

## Middle Creek Road, Lot 30

Middle Creek Road, Lot 30  
Sevierville, TN

**NAI** Koella  
RM Moore

Confidential Offering Memorandum presented by:

**David Gothard, CCIM**

NAI Koella | RM Moore

tel +1 865 453 8111

cell +1 865 607 9536

fax +1 865 429 3333

[dgothard@koellamoore.com](mailto:dgothard@koellamoore.com)



# PROPERTY INFORMATION

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

# Executive Summary



## Property Details

<b>Sale Price</b>	\$21,000
<b>Lot Size</b>	0.59 Acres
<b>APN #</b>	016.00
<b>Zoning</b>	R-1
<b>Market</b>	Sevier County
<b>Cross Streets</b>	

## Property Overview

This 0.59-acre lot adjoins 1670 Middle Creek Road which is currently for sale. The adjoining property that is for sale contains an office building which is zoned C-2, as is the property across Middle Creek Road facing the subject lot. The subject lot is in Kingwood Estates Subdivision and has rezone potential.

Since Lot 30 adjoins the "For Sale" commercial property, it could potentially provide a nice package for anyone interested in more space and additional building or parking room.

## Property Highlights

- 0.59-acre lot adjoining a C-2 property
- Gently sloping at road onto level lot
- Currently zoned R-1 but with potential for C-2 rezoning
- Close to the center of Sevierville hospitality businesses

# Property Description

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## Location Overview

Located on Middle Creek Road in Sevier County, just off Veterans Blvd, and about 3/4 of a mile from Dollywood and Splash Country.





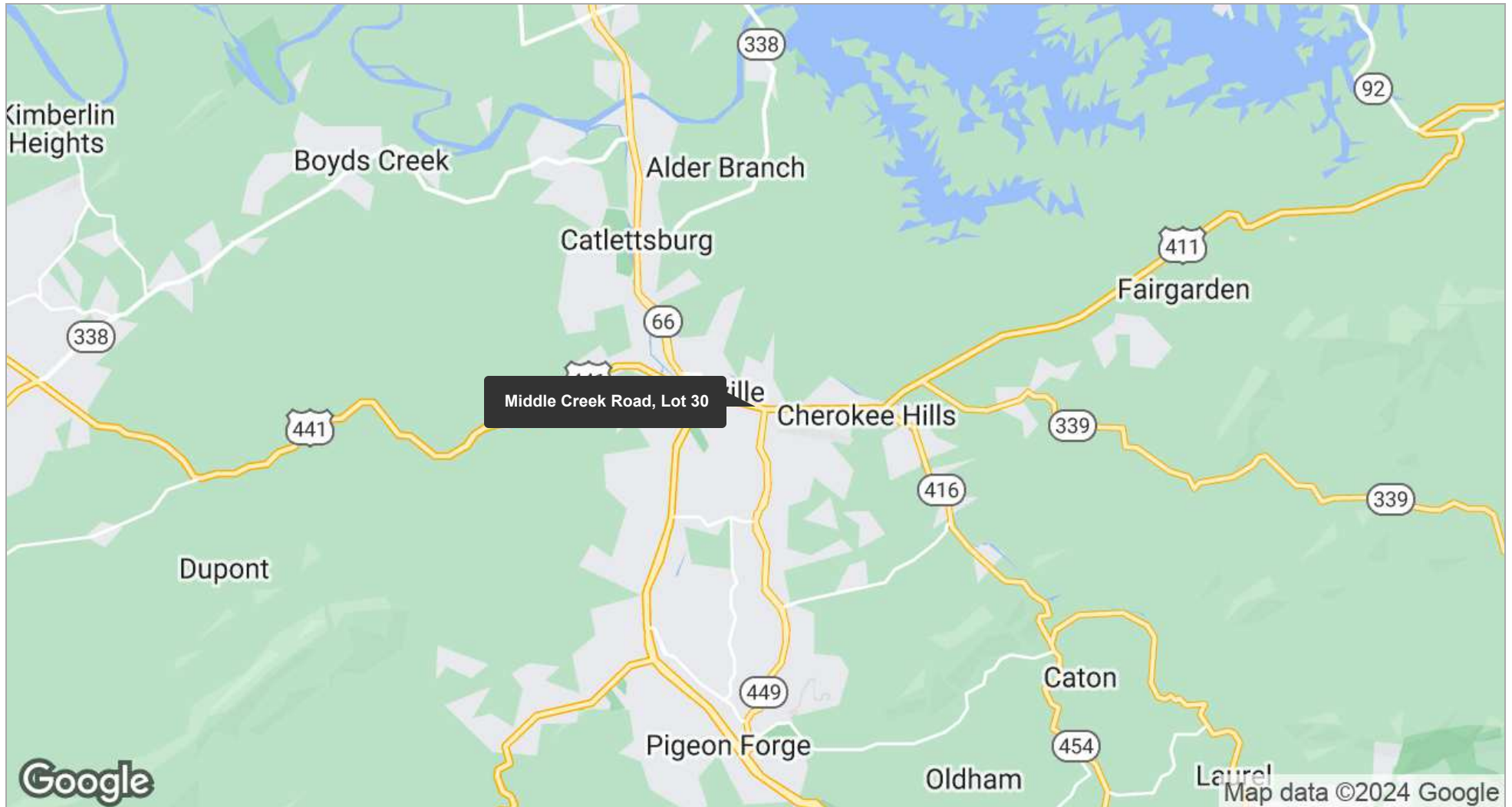
# Additional Photos



## LOCATION INFORMATION

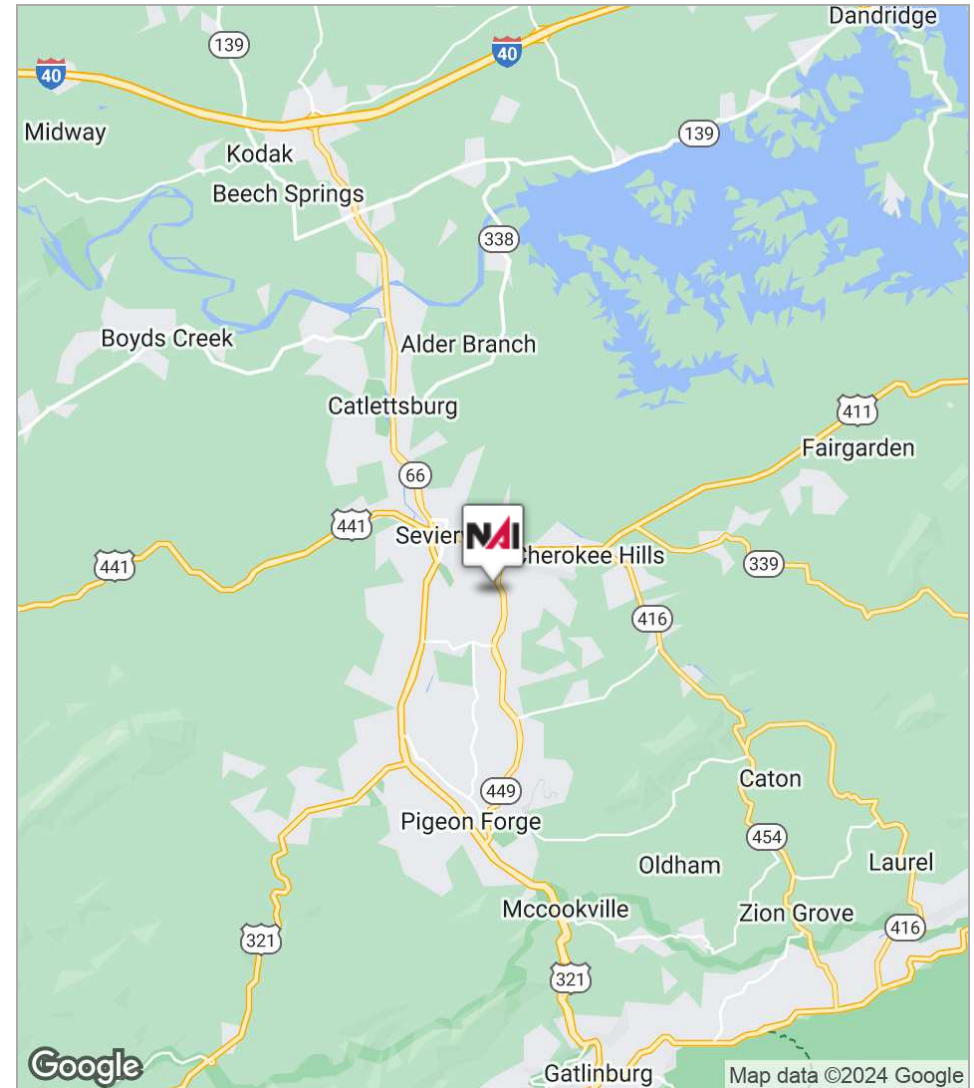
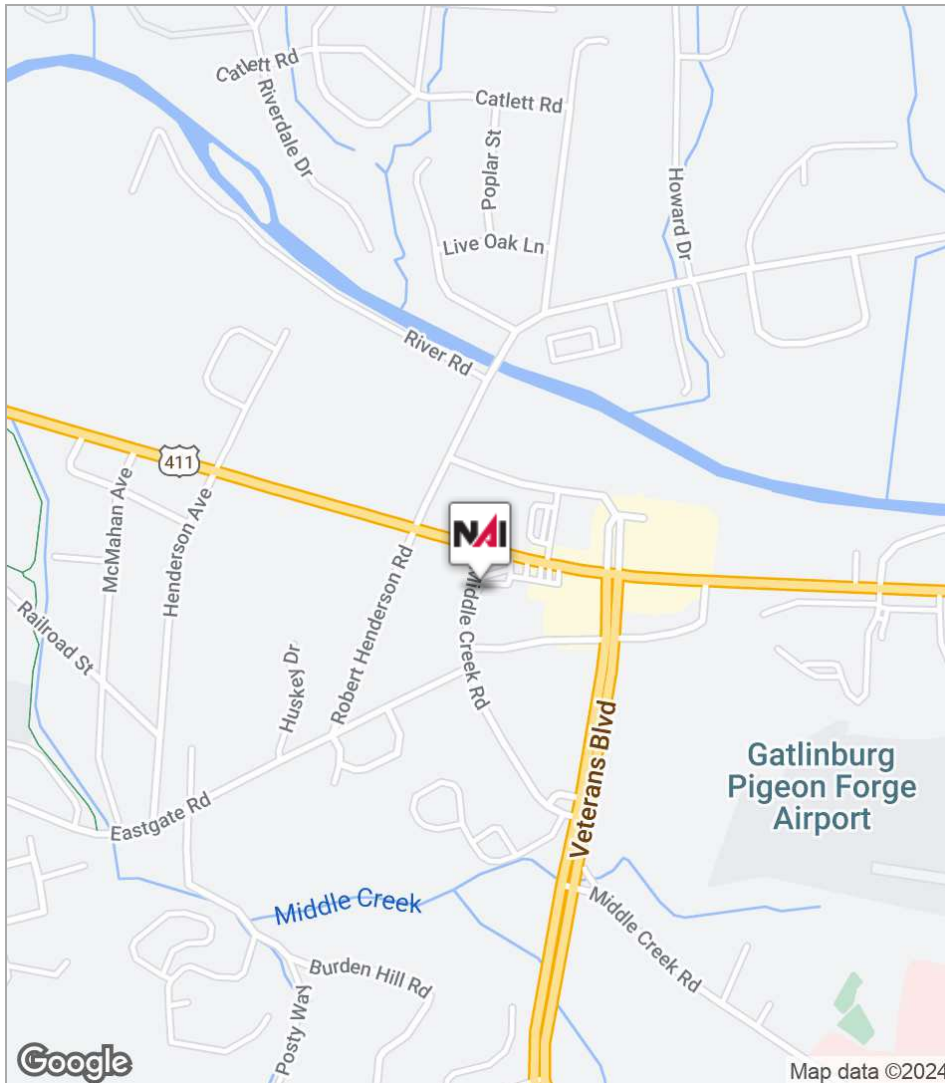
- › Regional Map
- › Location Maps
- › Aerial Map

# Regional Map



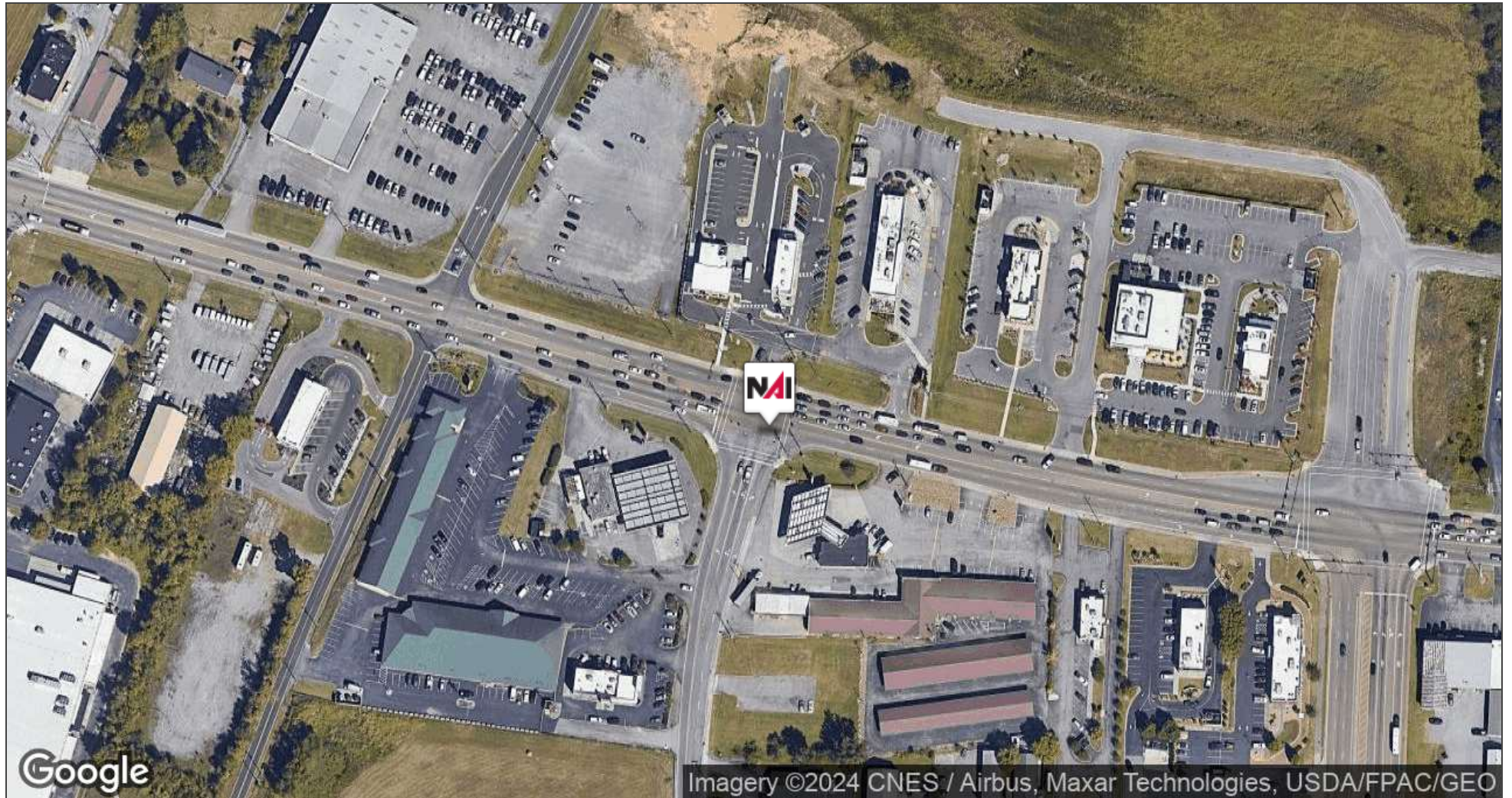


# Location Maps





## Aerial Map





Middle Creek  
Road, Lot 30

# DEMOGRAPHICS

- › Demographics Map
- › Agent Profile 1
- › About NAI Koella | RM Moore



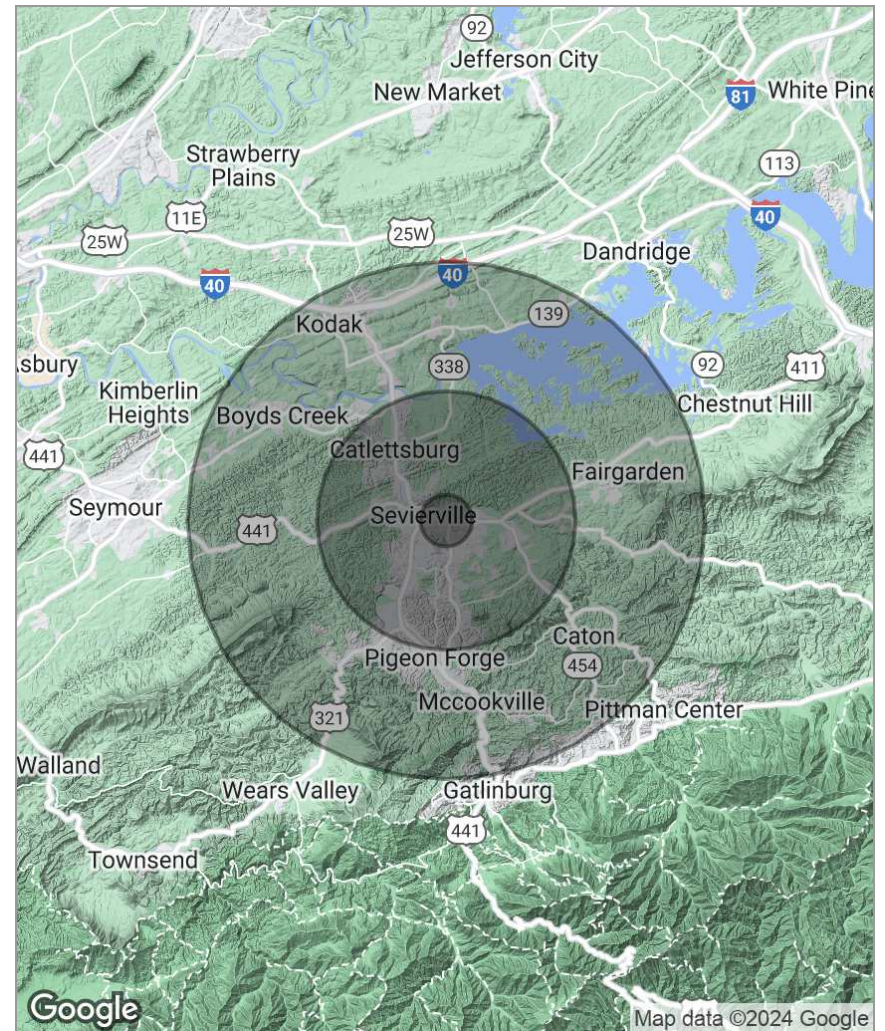
# Demographics

## Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,043	28,226	66,770
MEDIAN AGE	36.6	37.6	40.4
MEDIAN AGE (MALE)	33.0	35.5	39.2
MEDIAN AGE (FEMALE)	41.5	41.1	42.1

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	935	12,697	29,304
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$52,339	\$49,890	\$52,873
AVERAGE HOUSE VALUE		\$202,576	\$213,927



# Agent Profile



## David Gothard, CCIM

Principal Broker (Sevierville Office), Senior  
Advisor

NAI #00262082 RM Moore

o +1 865 453 8111

c +1 865 607 9536

[dgothard@koellamoore.com](mailto: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.