

**Prime Commercial Development Tract**

1317 Dolly Parton Pkwy  
Sevierville, TN



Confidential Offering Memorandum presented by:

**Doug Morgan**

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# PROPERTY INFORMATION

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# Executive Summary



## Property Details

<b>Sale Price</b>	\$299,000
<b>Lot Size</b>	0.72 Acres
<b>APN #</b>	0500 B 008.00
<b>Zoning</b>	C-4
<b>Market</b>	Sevierville
<b>Sub Market</b>	Sevier County
<b>Cross Streets</b>	

## Property Overview

Level, 0.72-acre commercial tract with approximately 188 feet of frontage on Dolly Parton Parkway near Sevier County High School. In an area of residential neighborhoods and professional businesses to include mini-storage, banks, restaurants, medical/dental/professional offices, and pharmacy. Owner financing is available.

## Property Highlights

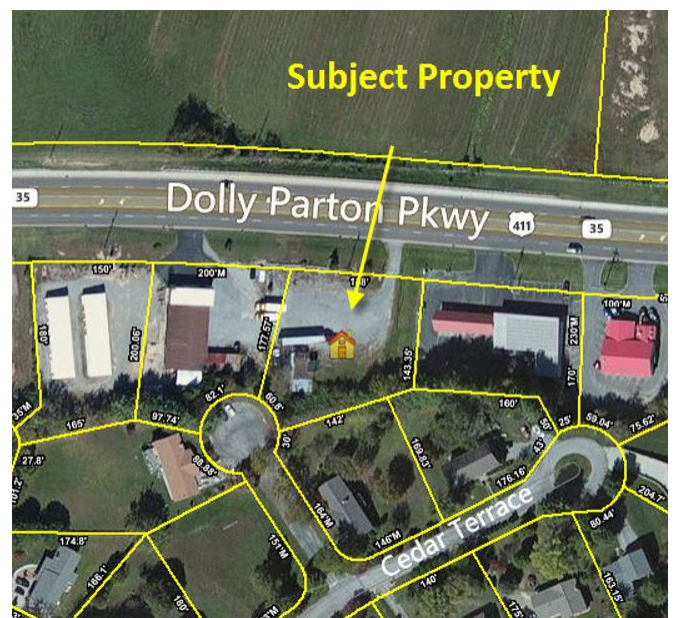
- Level, 0.72-acre tract, zoned C-4 Commercial
- Approx. 188 front feet on US 411
- Excellent visibility for any retail business
- Close to schools, restaurants, professional offices, banks



# Complete Highlights

## Property Highlights

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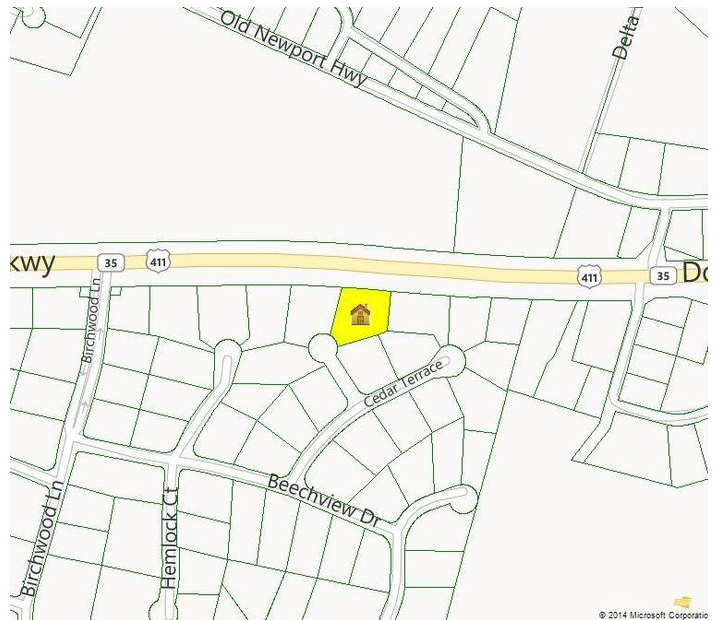
# Property Description

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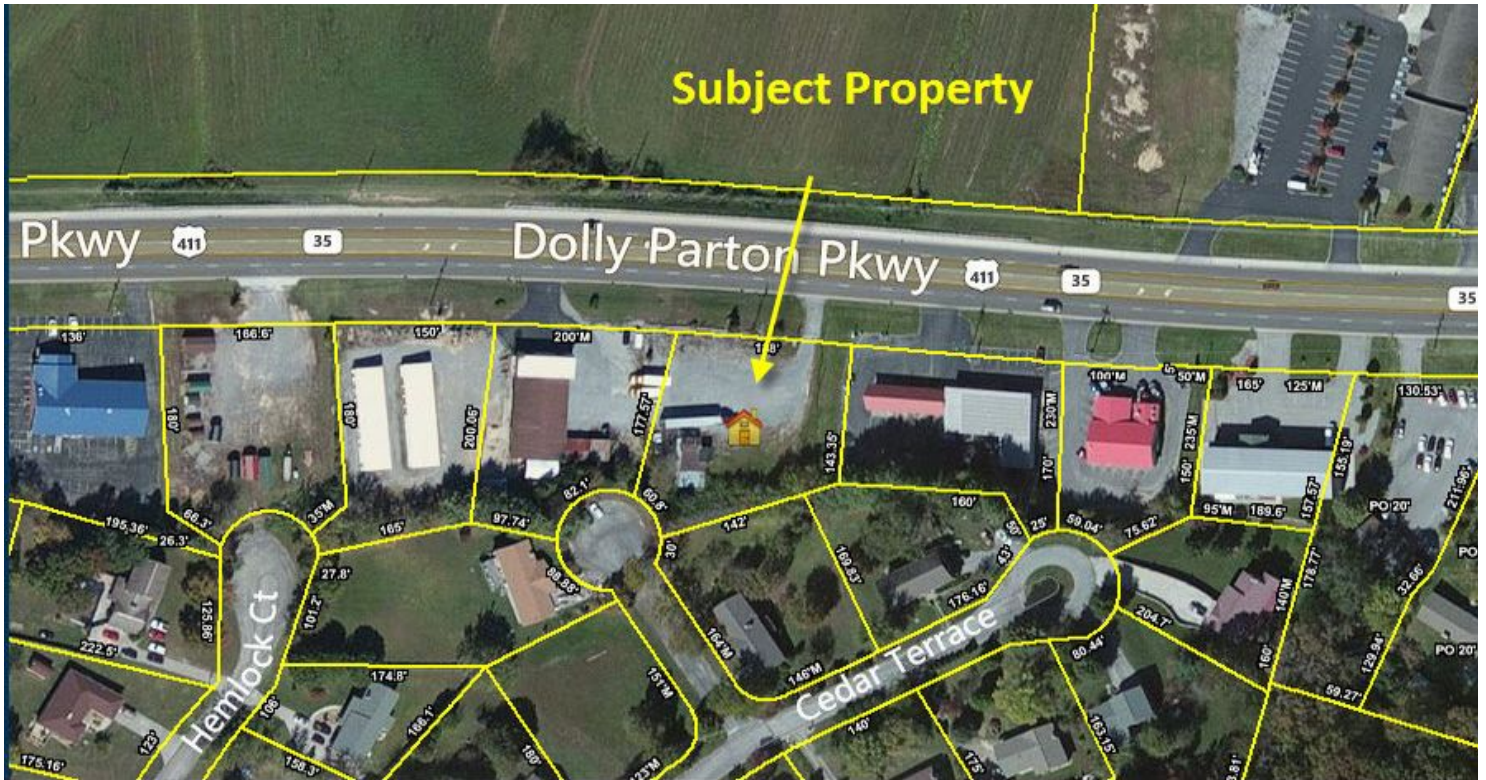
## Location Overview

Sevier County is a major tourist destination, with 10-13 million annual visitors. This property is located on the fast-growing east side of town, with road frontage on a heavily-traveled route into the county. Sevierville serves as the major entry point to the area for such attractions as Great Smoky Mountains National Park, Ober Gatlinburg Ski Resort, Dollywood Theme Park, Dolly's Splash Country Water Park, WonderWorks, and The Titanic Museum. There are numerous outlet malls, restaurants, music/dinner theaters, and many other tourist-related activities.





## Additional Photos

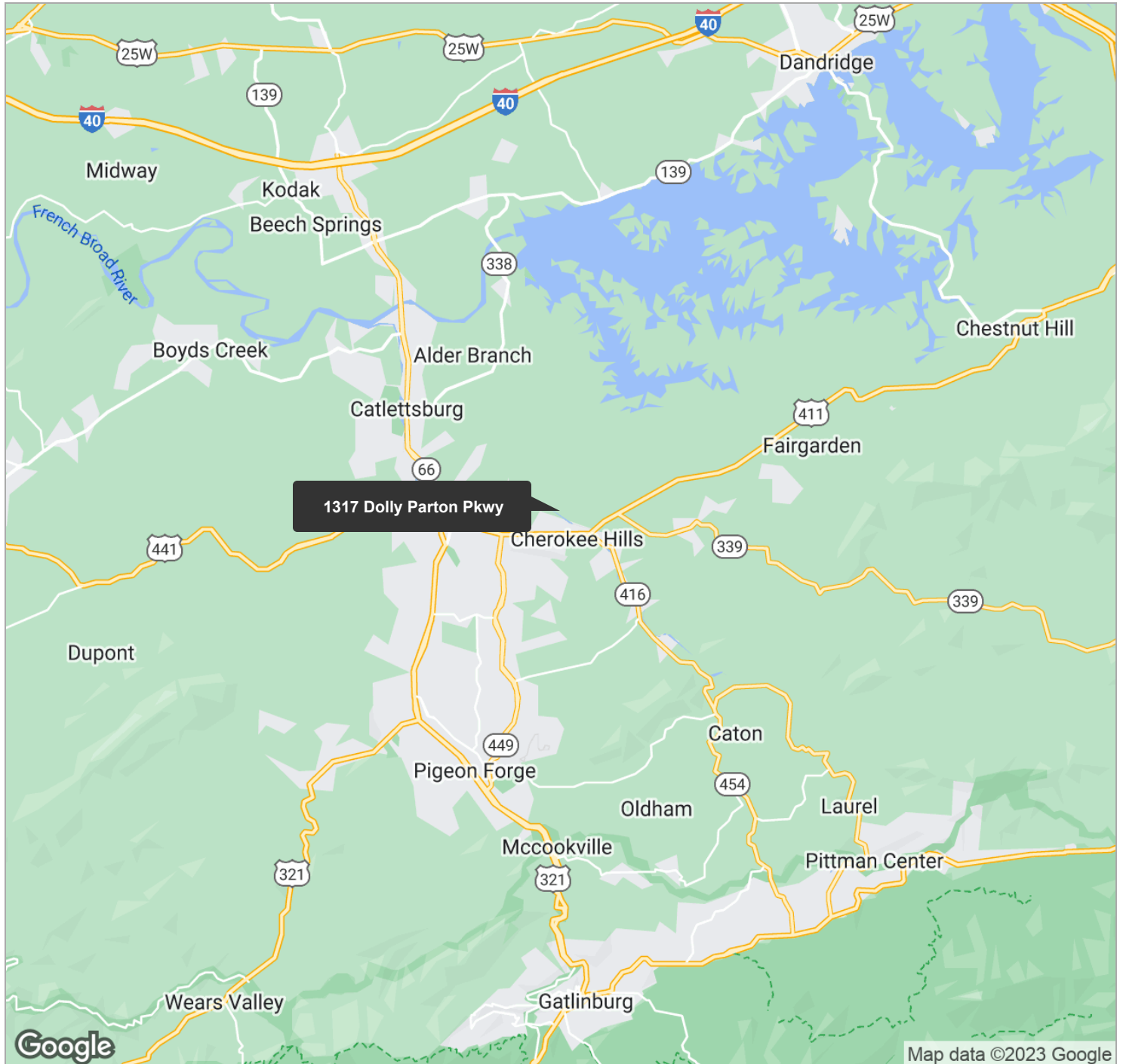


# LOCATION INFORMATION

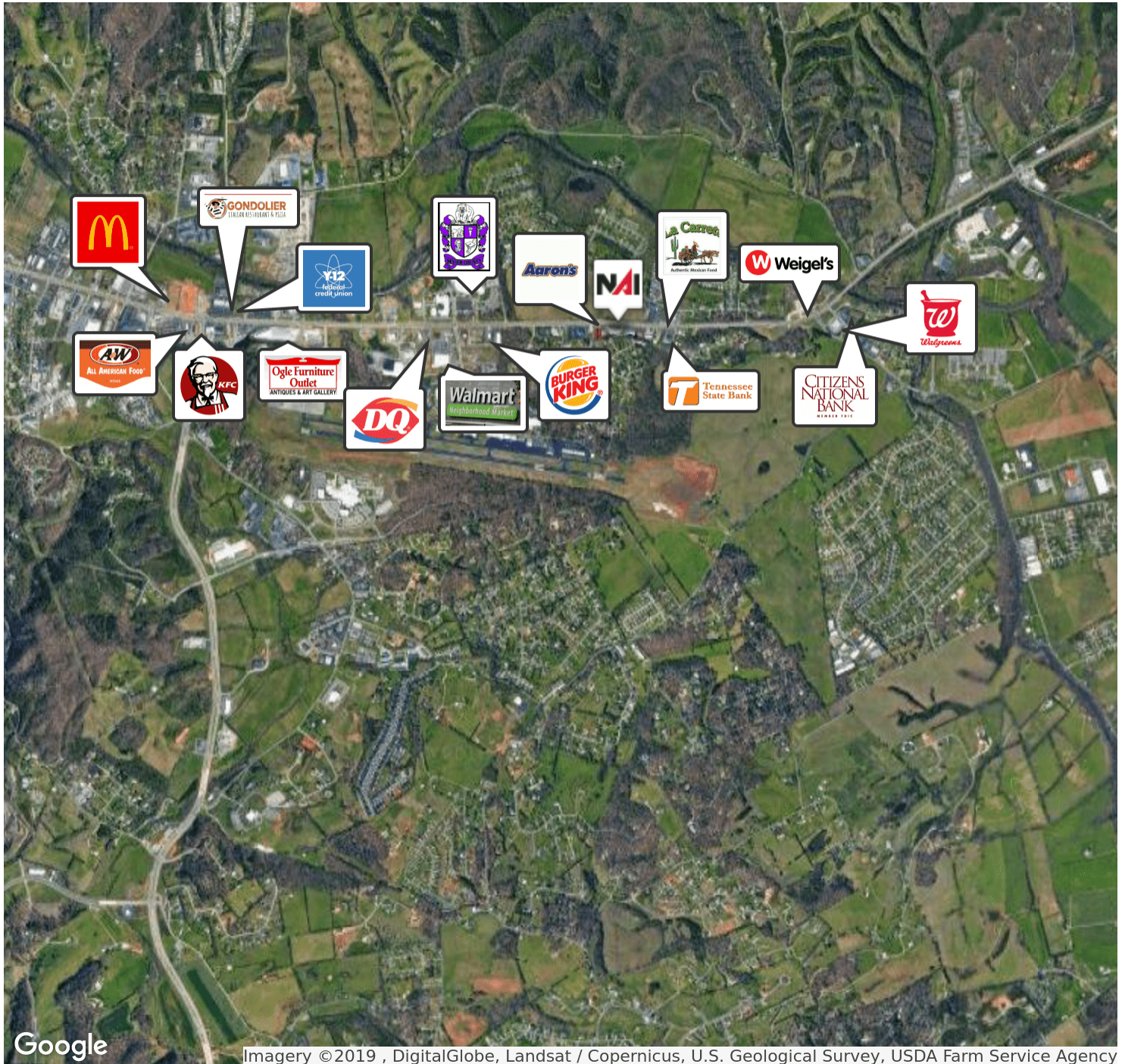
- › Regional Map
- › Retailer Map
- › Location Maps
- › Aerial Map
- › Traffic Count Map.Pdf (1)



## Regional Map

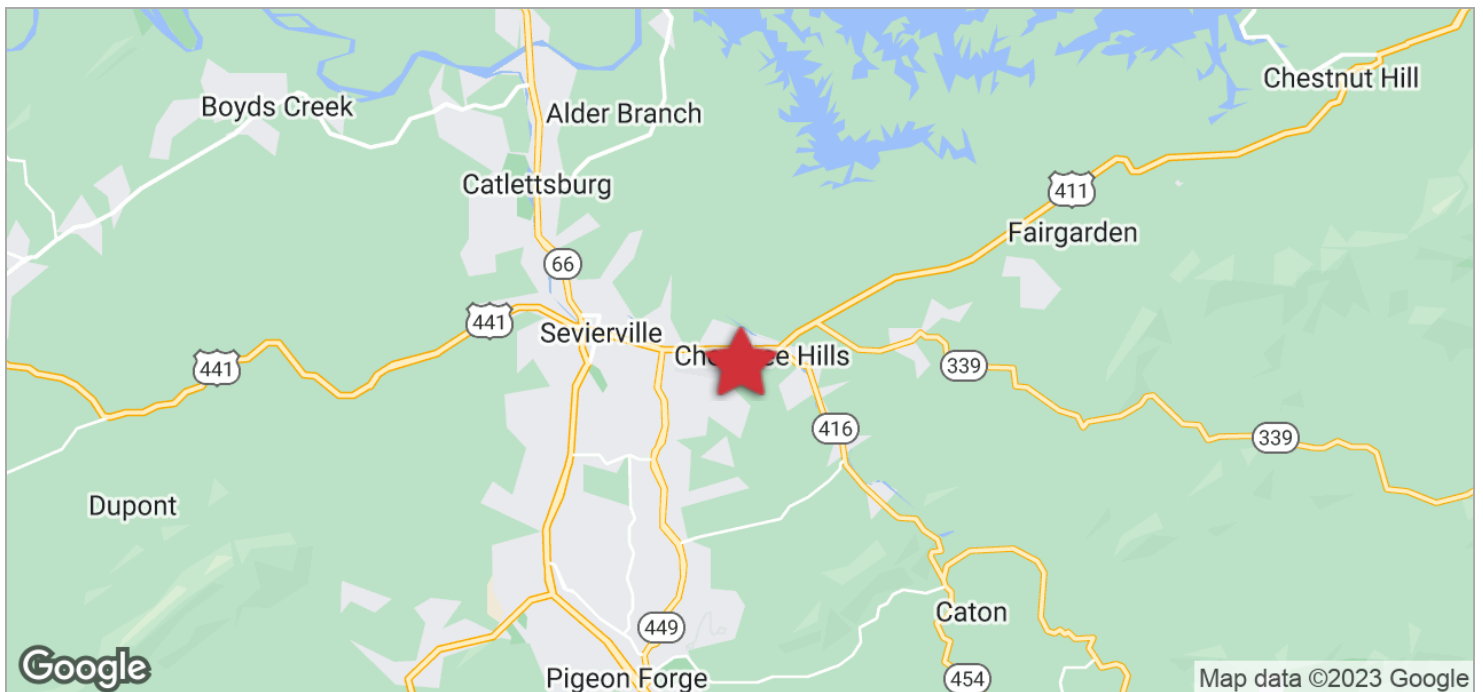
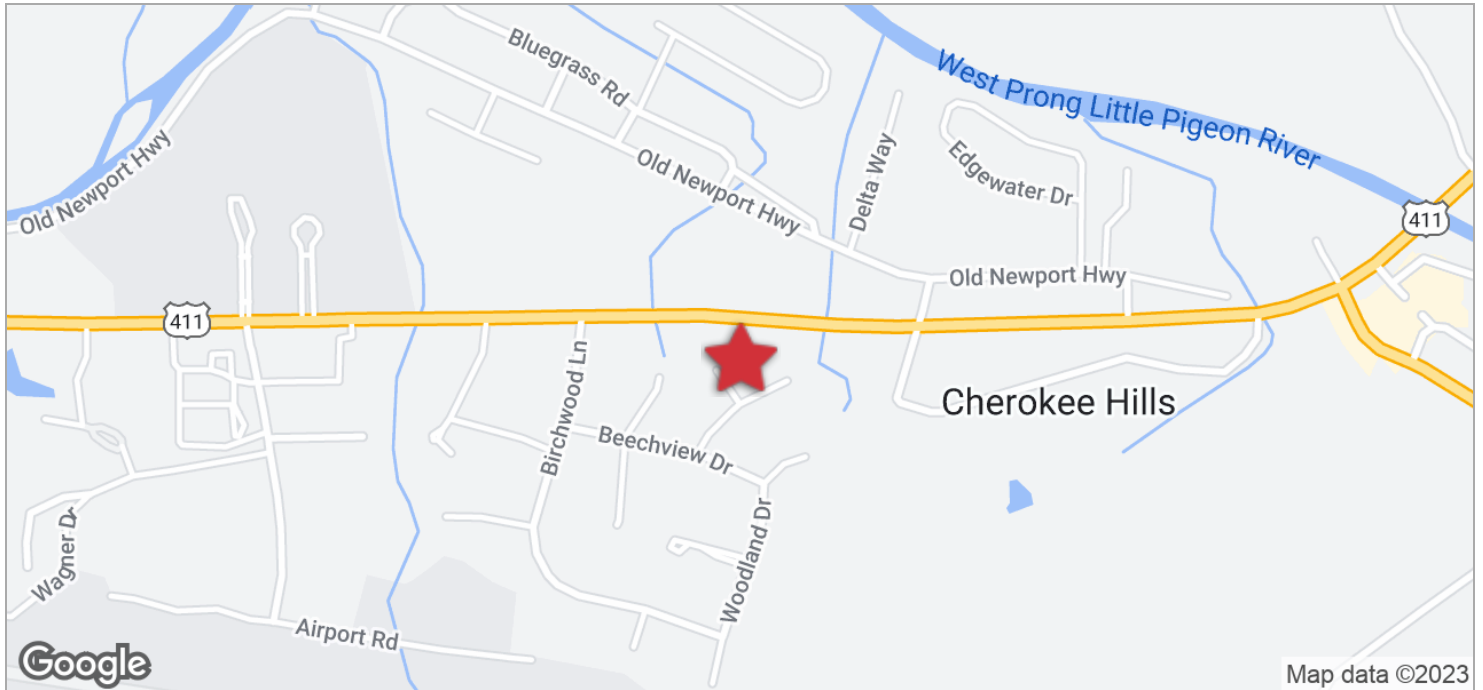


## Retailer Map

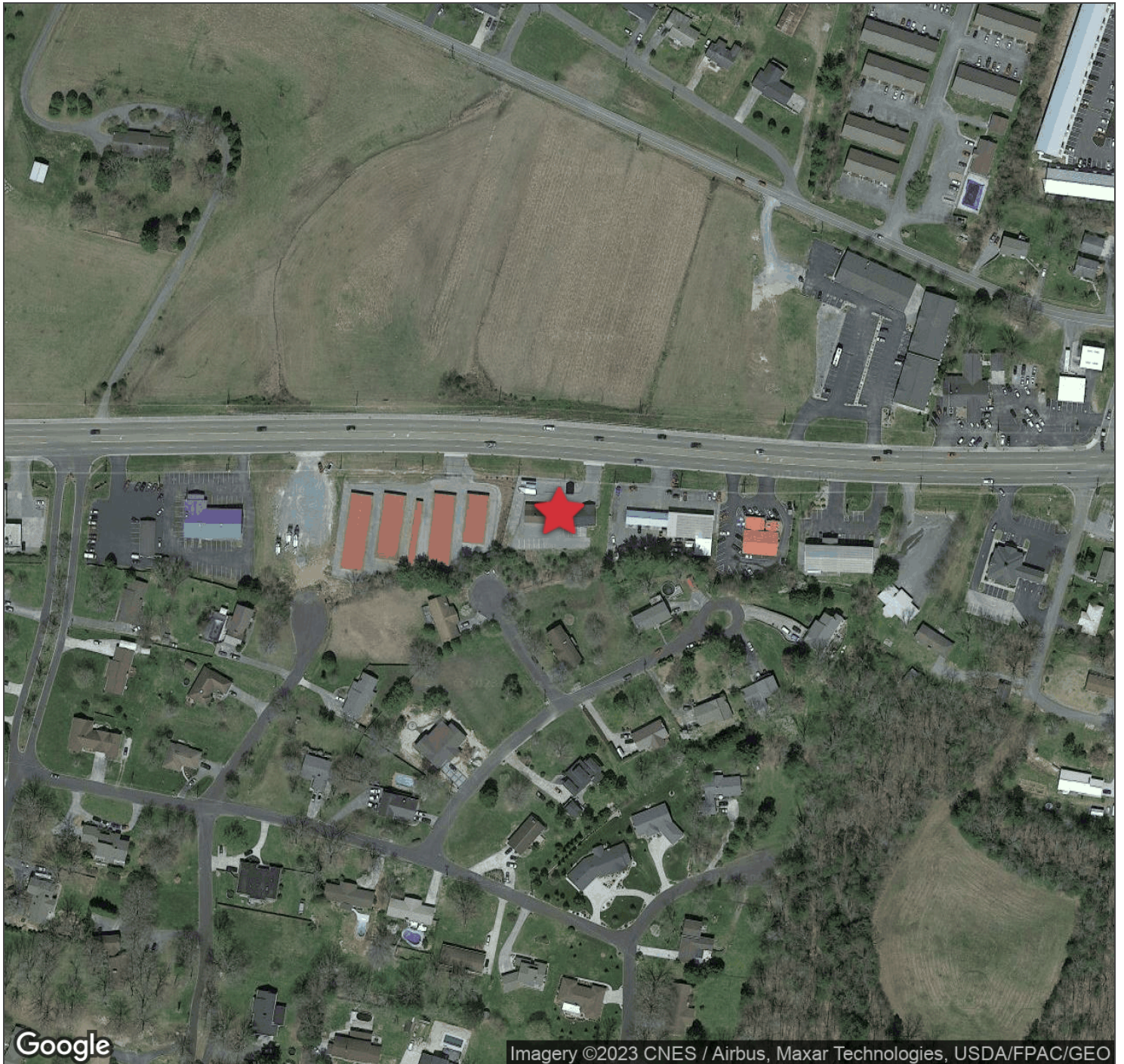




## Location Maps



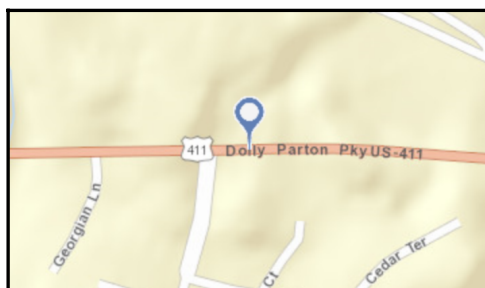
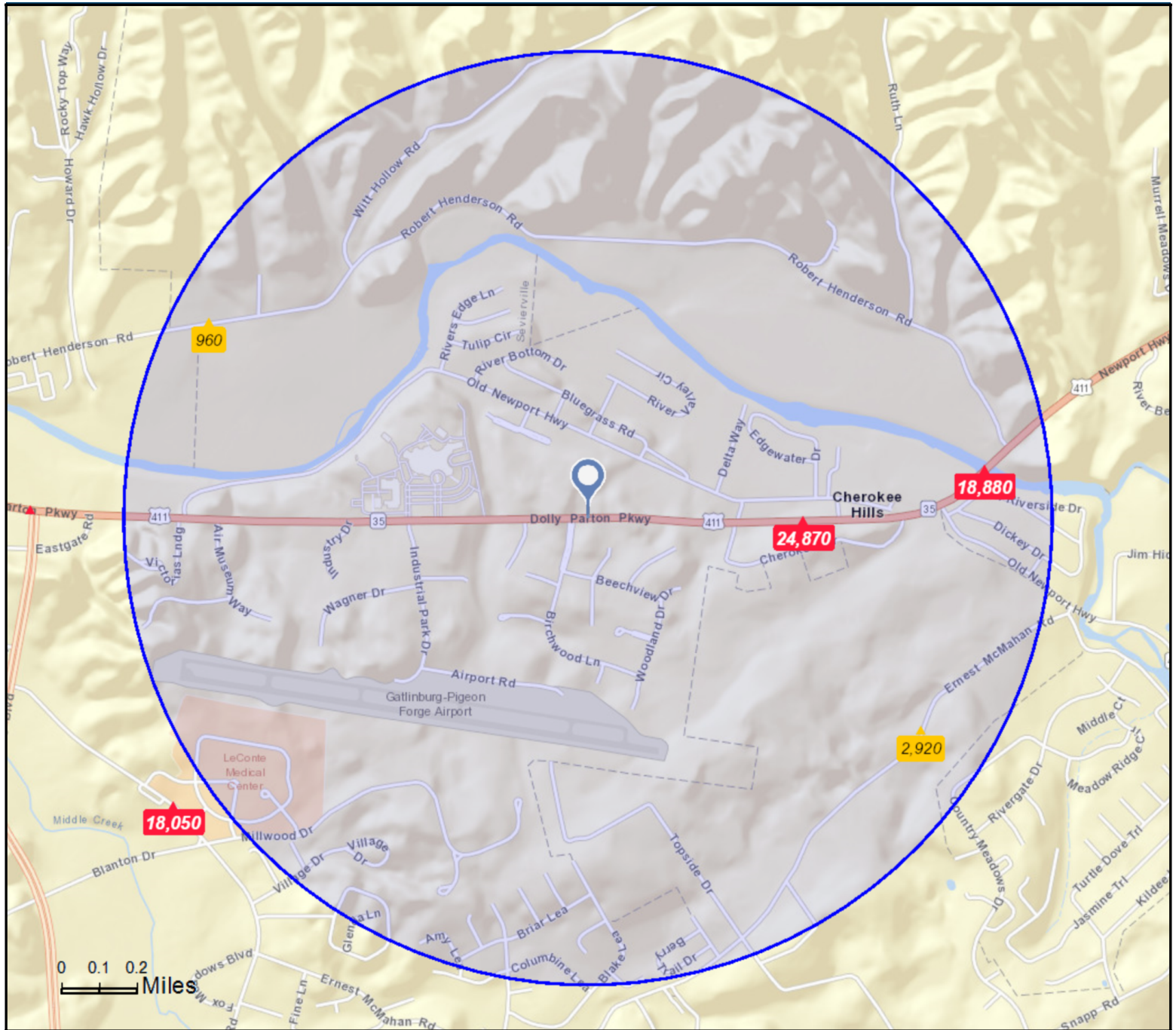
## Aerial Map



Google

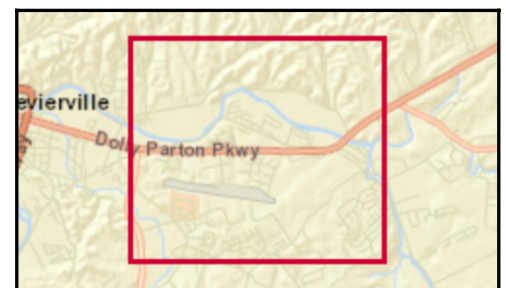
Imagery ©2023 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO





## Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



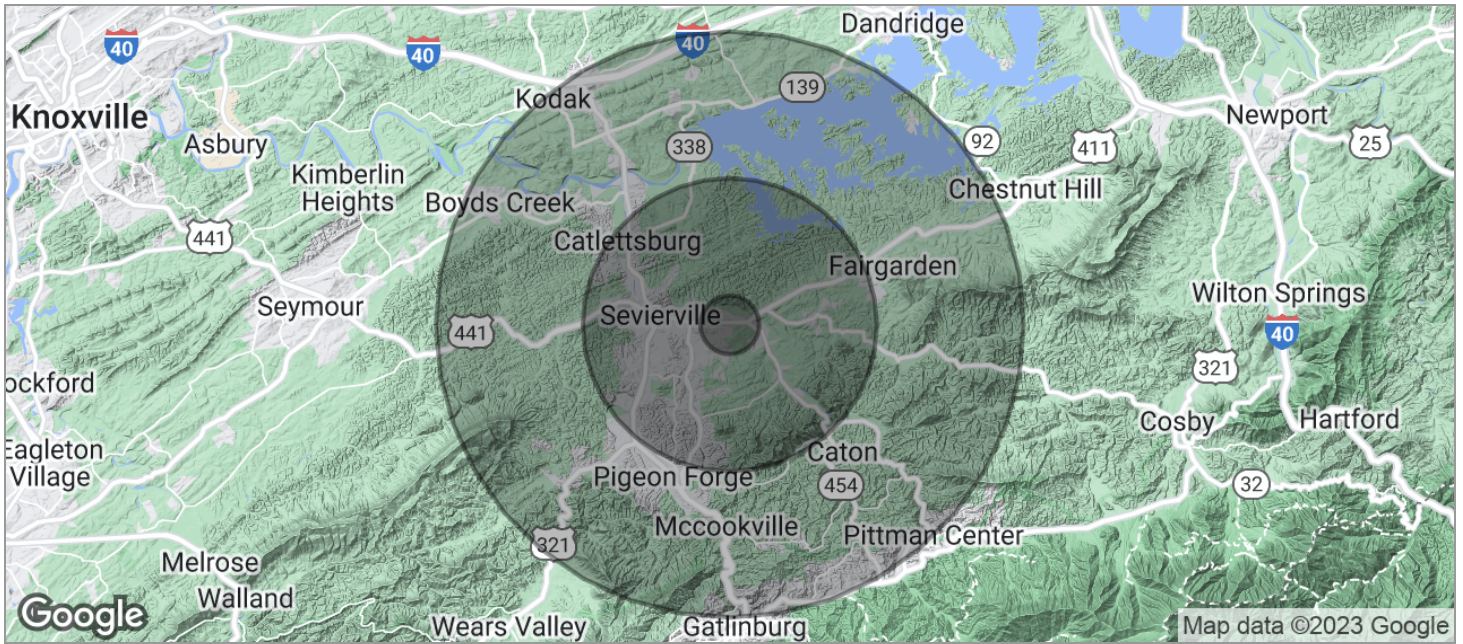
# DEMOGRAPHICS

- Demographics Map
- Agent Profile & Contact 1



# Demographics

## Map



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,801	26,675	66,575
MEDIAN AGE	38.7	37.9	40.0
MEDIAN AGE (MALE)	34.3	35.6	38.9
MEDIAN AGE (FEMALE)	44.3	41.1	41.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	851	11,934	28,882
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$58,706	\$50,833	\$53,153
AVERAGE HOUSE VALUE		\$199,194	\$209,359

\* Demographic data derived from 2020 ACS - US Census

# Agent Profile

## Doug Morgan

Senior Advisor  
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c +1 865 603 2832  
[dmorgan@koellamoore.com](mailto:dmorgan@koellamoore.com)

### Professional Background

Doug Morgan serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of retail and office properties and land sales in the Sevierville, Pigeon Forge, Gatlinburg, and the East Tennessee Region. Doug has been active in the sale and leasing of restaurant, office, retail, and land in the East Tennessee area, with Bubba Gump Restaurant in Gatlinburg being one of the most noted.

Prior to joining the real estate profession Doug spent 30 years in the education field serving as teacher, coach, supervisor of special education, and director of schools in the Grainger County School System.

Doug earned an Associate of Arts degree from Hiwassee College, Bachelor of Science degree from Carson Newman College, Masters in Education Administration from Union College, and additional studies at the University of Tennessee Knoxville.

Doug was Chamber of Commerce Person of the year. He also served on the Board of Directors for the Lakeway Center for The Handicapped and Clinch Powell Ed. Cooperative. He also was a member of the Tennessee Association for Administrators in Special Education, Tennessee Organization of School Superintendents, and Superintendents Study Council.

Doug is married to Barbara, a teacher, and they have two sons, Joseph 24 and Warren 30. Joseph graduated from the University of Tennessee Knoxville with a Business Major. Warren earned his Phd. in History at The University of Nottingham in England.

### Memberships & Affiliations

GSMAR  
TAR  
NAR

### Education

Additional Graduate Study University of Tennessee  
Masters Union College  
Bachelors of Science Carson Newman  
Associate Arts Hiwassee College