

175.83-Acre Dev.Tracts (G-1/G-2)

Property is in foreground & on other side of Sevierville Golf Course



Confidential Offering Memorandum presented by:

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175.83-Acre Dev.Tracts (G-1/G-2)
in Smoky Mtns Tourist Destination

PROPERTY INFORMATION

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

Executive Summary



Property Details

Sale Price	\$799,000
Lot Size	175.83 Acres
APN #	038 001.13 & 001.23
Zoning	C-5
Market	Sevier County
Cross Streets	Old Knoxville Highway And Red Cedar Ridge Road

Property Overview

NAI Koella | RM Moore and Goldman Partners Realty, LLC are pleased to exclusively offer for sale these two contiguous commercial development tracts in Sevierville, Tennessee. The tracts are located close to the Sevierville Convention Center and other tourist destination venues. There are some long-range mountain and golf course views. Given their topography and the combination of mountain and golf course views, residential subdivision development seems to be attractive. Tracts G-1/G-2 are two of nine contiguous and non-contiguous tracts in the same tourist-oriented mixed-use development that have been offered for sale. Updated status: Tracts D, E, K-1, K-2 & K-3 have sold. Tracts B, G-1/G-2 and J are available for purchase.

Property Highlights

- Mountain and golf course views
- Municipal water & sewer are located on Old Knoxville Highway and at the Sevierville Golf Club course, as depicted on the Topo, Water & Sewer Map. Costs to bring these utilities to the property have not been determined.
- C-5 Tourist Commercial zoning district
- 2,200 feet of frontage on Red Cedar Ridge Road
- Average daily traffic count on Winfield Dunn Pkwy is 41,977

Additional Property Description

Location Description

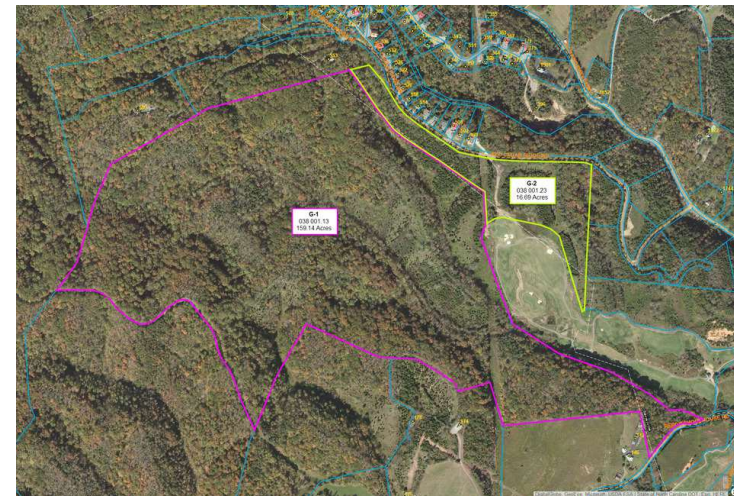
Tracts G-1 and G-2 are located in a popular tourist-oriented mixed-use development off of Winfield Dunn Parkway, within the City of Sevierville and about six miles south of Interstate 40 Exit 407. Winfield Dunn Parkway is the primary tourist traffic artery for Sevier County's 11+ million annual visitors. Average daily traffic count on Winfield Dunn Pkwy is 41,977.

Site Description

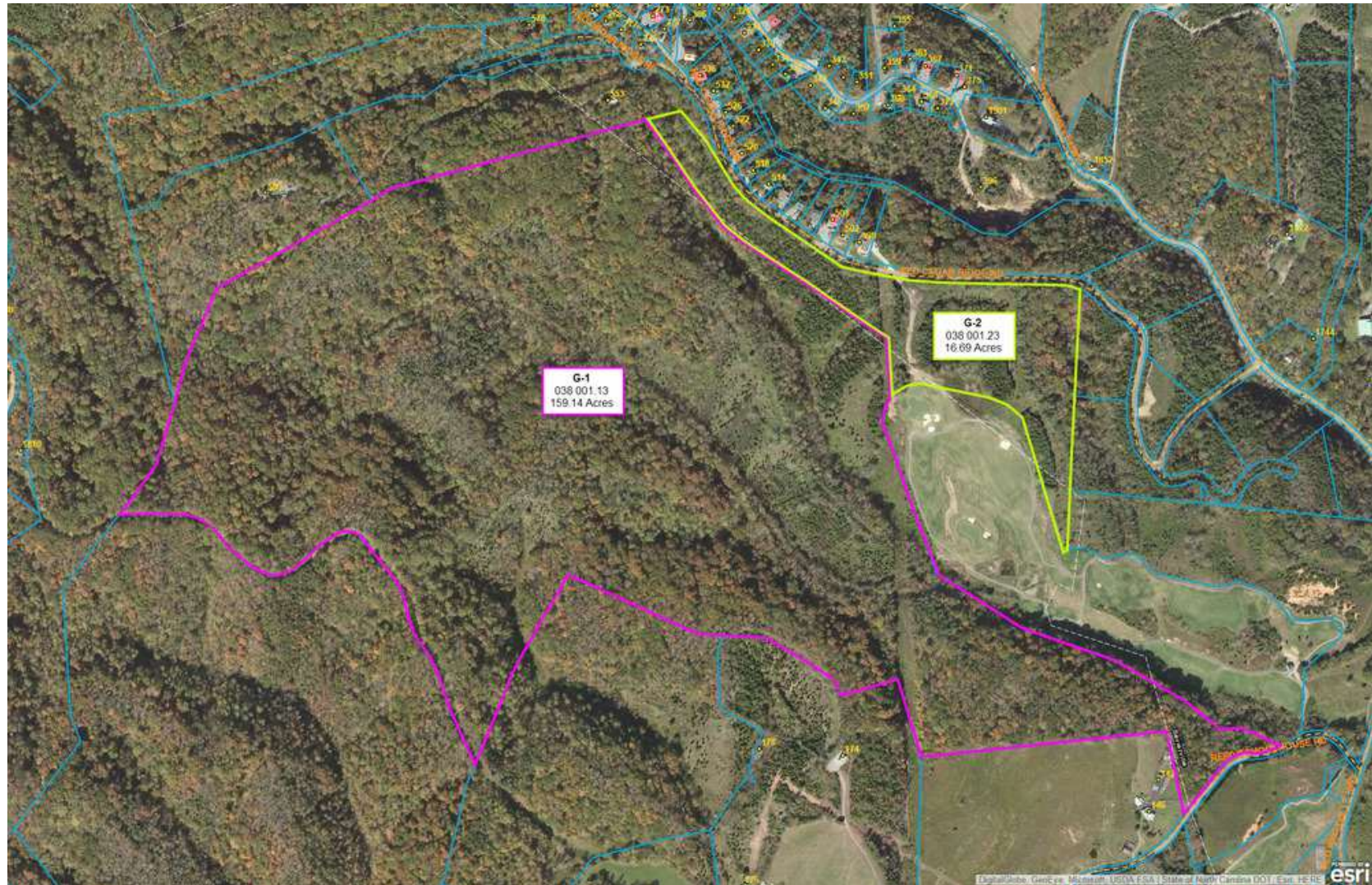
Tracts G-1 and G-2 are two contiguous tracts totaling 175.83 acres. G-1 contains 159.14 acres and G-2 contains 16.69 acres. G-2 fronts Red Cedar Ridge Road and provides at-grade access for G-1. Without assemblage, G-1 would have no practical point of access despite its frontage on Reed Schoolhouse Road. The tracts also border 4,130 feet along the north and west sides of the adjoining Sevierville Golf Club courses.

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: hotels, retail stores, amusements, multi-family.



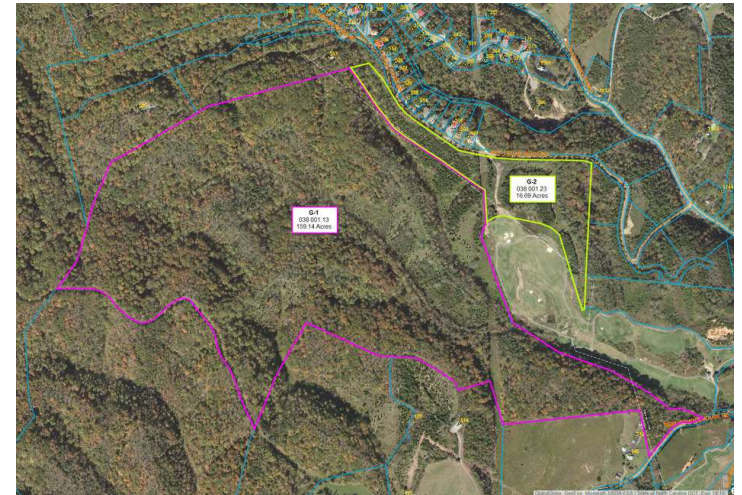
Additional Photos



Complete Highlights


Property Highlights

- Mountain and golf course views
- C-5 Tourist Commercial zoning district
- 2,200 feet of frontage on Red Cedar Ridge Road
- 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 Convention Center - 200,000+ SF
- Close to Sevierville Golf Club with its two 18-hole championship golf courses



Additional
Photos





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SITE MAPS & PLANS

- › Aerial Photo
- › FEMA Flood Zones Map
- › Topo, Water & Sewer Map

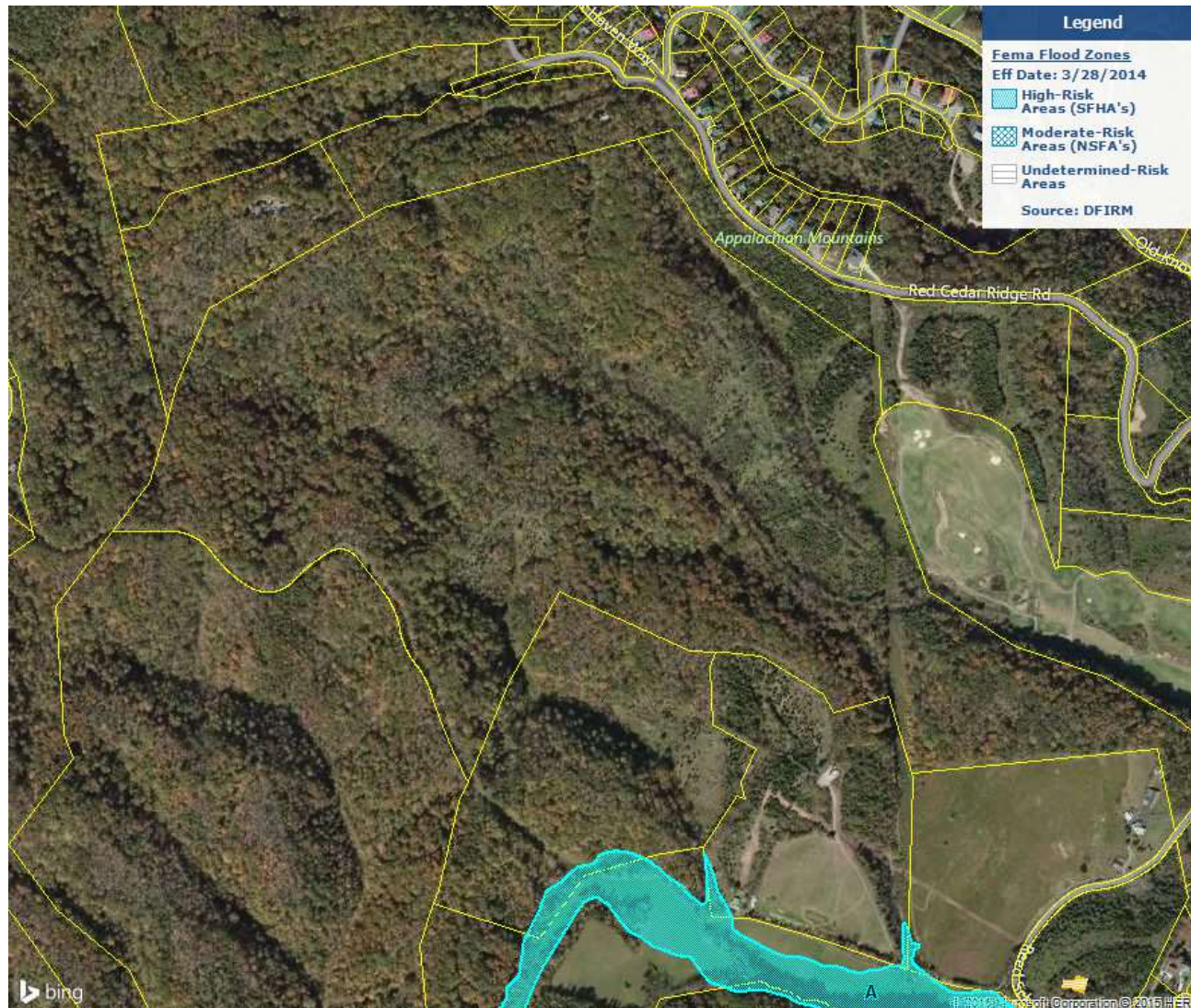
Site Plan

2

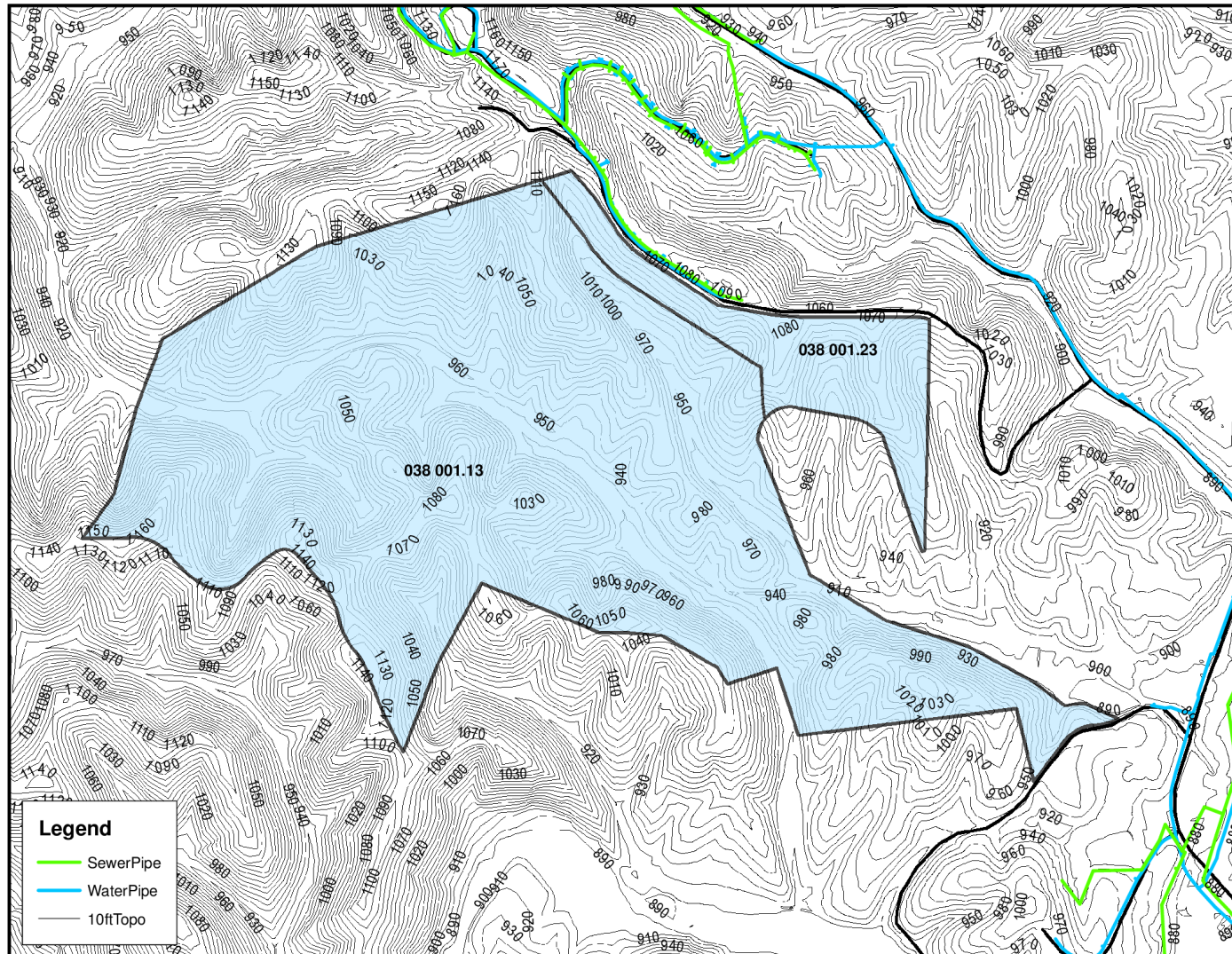
SITE MAPS & PLANS




FEMA Flood Zones Map



Topo, Water & Sewer Map



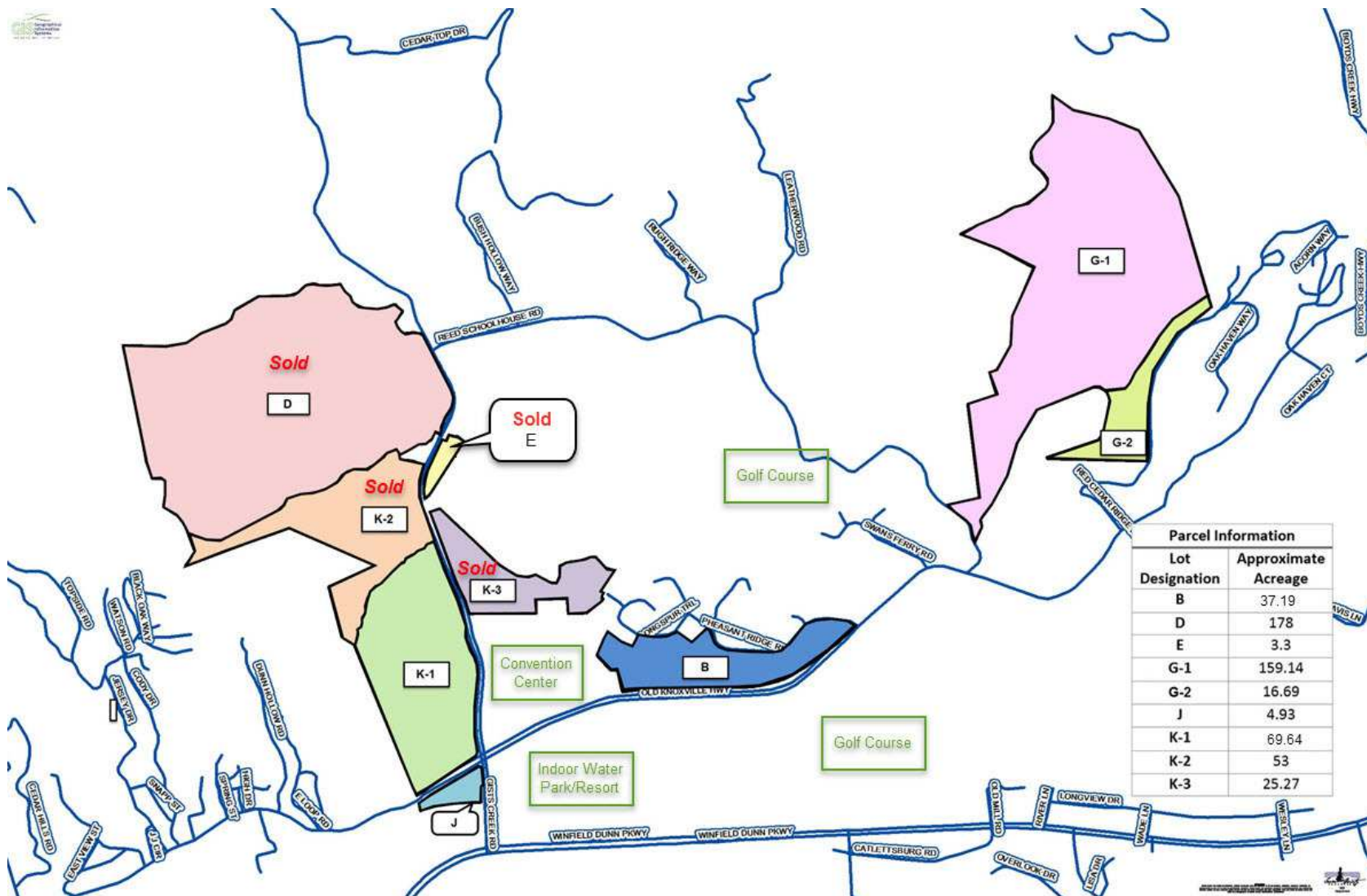


175.83-Acre Dev.Tracts (G-1/G-2)
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ALL AVAILABLE TRACTS

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

All Available Tracts Map



Parcels Cross-Reference Table & Map

Universe/Bridgemont 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

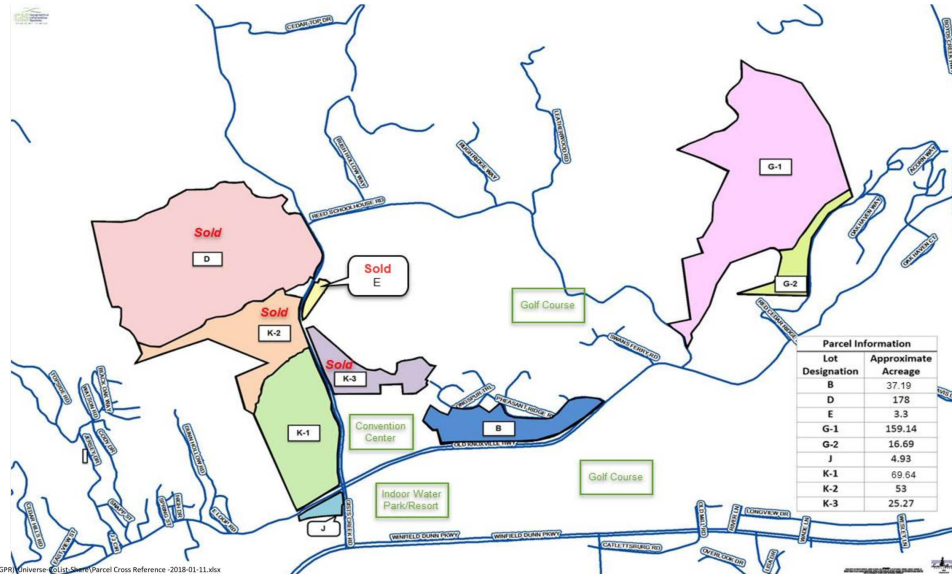
Exclusively Co-Listed by:

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.

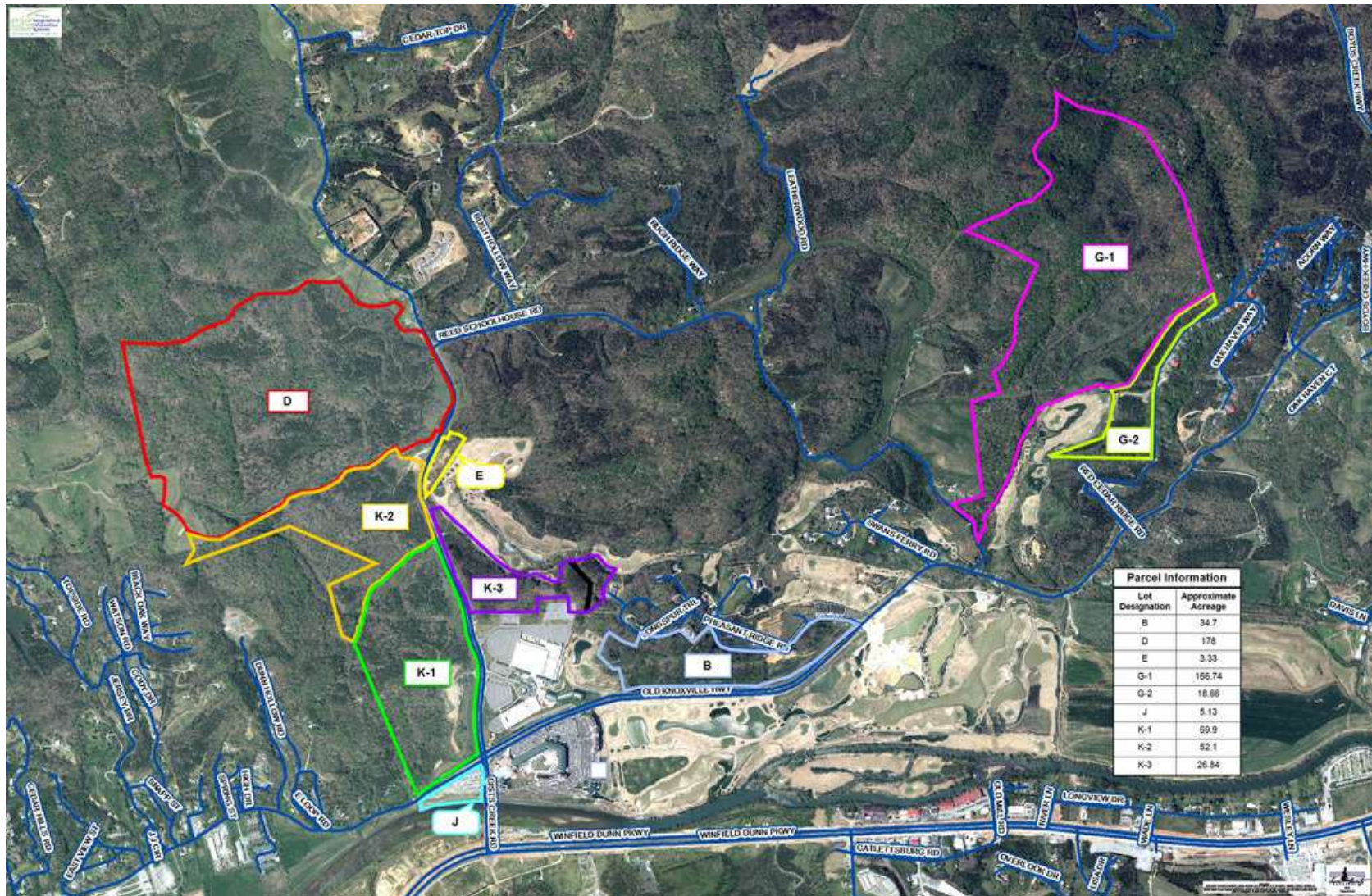
									Offering Prices As of: 01/11/2018		(855) 444-3241 (855) 453-8111										
									Example Uses												
Count	Designator	Tax Parcel ID	APN	Assessor Legal Description	Address	Description Hilly, Flat, Mountain Views, Riverfront	Approx Acres	Price	Price /Ac	Hotel	Restaurant	Retail Lifestyle Center	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-Bridgemont Land of First Tennessee Bank\Parcel Cross Reference -2018-01-11.xlsx

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GIS Aerial Map Of Development



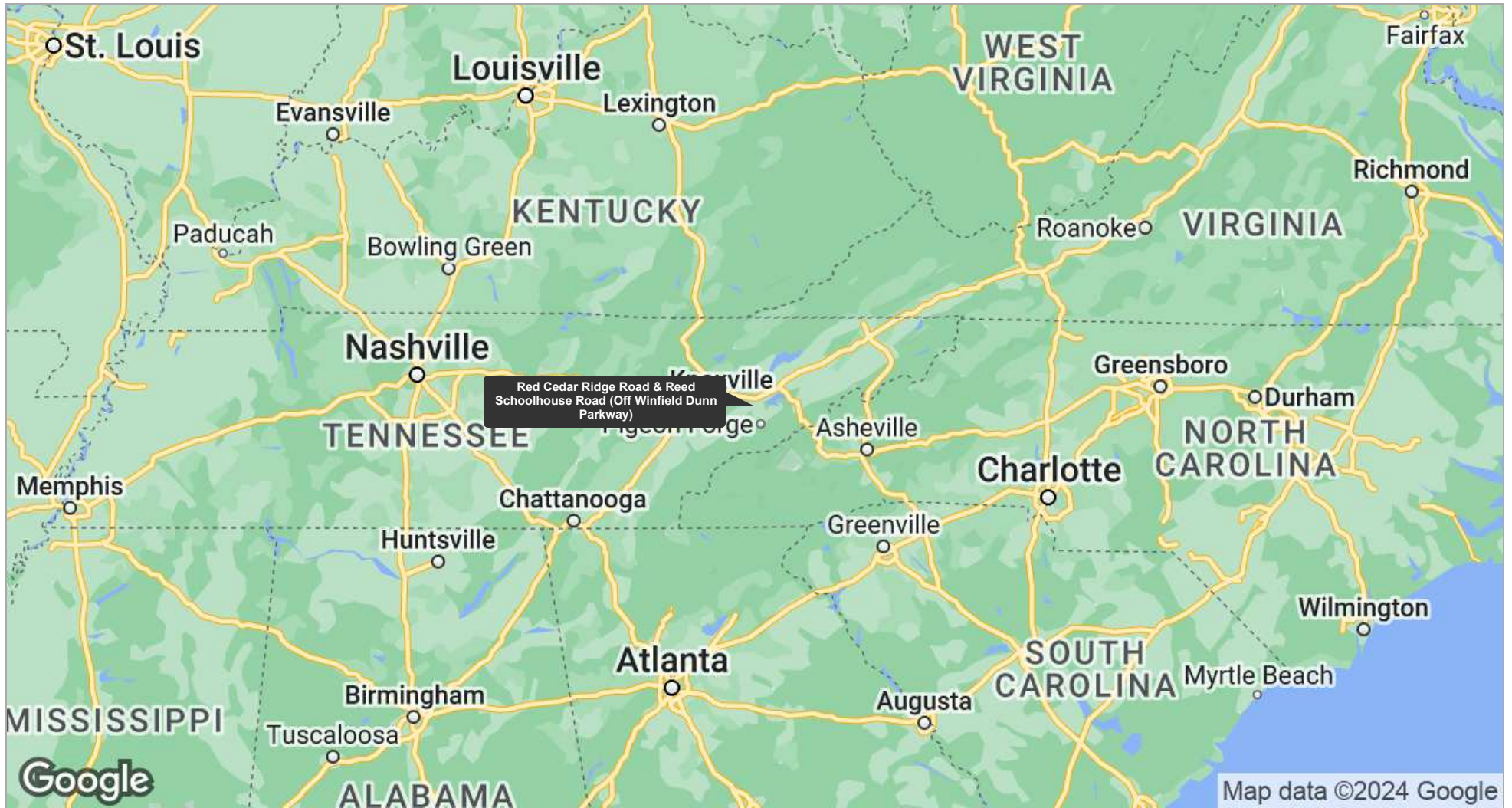


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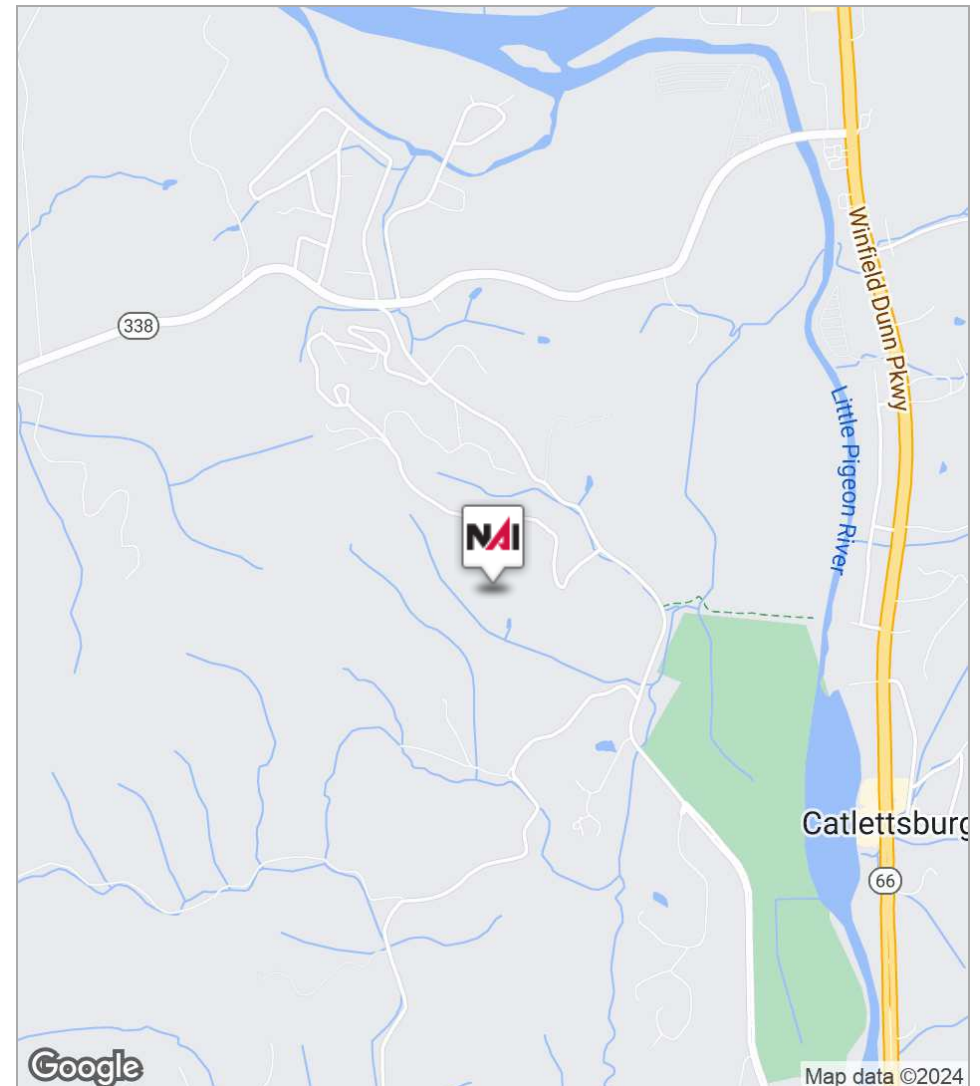
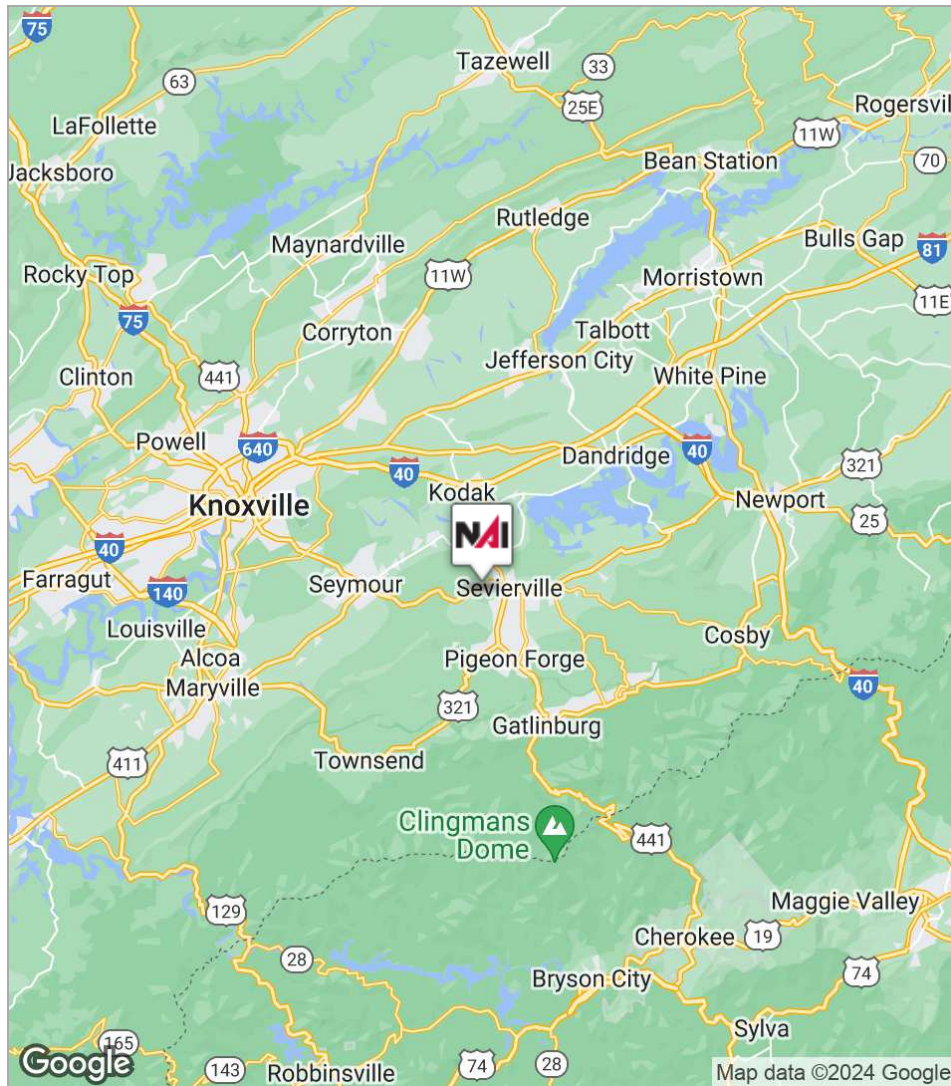
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › Aerial Map

Regional Map




Location Maps



Aerial Map





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MARKET INFORMATION

- Sevier County Market
- Close-By Developments Map

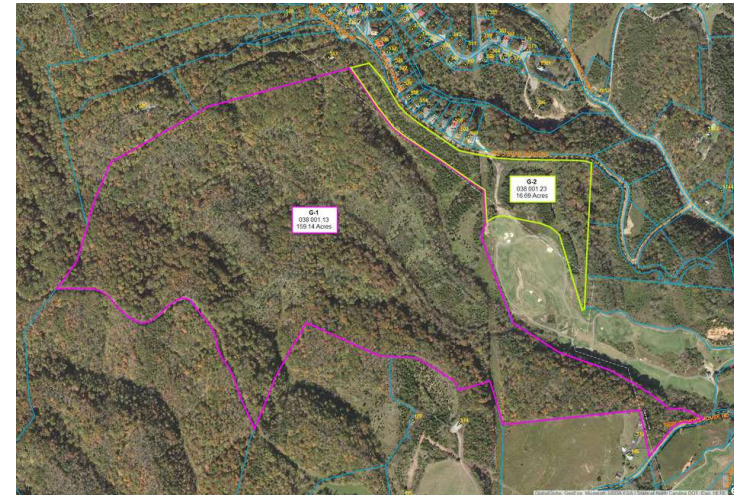
Sevier County Market

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

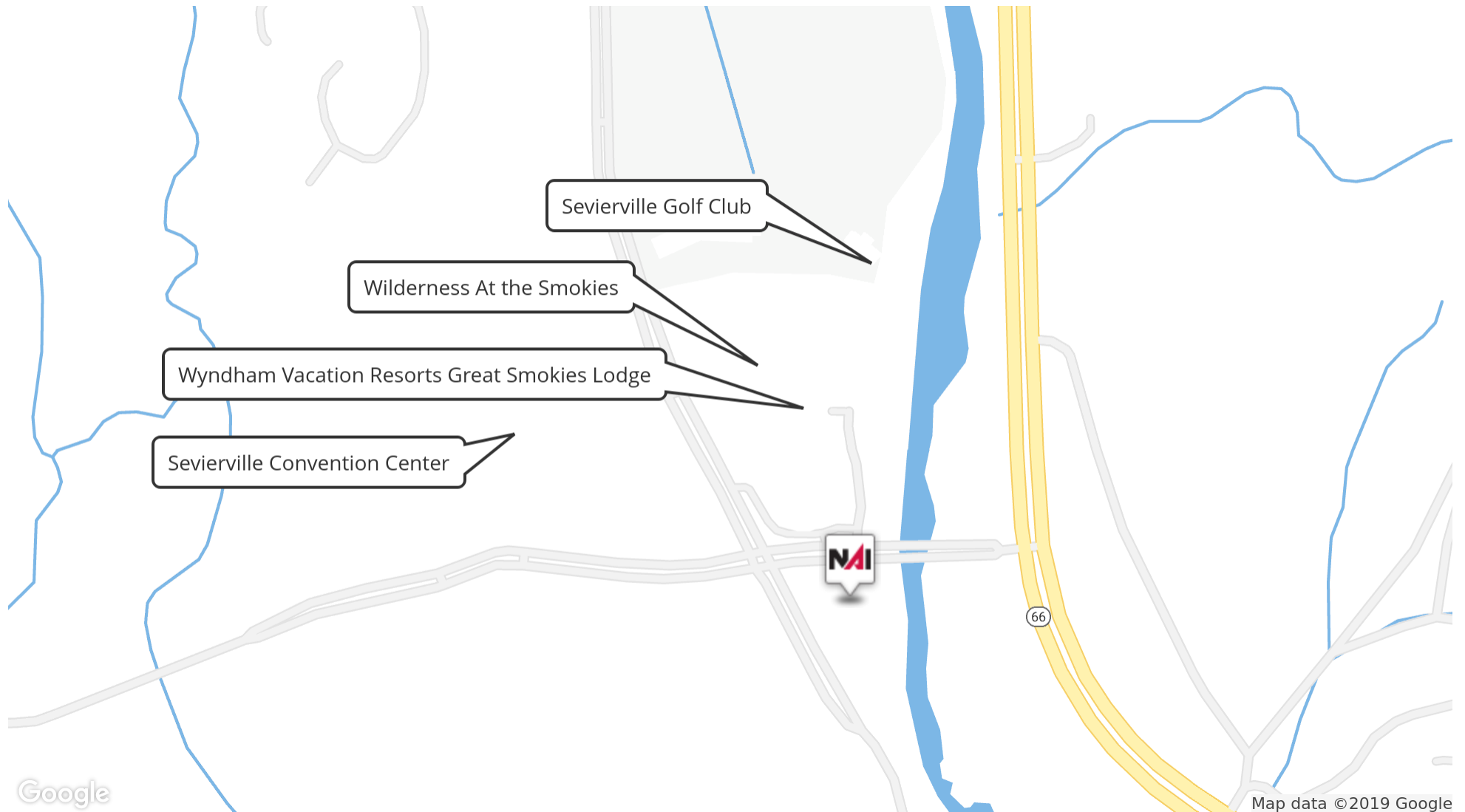
Websites To Explore


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



Close-By Developments

Map





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ABOUT THE LISTING 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

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c +1 865 607 9536

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

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