

Commercial Development Lot

1158 Dolly Parton Parkway
Sevierville, TN



Confidential Offering Memorandum presented by:

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Executive Summary



Property Details

Sale Price	\$425,000
Lot Size	0.7 Acres
APN #	050 085.00
Zoning	C-4 Arterial Commercial
Market	Sevier County
Cross Streets	Dolly Parton Parkway & Industrial Park Drive

Property Overview

NAI Koella | RM Moore, as the exclusive listing broker, is pleased to offer for sale this 0.7-acre lot located on the north side of Dolly Parton Parkway (US 411N) within the city limits of Sevierville, TN. The lot is generally level and at road grade. It has excellent visibility and access. There has been significant new development nearby, including a new Walmart Neighborhood Center and Dairy Queen which opened in 2016, and sitework for a new retail center. Other nearby properties include Burger King and Sevier County High School.

Property listing website is <http://properties.koellamoore.com/dolly-parton-parkway-tract>. See interactive map with multiple information layers such as parcels, water features, flood hazards zones and contours.

Property Highlights

- 0.70 Acres
- C-4 Arterial Commercial Zoning District
- City Utilities Available
- Generally Level Topography
- 127 Highway Front Feet



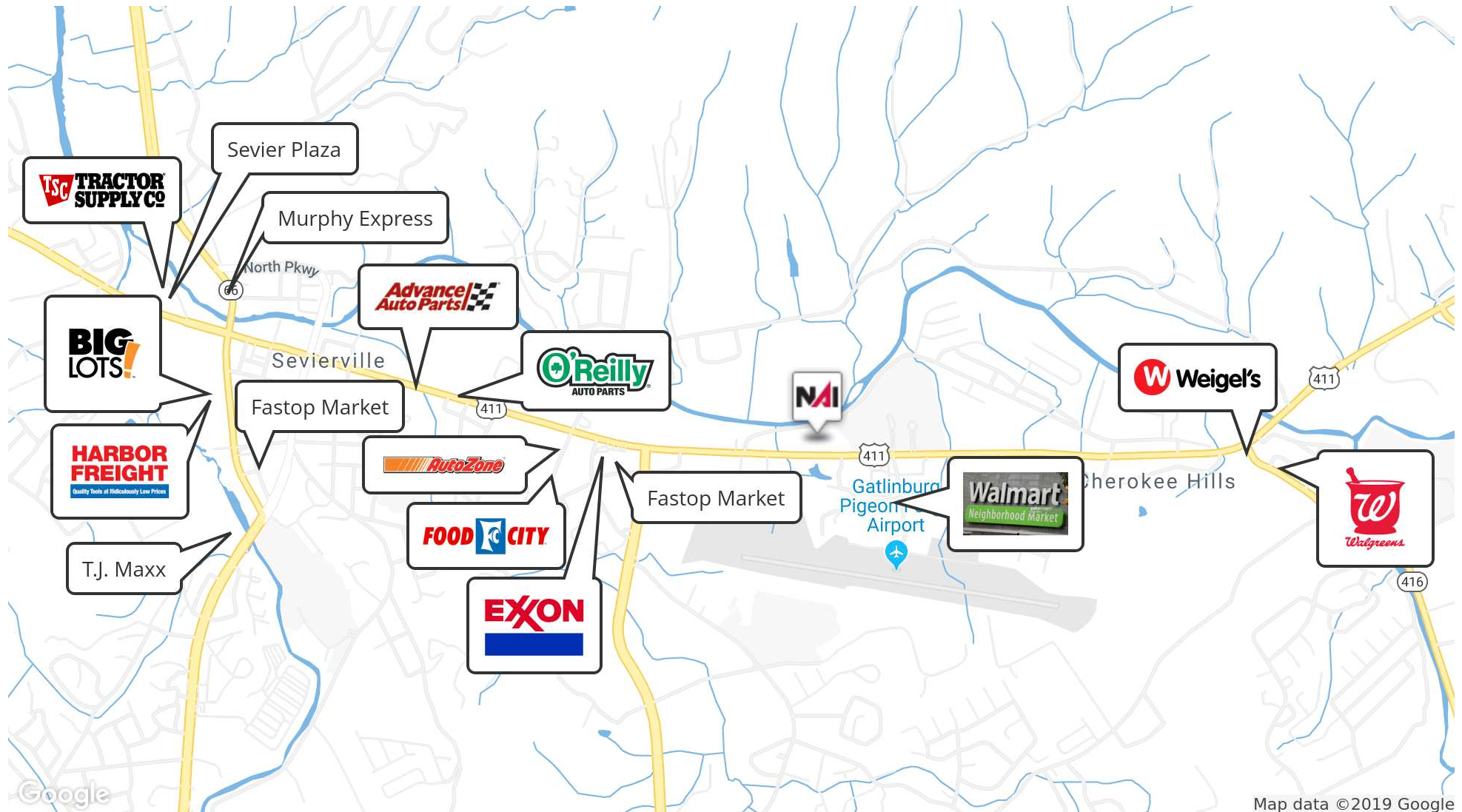


Lot is to left of new Sevierville Fire Station

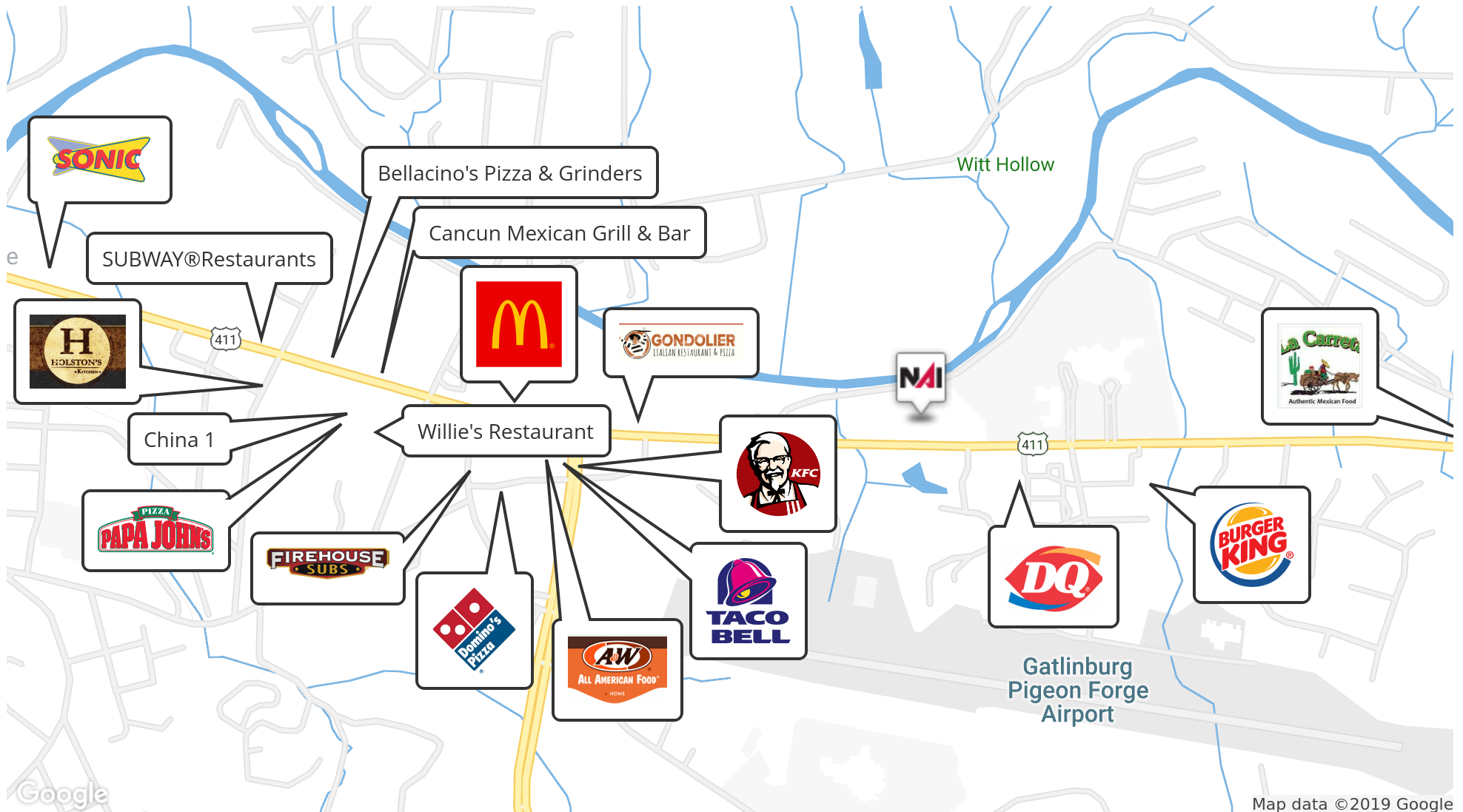
SECTOR MAPS

- › Retailers Map
- › Restaurants Map
- › Banks Map
- › Public Institutions Map

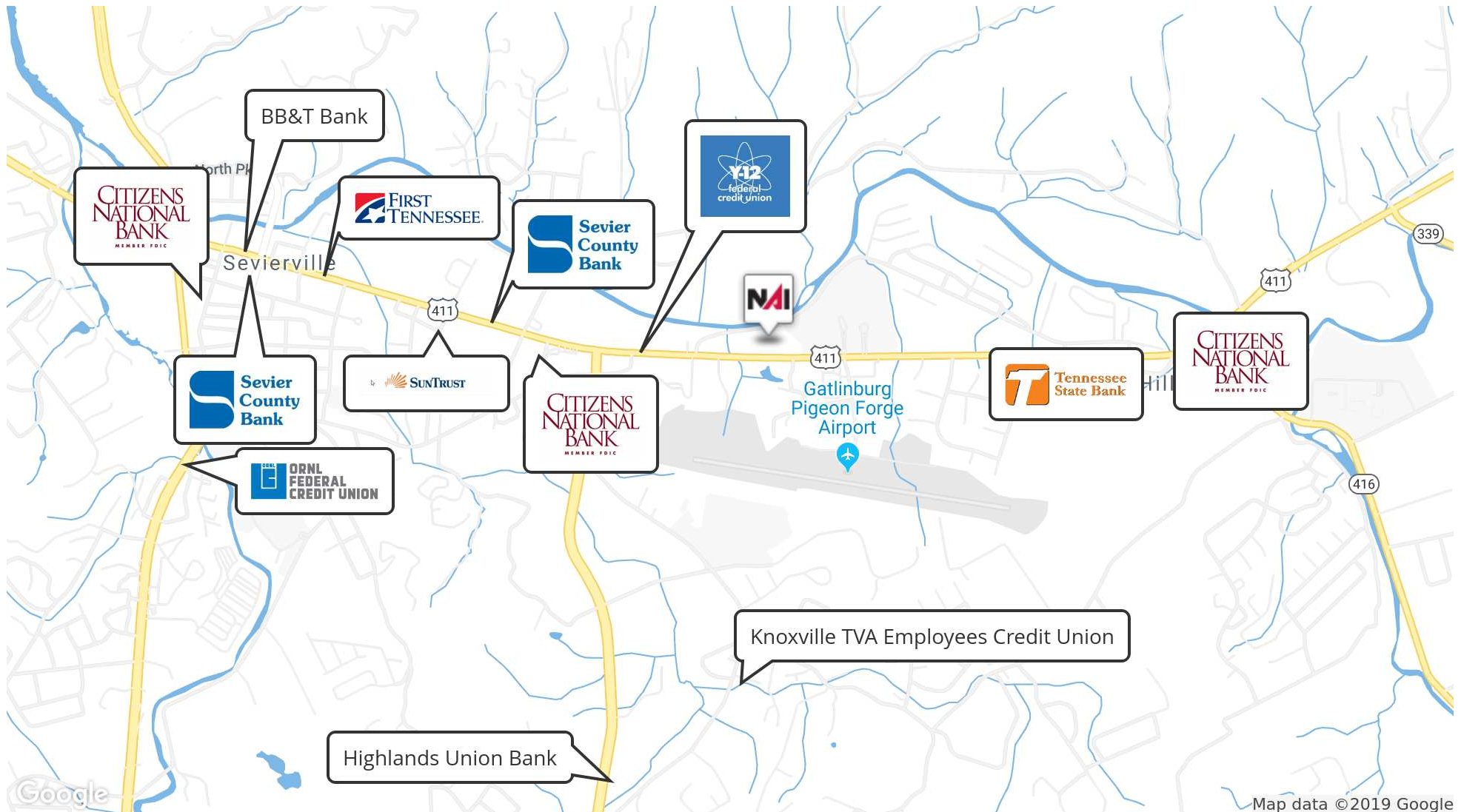
Retailers Map



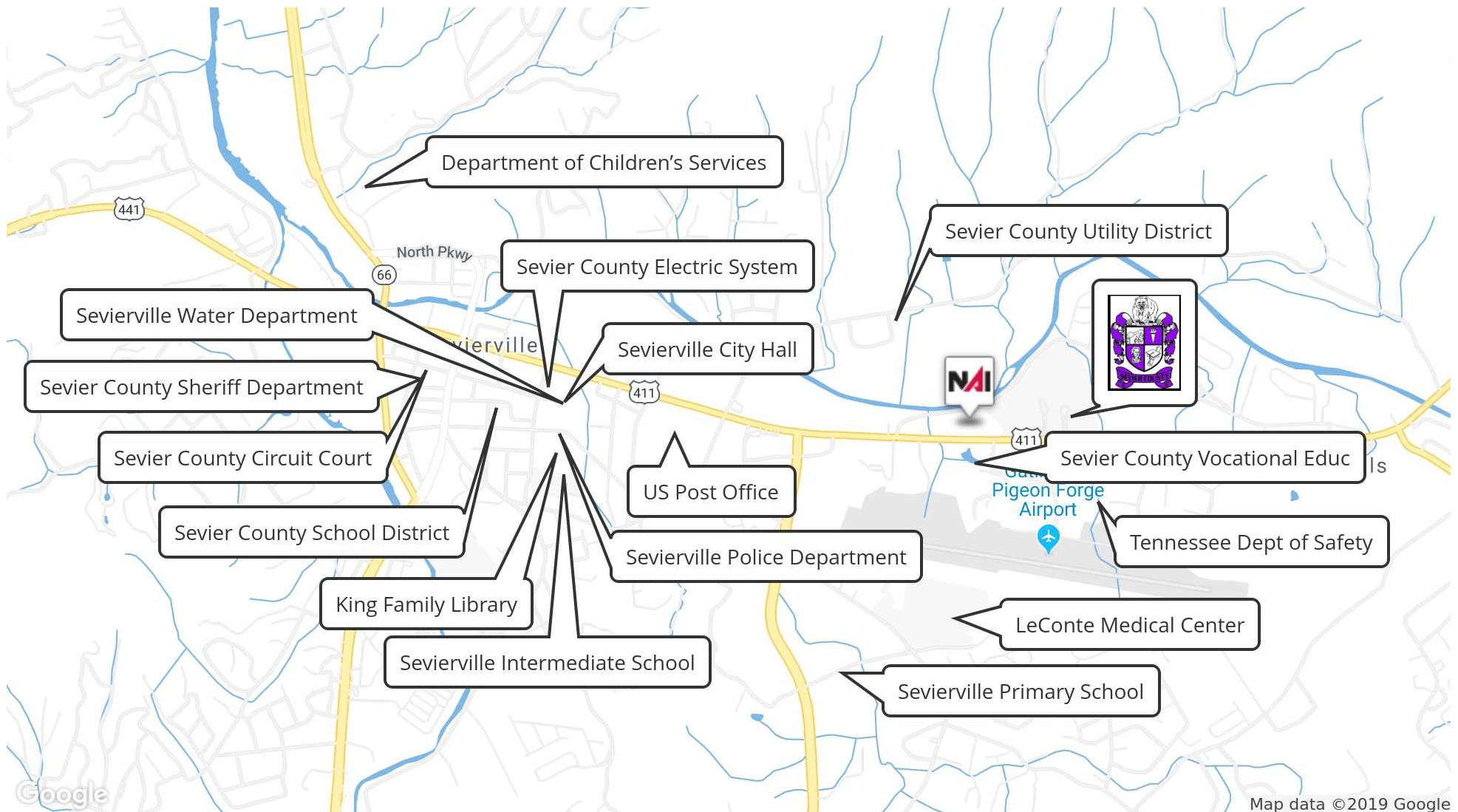
Retailer Map



Banks Map



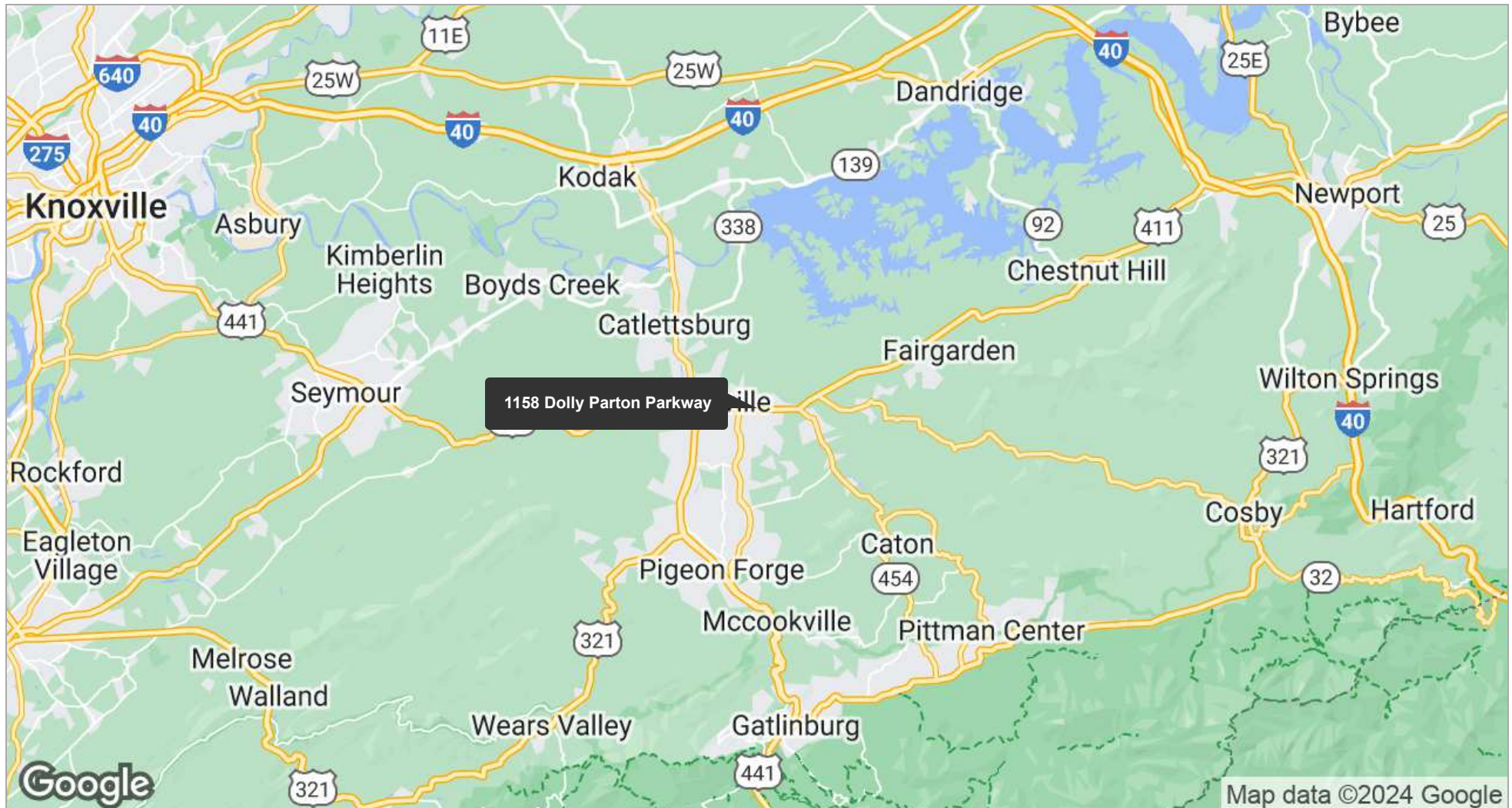
Public Institutions Map



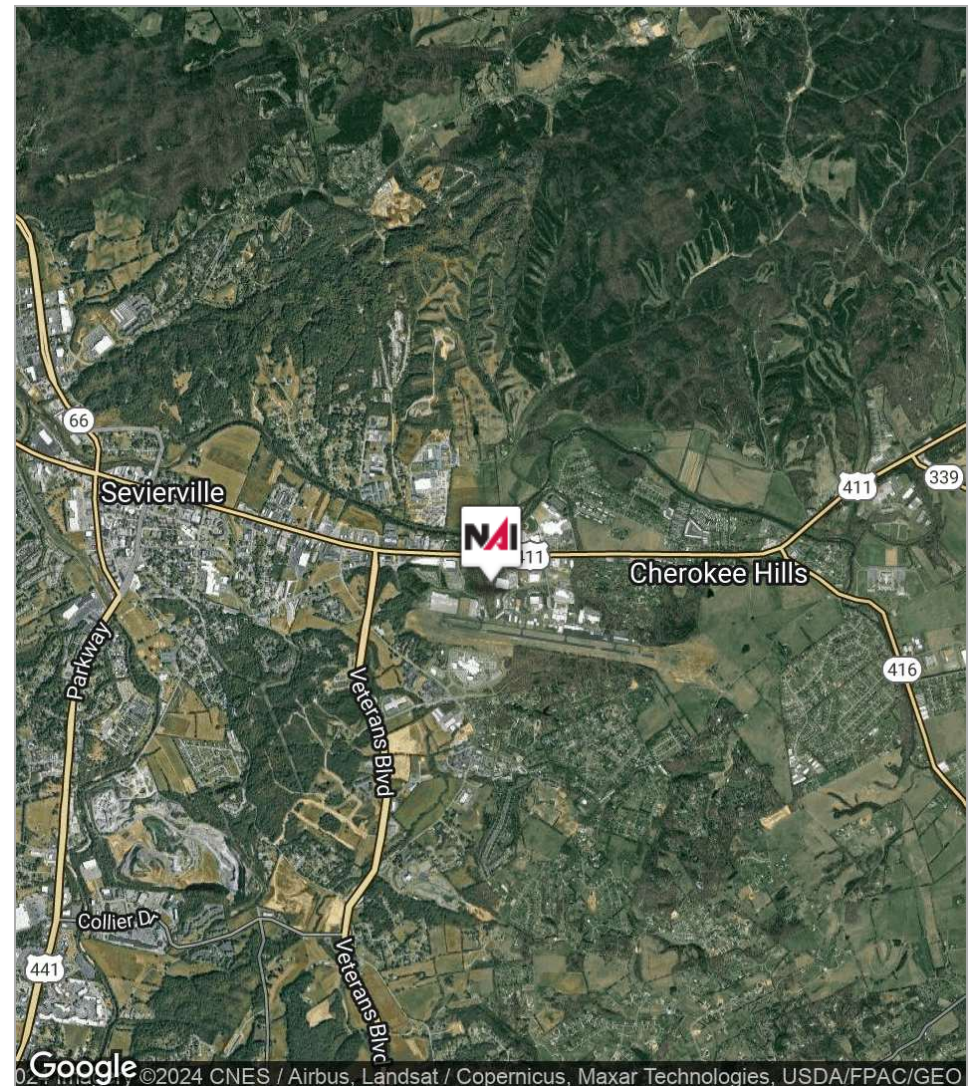
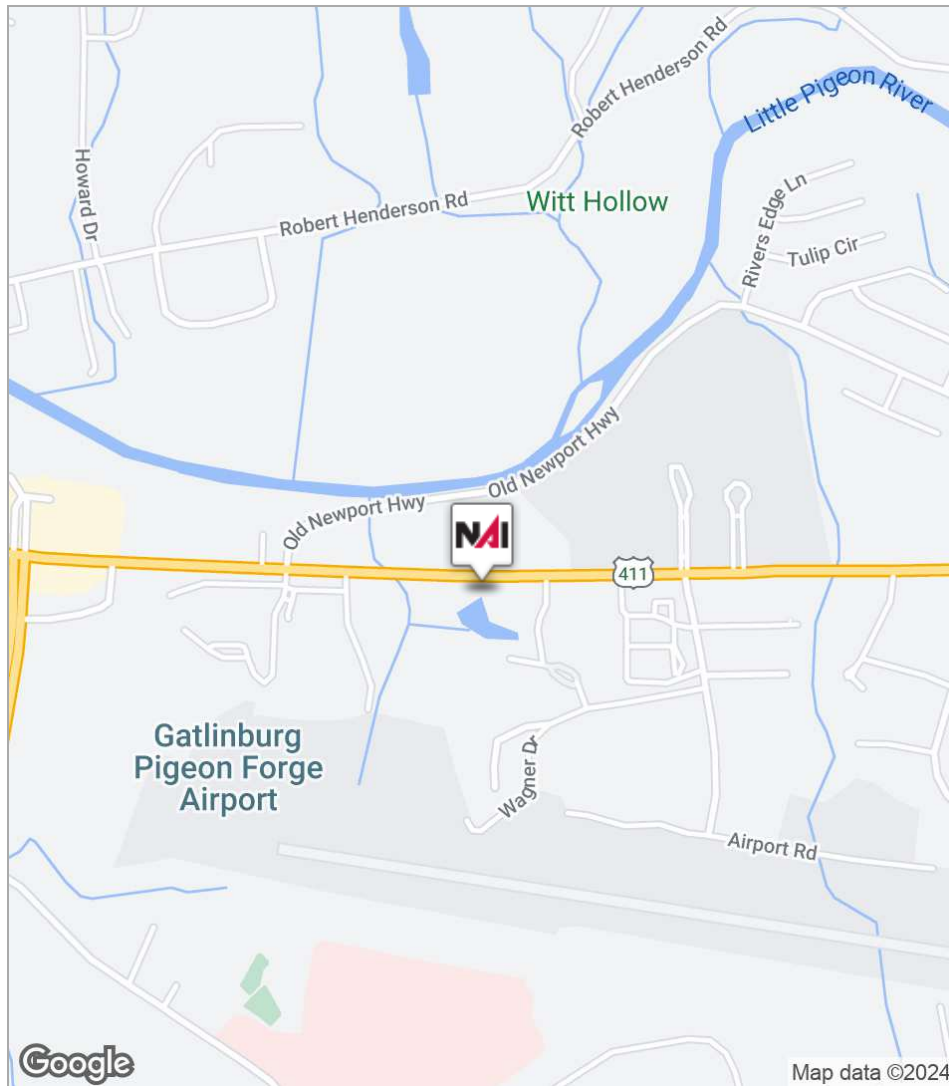
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › FEMA Flood Hazards Map
- › FEMA Flood Hazards Map
- › 20 Foot Contours Map
- › Utilities Map
- › Zoning Map
- › Aerial Map

Regional Map



Location Maps

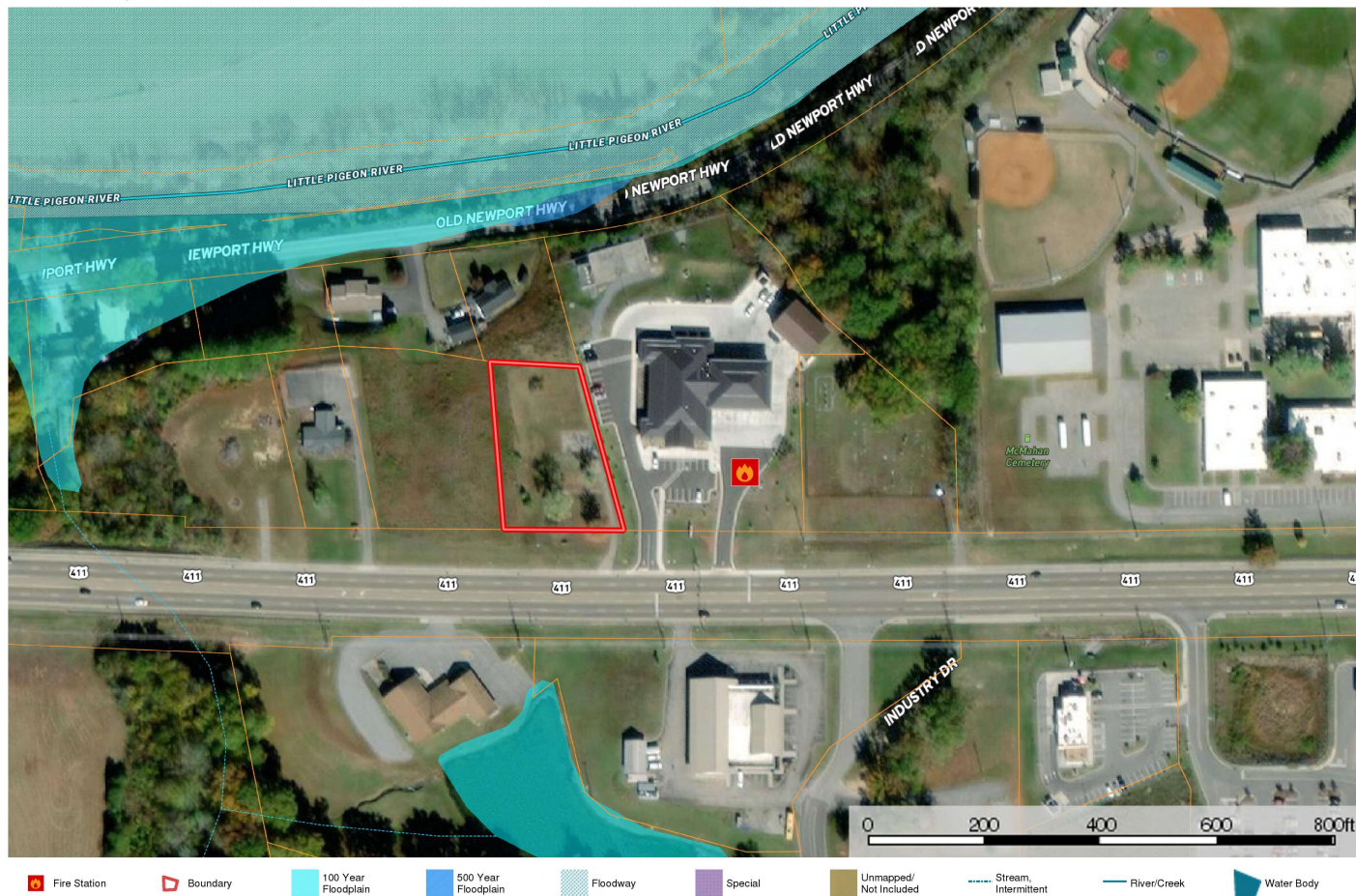


FEMA Flood Hazards Map



FEMA Flood Hazards Map

FEMA Flood Hazard Map
Sevier County, Tennessee, 0.7 AC +/-



David Gothard

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

20 Foot Contours Map

Contours Map

Sevier County, Tennessee, 0.7 AC +/-



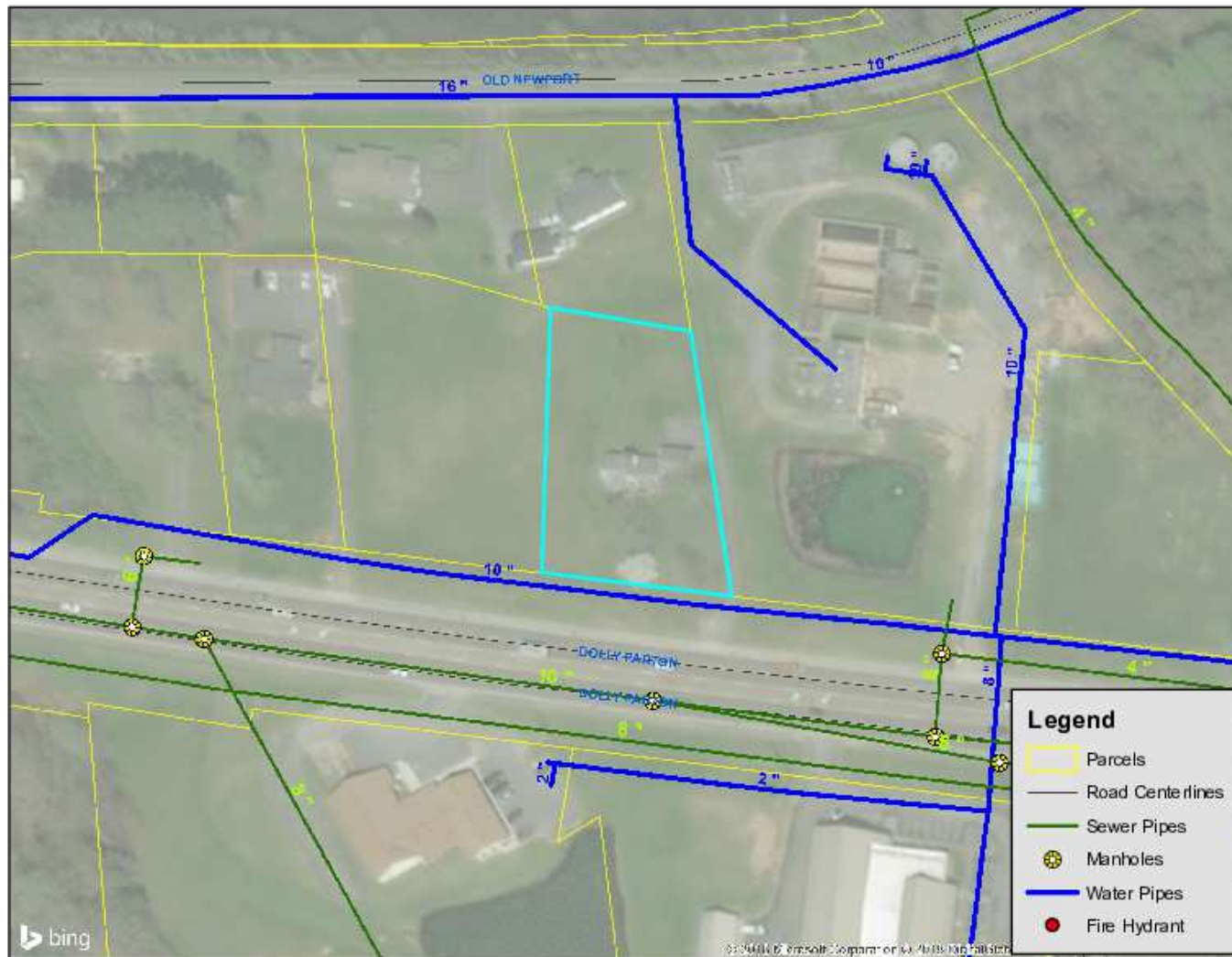
David Gothard



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Utilities Map

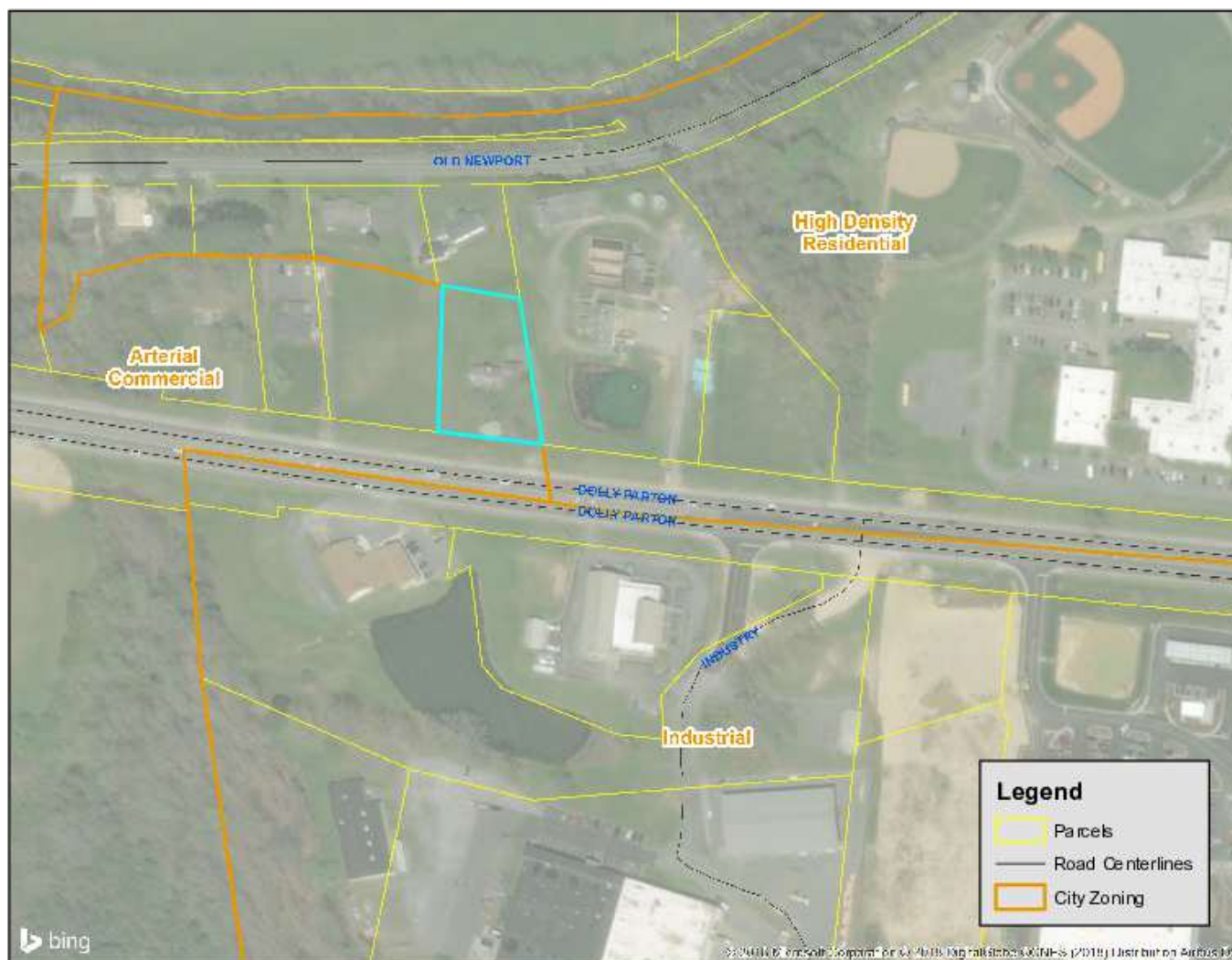
3 LOCATION INFORMATION



Zoning Map

3

LOCATION INFORMATION



Aerial Map



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

DEMOGRAPHICS

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)