

Highway 66 Tract With 150 Front Feet

Lots 56,57,58, Winfield Dunn Parkway
Sevierville, TN

NAI Koella
RM Moore



Confidential Offering Memorandum presented by:

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Highway 66 Tract
with 150 front feet

PROPERTY INFORMATION

- › Executive Summary
- › Property Description
- › Property Details
- › Additional Photos Landscape

Executive Summary



Property Details

| | |
|----------------------|--|
| Sale Price | \$295,000 |
| Lot Size | 0.68 Acres |
| APN # | 056.00, 057.00, 058.00 |
| Zoning | C-4 (Arterial Commercial District) |
| Market | Sevier County |
| Cross Streets | Old Douglas Dam Road & Winfield Dunn Parkway |

Property Overview

A vacant tract of three lots fronting on major thoroughfare to three cities and the Great Smoky Mountains National Park. Unique opportunity for fee simple purchase in the heart of the tourist industry . The three lots combine to offer 150 frontage feet and are 200 feet deep. They are bounded at rear by a paved city street, and front on Winfield Dunn Parkway. Little Pigeon River is approximately 40 yards on parallel at rear and is separated from tract by bank-side homes and rear street, Longview Drive. Can be purchased with two adjoining lots to give over an acre for development potential.

Property Highlights

- Three level lots ideal for new business development in tourism area
- Located in successful, established retail corridor to Smoky Mountains
- Street side to Highway 66 and short distance from US Hwy 411/441
- Fronts main corridor for 10-12 million annual visitors
- Tract is neighbor to a variety of many national franchises and many local, privately owned businesses
- Can be purchased with two adjoining lots for over an acre of development potential

Property Description

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Location Overview

Three vacant, level lots fronting on Great Smoky Mountain corridor, Winfield Dunn Parkway. Sevierville property on thoroughfare to Pigeon Forge and Gatlinburg. 2015 new development projected near this location at edge of Riverview Estates Unit 1. Property is the mowed tract between Cherokee Trading Post and Military Surplus store. Bounded at rear by Longview Drive.



Property Details

| | |
|---------------------------|---|
| PROPERTY NAME: | Highway 66 Tract with 150 front feet |
| PROPERTY ADDRESS: | Lots 56,57,58, Winfield Dunn Parkway Sevierville, TN 37862 |
| APN: | 056.00, 057.00, 058.00 |
| LOT SIZE: | 0.68 Acres |
| BUILDING CLASS: | |
| ZONING: | C-4 (Arterial Commercial District) |
| YEAR BUILT: | |
| NUMBER OF STORIES: | |
| FOUNDATION: | |
| WALLS: | |
| ROOF: | |

Additional Photos



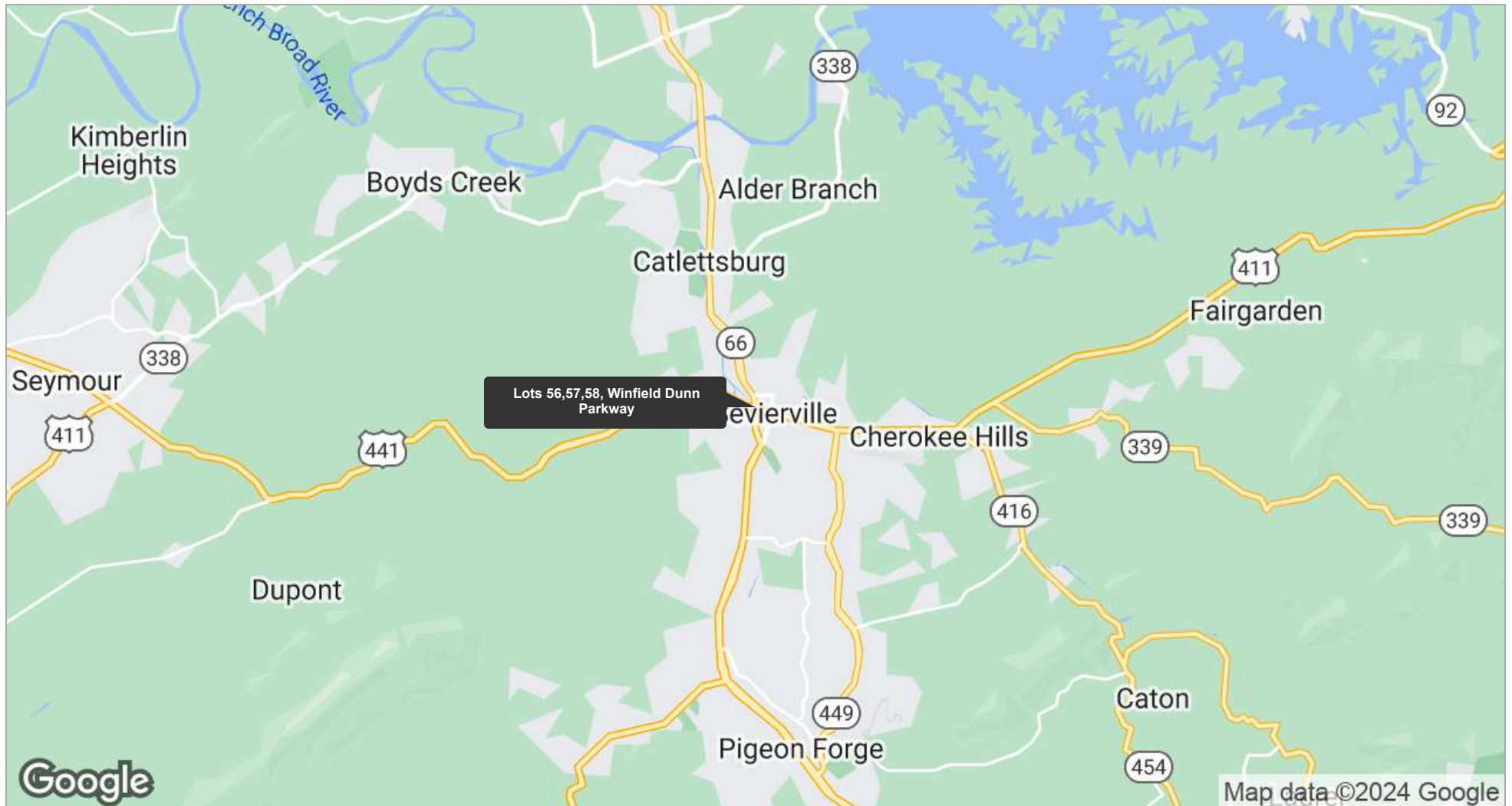


Highway 66 Tract
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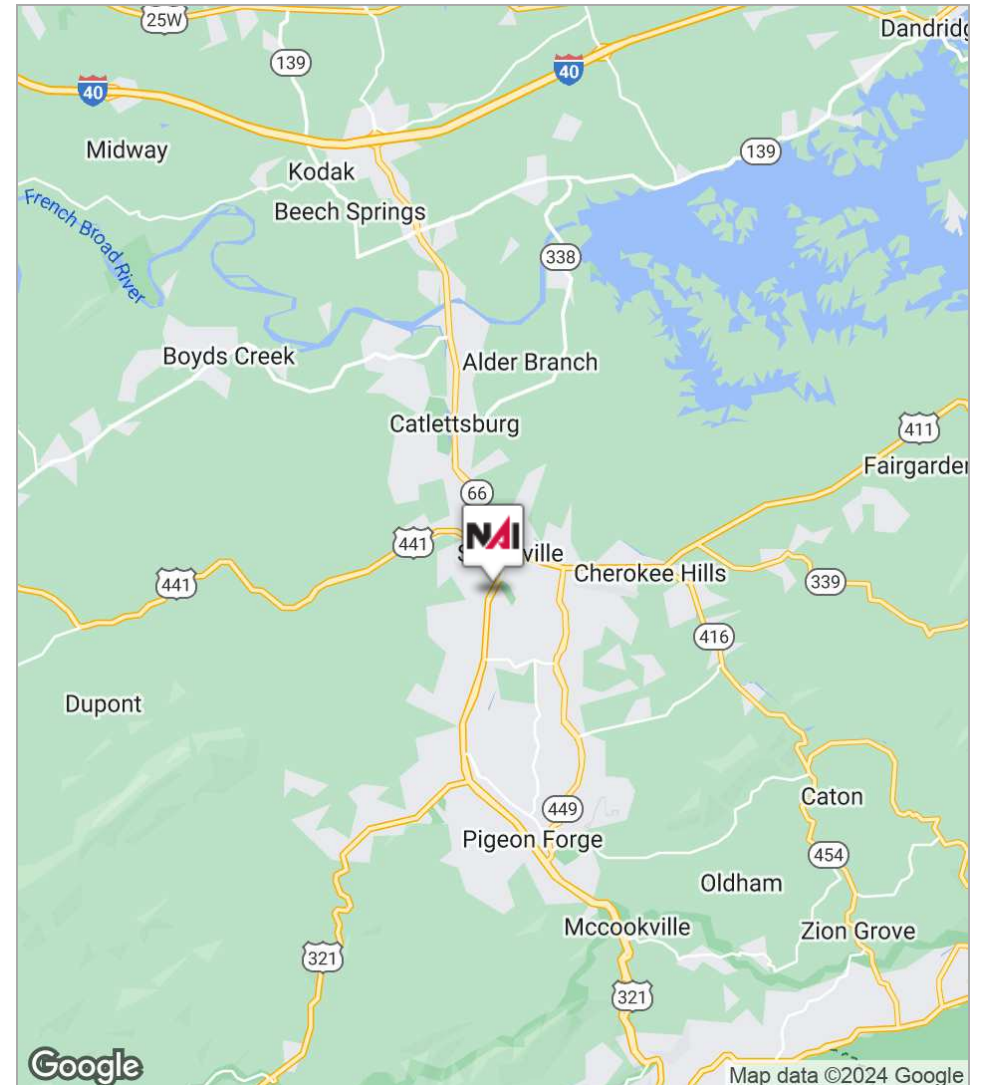
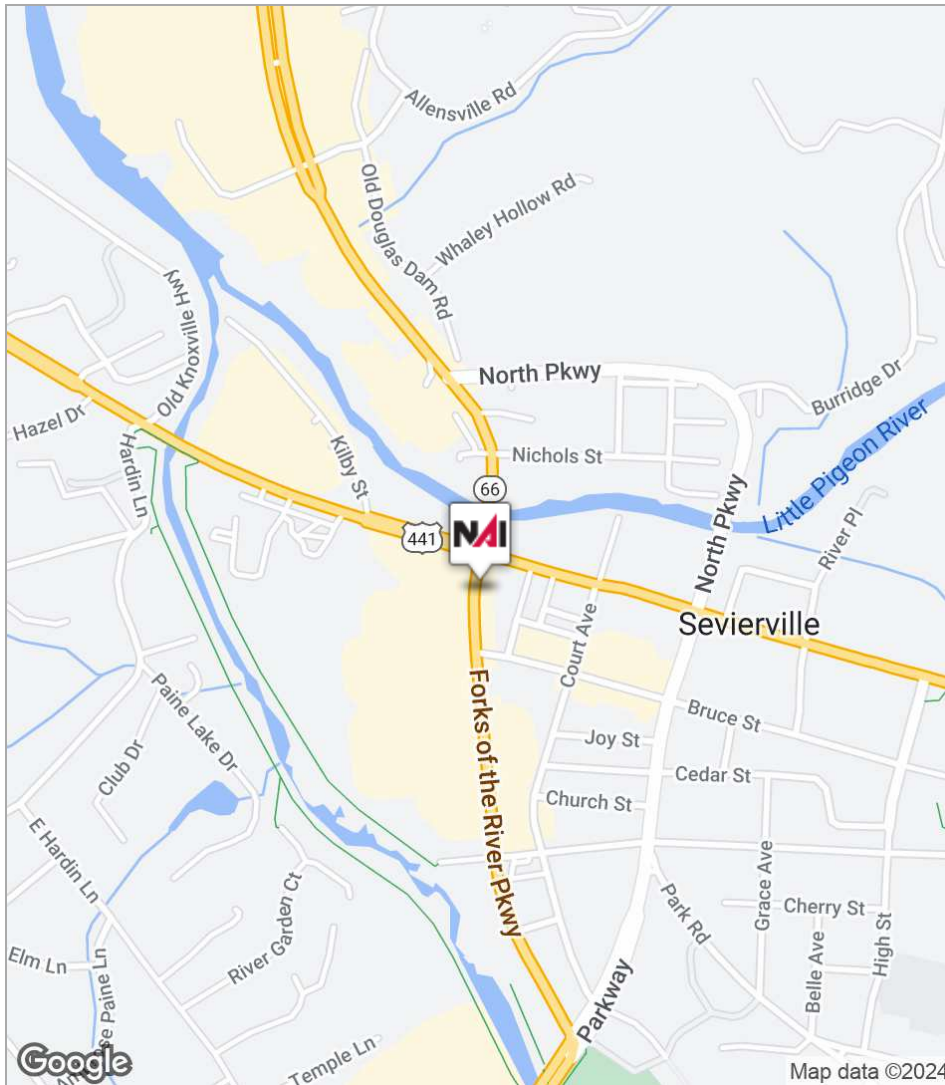
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › Aerial Map
- › Site Plan

Regional Map



Location Maps



Aerial Map



Site Plan

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LOCATION INFORMATION



Highway 66 Tract
with 150 front feet

FINANCIAL ANALYSIS

- Financial Summary
- Income & Expenses

Financial Summary

Investment Overview

| | |
|----------------------------|-----------|
| Price | \$295,000 |
| Price per SF | \$9.96 |
| CAP Rate | - |
| Cash-on-Cash Return (yr 1) | - % |
| Total Return (yr 1) | - |
| Debt Coverage Ratio | - |

Operating Data

| | |
|------------------------|---|
| Gross Scheduled Income | - |
| Other Income | - |
| Total Scheduled Income | - |
| Vacancy Cost | - |
| Gross Income | - |
| Operating Expenses | - |
| Net Operating Income | - |
| Pre-Tax Cash Flow | - |

Financing Data

| | |
|----------------------------|---|
| Down Payment | - |
| Loan Amount | - |
| Debt Service | - |
| Debt Service Monthly | - |
| Principal Reduction (yr 1) | - |

Income & Expenses

Income Summary

Per SF

GROSS INCOME

-

-

Expense Summary

Per SF

GROSS EXPENSES

-

-

NET OPERATING INCOME

-

-



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SALE COMPARABLES

- › [Sale Comps](#)
- › [Sale Comps Summary](#)
- › [Sale Comps Map](#)

Sale Comps

Sale Comps

Summary

| Subject Property | Price | Bldg. SF | Lot Size | Price/SF | Price/AC | CAP |
|---|-----------|----------|------------|----------------------------|-----------|-----|
| <div>Highway 66 Tract with 150 front feet</div> <div>Lots 56,57,58, Winfield Dunn Parkway Sevierville, TN 37862</div> | \$295,000 | - | 0.68 Acres | \$9.96 | \$433,824 | - |
| Sale Comps | Price | Bldg. SF | Lot Size | Price/SF | Price/AC | CAP |
| Totals/Averages | Price | Lot Size | Price/SF | Price/AC | CAP | |
| | \$ | AC | \$NaN | Liquid error: divided by 0 | % | |

Sale Comps Map

**SUBJECT PROPERTY**

Lots 56,57,58, Winfield Dunn Parkway | Sevierville, TN 37862



Highway 66 Tract
with 150 front feet

RENT COMPARABLES

- › Rent Comps
- › Rent Comps Summary
- › Rent Comps Map

Rent Comps

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RENT COMPARABLES

Rent Comps Summary

| Subject Property | | Price/SF/Year | Occupancy % |
|---|---|---------------|-------------|
| <div><div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div></div></div> | Highway 66 Tract with 150 front feet | | |
| | Lots 56,57,58, Winfield Dunn Parkway Sevierville, TN 37862 | Negotiable | - |
| Rent Comps | | Price/SF/Year | Occupancy % |
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Rent Comps Map

**SUBJECT PROPERTY**

Lots 56,57,58, Winfield Dunn Parkway | Sevierville, TN 37862



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with 150 front feet

DEMOGRAPHICS

› Demographics Map

Demographics Map

| Population | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION | 1,565 | 26,914 | 72,331 |
| MEDIAN AGE | 35.3 | 37.6 | 39.9 |
| MEDIAN AGE (MALE) | 32.0 | 34.7 | 38.4 |
| MEDIAN AGE (FEMALE) | 40.1 | 41.6 | 41.7 |

| Housholds & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 715 | 12,270 | 30,915 |
| # OF PERSONS PER HH | 2.2 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$44,797 | \$49,383 | \$54,001 |
| AVERAGE HOUSE VALUE | \$202,048 | \$201,841 | \$215,894 |

