

Teaster Lane Commercial Lot

Parcel 006.00, Teaster Lane
Pigeon Forge, TN



Confidential Offering Memorandum presented by:

David Gothard, CCIM

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Executive Summary



Property Details

Sale Price	N/A
Lot Size	0.5 Acres
APN #	Map 094D, Group B, Parcel 006.00
Zoning	C-6
Market	Sevier County
Cross Streets	Teaster Lane & Ridge Road

Property Overview

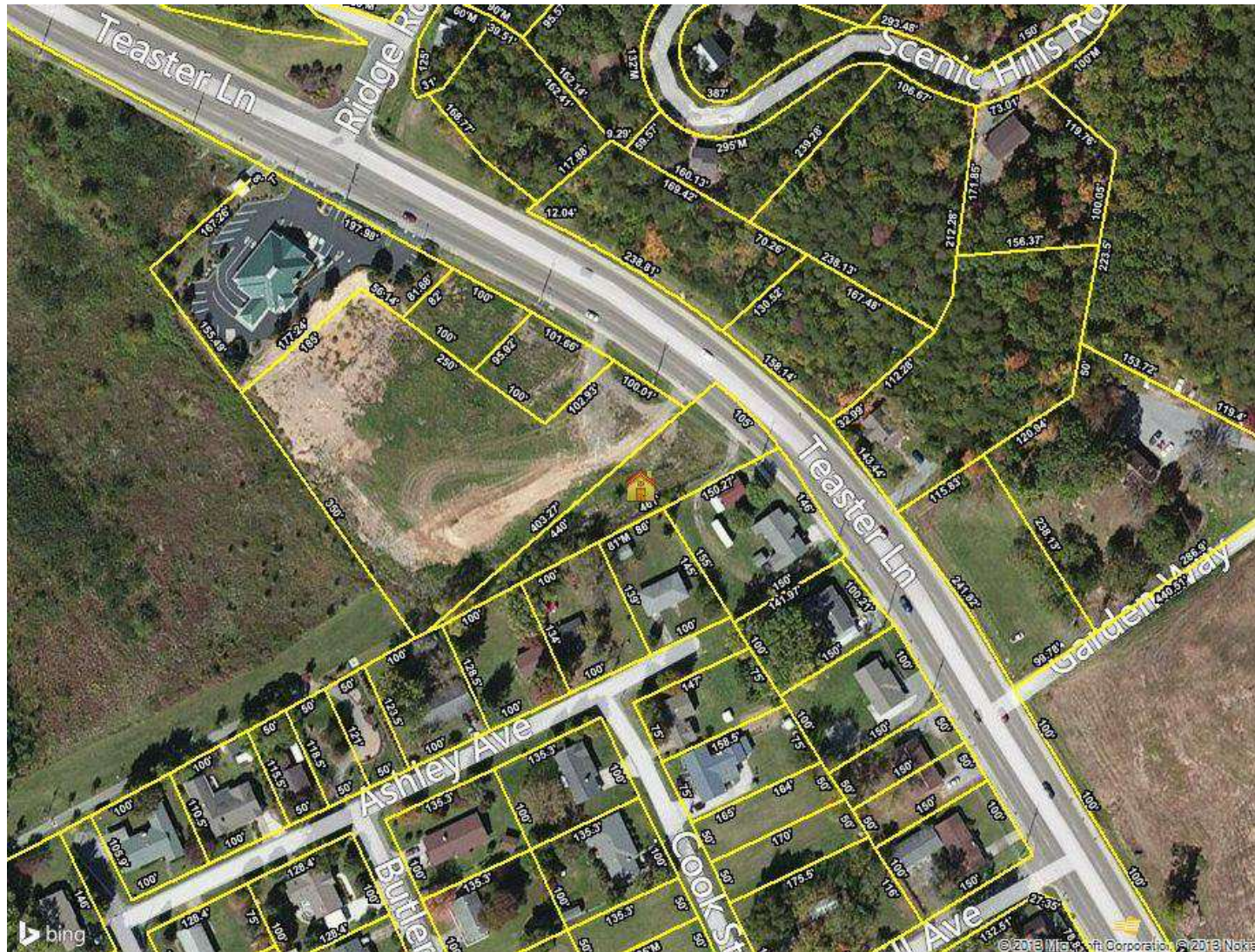
Mostly level, triangular-shaped lot with 105 front feet on Teaster Lane. The adjoining 2.2-acre tract is also available for purchase through another owner. Other properties may also be available. Located in close proximity to several major new commercial developments (see sale bullets).

Property Highlights

- Close to recently opened Pigeon Forge Convention Center.
- Close to recently opened "The Island" mixed-used tourist development.
- Close to Jake Thomas Road extension (under construction).
- Close to Cal Ripken Baseball Complex (planned).
- Close to the access point to the Riverwalk Greenway.

GIS Aerial Map

1 PROPERTY INFORMATION



Aerial Map



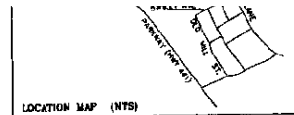
Old Survey Plat

1

PROPERTY INFORMATION

2. AREA OF OVERLAP: ADJOINER'S PROPERTY IS UNCHANGED AS IN 1980 AREA IS PART OF LOT 15 MARSHALL ADDITION # 3.
3. WFO'S FOUND AND NOT HELD FOR BOUNDARY LINES. THESE MONUMENTS CREATE AN ENCROACHMENT ONTO SENIOR PROPERTY.
4. GAP BETWEEN BOUNDARY LINES.
5. SURVEYOR RECOMMENDS BOUNDARY LINE AGREEMENTS WITH ALL ADJOINERS ON SOUTHEASTERN LINE OF PROPERTY.
6. SET FENCE ENCROACHES ONTO BEACON PROPERTY.

0.44 ACRES



LEGEND:

- WFO: INDICATES WFO (OLD)
- WFO: INDICATES WFO (NEW)
- WFO: INDICATES WFO PIPE (OLD)
- WFO BAR FOUND

PROPERTY OWNER:
BEACON GROUP
150 E. DIVISION RD.
DOW RIDGE, TN 37830



Terry W. Leach, RLS 2354
PO BOX 6907
SEVIERVILLE, TN 37864-6907
Telephone (865) 712-5835

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and this property is located in a special flood area.

PIEDMONT PARK LLC
WD 1726 Page 275

LOLA BECK MOON, ET AL
WD 564 Page 619

LOTS 67-68
MARSHALL ADDITION # 4
LYNN AND NADY DAVIS
WD 387 Page 447

LOTS 69-70
MARSHALL ADDITION # 4
FELIX AND WAYNE LIRIS
WD 1843 Page 630

LOT 71
MARSHALL ADDITION # 4
THOMAS AND HELEN DOLE
WD 126 Page 13

LOTS 13-15
MARSHALL ADDITION # 3
SARAH C. AND WICKY COWLEY
WD 665 Page 30

GENERAL PROPERTY SURVEY
FOR
CINDY AND ROGER BURRESS
OF
TAX MAP 094 D GROUP B PARCEL 008.00
WARRANTY DEED BOOK 2051 PAGE 389

Additional
Photos



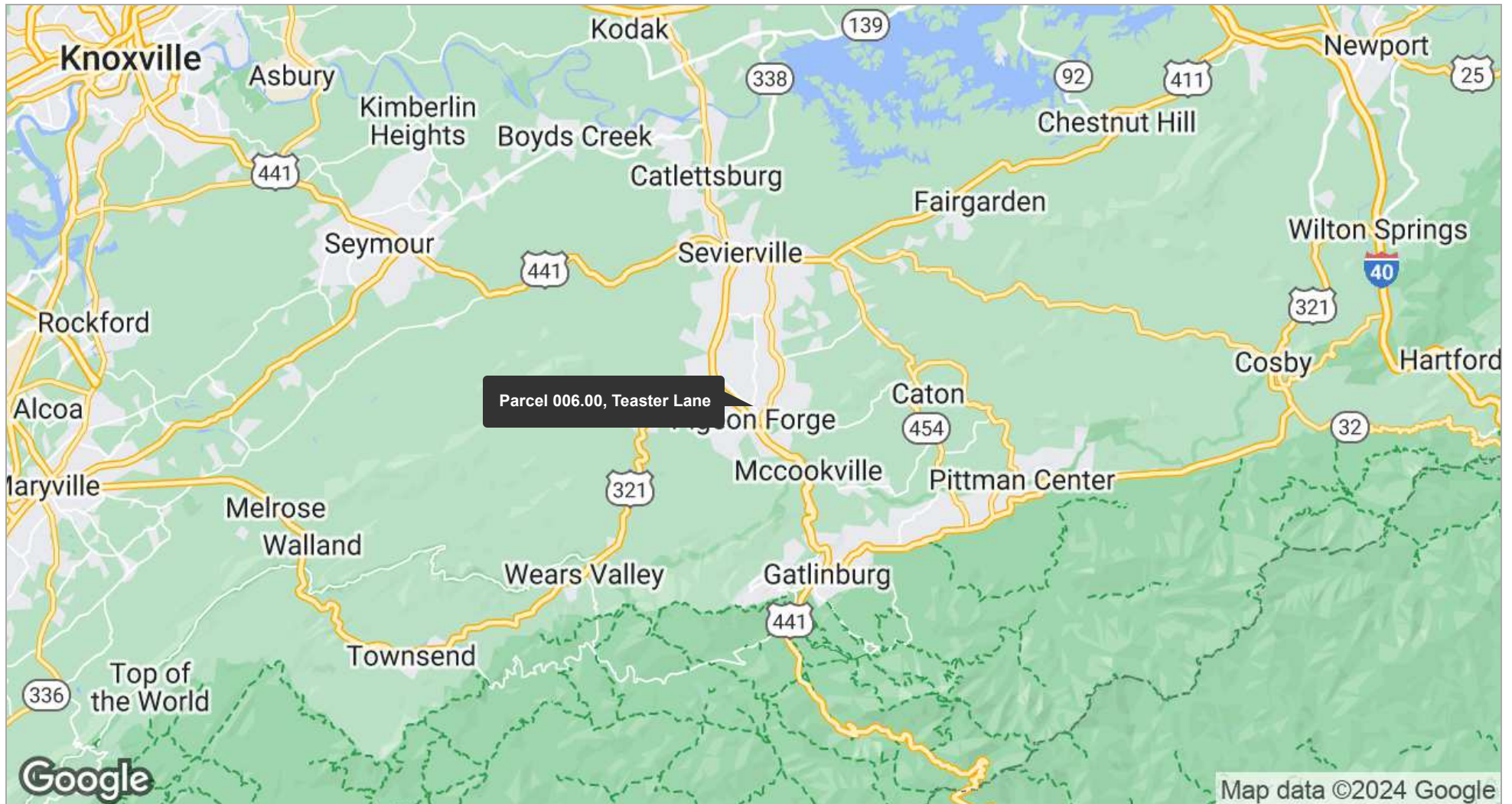
Area Businesses Map



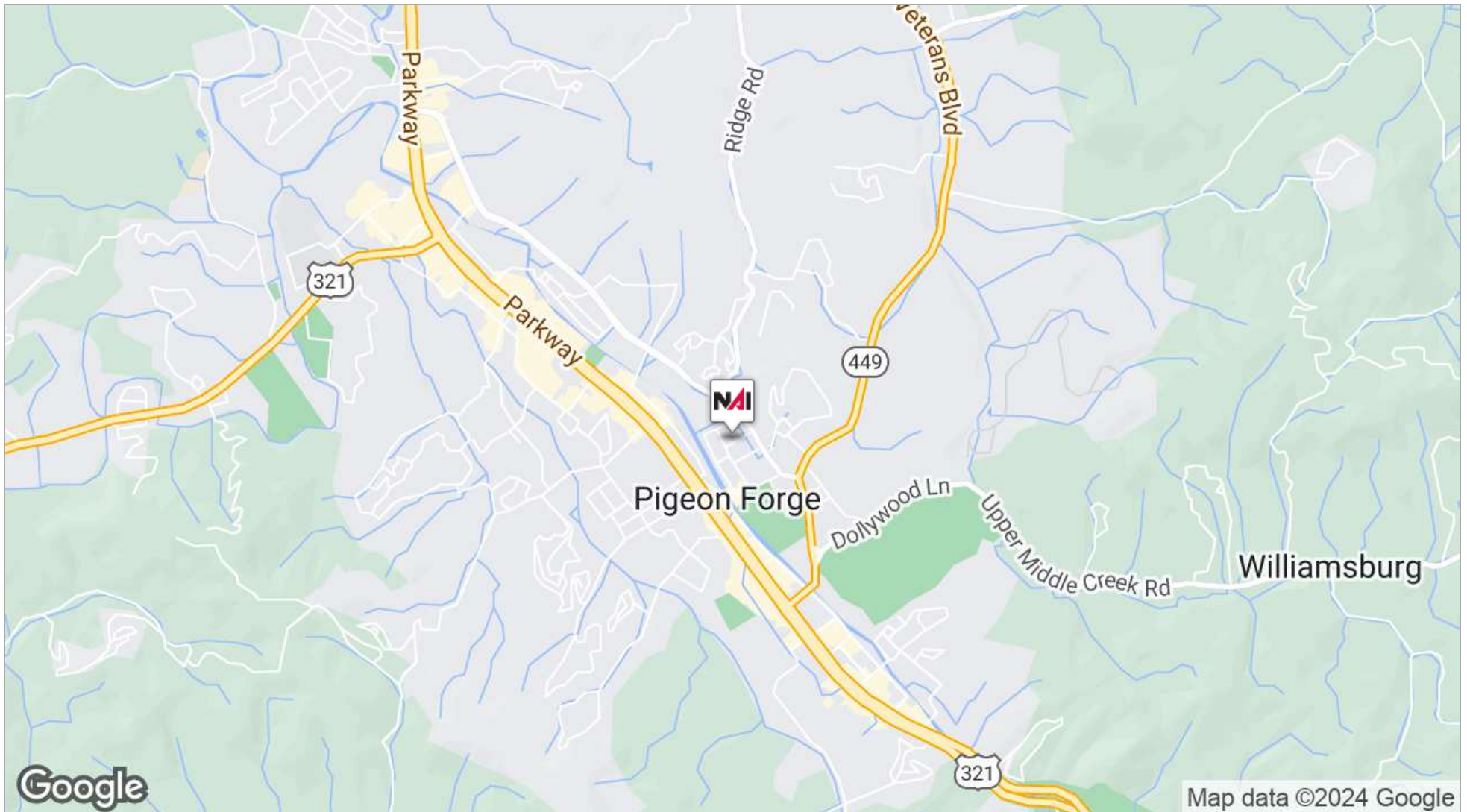
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › Street Map

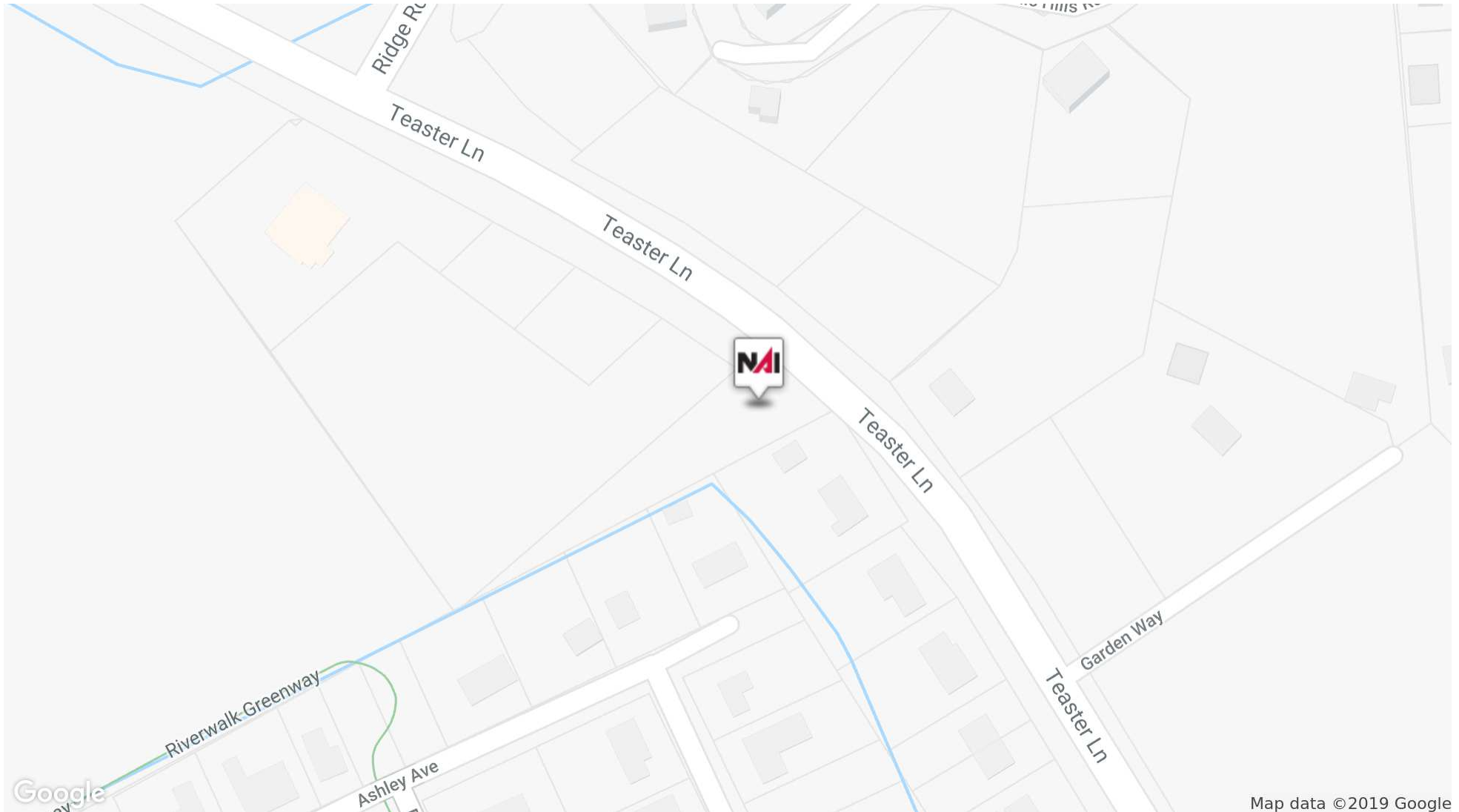
Regional Map



Location Maps



Street Map



ABOUT THE COMPANY

- [About NAI Koella | RM Moore](#)
- [Agent Profile 1](#)

About NAI Koella | RM Moore

NAI Koella | RM Moore is an organization of professionally trained brokers with international reach and local expertise in commercial real estate. NAI Koella | RM Moore has been providing full-service commercial real estate brokerage support to middle and East Tennessee since 1983.

Our business is enhanced by access to world-renown data investment analysis, creative financial counseling, property management expertise and ties to international, regional and local organizations that allow us to reach a wide range of markets.

Using knowledge gained from years of commercial real estate work, the brokers of NAI Koella | RM Moore have developed in-depth experience in the following areas of commercial real estate: industrial, office, retail, investment, multi-family, hospitality, and land. Our consulting and property management services provide additional benefits to our clients.

Our advisors strive for excellence in service and reputation. Through affiliations with national and international groups such as New America International (NAI), Certified Commercial Investment Members (CCIM), Society of Industrial and Office Realtors (SIOR), the Royal Institution of Chartered Surveyors (RICS), and The Counselors of Real Estate (CRE), we are able to offer extensive information about the region and provide the latest industry information.

Agent Profile



David Gothard, CCIM

Principal Broker (Sevierville Office), Senior
Advisor

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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)