

Commercial Development Property

1310-1348 Park Road
Sevierville, TN

NAI Koella
RM Moore



Confidential Offering Memorandum presented by:

David Gothard, CCIM

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PROPERTY INFORMATION

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Executive Summary



Property Details

Sale Price	\$1,299,900
Lot Size	2.3 Acres
Building Size	4,988 SF
Year Built	1973
Zoning	C-4
Market	Sevierville/Pigeon Forge
Sub Market	Sevier County
Cross Streets	Hwy. 441-The Parkway

Property Overview

Approximately 2.3 acres with an approximate 2,00 sq.ft. brick home (1985), detached garage, and multi-family building with 4 apartments. Located at a traffic-light corner at The Parkway (US 441) & Park Road. Shell/Pilot Station is across Park Road. Hardees and new Arby's across The Parkway. Land is level to gently sloping, fronts The Parkway (US 441) and Park Road, and has 1000 front feet on Little Pigeon River, with permit for river/boardwalk at water's edge around its perimeter. The view of the Great Smoky Mountains is magnificent. Ideal site for restaurant, hotel, or condominiums.

Property Highlights

- Improved with brick home, garage, 4-plex apartment
- 1,000 feet on the Little Pigeon River
- Magnificent view of Great Smoky Mountains
- Traffic-light corner location
- Fronts The Parkway (US 441) and Park Road

Property Description

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Location Overview

Located in the resort town of Sevierville, one of the three tourist cities in Sevier County, along with Gatlinburg and Pigeon Forge. Close to the Great Smoky Mountains National Park, Ober Gatlinburg Ski Resort, Ripley's Aquarium of the Smokies, Glades Arts & Crafts Community, Dollywood Theme Park, Dolly's Splash Country Water Park, WonderWorks, The Titanic Museum, Smoky Mountain Opry, and a wide variety of restaurants, music/dinner theaters, outlet malls, quaint and unique craft shops, trout fishing, and hiking trails.



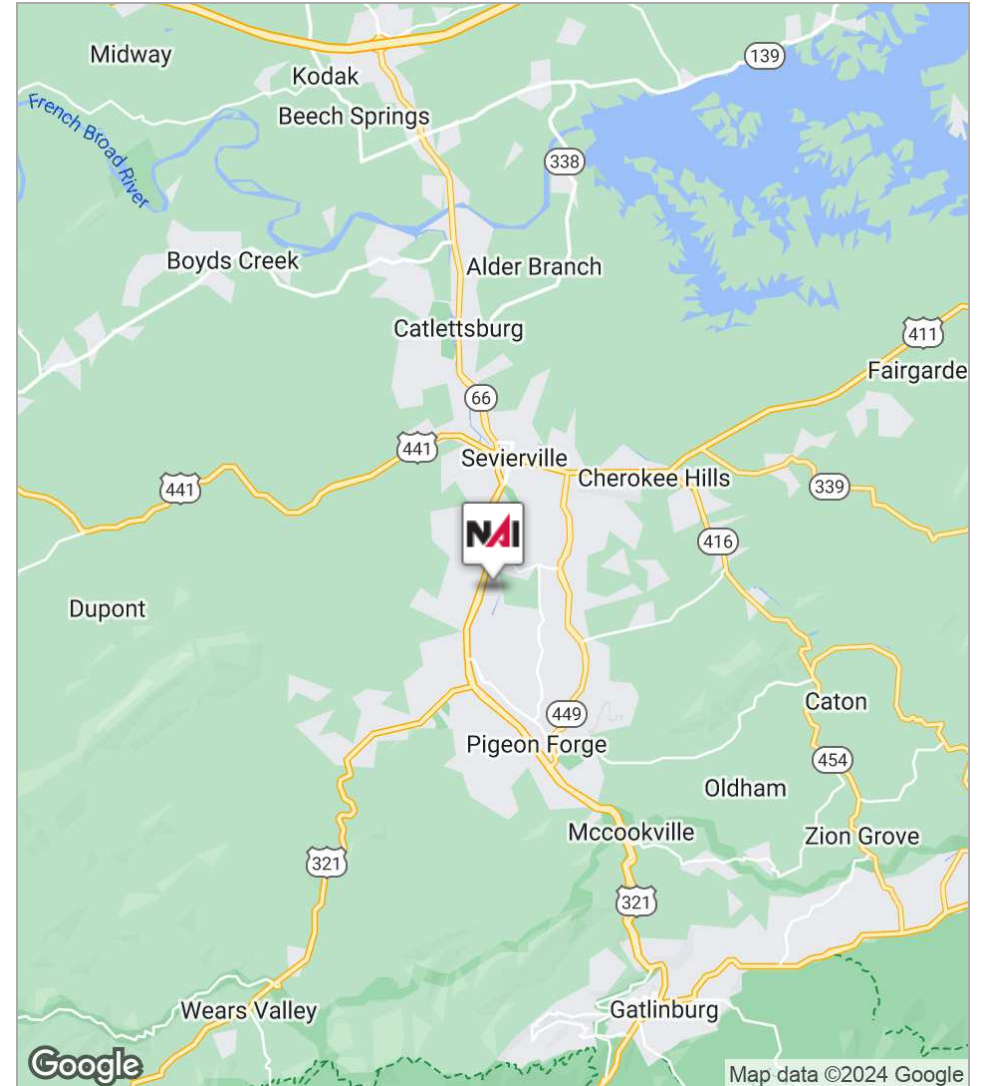
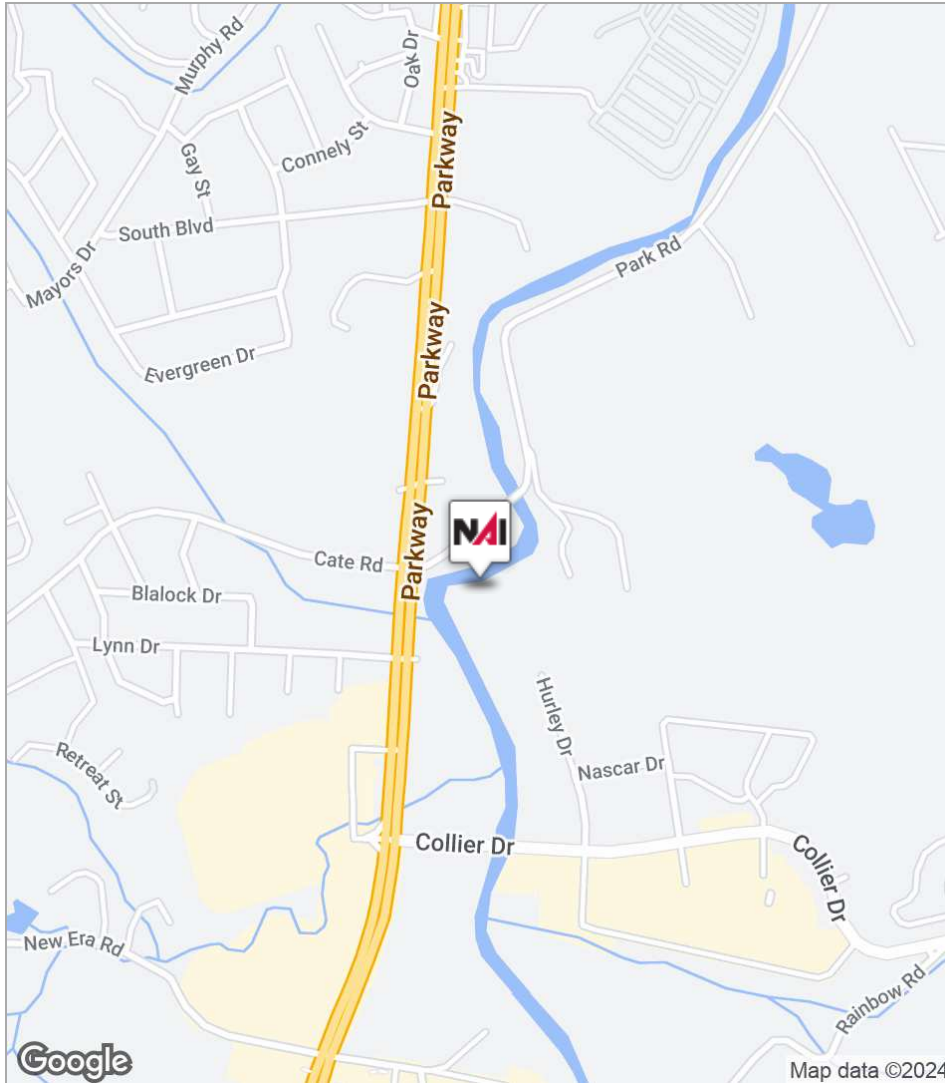
Additional Photos



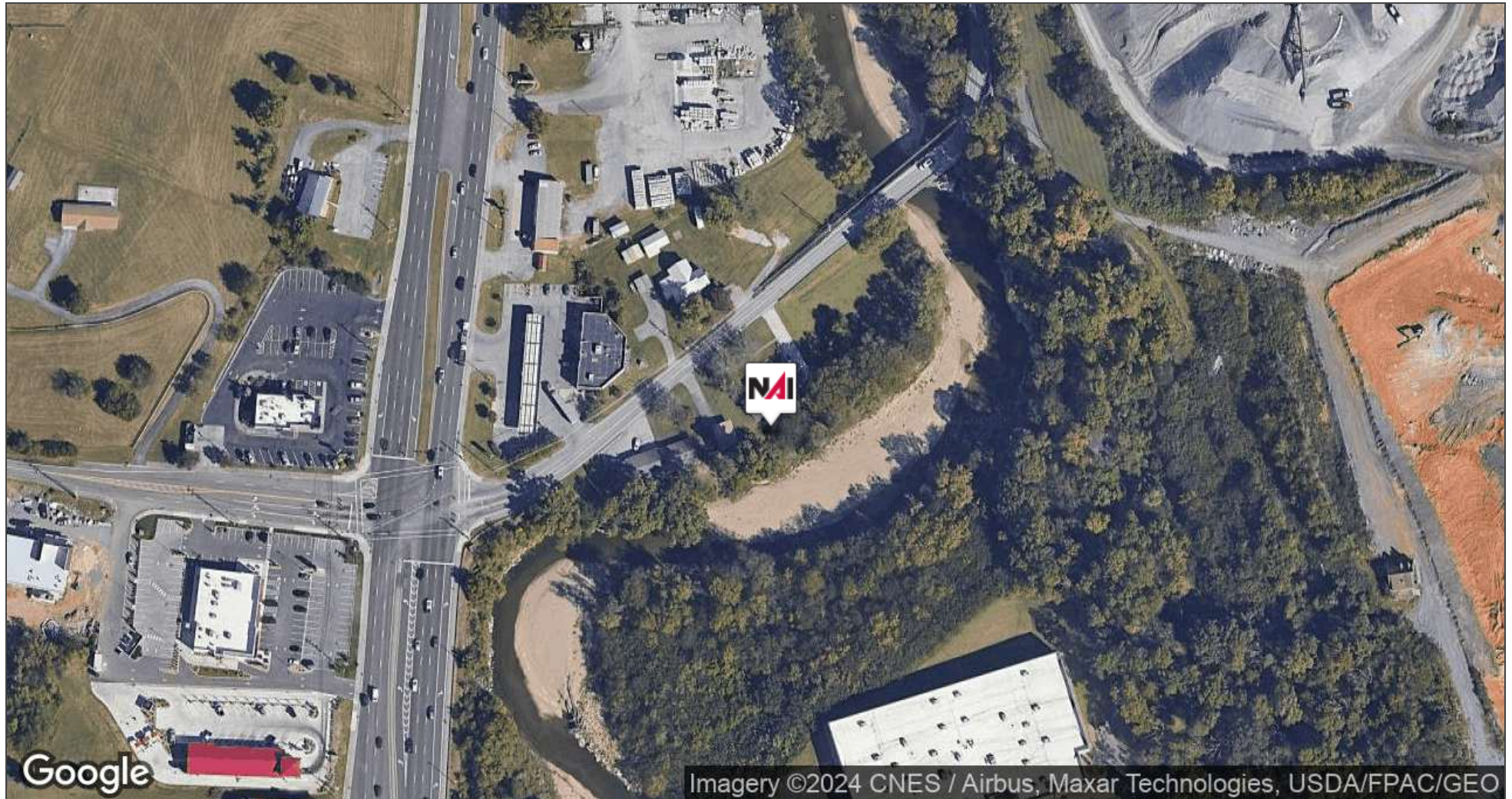
Regional Map



Location Maps



Aerial Map



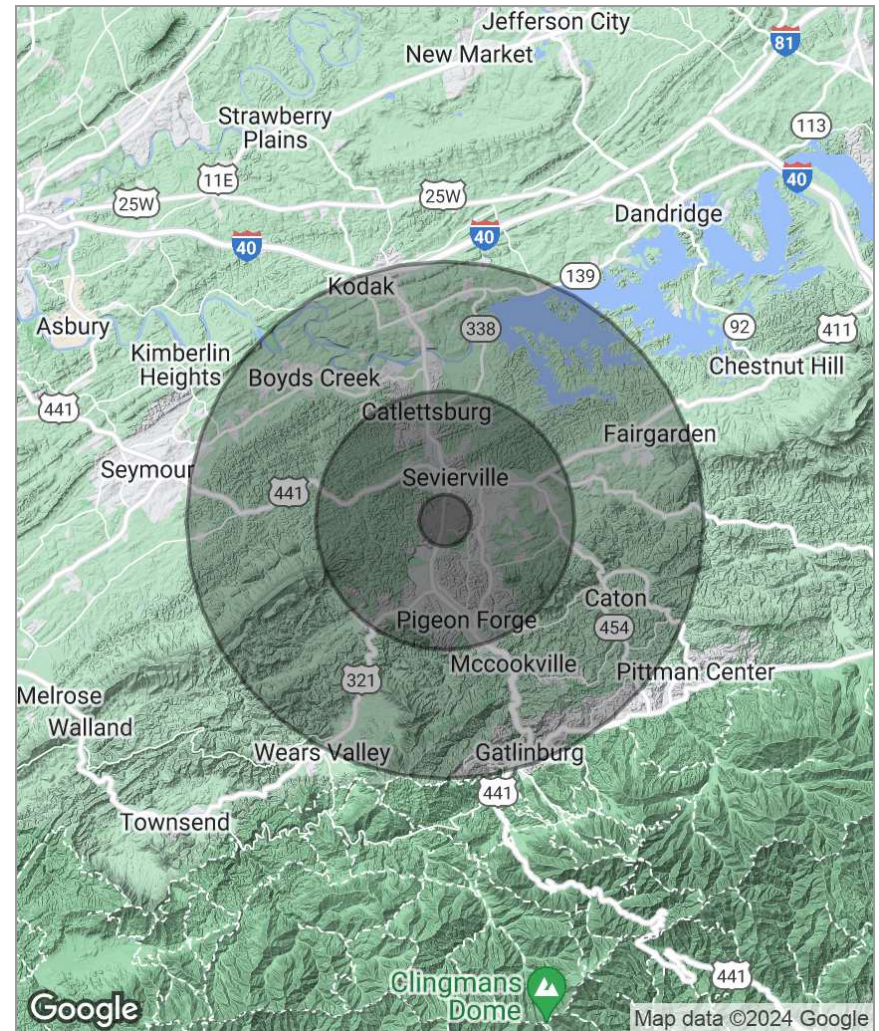
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Demographics

Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,000	26,765	69,742
MEDIAN AGE	33.4	37.6	40.3
MEDIAN AGE (MALE)	30.2	35.1	38.9
MEDIAN AGE (FEMALE)	39.3	41.5	42.2

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	897	12,132	30,377
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$44,188	\$49,734	\$53,569
AVERAGE HOUSE VALUE	\$202,073	\$206,797	\$217,686



ABOUT THE COMPANY

- [About NAI Koella | RM Moore](#)
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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.

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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.

EDUCATION

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

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

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