
- Parcels Cross-Reference Table & Map
- GIS Aerial Map Of Development



# All Available Tracts Map



# Parcels Cross-Reference Table & Map

Universe/Bridgmont Land of First Tennessee Bank

## Parcel Cross Reference

All tracts are in Sevier County, TN and within the city of Sevierville.

All parcels are zoned C-5, Tourist Commercial which is for commercial, amusement, recreational, and residential uses primarily oriented toward attracting and housing tourists. For dwellings, allows 21 units/acre.

\* Large Map Lot #s:

Large Map Book Lots  
LMB 7, Pg 155 4R, 5A, 7R, 12R  
LMB 8, Pg 179 1A, 1C, 1D, 2R

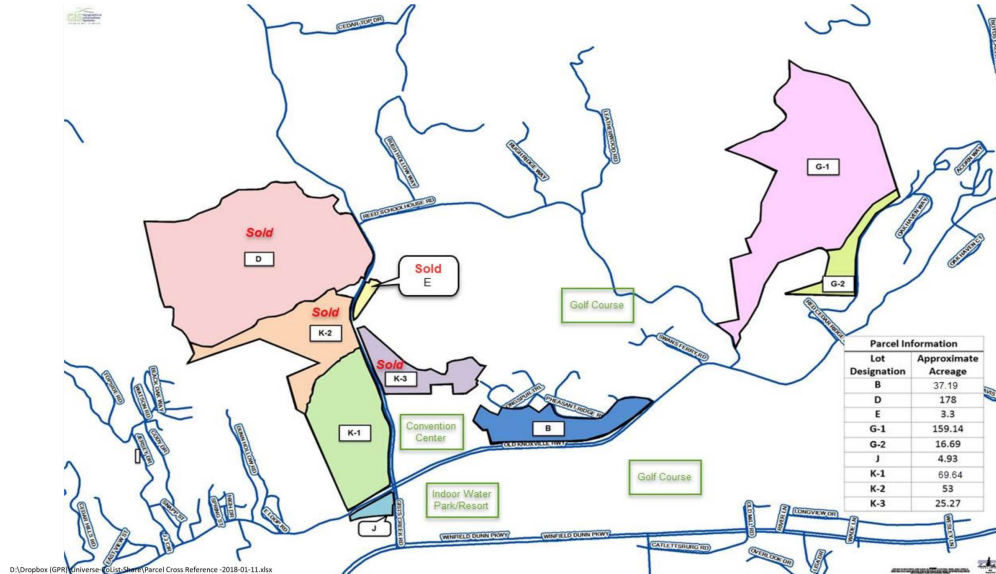
Exclusively Co-Listed by:

Steve Goldman, CCIM  
John Dempster  
Goldman Partners Realty  
(865) 444-3241

David L. Gothard  
Doug Morgan  
NAI Koella | RM Moore  
(865) 453-8111

primarily oriented toward attracting and housing tourists. For dwellings, allows 21 units/acre.

										Offering Prices As of: 01/11/2018				(865) 454-3241										(865) 453-8111			
										Example Uses																	
Count	Designator	Tax Parcel ID	APN	Assessor Legal Description	Address	Description Hilly, Flat, Mountain Views, Riverfront	Approx Acres	Price	Price /Ac	Hotel	Restaurant	Retail Lifestyle Center	Entertainment Venue	Outdoor Adventure	Outdoor Amphitheater	RV Resort	Cabins	Condos	Multi family	Sgl Fam Resident							
1	B	038 001.00	3800100000	UNIVERSE PB LM7 PG 155 PB LMS PG 164 LOT 7-A GOLF COURSE LOTS 7 & 8	Old Knoxville Hwy		37.19	\$ 1,600,000	\$ 43,022			x	x					x	x	x							
2	D	037 PO 057.00 (Part of)	3705700000 (Part of)	UNIVERSE PB LM7 PG 155 PB LMS PG 164 LOT 7B1R	Gists Creek Rd	SOLD - Closed on 6/15/2017 178 Acres										x	x	x		x							
3	E	037 057.03	3705703000	UNIVERSE PB LM-7 PG 155 LOT 7B1A	Gists Creek Rd	SOLD - Closed on 6/15/2017 3.33 Acres												x	x	x							
4	G-1	038 001.13	3800113000	UNIVERSE PB LM-9 PG 20 PB LM-7 PG 155 LOT 12R2 LM-5 PG-164	Reed Schoolhouse Rd	Gently rolling, Secluded	159.14											x	x	x							
5	G-2	038 001.23	3800123000	UNIVERSE PB LM-9 PG 20 LOT 12R2	Red Cedar Ridge Rd	Golf course views, Secluded Combined: 175.83	16.69											x		x							
						Combined G1-G2 (Must be sold together)	175.83	\$ 799,000	\$ 4,544																		
6	J	037 057.02	3705702000	UNIVERSE PB LM-8 PG 179 PB LM7 PG 155 LOT 1R2R	Old Knoxville Hwy	Riverfront, Flat, *portion in floodzone	4.93	\$ 1,950,000	\$ 395,538	x	x																
7	K-1	037 057.05	3705705000	UNIVERSE PB LM-8 PG 179 PB LM7 PG 155 LOT 1-A	Gists Creek Rd		69.64	\$ 3,899,000	\$ 55,988		x	x	x	x	x												
8	K-2	037 PO 057.00 (Part of)	3705700000 (Part of)	UNIVERSE PB LM7 PG 155 PB LMS PG 164 LOT 7B1R	Gists Creek Rd	SOLD - Closed on 6/15/2017 53 acres							x	x	x	x	x	x	x	x							
9	K-3	037 057.08	3705708000	UNIVERSE PB LM-7 PG 155 LOT 7B1R	Gists Creek Rd	SOLD - Closed on 6/15/2017 25.27 Acres				x								x	x	x							
Available Tract Totals							463.42	\$ 8,248,000	\$ 17,798																		



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# GIS Aerial Map Of Development

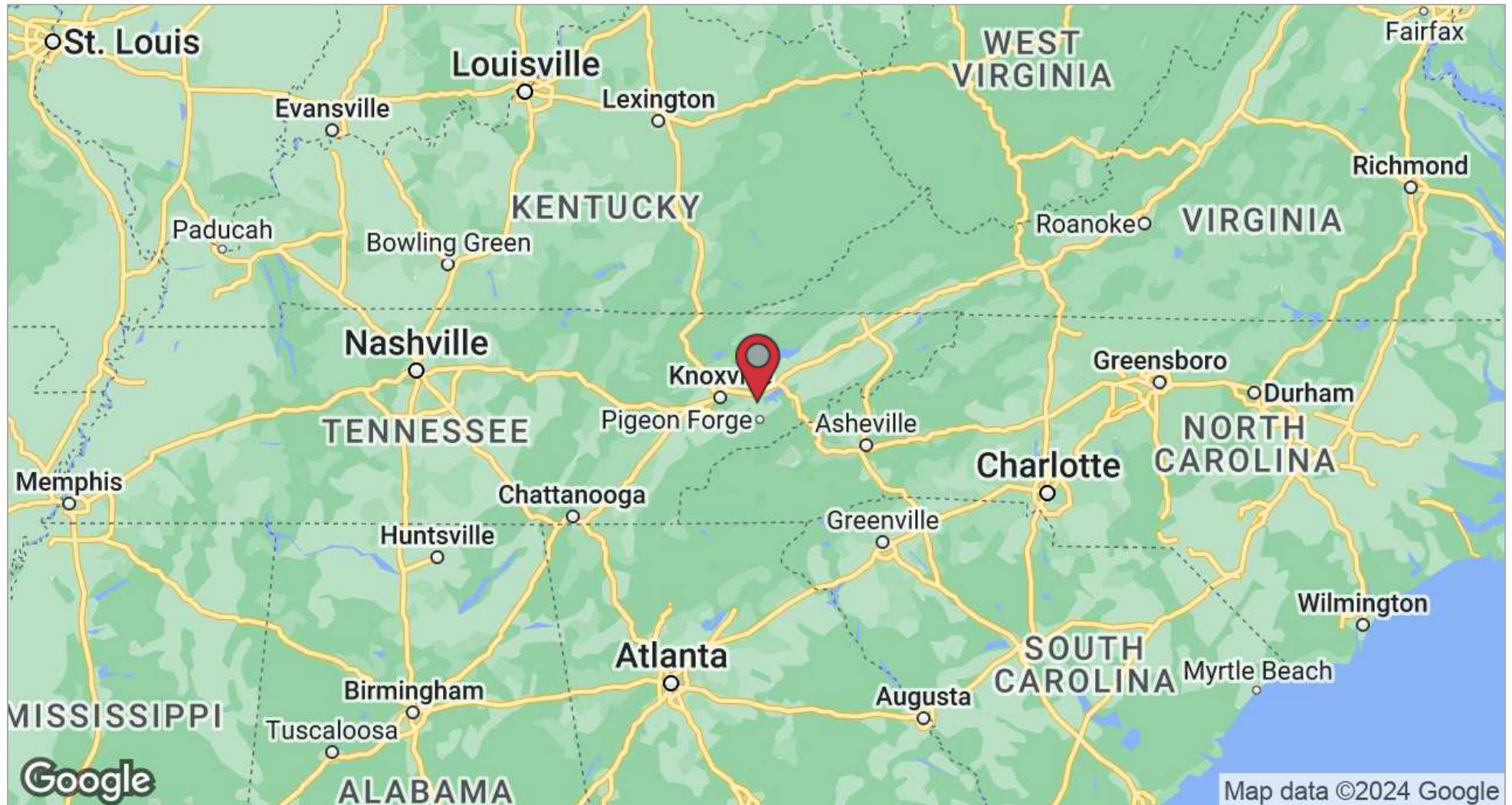




# LOCATION INFORMATION

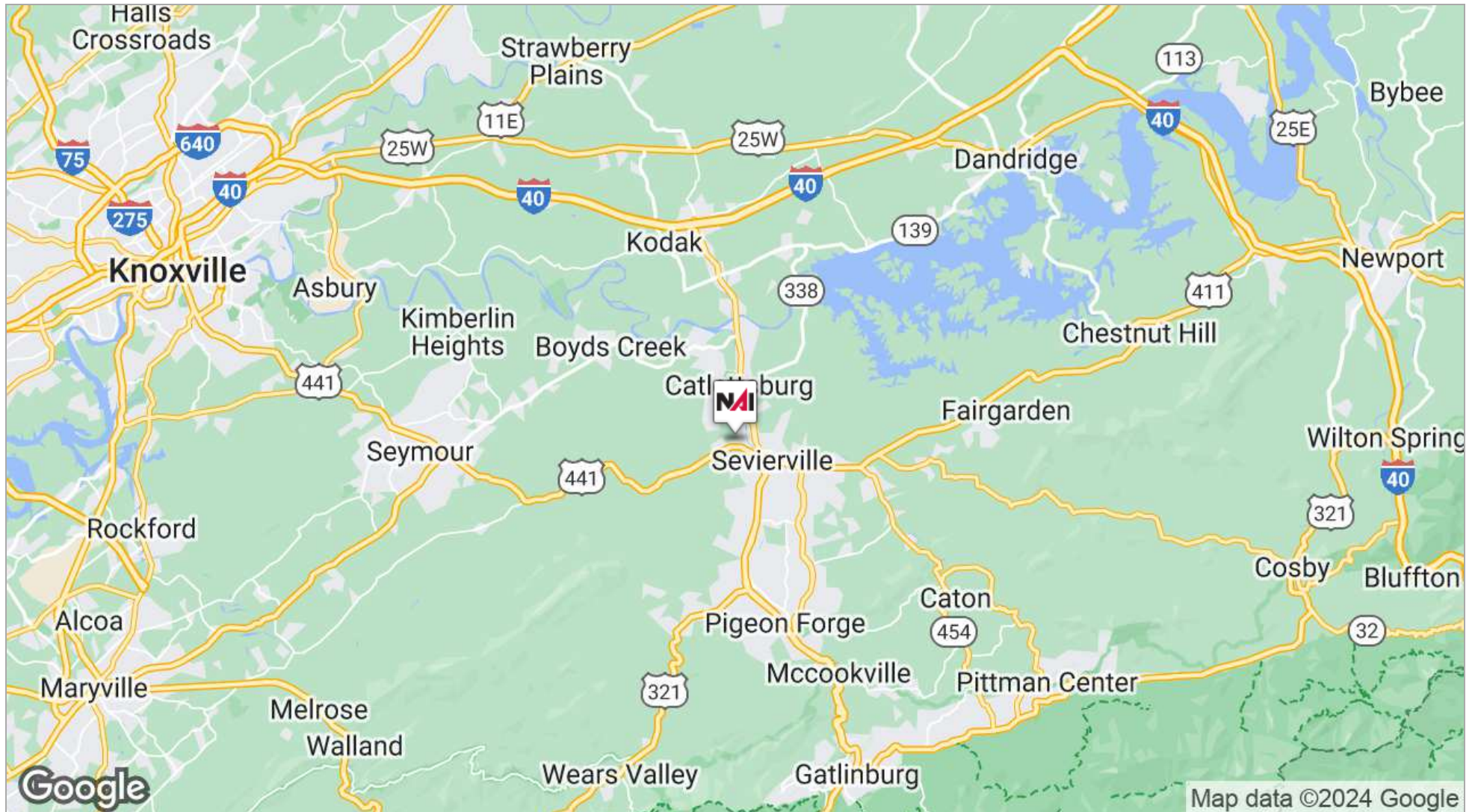
- › Regional Map
- › Location Maps
- › Location Maps
- › Location Maps
- › Aerial Map
- › Close-By Developments Map

# Regional Map



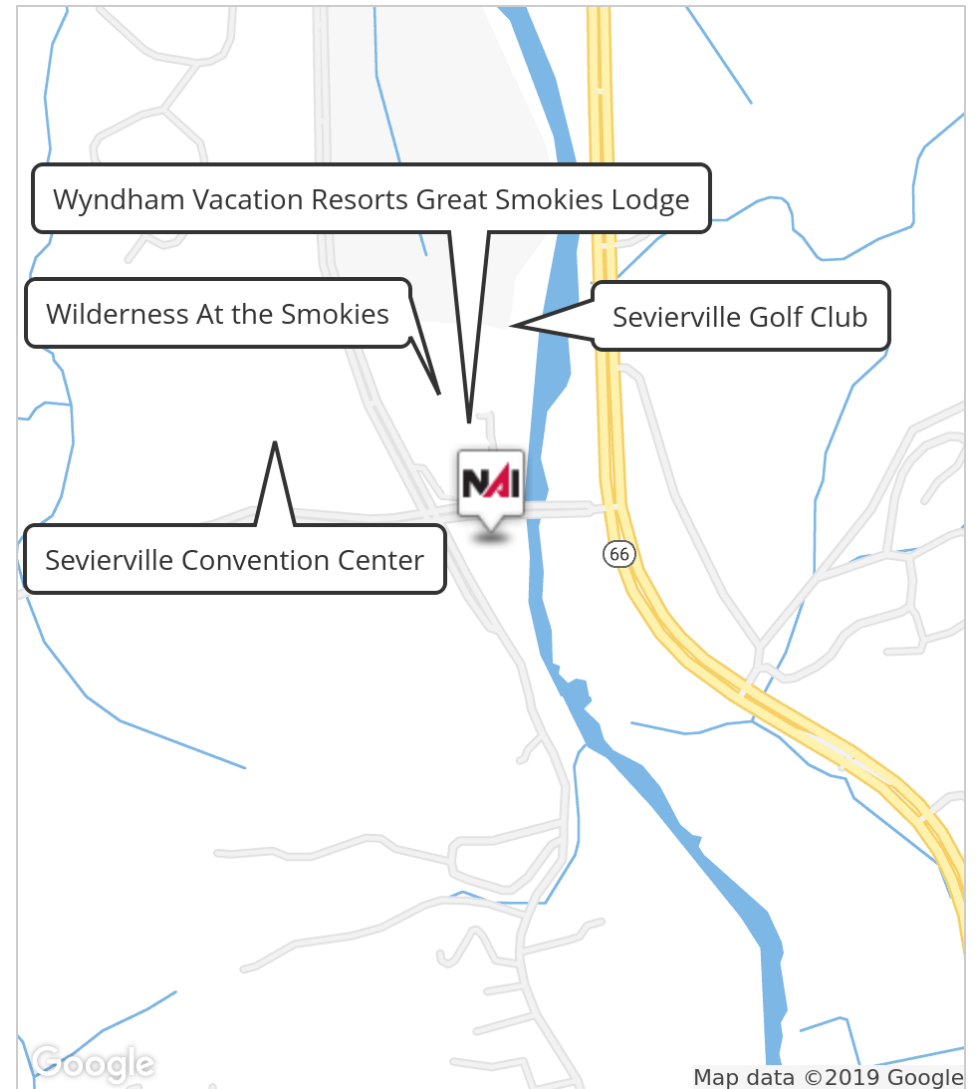
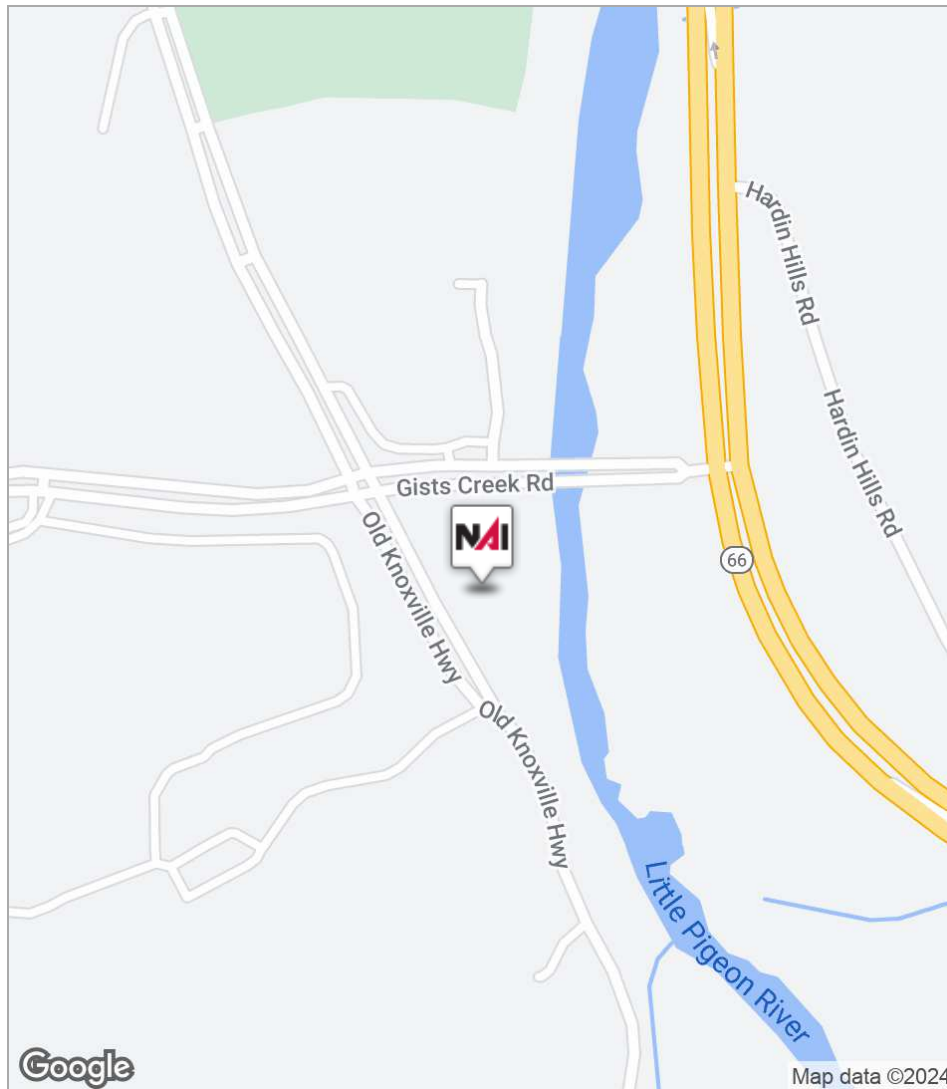


## Location Maps

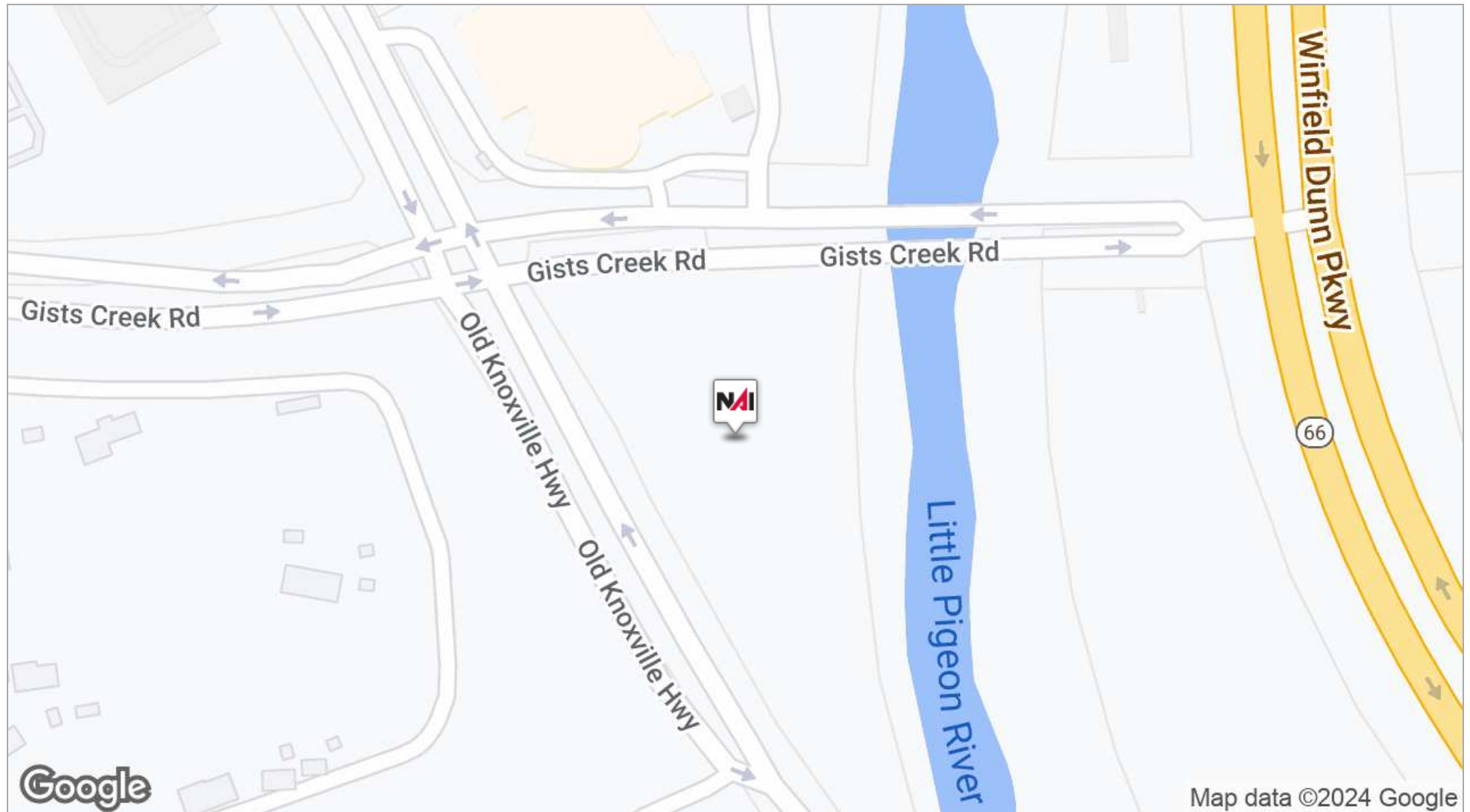




## Location Maps



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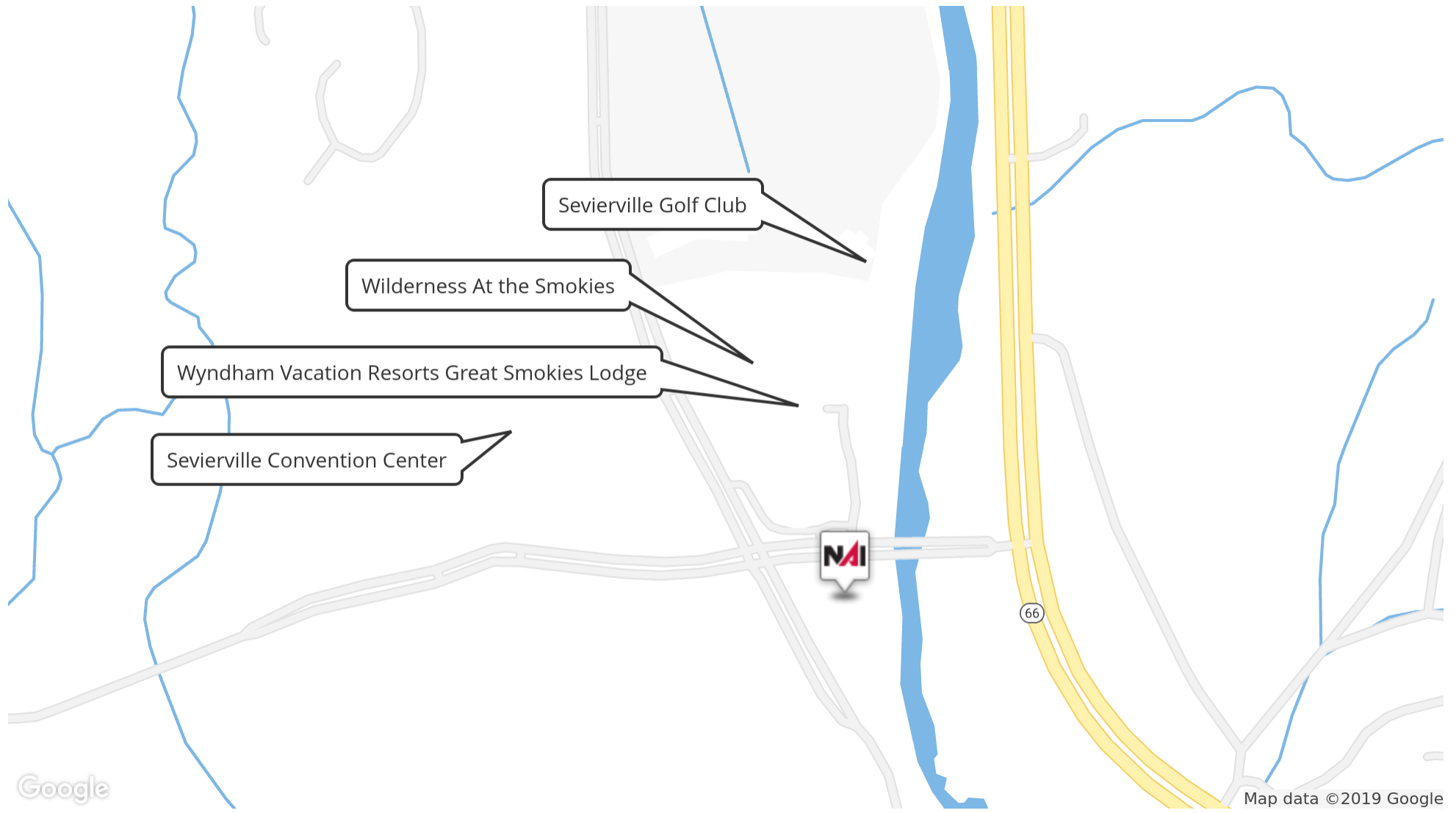




## Aerial Map



## Close-By Developments Map







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# MARKET INFORMATION

➤ Sevier County Market

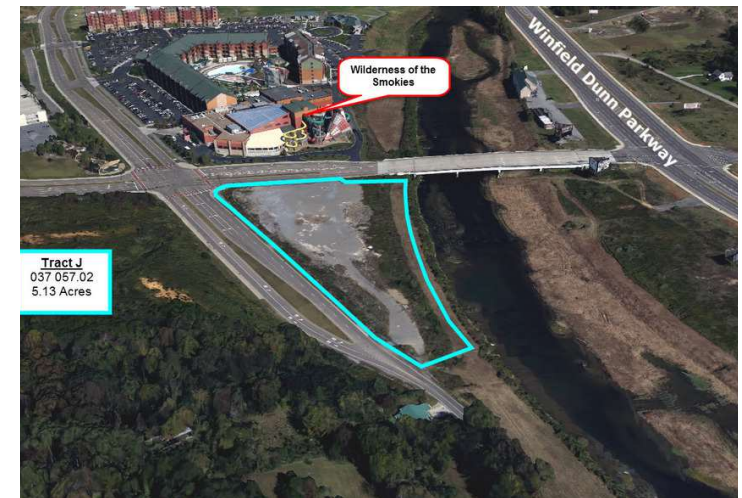
# Sevier County Market

## Market Highlights


- #1 Tourist Destination in East Tennessee
- 15 Million Visitors in 2016
- \$4 Billion in 2016 Total Sales (excluding real estate & services)
- Over 160 Hotels
- Over 17,000 Room Nights
- Over 9,000 Nightly Cabin Rentals

## Websites To Explore

- [www.scedc.com](http://www.scedc.com) - Sevier County Economic Development Council
- [www.seviervilletn.org](http://www.seviervilletn.org) - City of Sevierville
- [seviervilleconventioncenter.com](http://seviervilleconventioncenter.com) - Sevierville Convention Center
- [www.wildernessatthesmokies.com](http://www.wildernessatthesmokies.com) - Wilderness at the Smokies Water Park Resort
- [www.pigeonforgedevelopment.com](http://www.pigeonforgedevelopment.com) - City of Pigeon Forge Business Statistics
- [www.gatlinburg.com](http://www.gatlinburg.com) - Gatlinburg Convention & Visitors Bureau







4.93-Acre (J) Riverfront Dev.Tract  
in Smoky Mtns.Tourist Area

# ABOUT THE LISTING AGENTS

- Agent Profile 1
- Agent Profile 2
- Agent Profile 3

# Agent Profile



## David Gothard, CCIM

Principal Broker (Sevierville Office), Senior  
Advisor

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c +1 865 607 9536

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## 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.

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

Tennessee Association of Realtors (TAR)

## Education

United States Naval Academy, Annapolis, Maryland, 1975 (B.S., International Security Affairs)



# Agent Profile



## Steve Goldman

President & Principal Broker  
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o +1 865 444 3241  
c +1  
[sgoldman@gprknoxville.com](mailto:sgoldman@gprknoxville.com)

### Professional Background

Steve Goldman, CCIM is founder and Principal Broker of Goldman Partners Realty. As an active broker as well, Steve specializes in the real estate brokerage of income investment property, especially multifamily properties and single-tenant net leased retail properties. His clients appreciate the attention to detail that Steve gives in handling their transactions as well as his commitment to extensive local and national marketing of their properties.

The Goldman Partners Realty Team maintains an extensive proprietary database of properties and investors. Using it as well as premium subscriptions to the best national commercial investment property resources, the team is able to connect buyers and sellers on a local, regional and national basis. More than half of Goldman Partners Realty's commercial transactions involve investors from outside East Tennessee.

Prior to starting Goldman Partners Realty, Steve was a broker with NAI Knoxville and with Coldwell Banker Commercial Wallace & Wallace. Before entering real estate, Steve was president of Marlock, Inc., a wall décor manufacturer and one of the largest employers in Union County, Tenn.

### Memberships & Affiliations

Certified Commercial Investment Institute  
Knoxville Area Association of Realtors (KAAR)  
Tennessee Association of Realtors  
National Association of Realtors  
Apartment Association of Greater Knoxville (AAGK)  
International Council of Shopping Centers (ICSC)

