

35-Acre Dev. Tract (B) In Smoky Mountains Tourist Destination

Old Knoxville Highway  
Sevierville, TN

**NAI** Koella  
RM Moore

Sevierville  
Convention Center

Wilderness at the  
Smokies

Sevierville  
Golf Club

**B**  
038 001.00  
35 Acres

Confidential Offering Memorandum presented by:

**David Gothard, CCIM**  
NAI Koella | RM Moore

tel +1 865 453 8111  
cell +1 865 607 9536  
fax +1 865 429 3333

dgothard@koellamoore.com

**Steve Goldman**  
Goldman Partners Realty, LLC

tel +1 865 444 3241  
cell +1  
fax +1

sgoldman@gprknoxville.com

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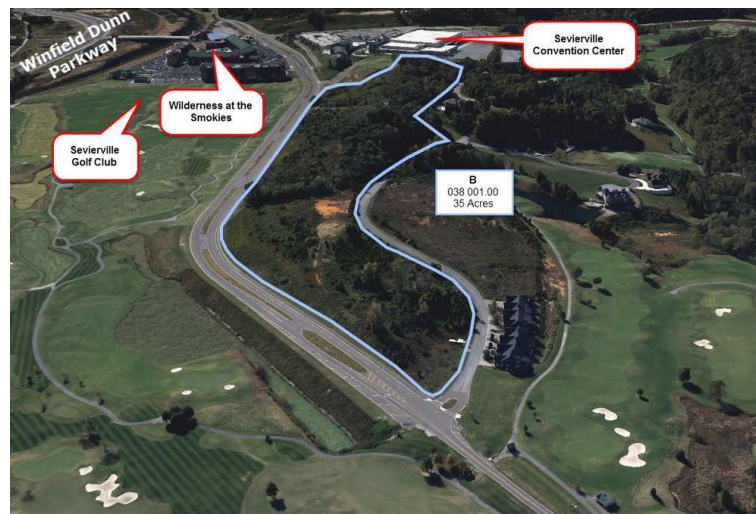
# PROPERTY INFORMATION

- › Executive Summary
- › Additional Property Description
- › Complete Highlights

# Executive Summary

# 1

## PROPERTY INFORMATION



## Property Details

<b>Sale Price</b>	\$1,600,000
<b>Lot Size</b>	35.0 Acres
<b>APN #</b>	038 001.00
<b>Zoning</b>	C-5
<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 this commercial development tract in Sevierville, Tennessee. The tract is located adjacent to the Sevierville Convention Center and other tourist destination venues. The land is mostly wooded, with some long-range mountain views and golf course views on the top. Given the topography and views of this very attractive tract, the likely use would be for residential or tourist residential development, although the zoning would allow a variety of commercial uses. Tract B is one of nine contiguous and non-contiguous tracts in the same tourist-oriented mixed-use development that are being offered for sale.

## Property Highlights

- Mountain and golf course views
- All municipal utilities available
- C-5 Tourist Commercial zoning district



# Additional Property Description

## Location Description

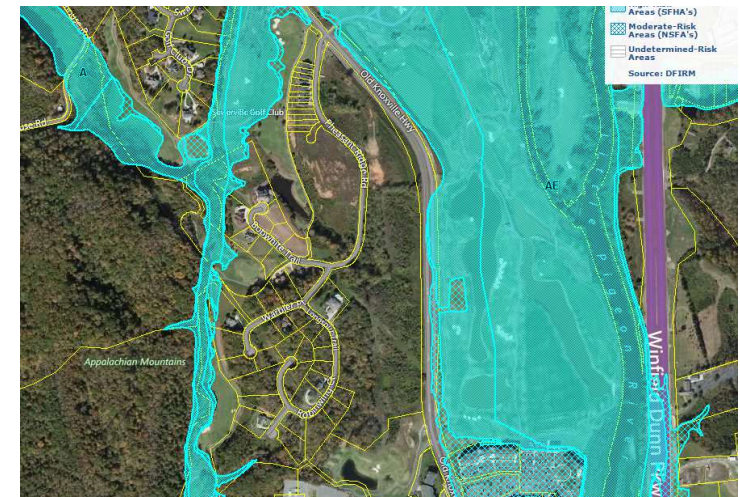
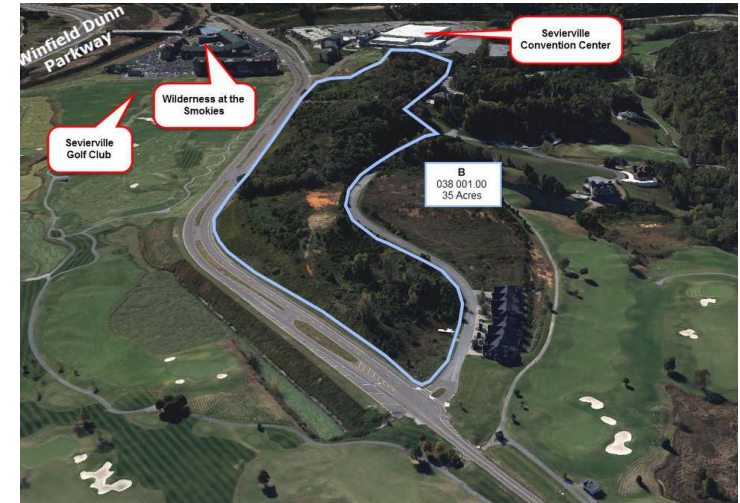
Tract B-1 is located on the west side of Old Knoxville Highway, a short distance off of Winfield Dunn Highway, and about six miles south of Interstate 40 Exit 407. Winfield Dunn Parkway is the primary tourist traffic artery for Sevier County's 11+ million annual visitors. Average daily traffic count on Winfield Dunn Pkwy is 41,977.

## Site Description

Tract B is an irregular shaped tract containing 35 acres, located on the west side of Old Knoxville Highway from the Sevierville Golf Course. Frontage is approximately 3,165 feet along the west side of Old Knoxville Highway. Depth along the southern boundary is approximately 845 feet. The irregular shaped rear boundary extends approximately 3,540 feet adjoining Pleasant Ridge residential subdivision. The land is mostly wooded. A gently sloping section providing some long-range views atop the tract is accessed along Pleasant Ridge Road.

## Zoning

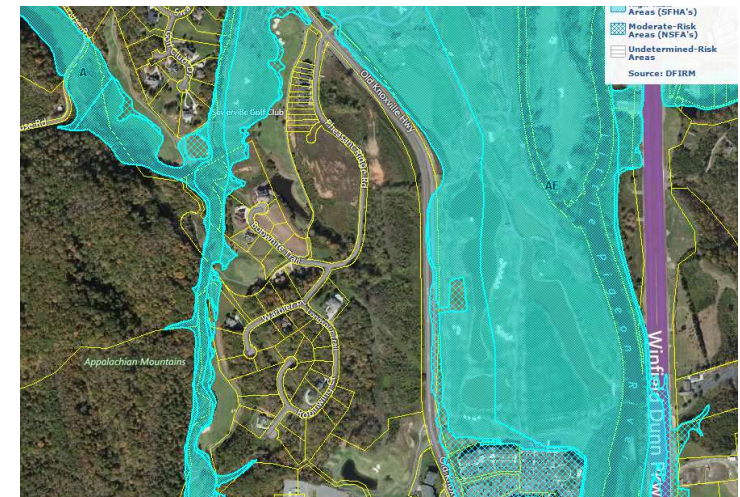
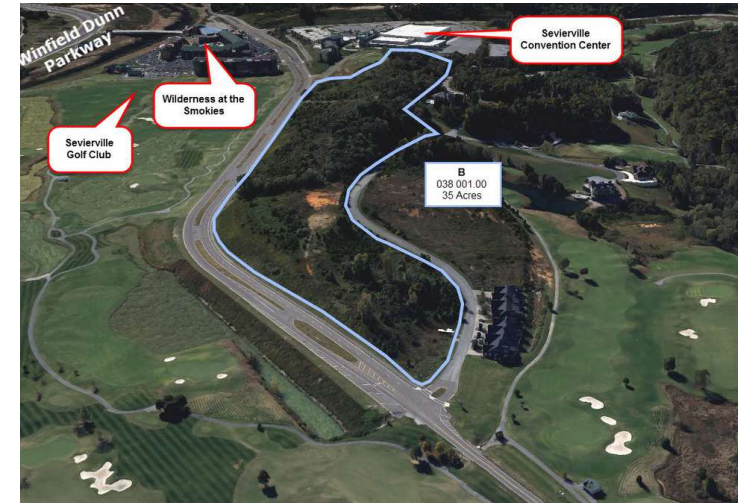
C-5 Tourist Commercial District. Is is the general purpose and intent of this district to establish areas of commercial uses along major arterial streets and adjacent intersecting streets that encourage grouping of compatible commercial uses, reduce traffic congestion, and secure adequate light, air and aesthetic qualities for residents of the city. Some permitted uses: hotels, retail stores, amusements, multi-family.



# Complete Highlights

## Property Highlights

- Mountain and golf course views
- All municipal utilities available
- C-5 Tourist Commercial zoning district
- Combined approximate road frontage of 3,165 feet
- Average daily traffic count on Winfield Dunn Pkwy is 41,977
- Adjacent to Wilderness at the Smokies Water Park - an indoor & outdoor park totaling over 100,000 SF
- Adjacent to Stone Hill Lodge at the Wilderness - 234 rooms
- Adjacent to Wyndham Vacation Resorts Great Smokies Lodge - 558 multi-room timeshare units
- Adjacent to Sevierville Convention Center - 200,000+ SF
- Directly across the road from Sevierville Golf Club with its two 18-hole championship golf courses



## SITE MAPS & PLANS

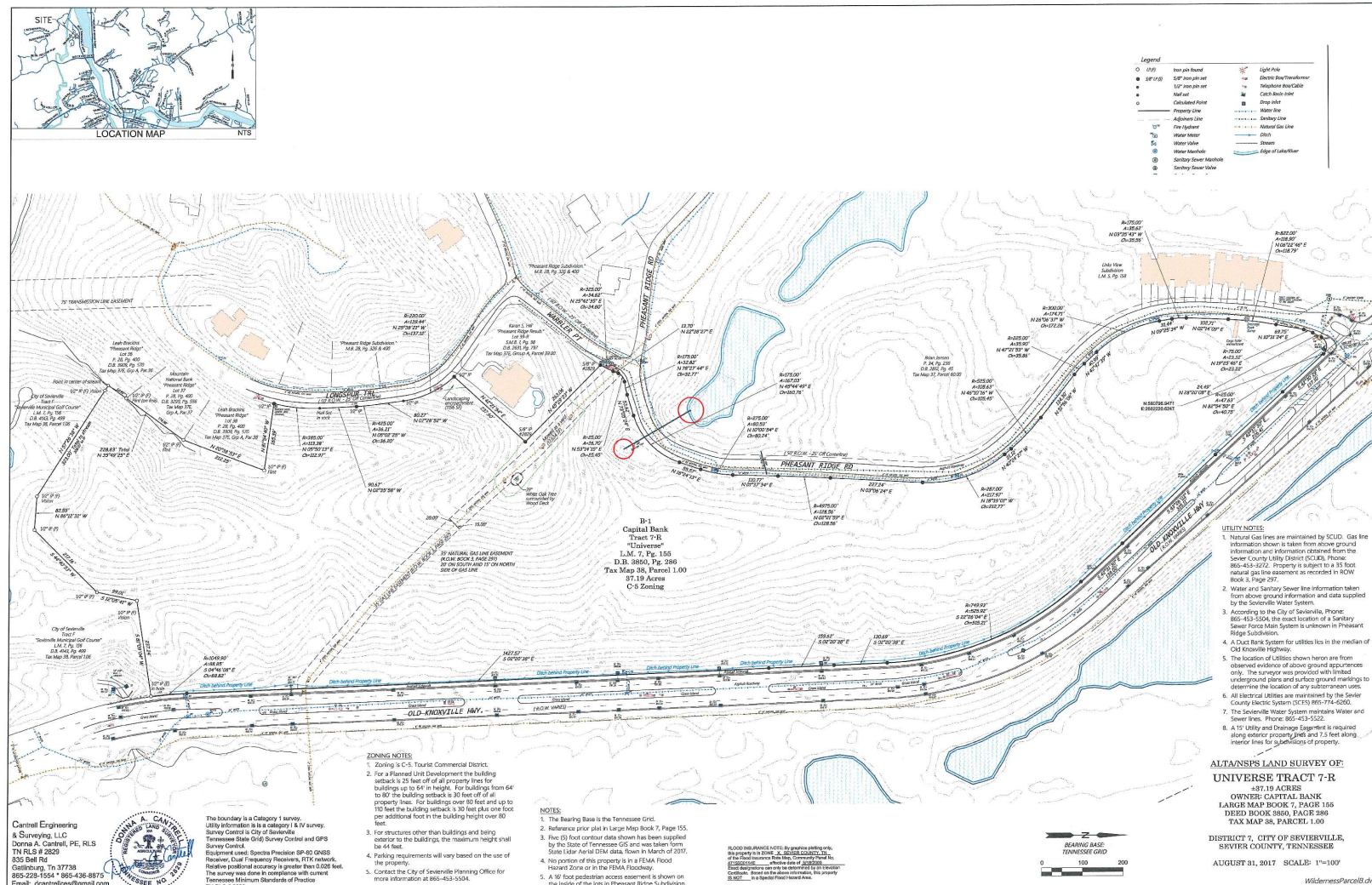
- › ALTA Survey Plat
- › Conceptual Site Plan
- › FEMA Flood Zones Map
- › Topo, Water & Sewer Map



# Site Plan

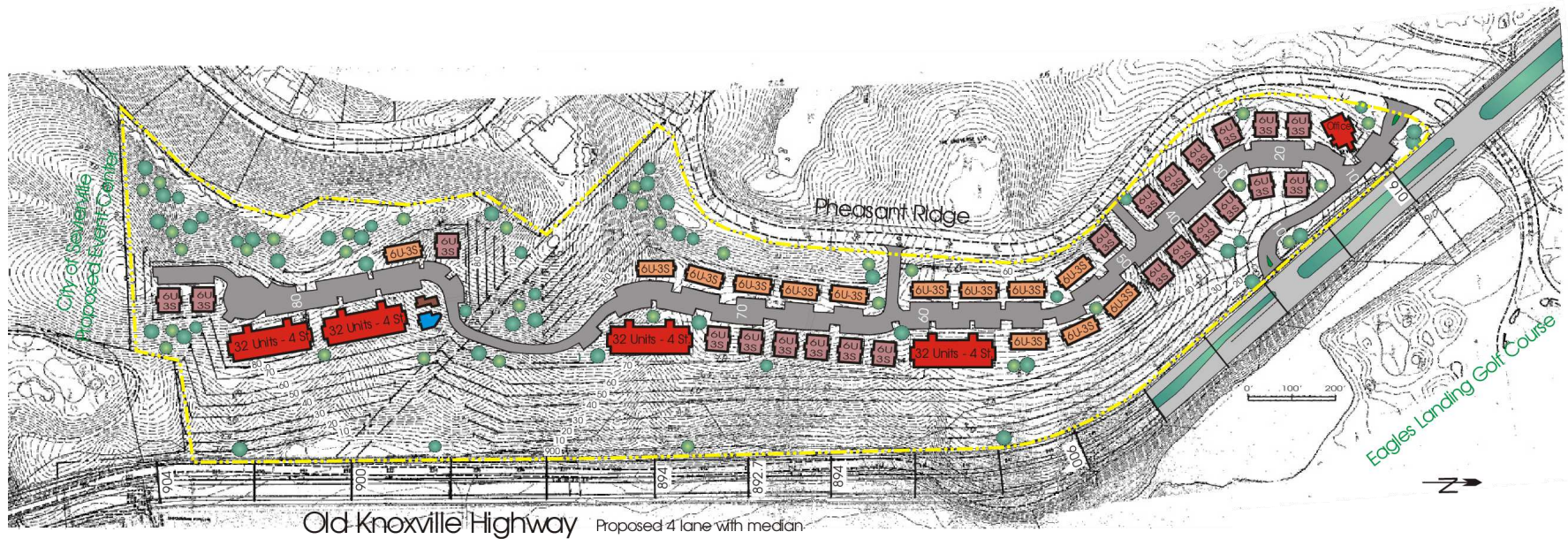
# 2

## SITE MAPS & PLANS





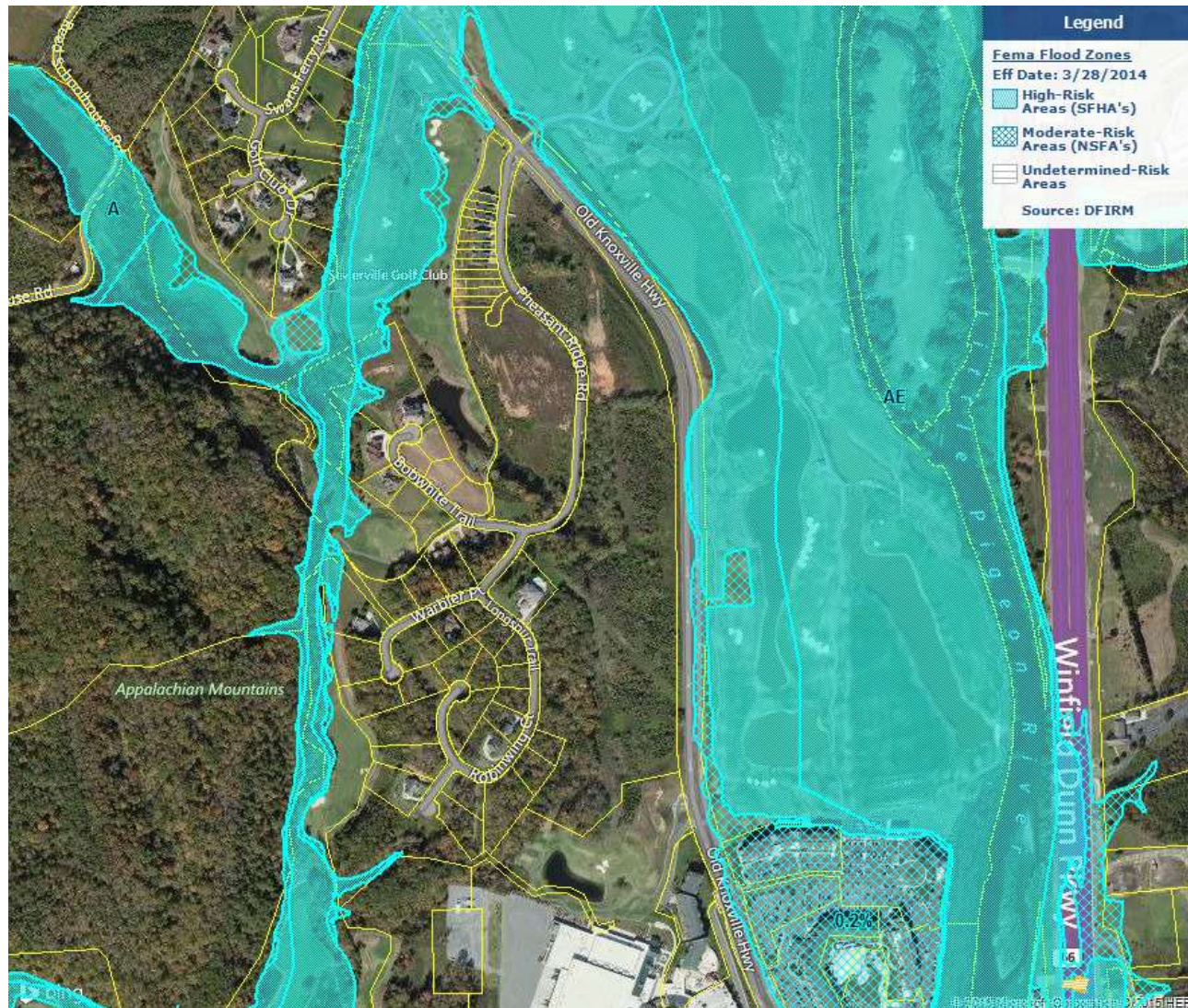
# Conceptual Site Plan Timeshare/Condo (Density May Be Less)



**BRIDGEMONT** - City of Sevierville, TN  
**Parcel "B"** - Timeshare / Condo 338 +/- Units  
 Concept Plan Jan 27, 05 34 Acres +/-

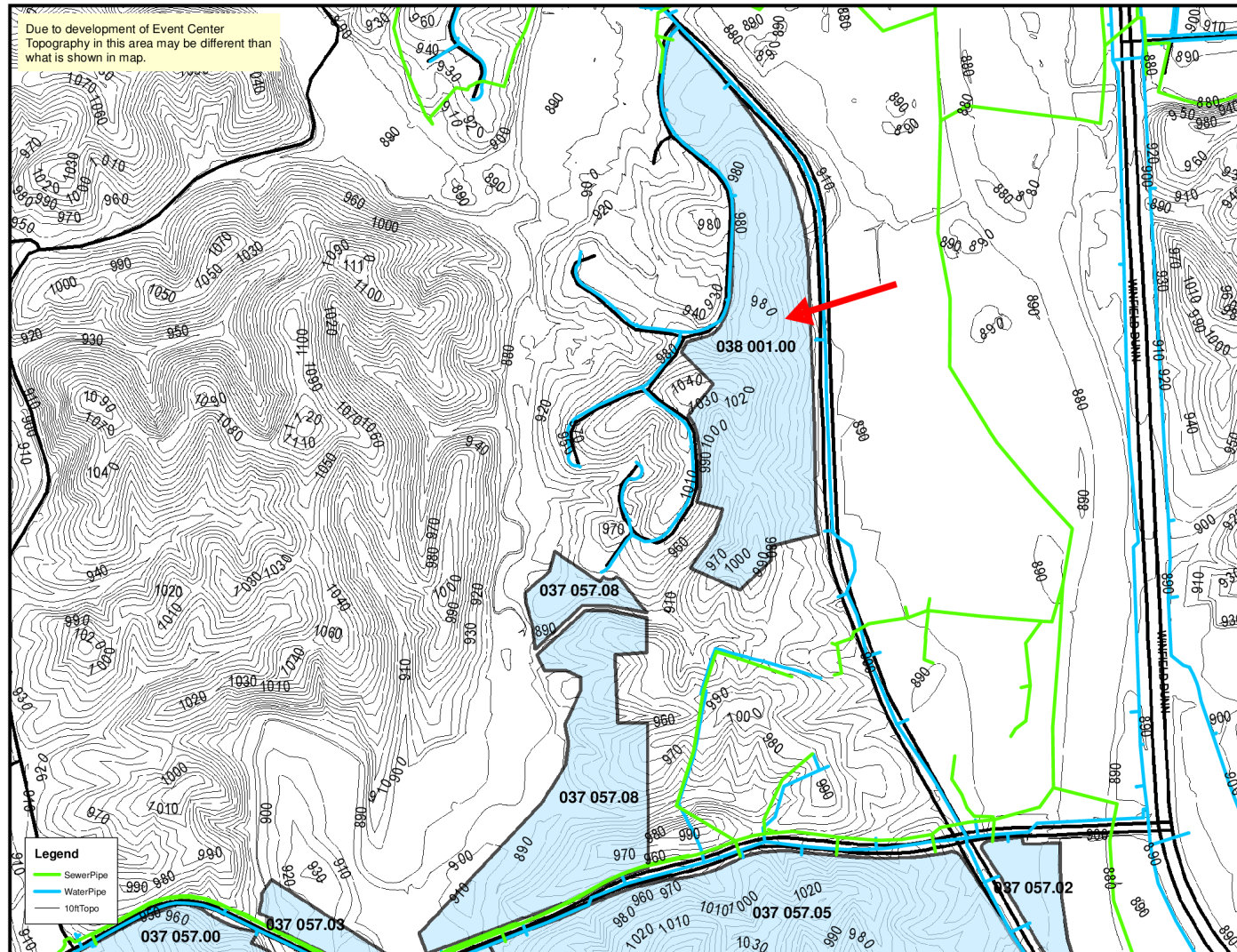


# FEMA Flood Zones Map





# Topo, Water & Sewer Map

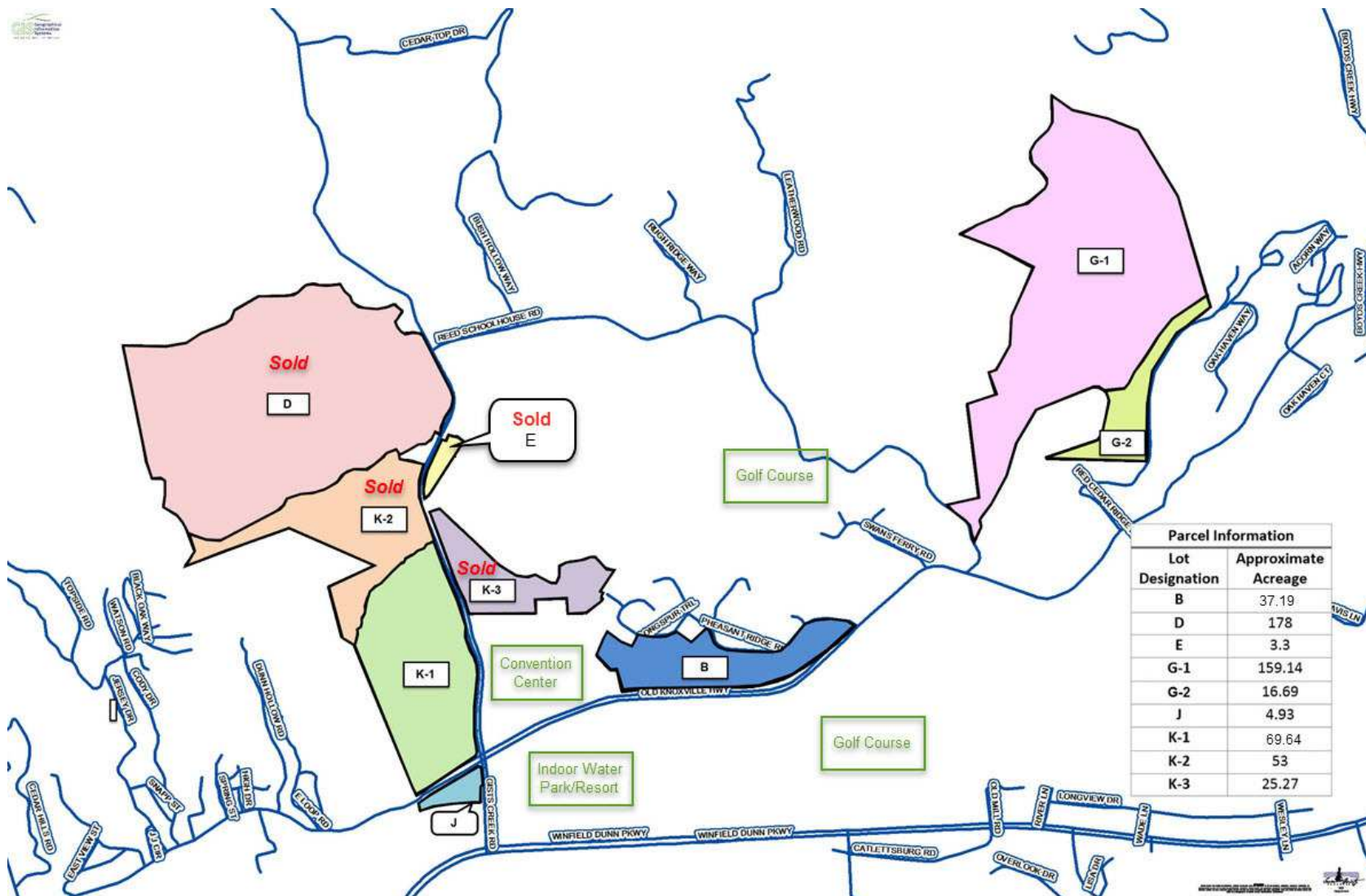




# ALL AVAILABLE TRACTS

- All Available Tracts Map
- Parcels Cross-Reference Table & Map

# 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

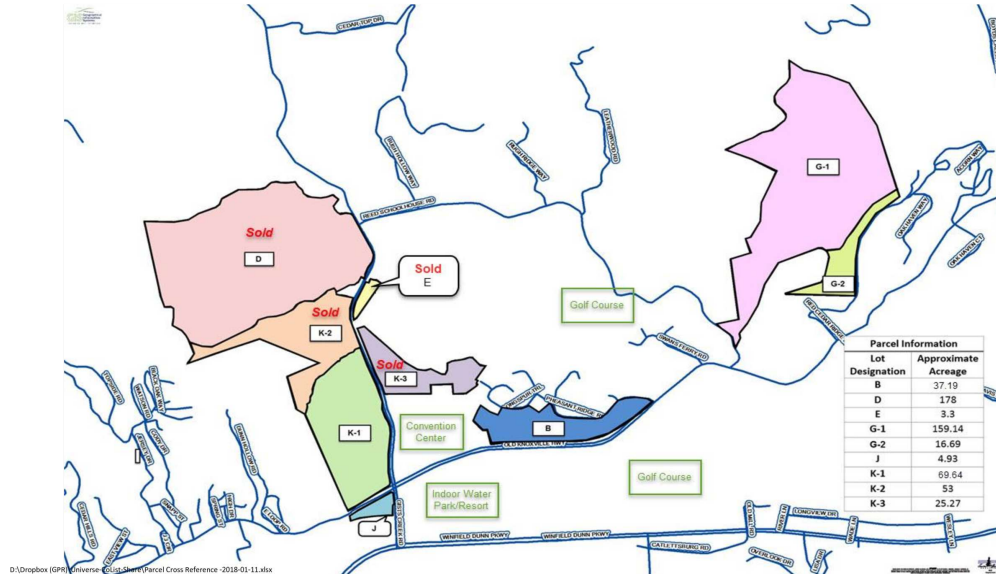
Exclusively Co-Listed by:

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 12N2 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 12N2	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 12N2	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	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																



D:\Dropbox (GPR)\Universe - Cross-Reference - 2018-01-11.xlsx

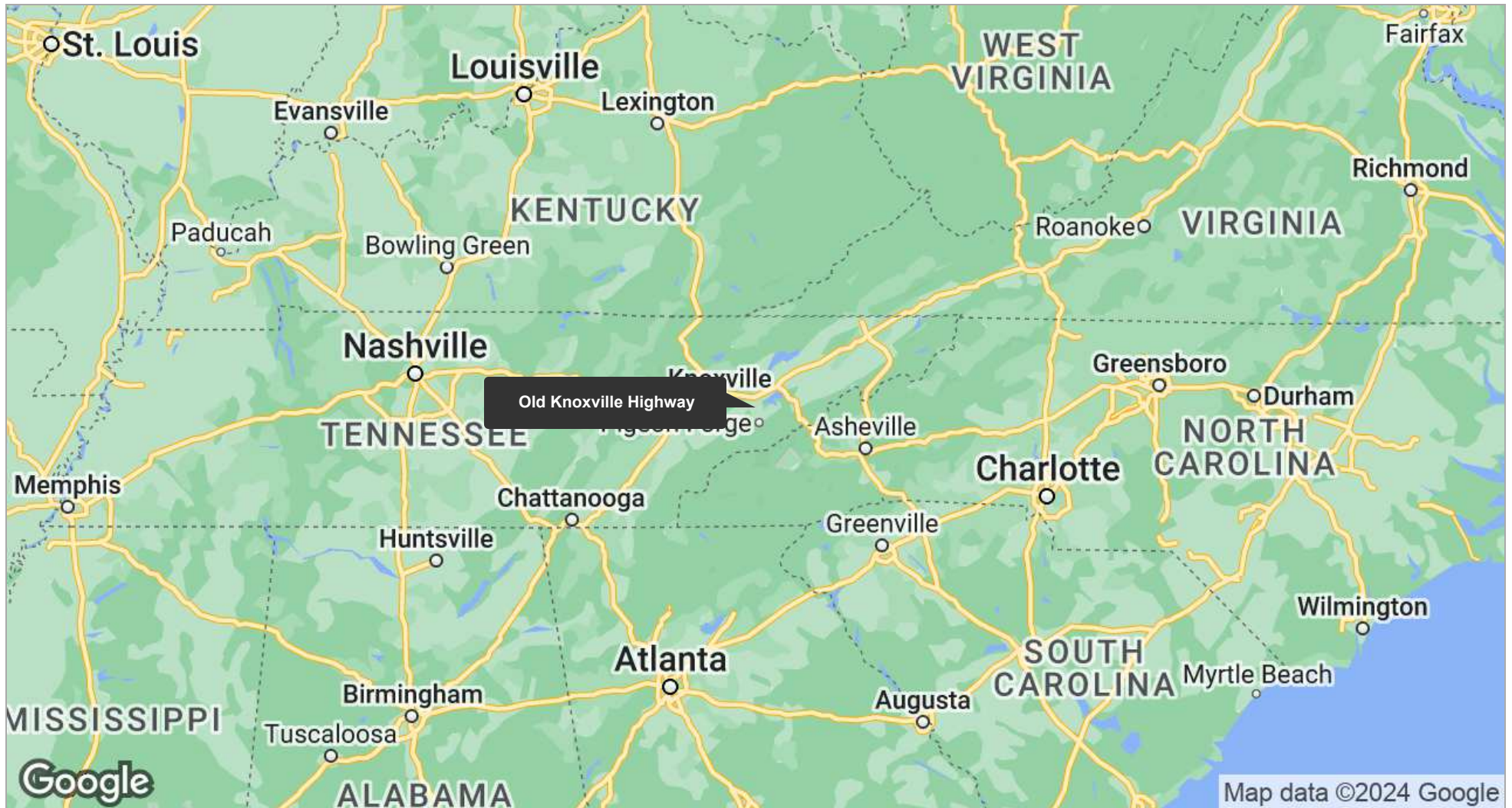
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# LOCATION INFORMATION

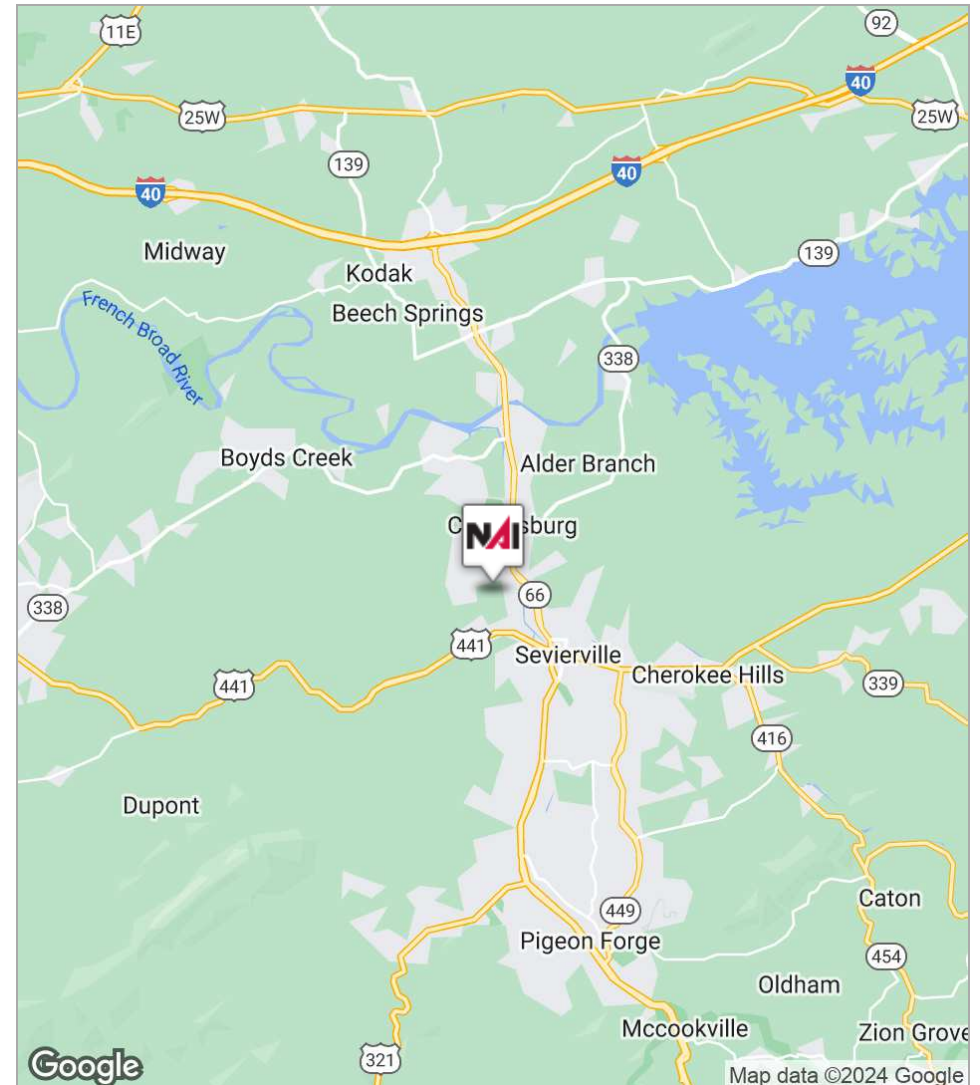
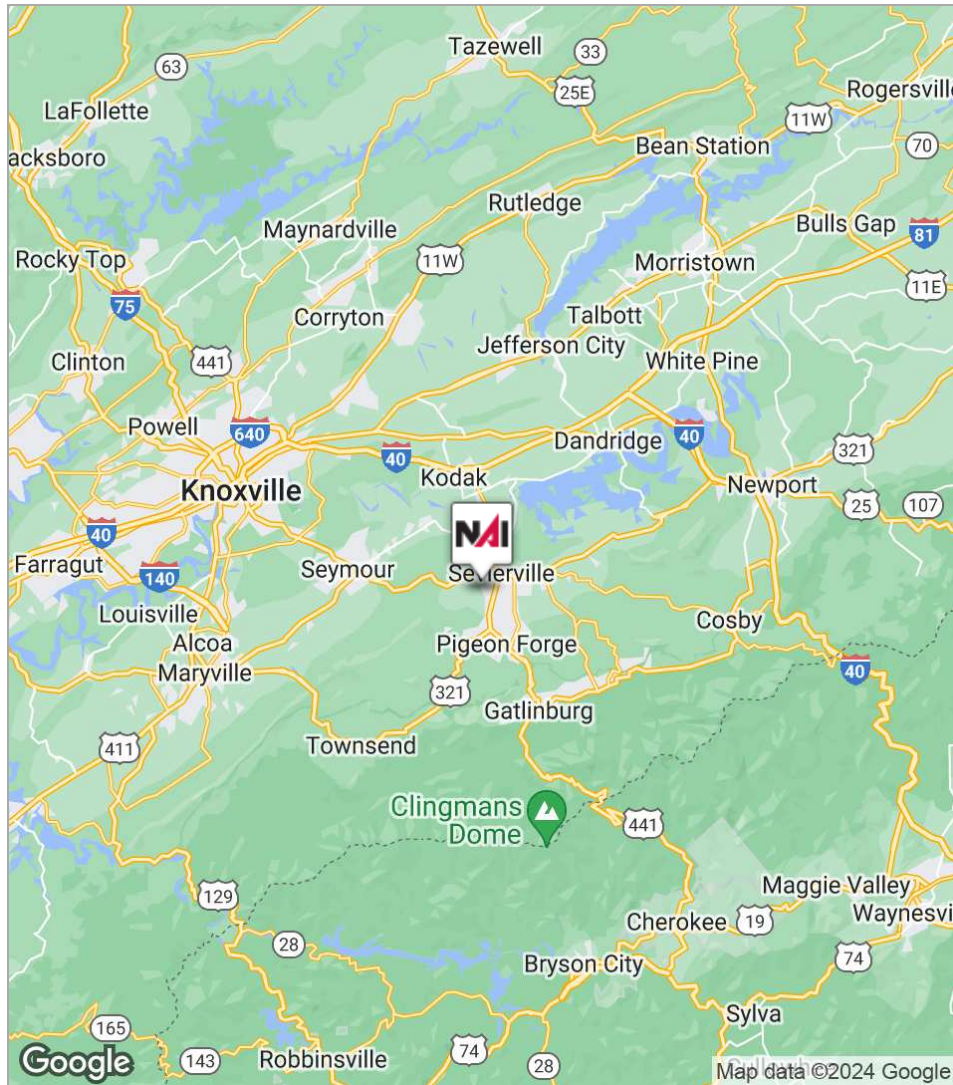
- › Regional Map
- › Location Maps
- › Location Maps
- › GIS Aerial Map
- › Aerial Photo
- › GIS Aerial Map Of Development

# Regional Map



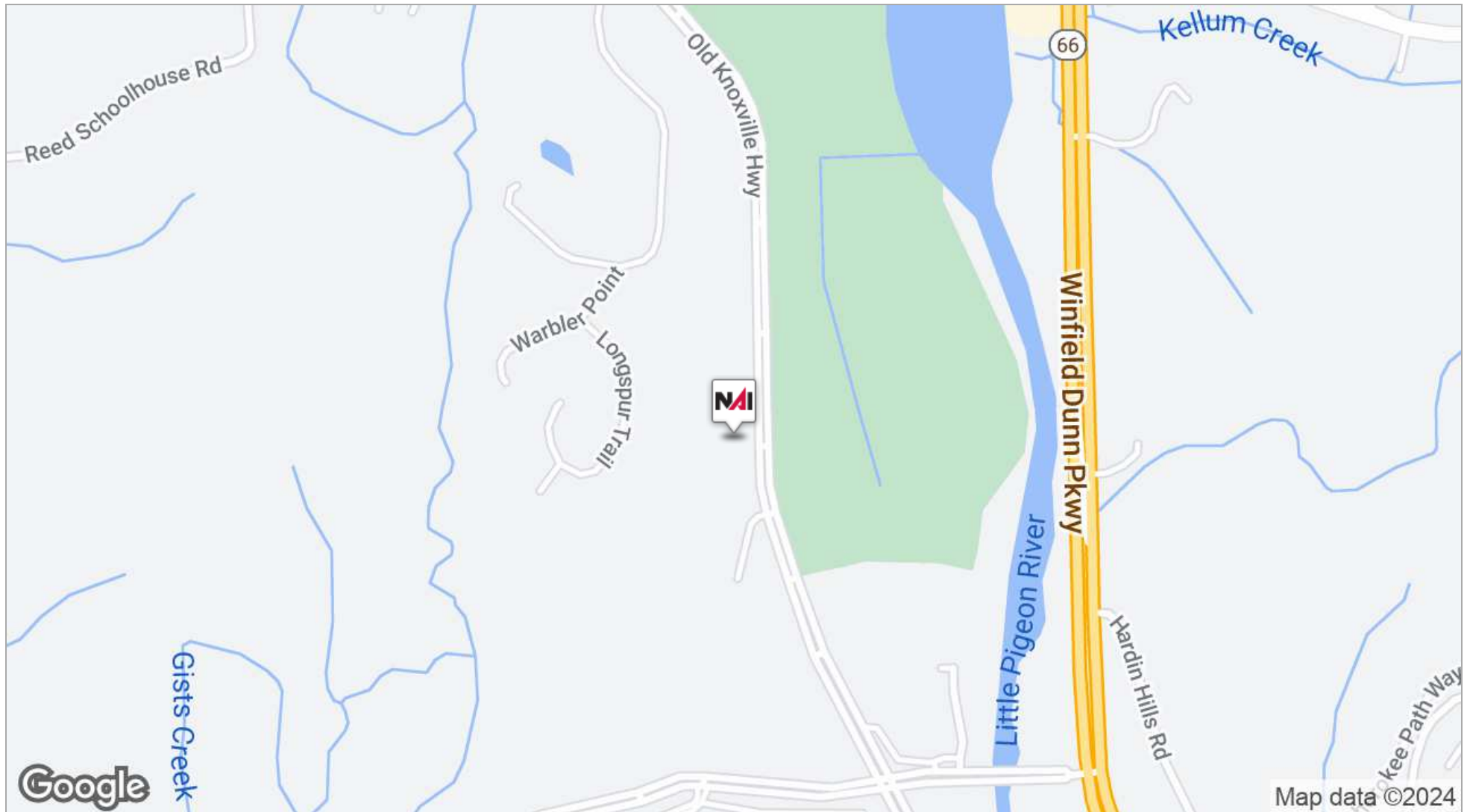


## Location Maps





## Location Maps

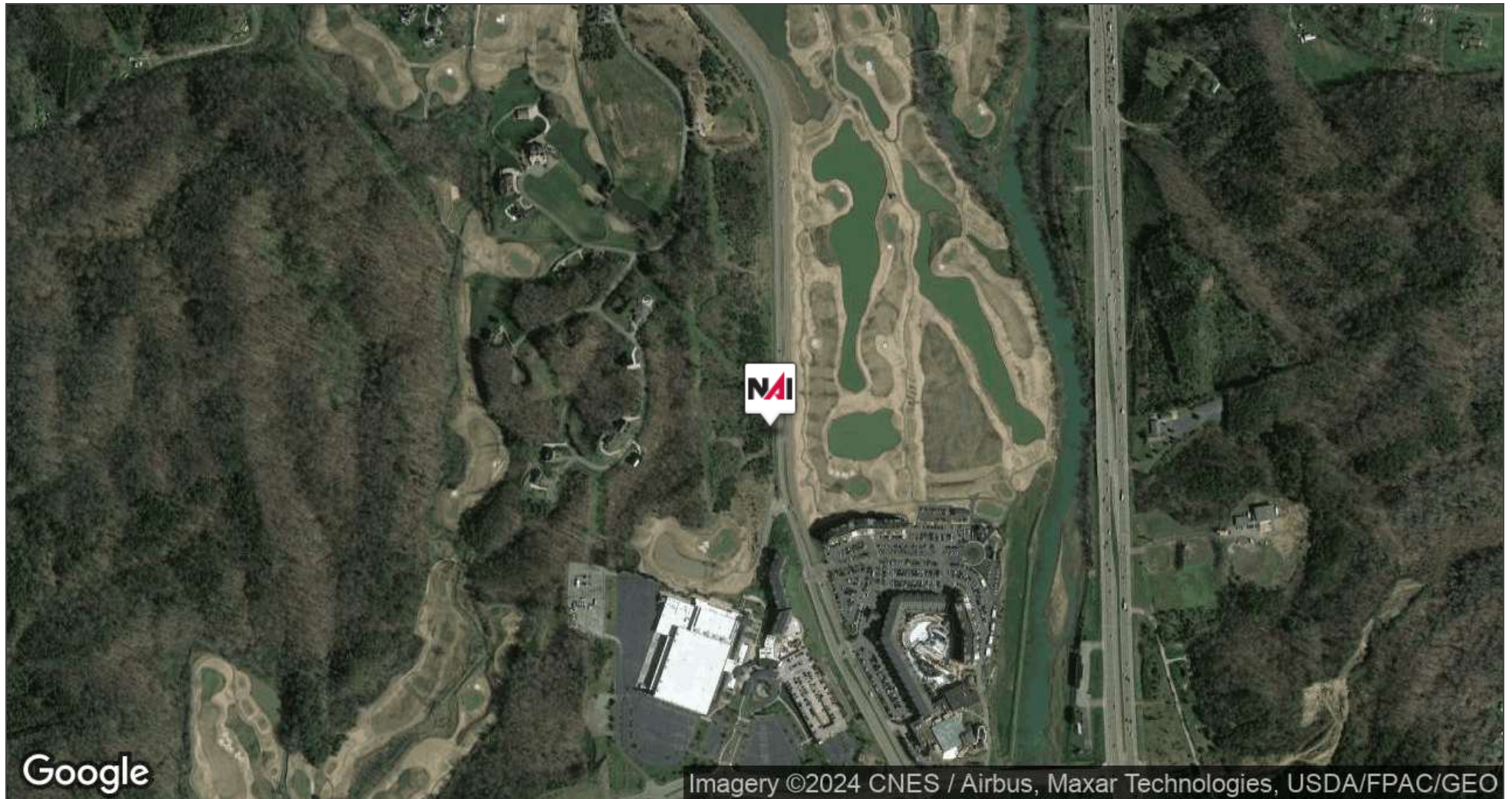


# GIS Aerial Map





# Aerial Photo



Google

Imagery ©2024 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



GIS Aerial

# Map Of Development

# MARKET INFORMATION

- Sevier County Market
- Demographics Map & Report
- Close-By Developments Map

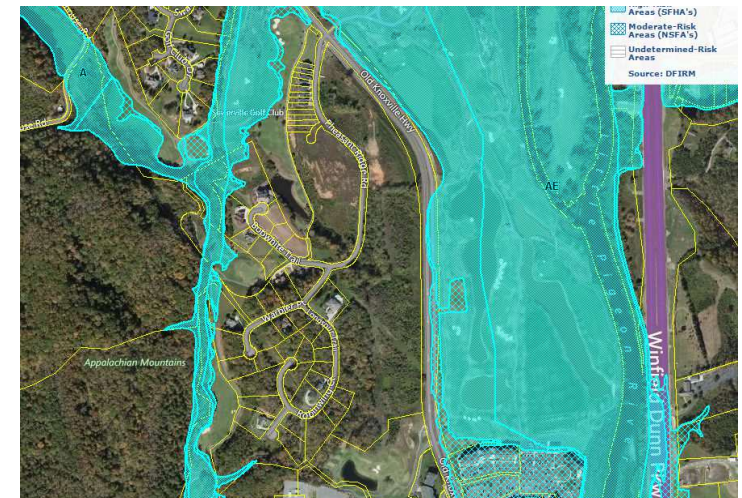
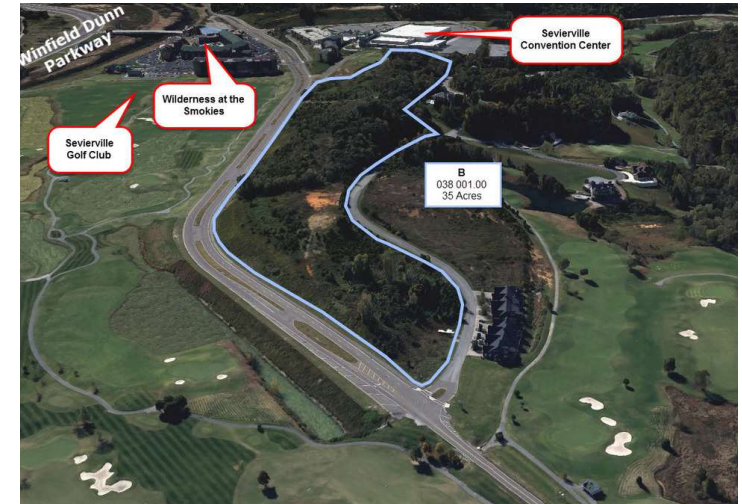
# Sevier County Market

## Market Highlights

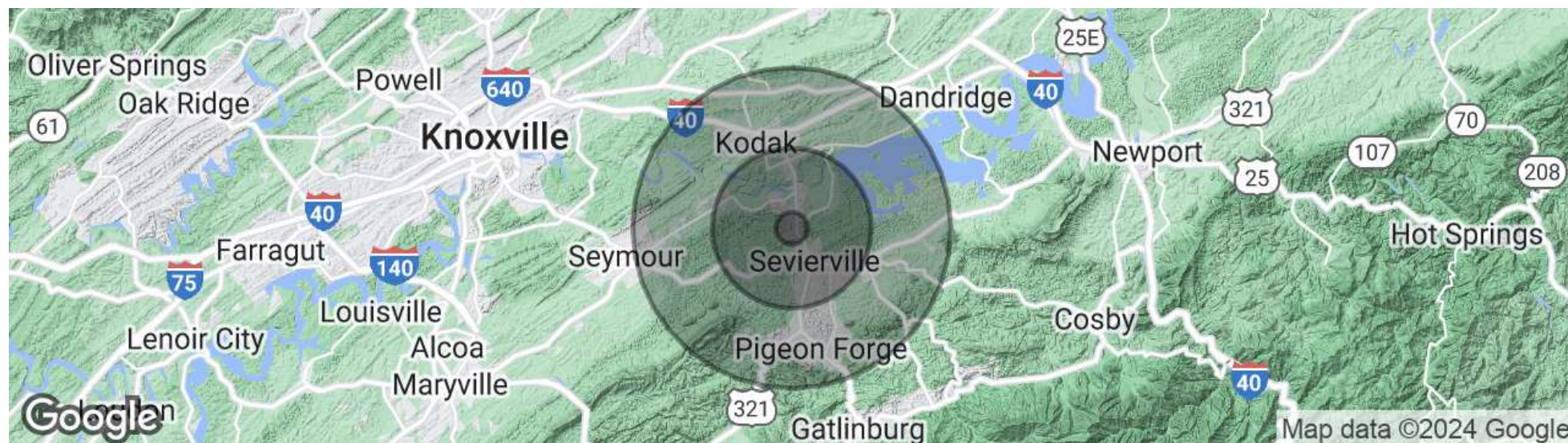
- #1 Tourist Destination in East Tennessee
- 15 Million Visitors in 2016
- \$4 Billion in 2016 Total Sales (excluding real estate & services)
- Over 160 Hotels
- Over 17,000 Room Nights
- Over 9,000 Nightly Cabin Rentals

## 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





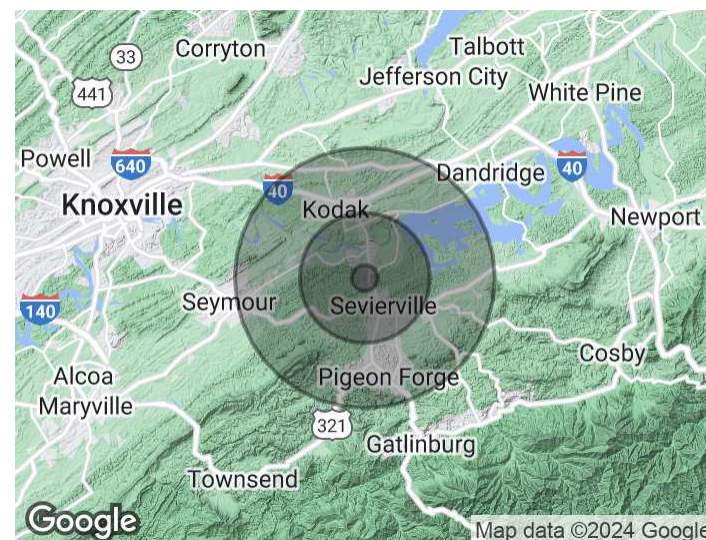
**POPULATION**

	1 MILE	5 MILES	10 MILES
Total population	1,367	22,915	76,139
Median age	35.1	38.1	39.6
Median age (Male)	31.4	35.6	37.8
Median age (Female)	41.4	41.5	41.6

**HOUSEHOLDS & INCOME**

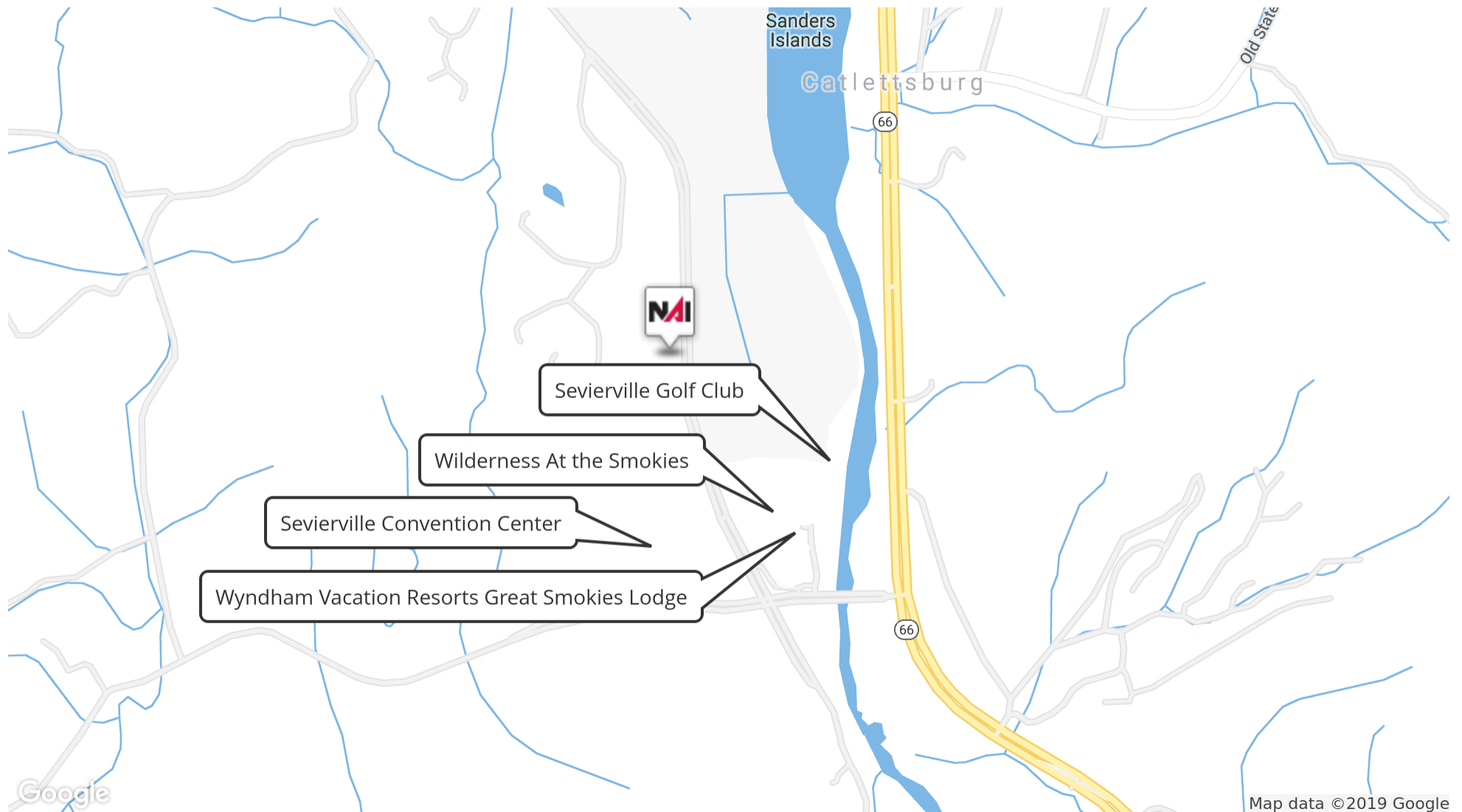
	1 MILE	5 MILES	10 MILES
Total households	628	10,193	32,094
# of persons per HH	2.2	2.2	2.4
Average HH income	\$47,484	\$50,873	\$54,000
Average house value	\$202,192	\$203,393	\$209,445

\* Demographic data derived from 2020 ACS - US Census



## Close-By Developments

# Map



## ABOUT THE AGENTS

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



# Agent Profile



## David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

NAI #00262082 RM Moore

o +1 865 453 8111

c +1 865 607 9536

[dgothard@koellamoore.com](mailto:dgothard@koellamoore.com)

## 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  
Goldman Partners Realty, LLC  
TN #291309  
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)

# Agent Profile

**Professional Background**

**Memberships & Affiliations**

**Education**

o +1  
c +1