

Pigeon Forge Development Tracts

Parc. 004.00 & 004.01, & 005.00 Teaster Lane
Pigeon Forge, TN



Confidential Offering Memorandum presented by:

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Executive Summary



Property Details

Sale Price	\$415,000
Lot Size	1.84 Acres
APN #	Map 094D, Group A, Parcels 004.00 , 004.01, 005.00
Zoning	C-6
Market	Pigeon Forge
Sub Market	Sevier County
Cross Streets	Ridge Road

Property Overview

Three parcels with 565 + front feet offer excellent and unique development opportunity. The neighboring businesses and development represent nearly every venue in Sevier County. Within 1/2 mile radius is The Island, Jake Thomas Farm Development, Old Mill Square, Belz Mall, Cal Ripken Baseball, Leconte Convention Center, and the Parkway (US 441) in Pigeon Forge. Property lends itself to terraced development or excavated level frontage.

Property Highlights

- 1.84 -acre Development Tract at corner of Ridge Road & Teaster Lane
- Pigeon Forge Leconte Convention Center is one adjacent block to the west
- Diagonally across Teaster Lane from The Island
- Near Old Mill Retail complex/downtown Pigeon Forge
- The Parkway (US 441) is 1/2 mile S.W.
- New Dollywood Entrance is 1.5 miles
- Two blocks south of Cal Ripken Baseball complex

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Location Overview

Prime Pigeon Forge location, one of the major tourist cities of Sevier County, and home to Dollywood Theme Park, Dolly's Splash Country Water Park, The Titanic Museum, WonderWorks, Smoky Mountain Opry and many other tourist-related activities including hiking in the Great Smoky Mountains National Park, trout fishing, restaurants, music/dinner theaters, and outlet shopping for the 11-13 million annual visitors.



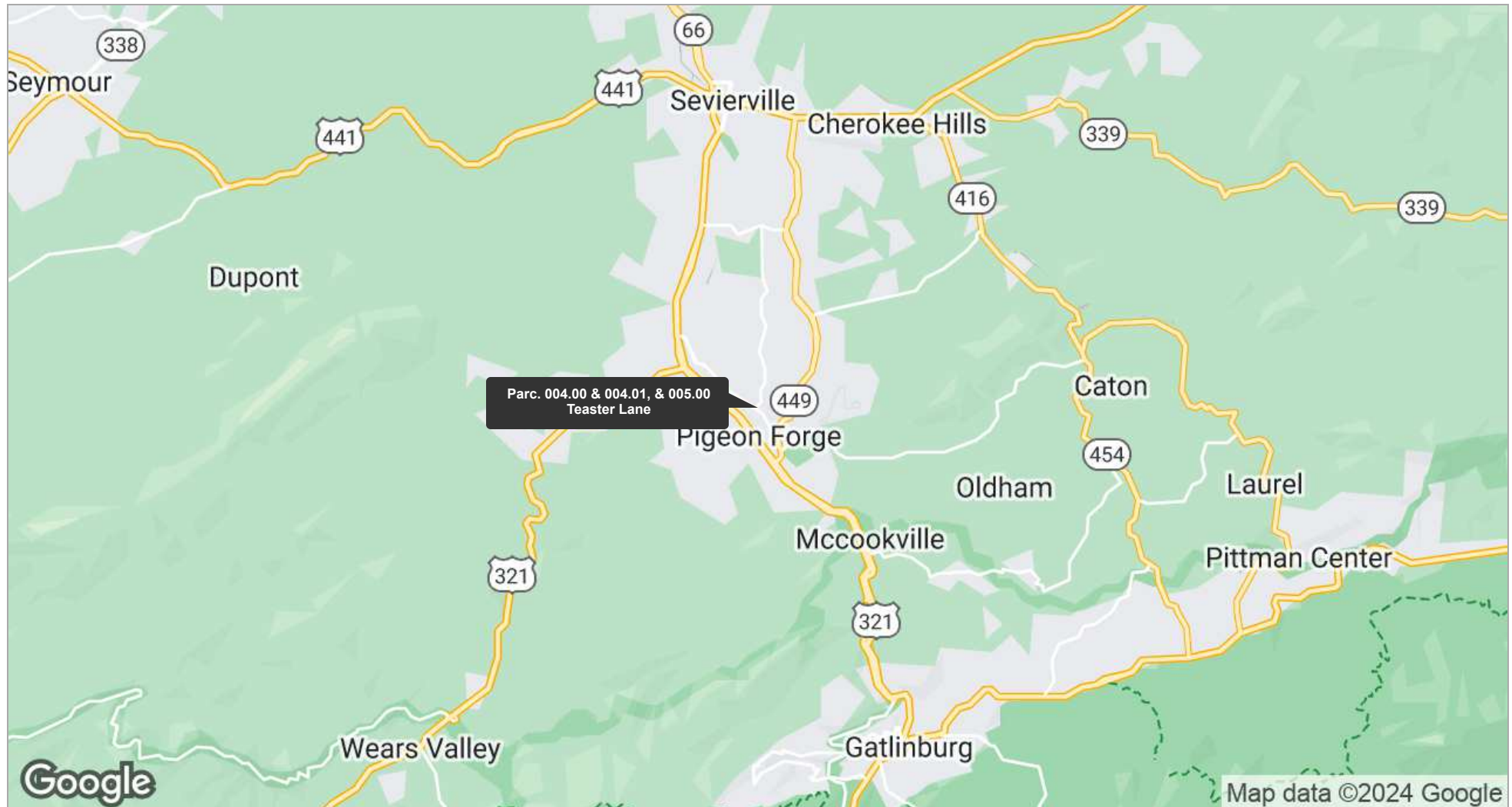
Property Details

PROPERTY NAME:	Pigeon Forge Development Tracts
PROPERTY ADDRESS:	Parc. 004.00, 004.01, & 005.00 Teaster Lane Pigeon Forge, TN 37863
APN:	004.00, 004.01, 005.00
LOT SIZE:	1.84 Acres
BUILDING CLASS:	
ZONING:	C-6
YEAR BUILT:	No structure on property
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	
ROOF:	

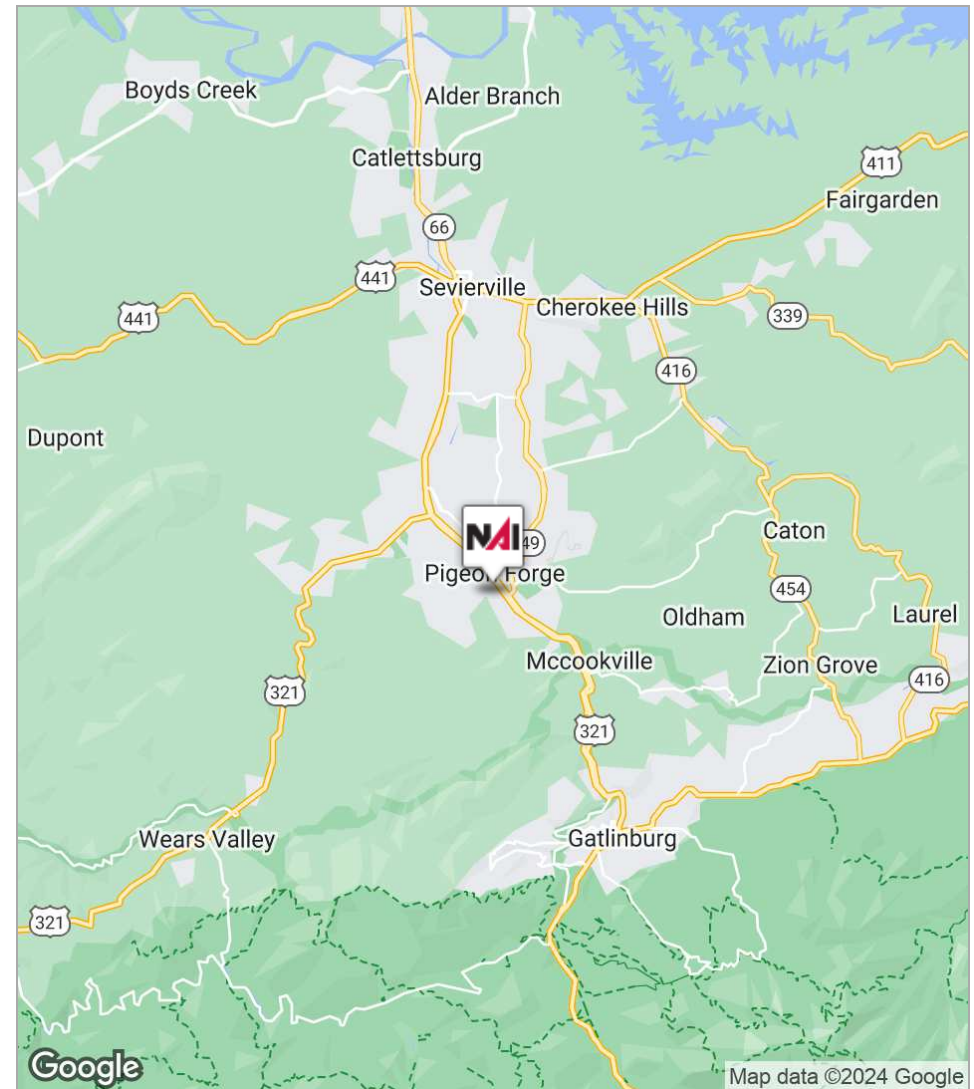
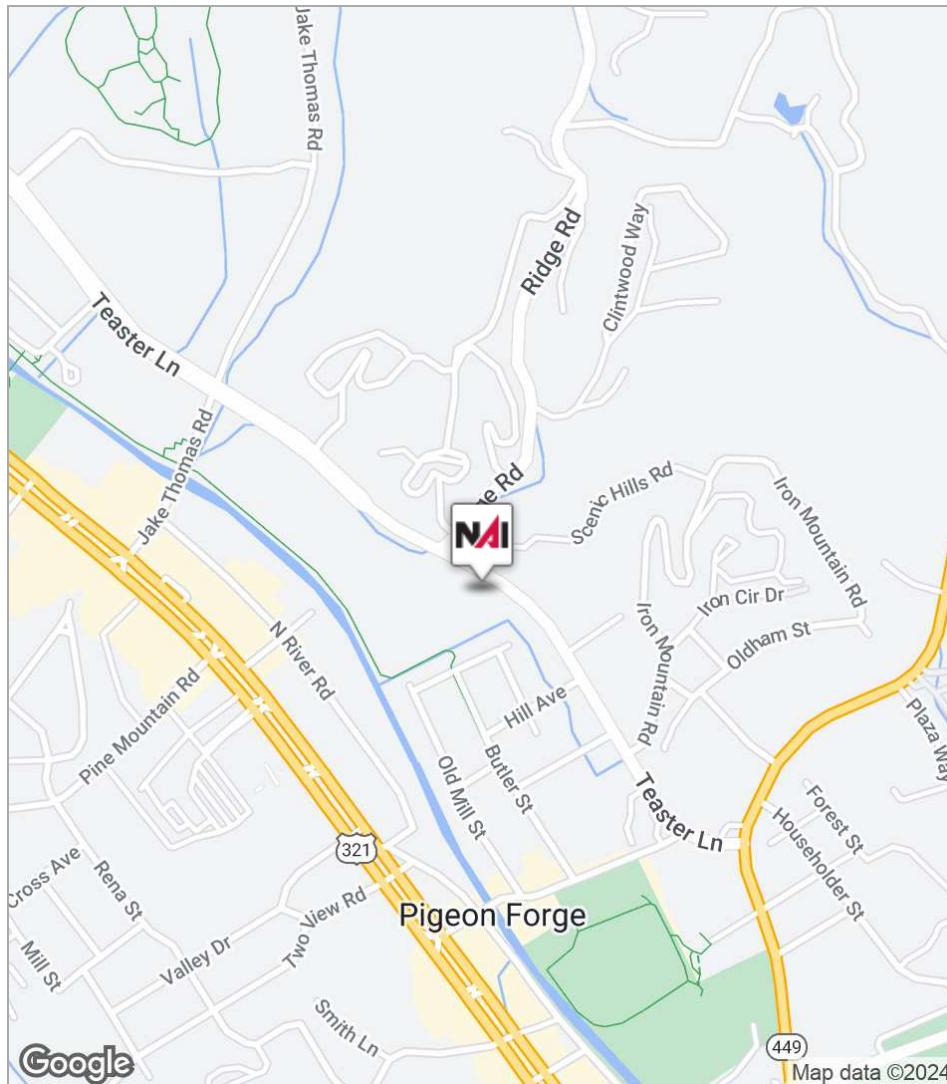
Additional Photos



Regional Map



Location Maps



Aerial Map



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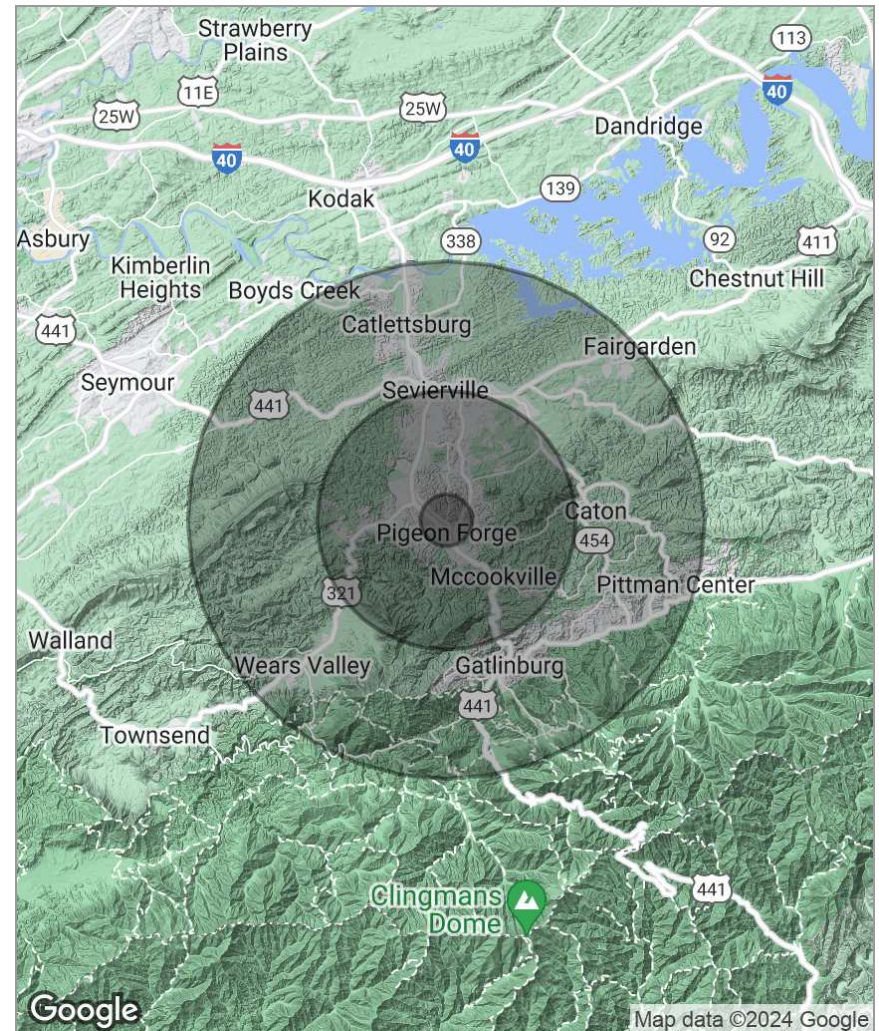
DEMOGRAPHICS

- Demographics Map
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Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	795	23,546	56,232
MEDIAN AGE	39.4	38.8	40.6
MEDIAN AGE (MALE)	42.5	37.7	39.6
MEDIAN AGE (FEMALE)	37.9	41.5	42.5

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	321	10,450	25,241
# OF PERSONS PER HH	2.5	2.3	2.2
AVERAGE HH INCOME	\$47,067	\$51,221	\$50,953
AVERAGE HOUSE VALUE	\$201,918	\$219,913	\$217,132



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.

**DAVID GOTHARD, CCIM**

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TN #00262082

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.

EDUCATION

United States Naval Academy, Annapolis, Maryland, 1975 (B.S., International Security Affairs)

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

Tennessee Association of Realtors (TAR)

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