

69.75-Acre Dev. Tract (K-1) In Smoky Mountains Tourist Destination

Gists Creek Road  
Sevierville, TN

**NAI** Koella  
RM Moore

Sevierville  
Convention Center

Sevierville  
Golf Club

Wilderness at the  
Smokies

Winfield Dunn Parkway

**Tract K-1**  
037 057.05  
69.75 Acres

Confidential Offering Memorandum presented by:

**David Gothard, CCIM**  
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69.75-Acre Dev. Tract (K-1) in Smoky

Mountains Tourist Destination

# PROPERTY INFORMATION

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

# Executive Summary

## 1 PROPERTY INFORMATION



### Property Details

<b>Sale Price</b>	\$2,800,000
<b>Lot Size</b>	69.75 Acres
<b>APN #</b>	037 057.05
<b>Zoning</b>	C-5
<b>Market</b>	Sevier County
<b>Cross Streets</b>	Gists Creek Road And Old Knoxville Highway

### Property Overview

NAI Koella | RM Moore and Goldman Partners Realty, LLC are pleased to exclusively offer for sale this large corner commercial development tract in Sevierville, Tennessee. The tract is located close to the Sevierville Convention Center and several major tourist venues. Because of the size, topography and location, the likely uses are for a lifestyle-type commercial development, retail development, tourist attraction or tourist-oriented housing development. Tract K-1 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

- Located on a signalized corner;
- Municipal utilities available;
- C-5 Tourist Commercial Zoning District
- Average daily traffic count on Winfield Dunn Pkwy is 41,977



# Additional Property Description

## Location Description

Tract K-1 is located at the intersection of Old Knoxville Highway and Gists Creek Road in Sevierville, Tennessee. It is located in a tourist-oriented mixed use development just off of Winfield Dunn Parkway, 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 K-1 is a generally rectangular shaped corner tract containing approximately 69.75 acres. This is a large acreage corner tract with a combined approximate road frontage of 3,970 feet. Depth along the eastern boundary and frontage along the west side of Old Knoxville Highway is 1,275 feet. The southern boundary is 1,926 feet. Depth along the irregular shaped western boundary is approximately 1,850 feet.

## Zoning

C-5 Tourist Commercial District. It 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 are: hotels, retail stores, amusements and multi-family.



# Complete Highlights

## Property Highlights

- Located on a signalized corner
- Municipal utilities available
- C-5 Tourist Commercial Zoning District
- Combined approximate frontage of 3,970 feet
- Average daily traffic count on Winfield Dunn Pkwy is 41,977
- Close to Wilderness at the 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 Convention Center - 200,000+ SF



# SITE MAPS & PLANS

- › Aerial Site Map
- › Aerial Site Map 2
- › Recorded Plat Map
- › Aerial Map
- › Topo, Water & Sewer Map
- › FEMA Flood Zones Map



# Aerial Site Map

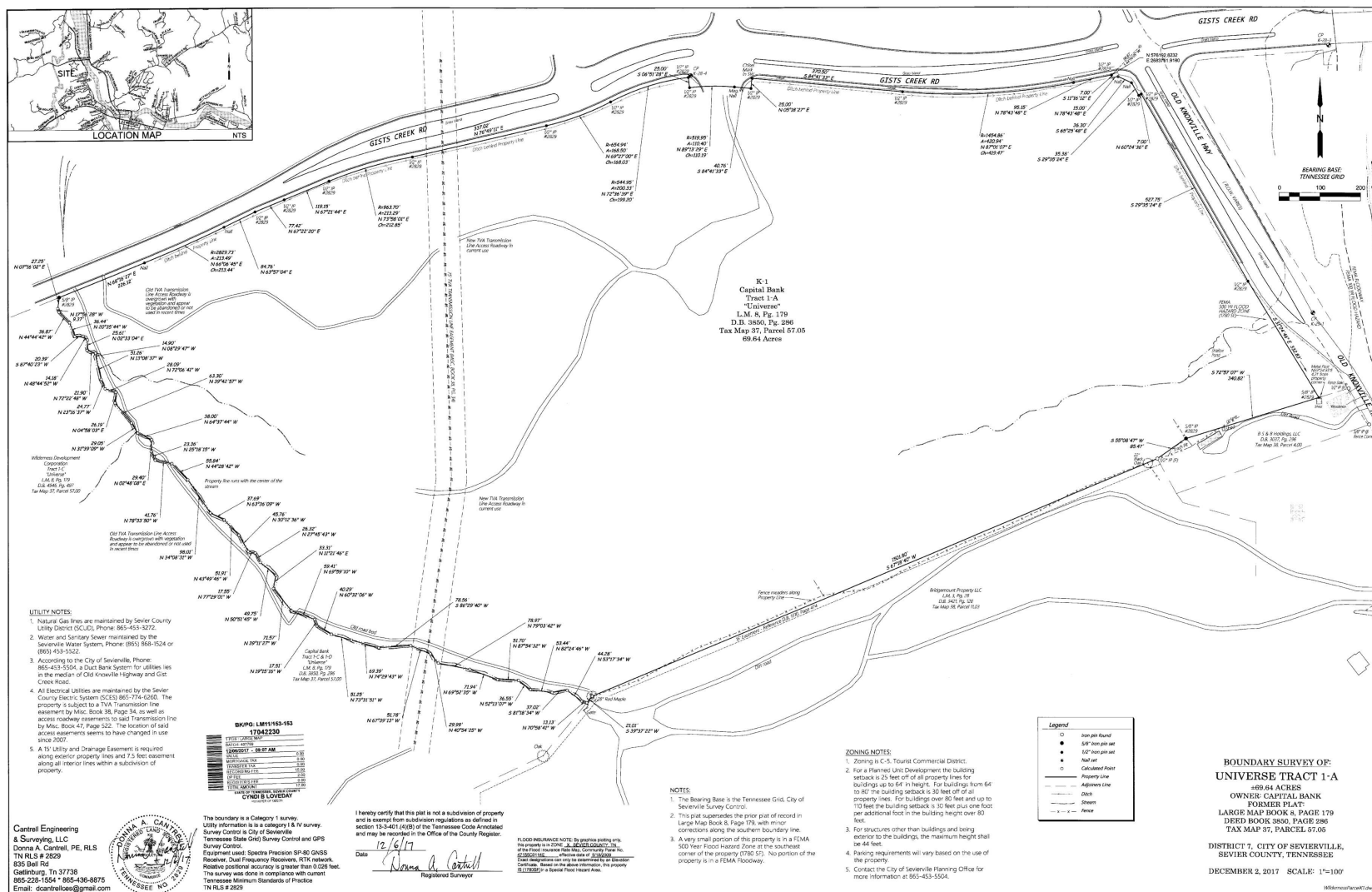




# Aerial Site Map 2

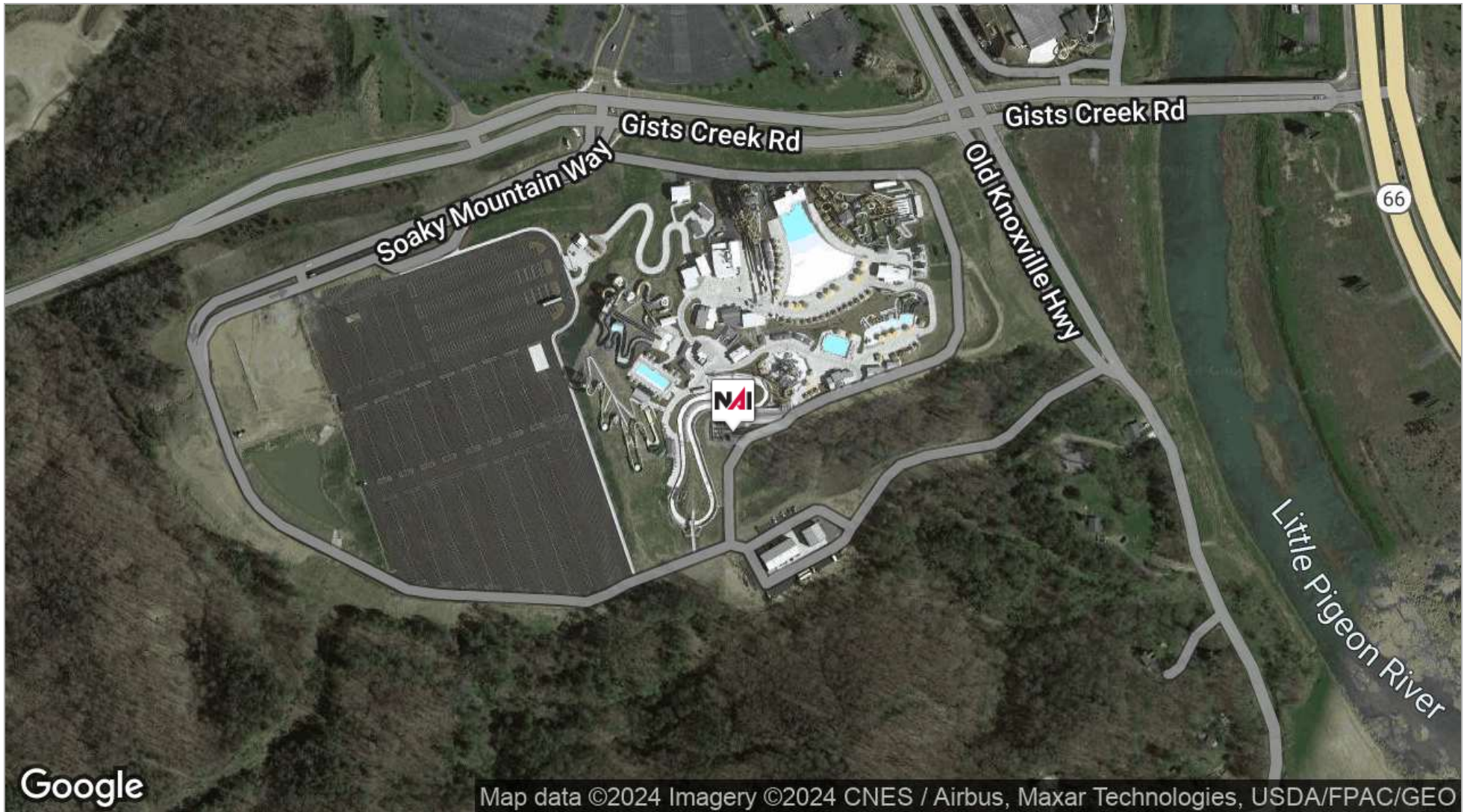


# Recorded Plat Map



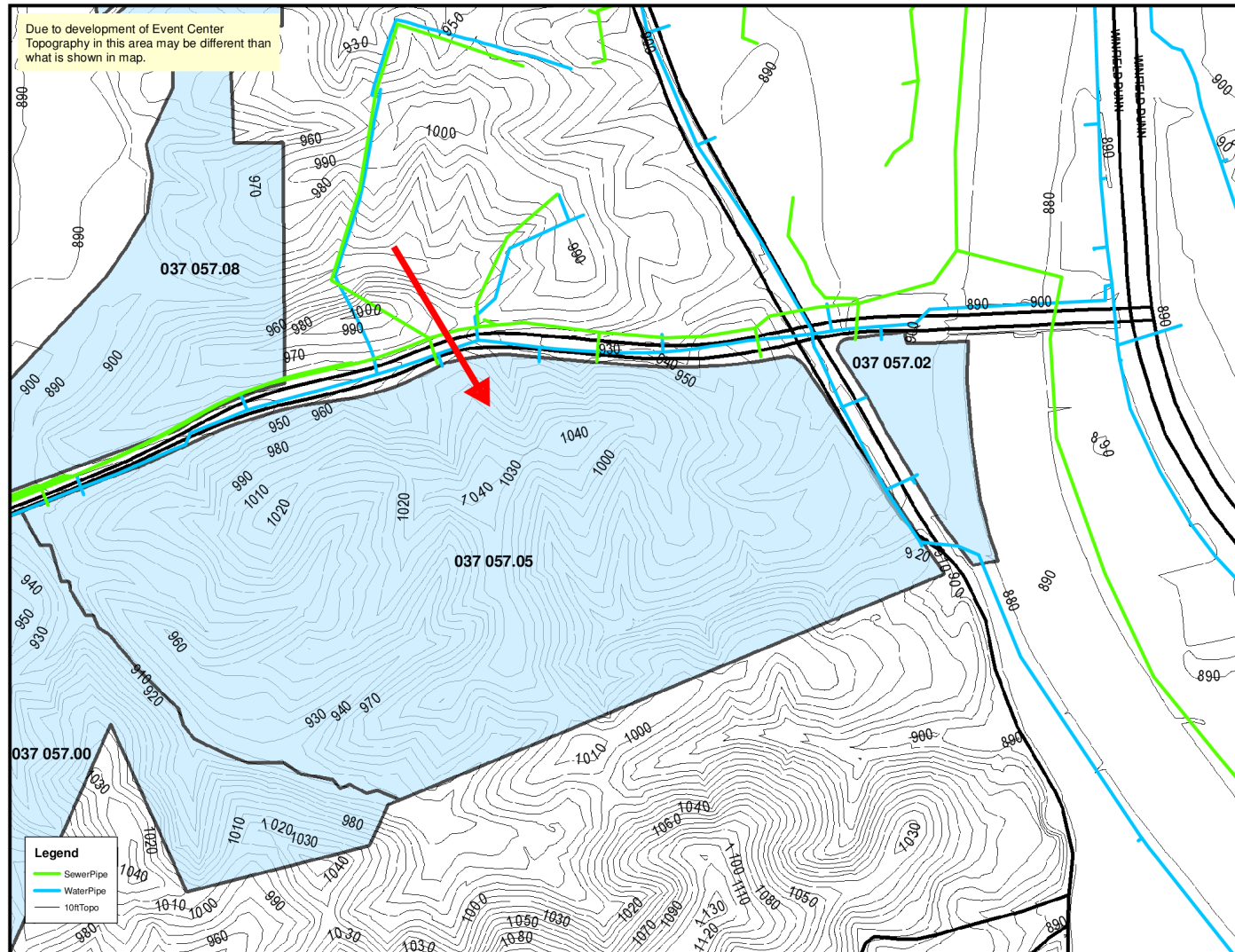


# Aerial Map

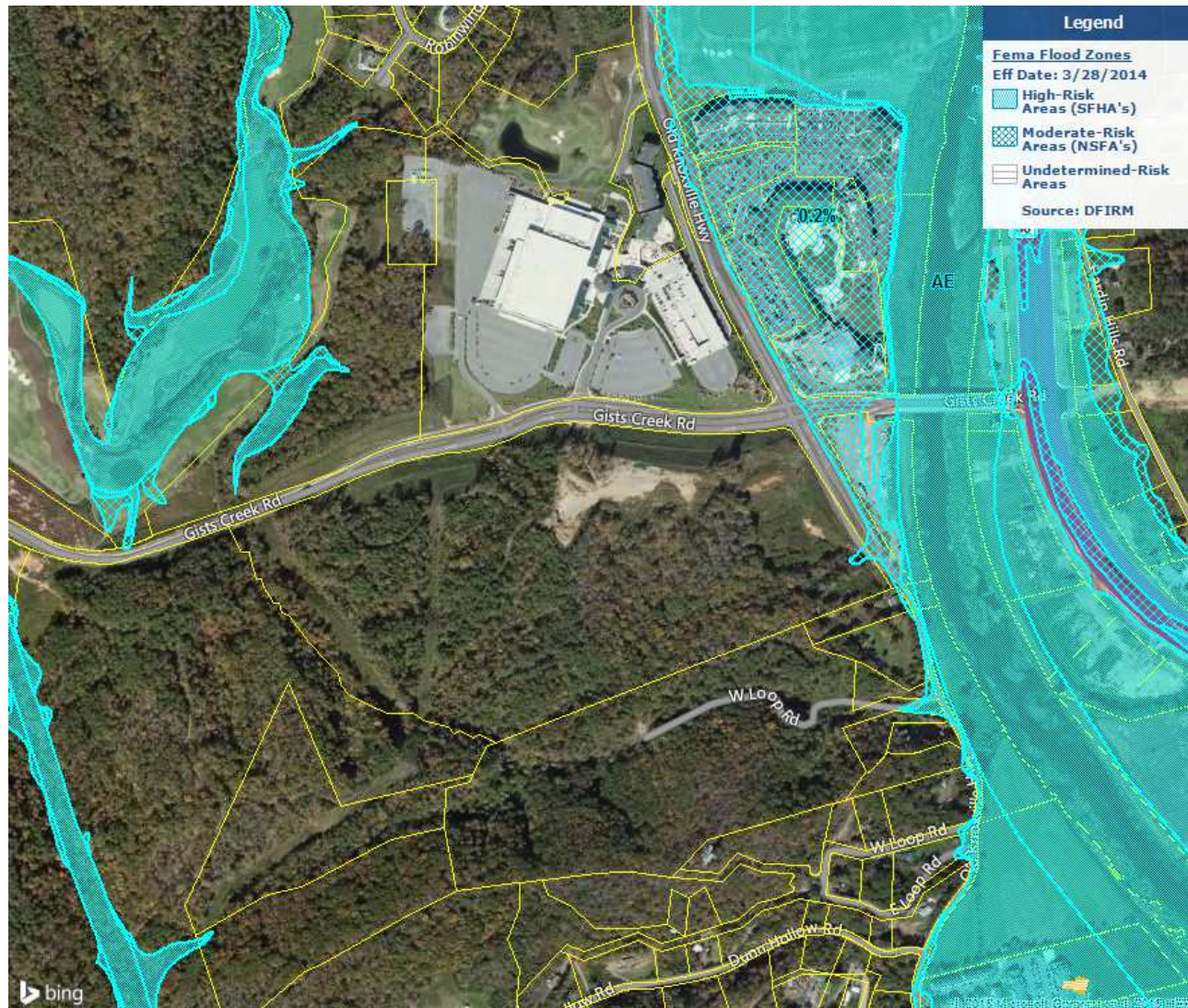




# Topo, Water & Sewer Map



# FEMA Flood Zones Map







69.75-Acre Dev. Tract (K-1) in Smoky

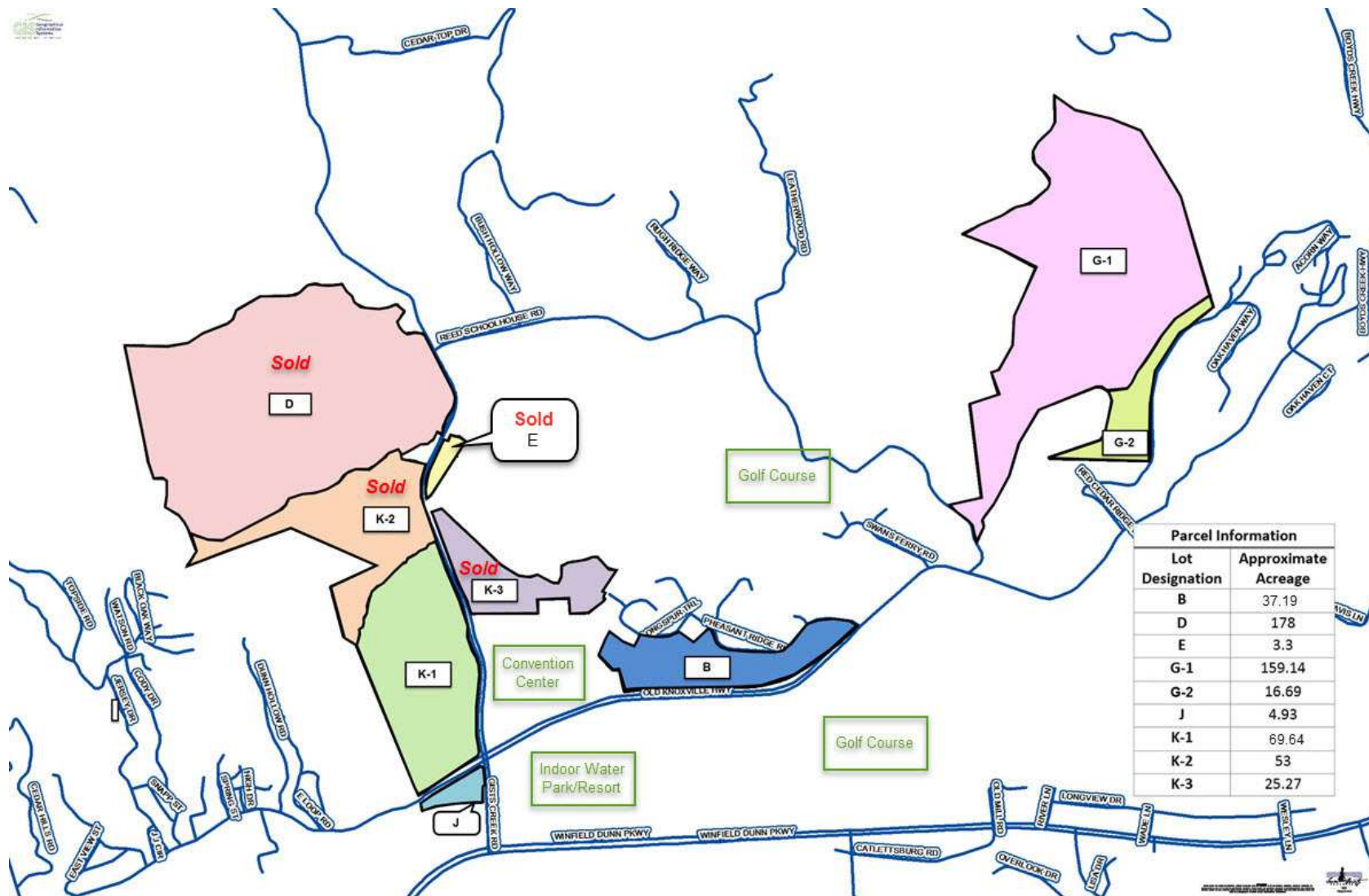
Mountains Tourist Destination

# 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

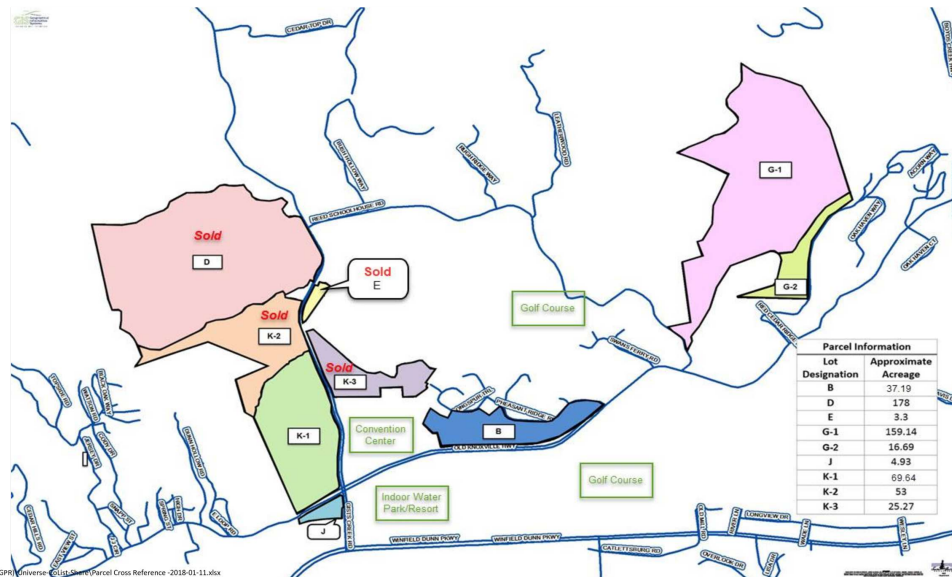
Exclusively Co-Listed by:

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		(855) 444-3241 (855) 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-B 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 7-B GOLF COURSE LOTS 7 & 8	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 185A	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 1281 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 1282	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 192R	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 7-B GOLF COURSE LOTS 7 & 8	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 184R	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-Bridgmont Land of First Tennessee Bank\Parcel Cross Reference -2018-01-11.xlsx

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# GIS Aerial Map Of Development







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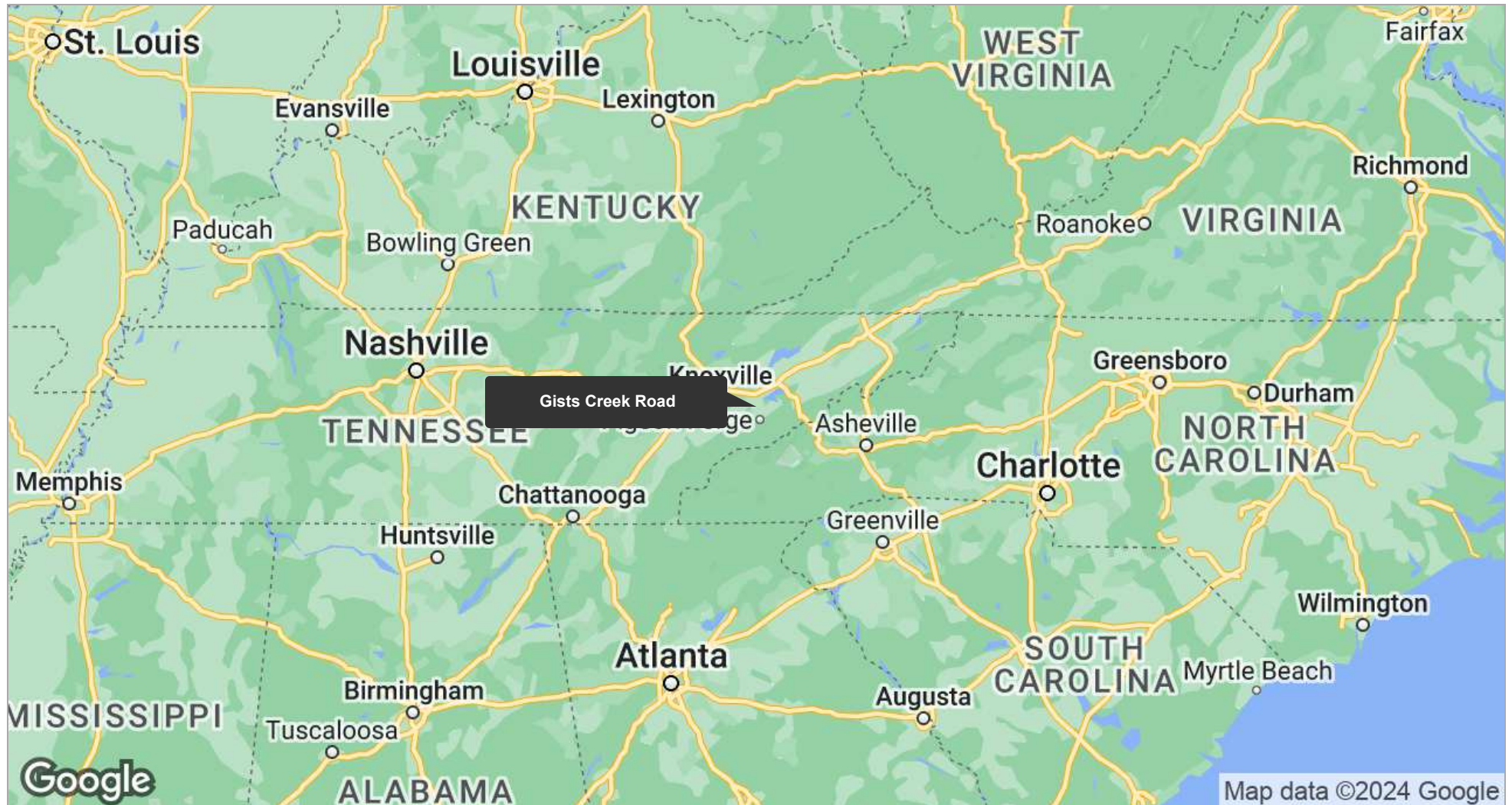
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# LOCATION INFORMATION

› Regional Map

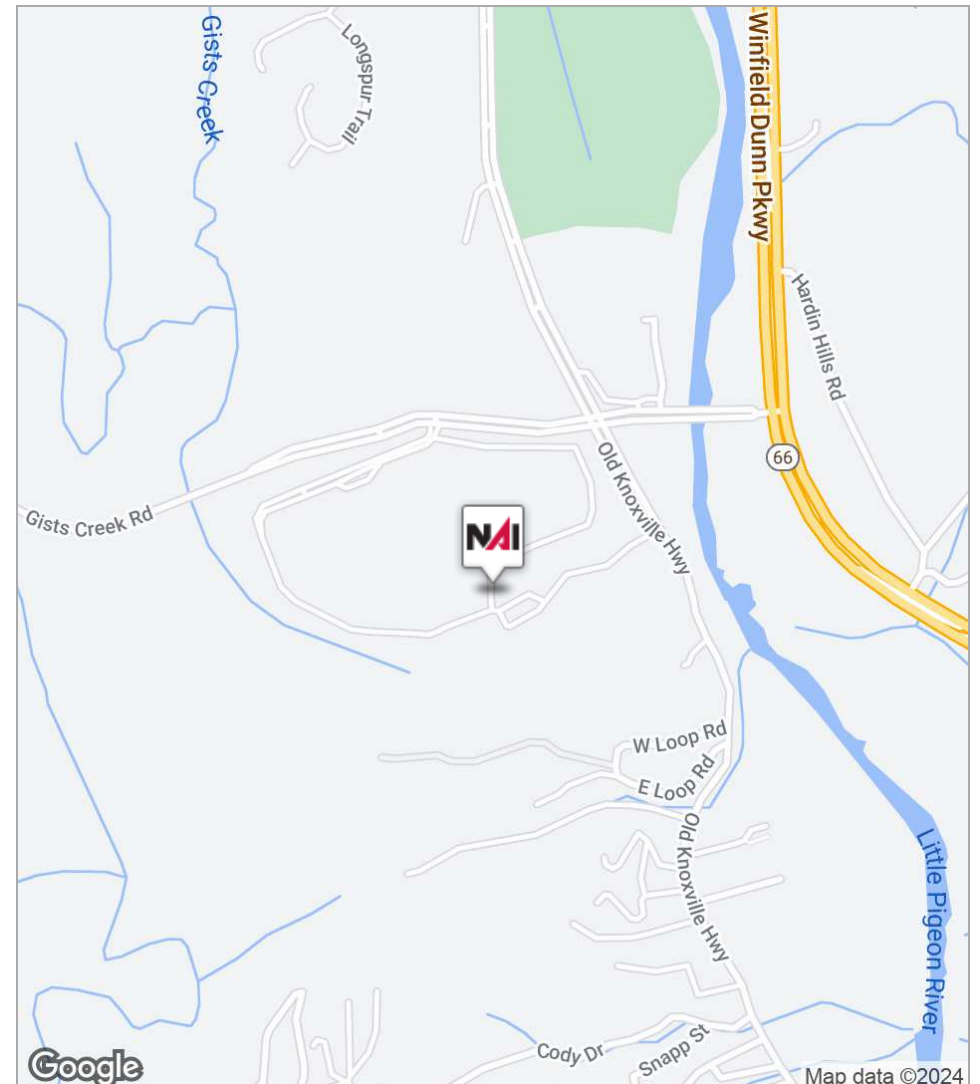
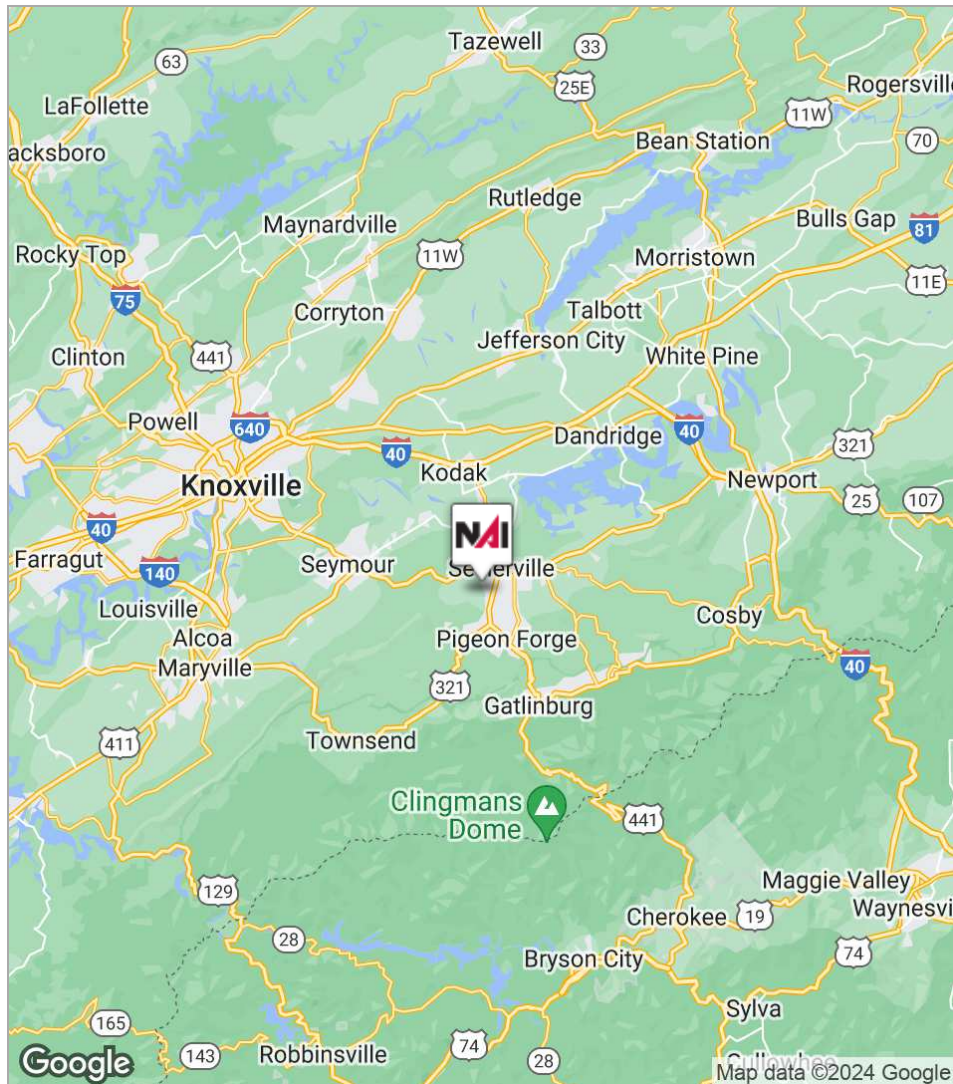
› Location Maps

# Regional Map





## Location Maps





69.75-Acre Dev. Tract (K-1) in Smoky

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# MARKET INFORMATION

› Sevier County Market



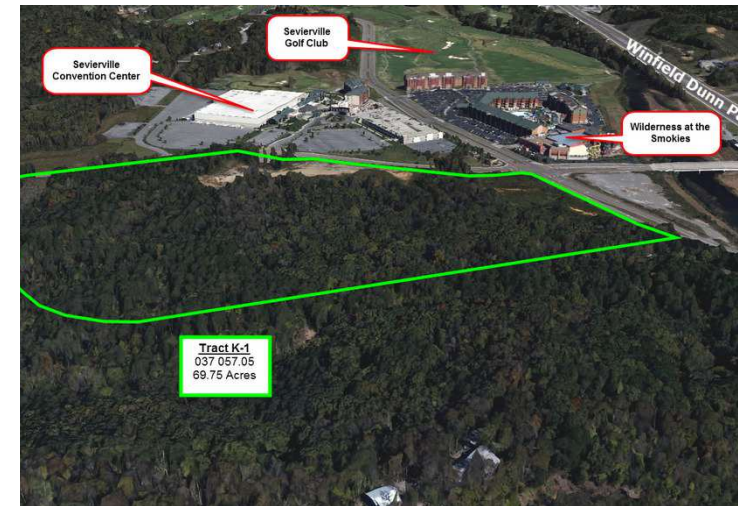
# Sevier County Market

## 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





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# ABOUT THE LISTING AGENTS

› Agent Profile 1

› Agent Profile 2

› Agent Profile 3

› Agent Profile 3

› Agent Profile 1



# 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

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