

Offering Memorandum

Warehouse Property in Sevier County, Tennessee

1260 New Era Road, Sevierville, TN 37876



For Sale

1260 New Era Road

7,200 SF | \$325,000

Statement of Confidentiality and Disclaimer:

Information included or referred to herein is confidential and furnished solely to assist prospective purchasers in evaluation of property in connection with a potential purchase of the subject loan(s) or property(ies), as applicable.

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. Independent estimates of pro forma income and expenses should be developed by prospective purchasers prior to conclusions of property value. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Koella | Moore and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

Table of Contents

Section 1

PROPERTY INFORMATION

Executive Summary



SALE PRICE: \$325,000

LOT SIZE: 1.4153 Acres

BUILDING SIZE: 7,200 SF

GRADE LEVEL
DOORS: 11

YEAR BUILT: 2003

ZONING: C-1

MARKET: Knoxville-Morristown-
Sevierville CSA

SUB MARKET: Sevier County

CROSS STREETS: New Era Road & North
New Era Road

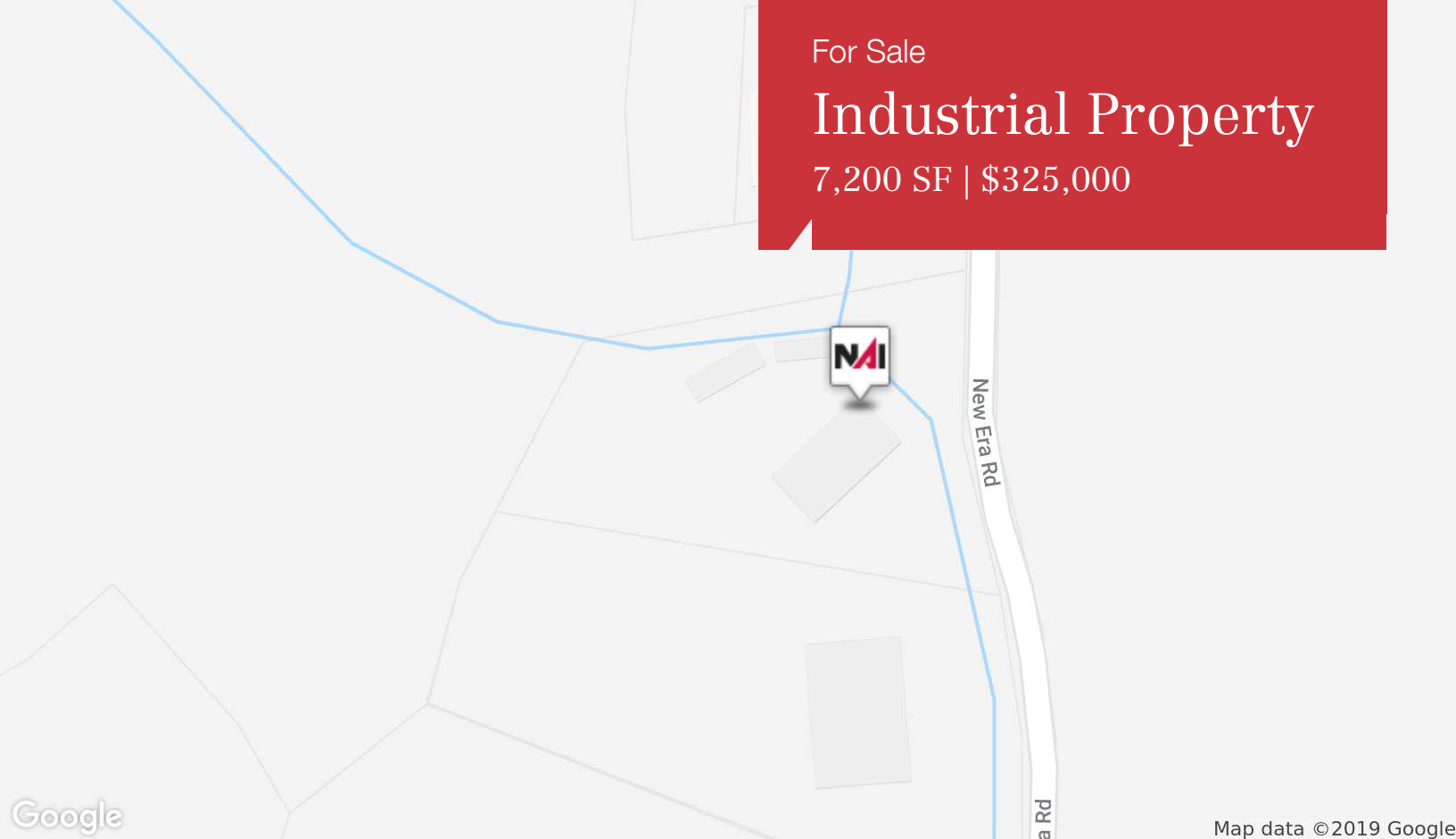
Property Highlights

- 5,000 SF warehouse with 6 drive-in bays; small office area
- 2,200 SF warehouse with 3 drive-in bays and a high canopy carport on one end
- Open-sided shed
- Partially paved site
- Shared well
- Joint-use right of way
- Convenient drive to West Main Street (US 411/441) and also Parkway (US 441)

For Sale

Industrial Property

7,200 SF | \$325,000



Warehouse Property in Sevier County, Tennessee

1260 New Era Road
Sevierville, Tennessee 37876

Demographics

| | 1 Mile | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households | 150 | 7,077 | 30,483 |
| Total Population | 348 | 16,050 | 69,755 |
| Average HH Income | \$50,057 | \$47,611 | \$53,099 |



Google
24 C: 24 C: Airbus, Maxar Technologies, USDA/FPAC/GEO
For more information

**David Gothard, CCIM, Principal Broker
(Sevierville Office), Senior Advisor**

O: 865 453 8111 | C: 865 607 9536
dgothard@koellamoore.com

Building 1 Exterior



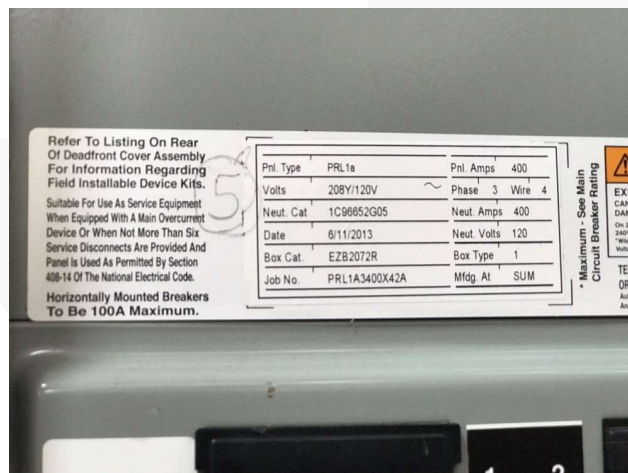
Building 2 Exterior



Building 1 Interior



Building 2 Interior



Site Plan 1

LOCATION MAP - N.T.S.
TOTAL ACERAGE = 6.9536

| CURVE | RADIUS | TANGENT | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------|------------|---------------|--------------|
| C1 | 350.509 | 58.484 | 115.900 | N 04°37'46" W | 115.372 |
| C2 | 876.149 | 150.476 | 297.690 | S 04°06'55" E | 298.083 |
| C3 | 817.811 | 40.757 | 81.476 | S 09°06'59" W | 81.417 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 04°30'36" W | 62.88 |
| L2 | S 14°26'08" E | 43.15 |
| L3 | N 31°10'58" E | 53.84 |
| L4 | N 29°56'08" E | 77.30 |
| L5 | S 08°12'18" W | 52.26 |
| L6 | S 13°45'40" W | 70.49 |
| L7 | N 18°44'50" E | 72.33 |
| L8 | N 52°38'09" E | 42.29 |

CERTIFICATE OF OWNERSHIP AND DEDICATION
 (I, WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 7-25-05 Kenny Baker
 OWNER
 DATE: 7-25-05 Kenny Baker
 OWNER

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SEVIER COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE COUNTY REGISTER.
 DATE: 8-1-05 [Signature]
 SECRETARY, PLANNING COMMISSION

CERTIFICATION OF STREET NAMES
 I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.
 DATE: 08-17-04 Unice Hardy
 E-911 COORDINATOR
FINAL

SEVIER COUNTY HEALTH DEPARTMENT
 APPROVAL IS HEREBY GRANTED FOR LOTS 2 and 3
 DEFINED AS: Roy Von Campbell Property
 SEVIER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS:
 PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF ENVIRONMENTAL HEALTH.
 WATER LINES, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAY SHOULD BE LOCATED AT THE SSD PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

Unice Hardy Encl. SPD 6-17-05
 DIRECTOR, ENVIRONMENTAL HEALTH
 SEVIER COUNTY HEALTH DEPARTMENT

HEALTH DEPT. RESTRICTION
1) SEE RECORDED NOTICE OF ENCROACHMENT
THAT SEWER SYSTEM FOR LOT 1 CROSSES
OVER ONTS LOT 2.

LOTS: 4
 This lot has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

LOTS: 2
 ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF THREE BEDROOMS.

LOTS: 3
 are approved for standard individual subsurface sewer disposal system serving a maximum of ONE bedrooms.

THE SHADDED AREA ON LOTS 2 AND 3 ARE RESERVED FOR FUTURE USE ONLY. ANY DISTURBANCES IN THESE AREAS MAY VOID THE APPROVAL.

RESUBDIVISION OF
ROY VON CAMPBELL PROPERTY
 LARGE MAP BOOK 04 PAGE 134
 INSTRUMENT BOOK 1693 PAGE 816
 FIFTH CIVIL DISTRICT
 SEVIER COUNTY, TENNESSEE

100 50 0 100 200 300
 26 JANUARY 2004

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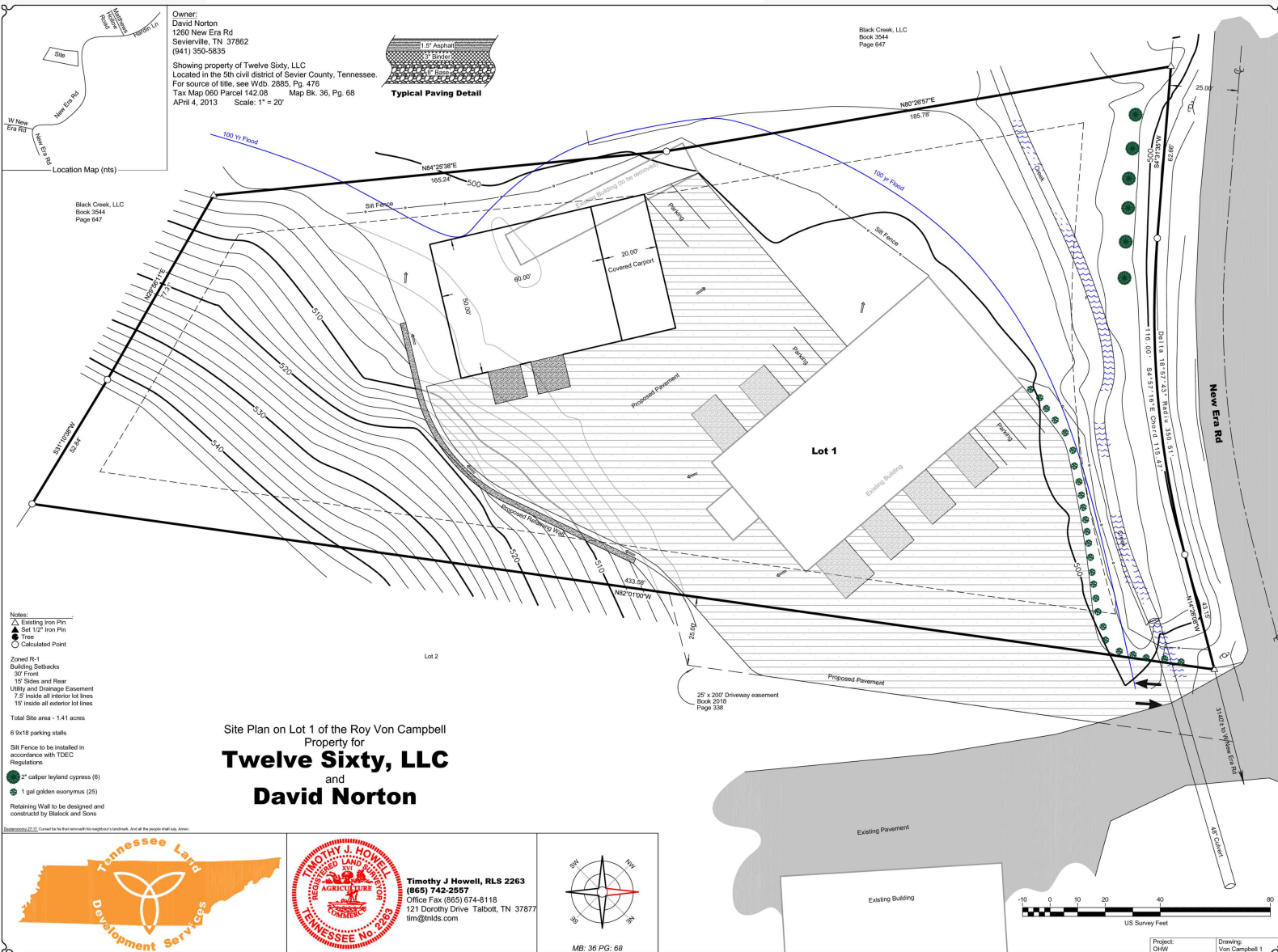
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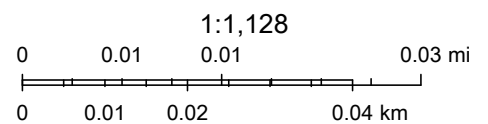
Site Plan 2





June 27, 2018

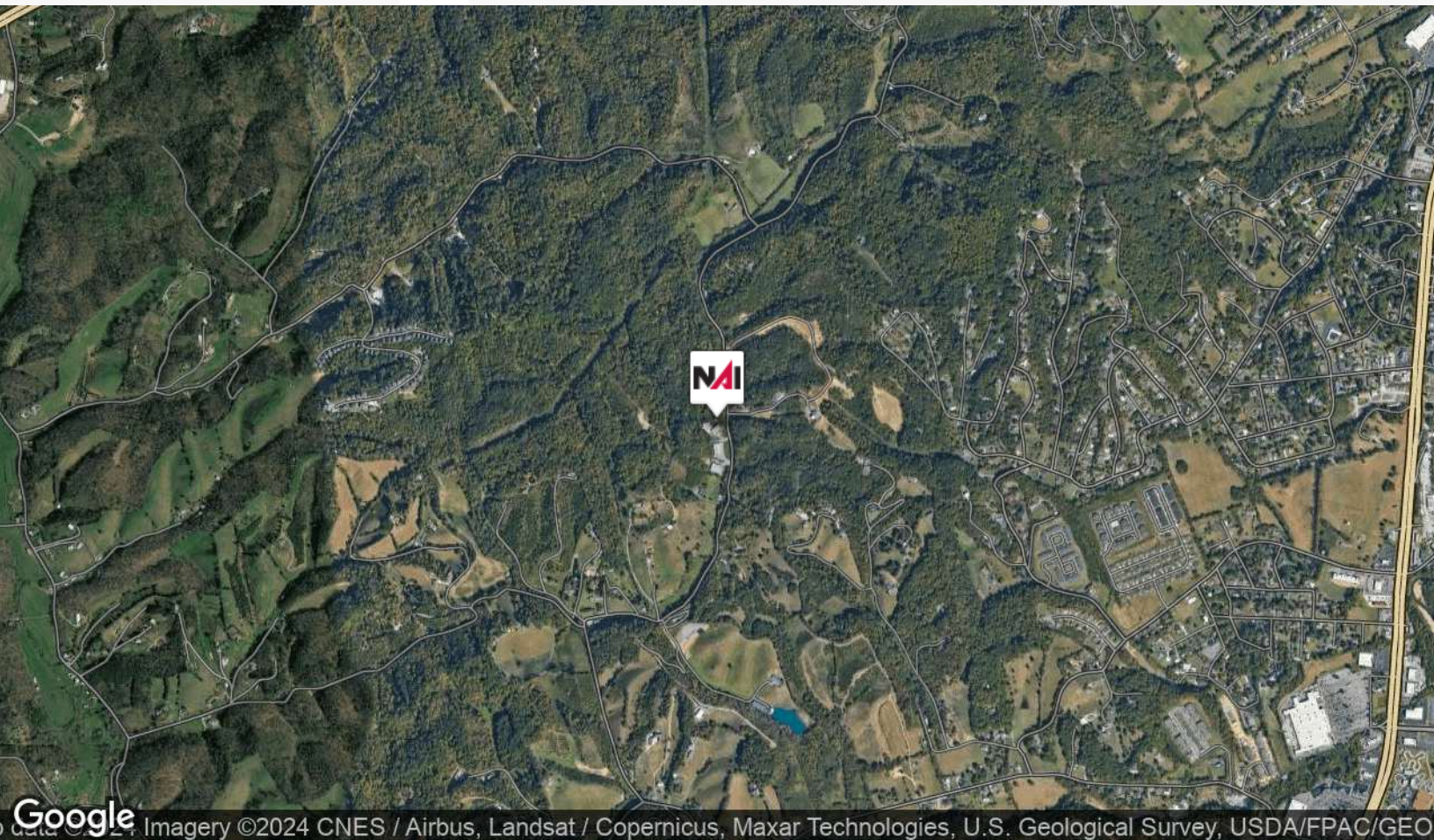
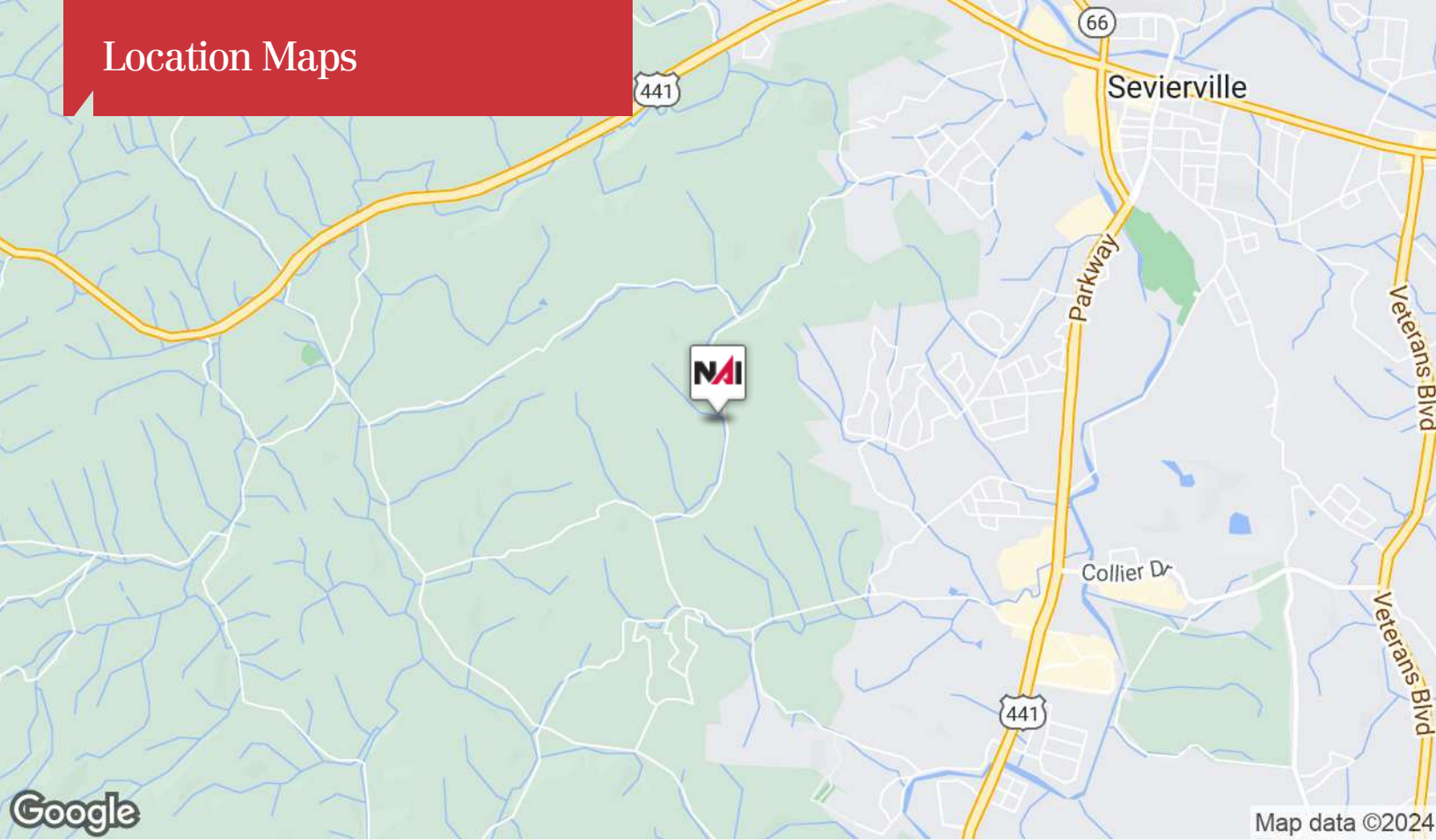
- Parcel
- Address
- Road



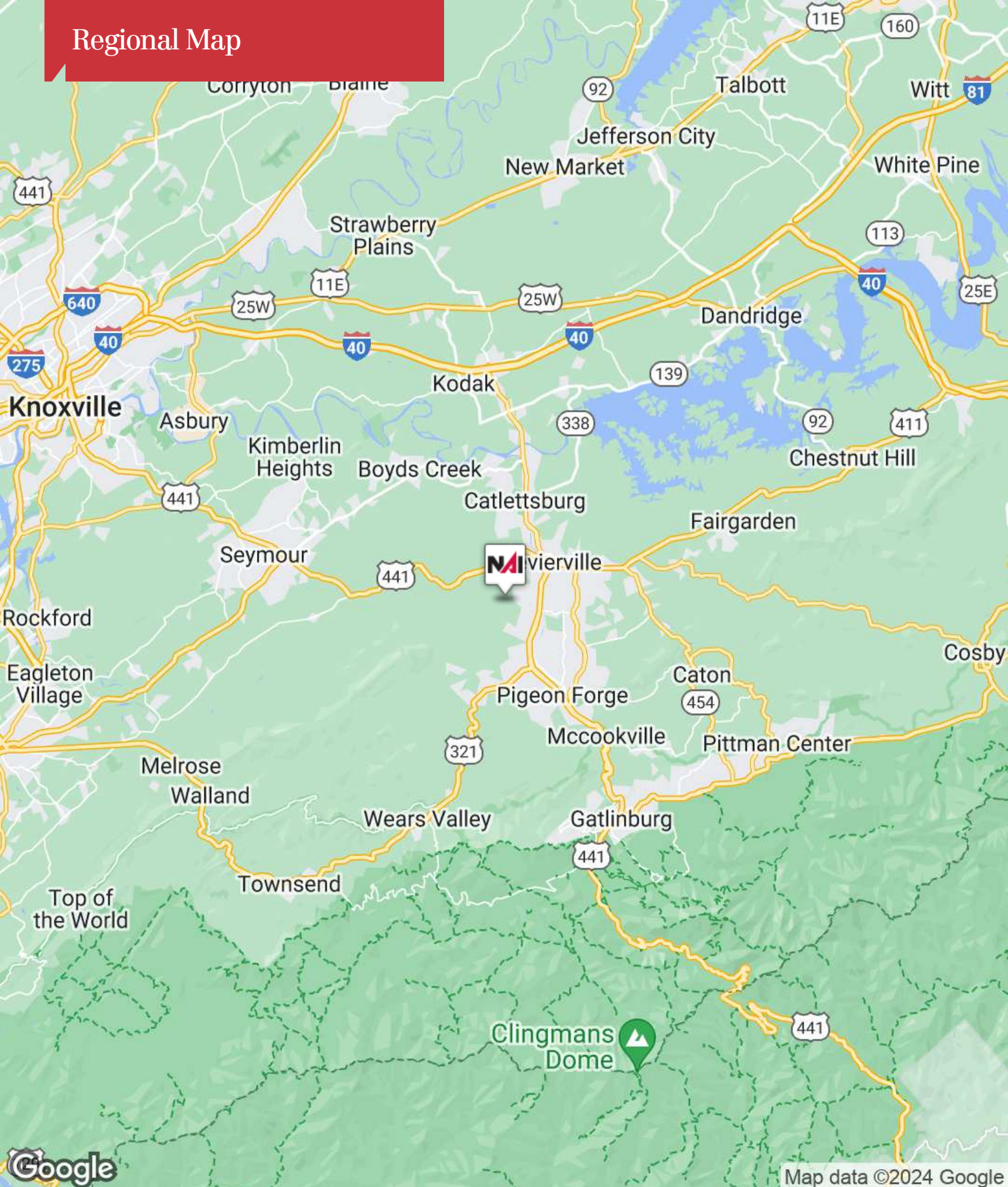
Section 2

LOCATION INFORMATION

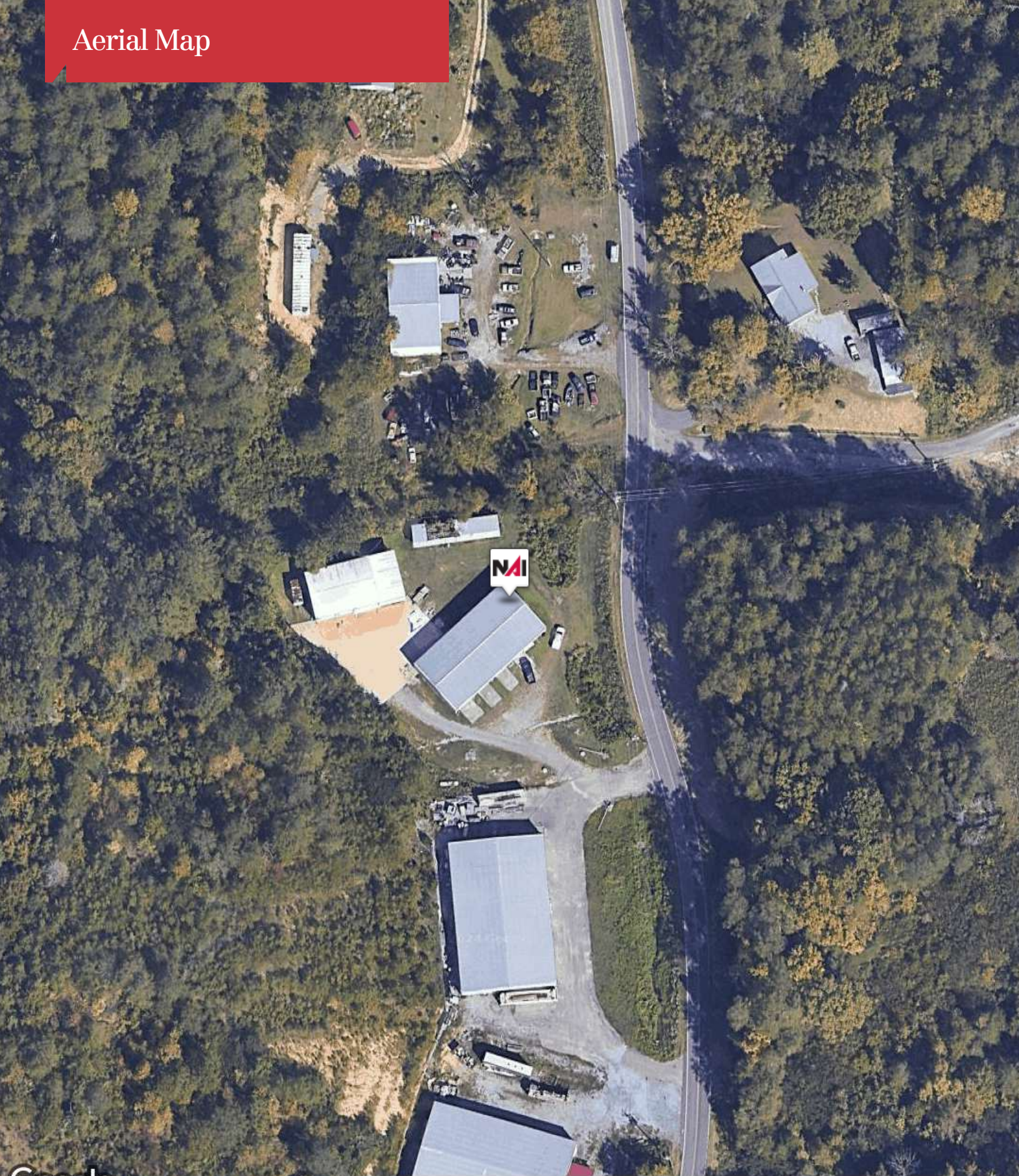
Location Maps



Regional Map



Aerial Map



Google

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

Section 3

ABOUT THE COMPANY



David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

865.453.8111 tel
865.607.9536 cell
865.429.3333 fax
dgothard@koellamoore.com

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)

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.