

Cosby Acreage Tract

Parc. 022.02, Ledford Road
Cosby, TN



Confidential Offering Memorandum presented by:

David Gothard, CCIM

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PROPERTY INFORMATION

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

Executive Summary



Property Details

Sale Price	\$165,000
Lot Size	2.14 Acres
APN #	022.02
Zoning	None
Market	Cocke County
Cross Streets	

Property Overview

This 2.14+-acre tract is flat and sprinkled with hardwoods. It lies between Ledford Road at the rear and fronts on Highway 73/321 Hooper Highway. With approximately 132 ft. of frontage on US Highway 73/321, coupled with a 400 ft. depth on the left, the lot has 318 ft. of frontage. Ledford Road and Hwy. 73 parallel and bound the property, providing multiple commercial opportunities for development. Survey is on file, as is Percolation/Soil test results. Owners prefer it to be commercially developed. Currently the property is in Cocke County and is unzoned. Interested parties may visit the lot at any time. The corners are being remarked and undergrowth cleared. The campground directly across the street is currently available for purchase.

Property Highlights

- 2.14+ acre tract for development
- Property fronts on Ledford Road and Hwy. 73/321
- Across the street from a campground which is also currently available for sale
- Level tract with large hardwoods

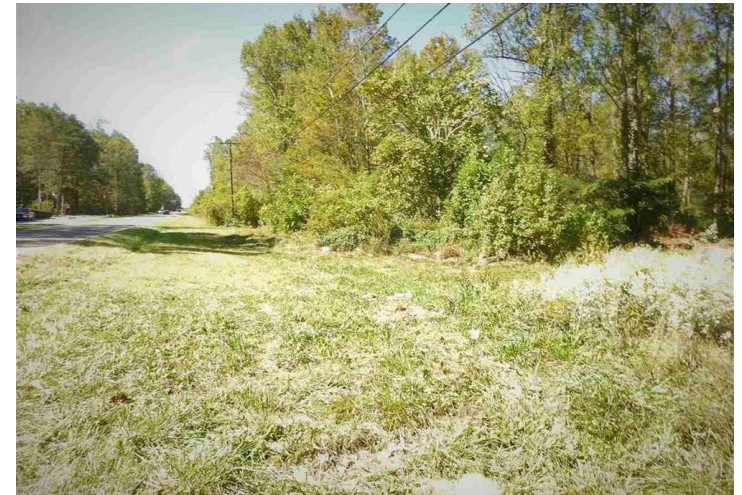
Property Description

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Location Overview

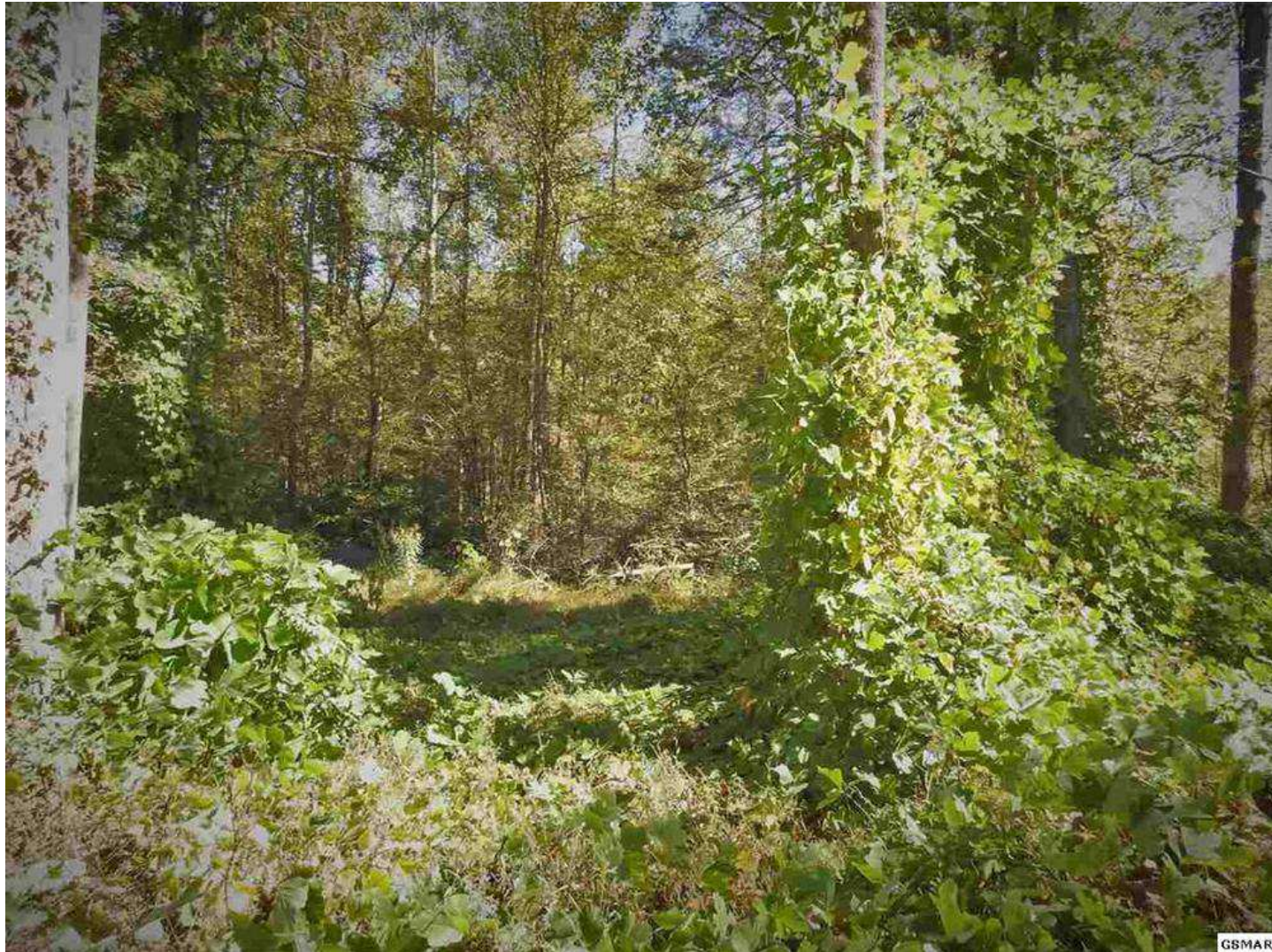
Located between Ledford Road and Highway 73/321 Hooper Highway in Cocke County, TN.



Additional Photos



Additional Photos



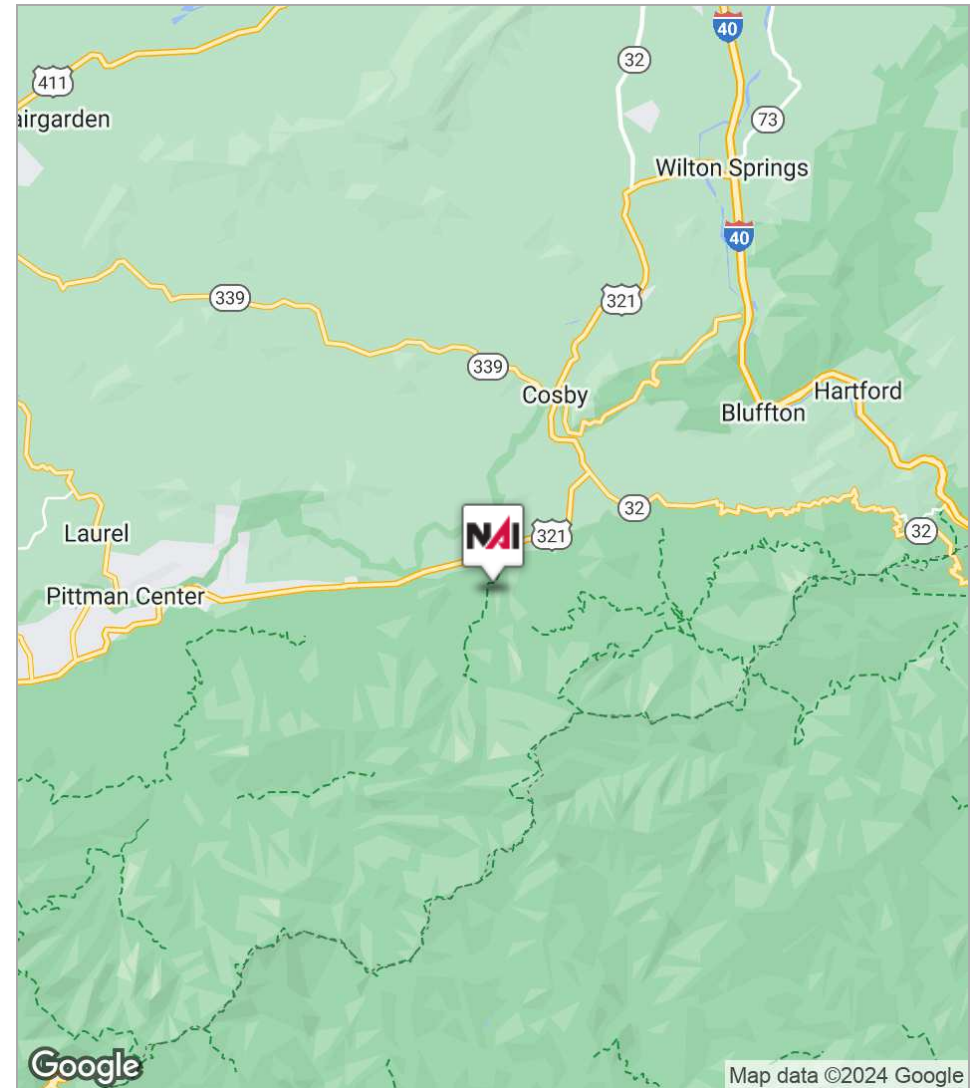
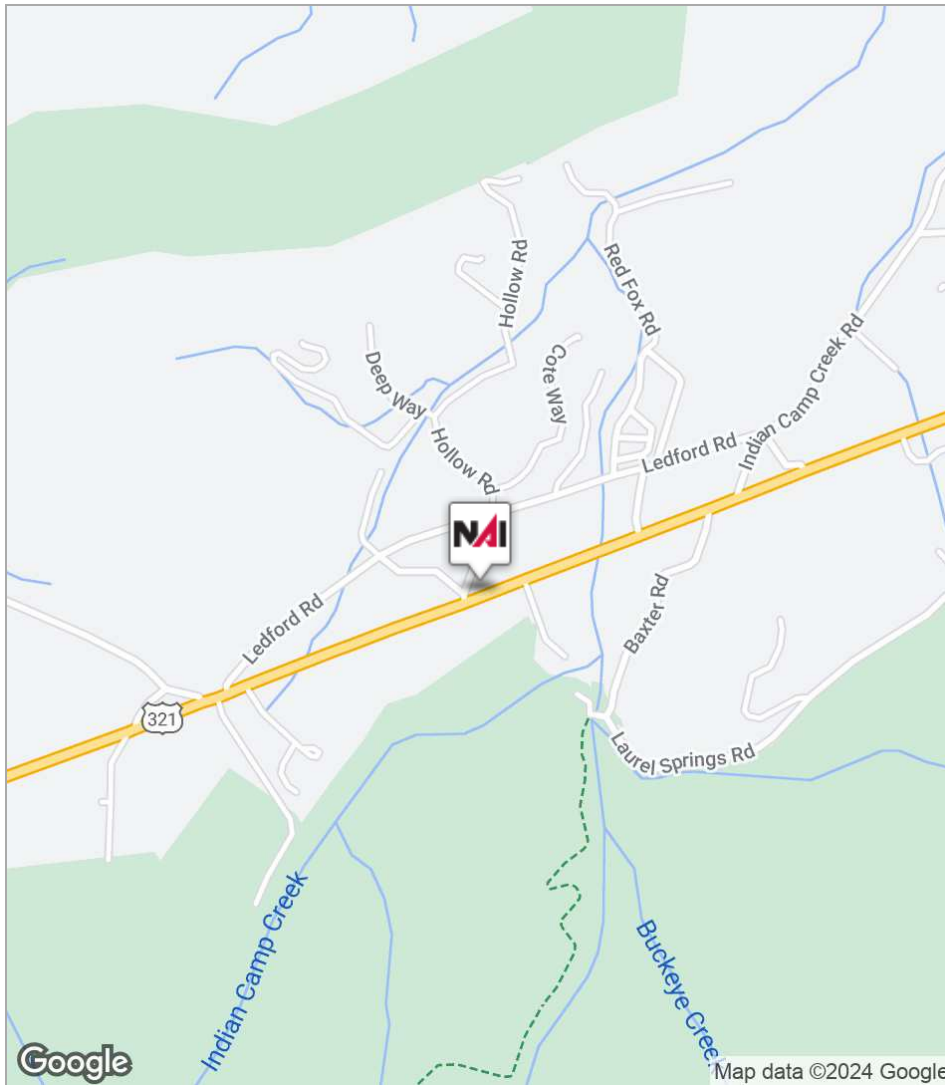
LOCATION INFORMATION

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

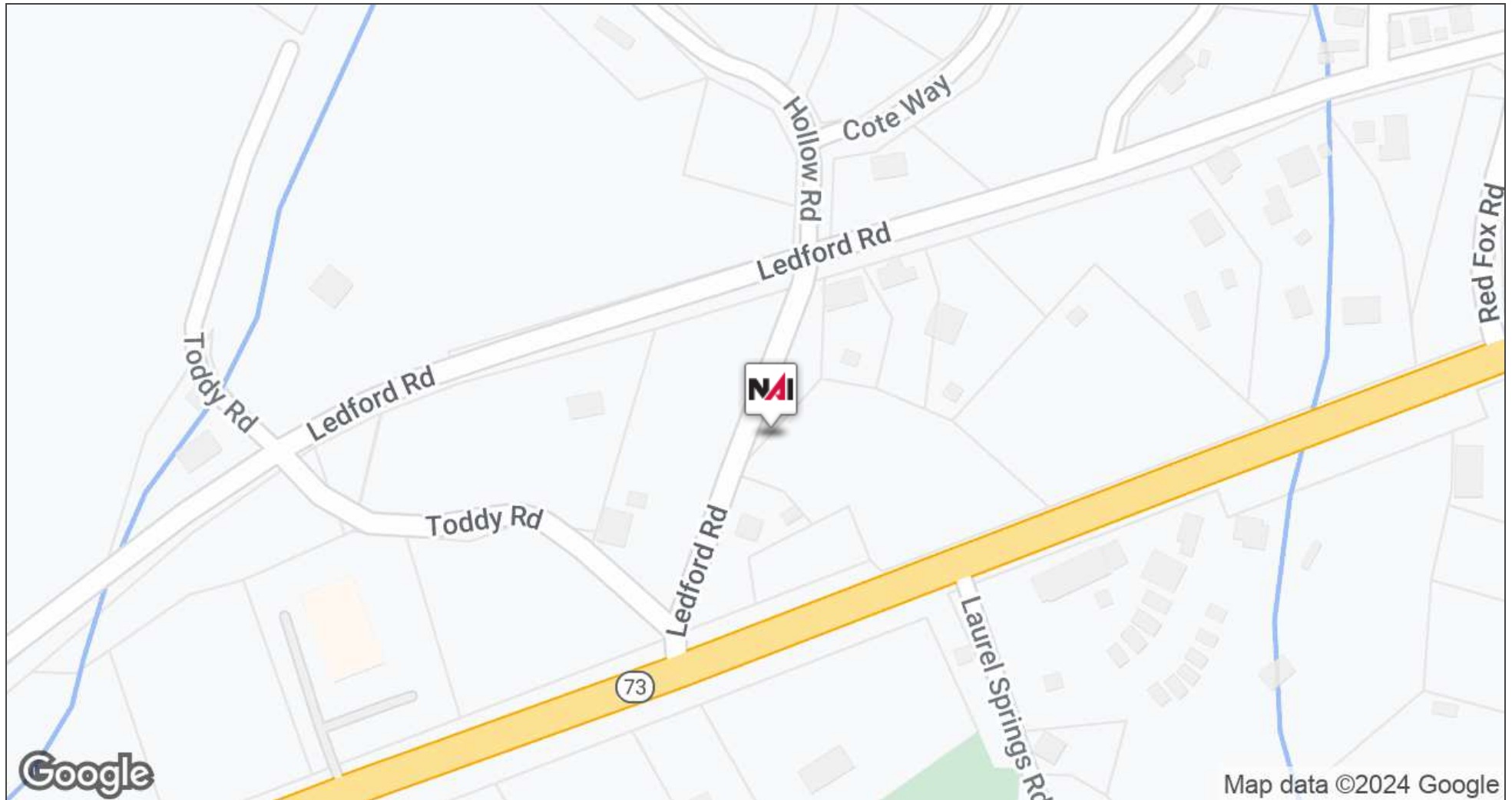
Regional Map



Location Maps



Aerial Map



Site Plan

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LOCATION INFORMATION

FINANCIAL ANALYSIS

- Financial Summary
- Income & Expenses

Financial Summary

Investment Overview

Price	\$165,000
Price per SF	\$1.77
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

COSBY ACREAGE TRACT

Operating Data

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

COSBY ACREAGE TRACT

Financing Data

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

COSBY ACREAGE TRACT

Income & Expenses

Income Summary**COSBY ACREAGE TRACT****Per SF**

GROSS INCOME

-

-

Expense Summary**COSBY ACREAGE TRACT****Per SF**

GROSS EXPENSES

-

-

NET OPERATING INCOME

-

-

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
Cosby Acreage Tract Parc. 022.02, Ledford Road Cosby, TN 37722	\$165,000	-	2.14 Acres	\$1.77	\$77,103	-

Sale Comps	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
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Totals/Averages	Price	Lot Size	Price/SF	Price/AC	CAP
	\$	AC	\$NaN	Liquid error: divided by 0	%

Sale Comps Map

**SUBJECT PROPERTY**

Parc. 022.02, Ledford Road | Cosby, TN 37722

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>Cosby Acreage Tract</div><div>Parc. 022.02, Ledford Road</div><div>Cosby, TN 37722</div></div></div>			
		Negotiable	-
Rent Comps		Price/SF/Year	Occupancy %

Rent Comps Map

**SUBJECT PROPERTY**

Parc. 022.02, Ledford Road | Cosby, TN 37722

DEMOGRAPHICS

- › [Demographics Map](#)
- › [Agent Profile 1](#)
- › [About NAI Koella | RM Moore](#)

Demographics Map

Population

TOTAL POPULATION

MEDIAN AGE

MEDIAN AGE (MALE)

MEDIAN AGE (FEMALE)

Housholds & Income

TOTAL HOUSEHOLDS

OF PERSONS PER HH

AVERAGE HH INCOME

AVERAGE HOUSE VALUE



Agent Profile



David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

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dgothard@koellamoore.com

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.

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)

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.