

Turtle Hollow Gallery

248 Buckhorn Road
Gatlinburg, TN

NAI Koella
RM Moore

Confidential Offering Memorandum presented by:

David Gothard, CCIM

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PROPERTY INFORMATION

- › Executive Summary
- › Property Description
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Executive Summary



Property Details

Sale Price	\$769,000
Lot Size	1.4 Acres
Building Size	6,718 SF
Market	Knoxville-Morristown- Sevierville CSA
Sub Market	Sevier County
Cross Streets	Buckhorn Road & McDonald Road

Property Overview

This property in the Gatlinburg Arts & Crafts Community is actually located in the Town of Pittman Center. The 1.4-acre tract is improved with a complex of six buildings, a mixture of studio workshops and galleries, with a residential apartment co-located in the main gallery building. A separate garage building has an upstairs studio apartment that is rented for \$550 per month. There is a small creek-fed pond on the property. The current use is for sculpture and other artwork, with onsite sales.

Property Highlights

-

Property Description

Property Overview

This property in the Gatlinburg Arts & Crafts Community is actually located in the Town of Pittman Center. The 1.4-acre tract is improved with a complex of six buildings, a mixture of studio workshops and galleries, with a residential apartment co-located in the main gallery building. A separate garage building has an upstairs studio apartment that is rented for \$550 per month. There is a small creek-fed pond on the property. The current use is for sculpture and other artwork, with onsite sales.

Location Overview

Located in the town of Pittman Center, with a Gatlinburg address.



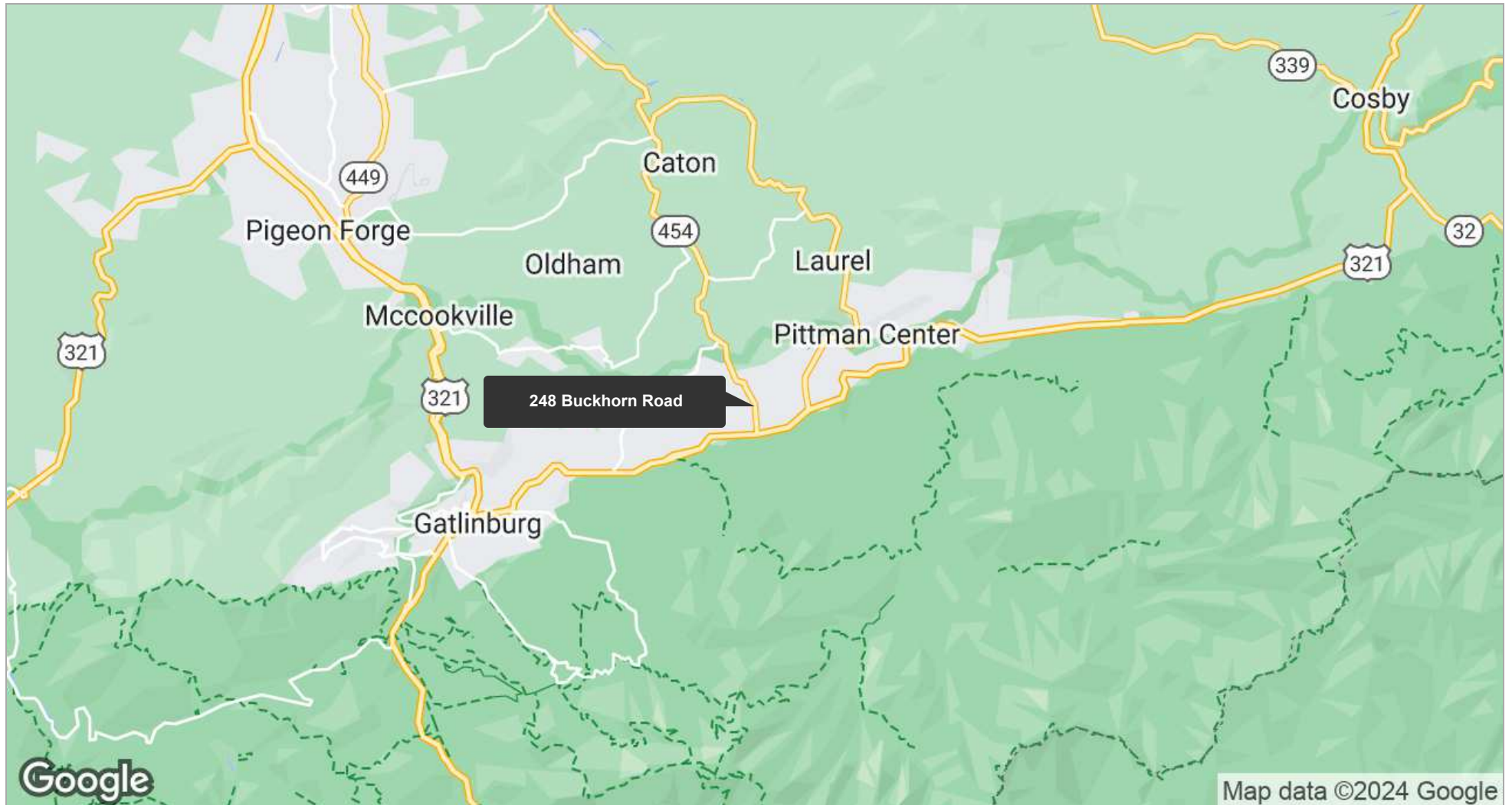
Additional Photos



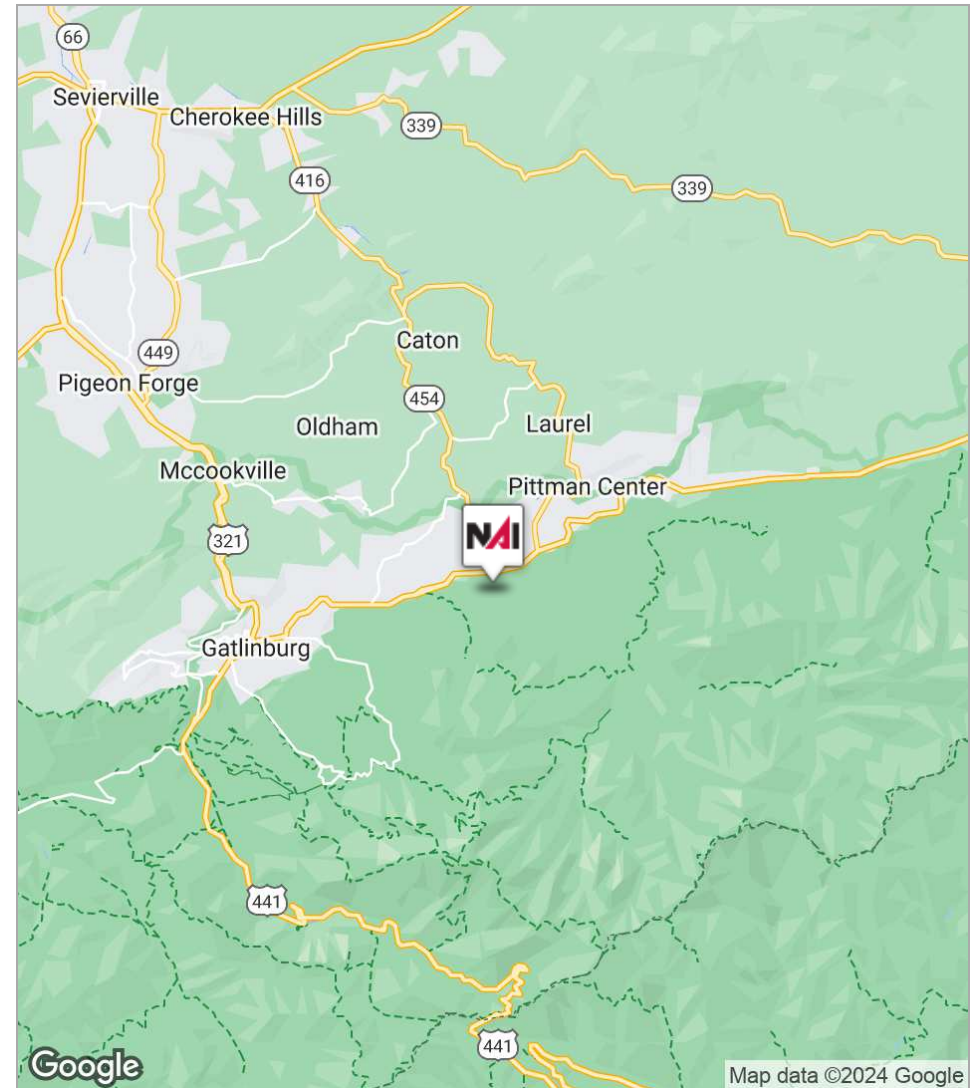
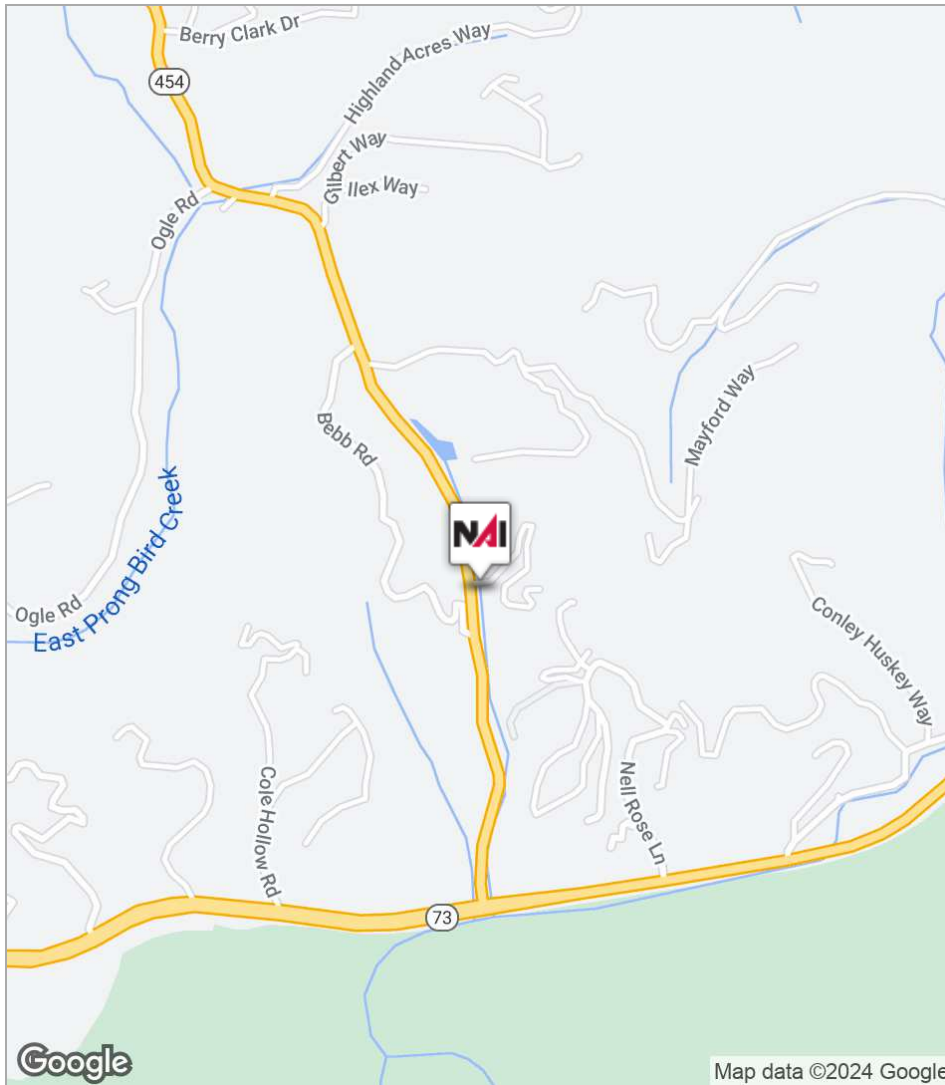
LOCATION INFORMATION

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

Regional Map



Location Maps



Aerial Map



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

Site Plan

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LOCATION INFORMATION

FINANCIAL ANALYSIS

- › Financial Summary
- › Income & Expenses

Financial Summary

Investment Overview

GALLERY & WORKSHOPS IN GATLINBURG ARTS & CRAFTS COMMUNITY

Price	\$769,000
Price per SF	\$114.47
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

Operating Data

GALLERY & WORKSHOPS IN GATLINBURG ARTS & CRAFTS COMMUNITY

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

Financing Data

GALLERY & WORKSHOPS IN GATLINBURG ARTS & CRAFTS COMMUNITY

Down Payment	-
Loan Amount	-
Debt Service	-

Financial Summary

Investment Overview

Debt Service Monthly

-

Principal Reduction (yr 1)

-

GALLERY & WORKSHOPS IN GATLINBURG ARTS & CRAFTS COMMUNITY

Income & Expenses

Income Summary**GALLERY & WORKSHOPS IN GATLINBURG ARTS & CRAFTS COMMUNITY****Per SF**

GROSS INCOME

-

-

Expense Summary**GALLERY & WORKSHOPS IN GATLINBURG ARTS & CRAFTS COMMUNITY****Per SF**

GROSS EXPENSES

-

-

NET OPERATING INCOME

-

-

SALE COMPARABLES

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

Sale Comps

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Sale Comps

Summary

Subject Property	Price	Bldg. SF	Price/SF	CAP	# Of Units	
<div>Turtle Hollow Gallery</div> <div>248 Buckhorn Road</div> <div>Gatlinburg, TN 37738</div>	\$769,000	6,718 SF	\$114.47	-	7	
Sale Comps	Price	Bldg. SF	Price/SF	CAP	# Of Units	Close
Totals/Averages	Price	Bldg SF	Price/SF	CAP	# Of Units	
	\$	SF	\$NaN	%		

Sale Comps Map

**SUBJECT PROPERTY**

248 Buckhorn Road | Gatlinburg, TN 37738

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	Available SF	Bldg SF	# Of Units	Occupancy %
 Turtle Hollow Gallery 248 Buckhorn Road Gatlinburg, TN 37738	Negotiable	0 SF	6,718 SF	7	-
Rent Comps	Price/SF/Year	Available SF	Bldg SF	# Of Units	Occupancy %
Totals/Averages	Price/SF/Year	Available SF	Bldg SF	# Of Units	Occupancy %
	-	-	-	-	-

Rent Comps Map

**SUBJECT PROPERTY**

248 Buckhorn Road | Gatlinburg, TN 37738

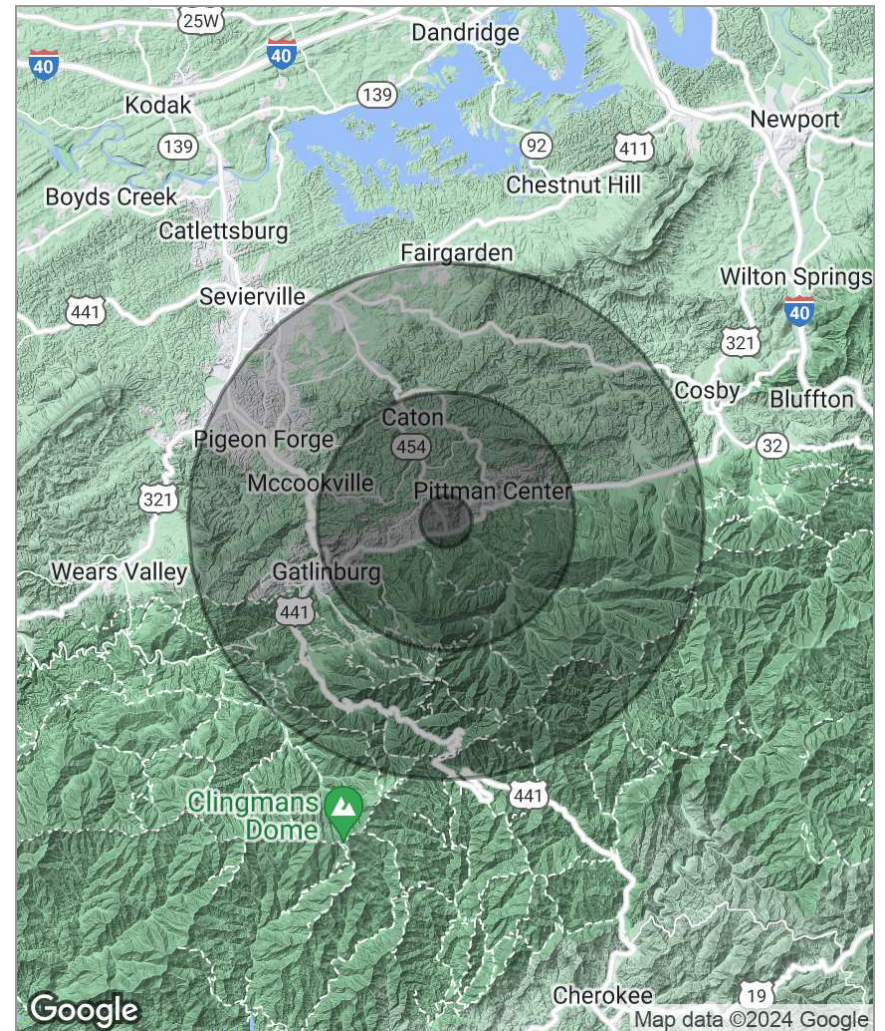
DEMOGRAPHICS

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

Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	335	6,321	27,909
MEDIAN AGE	45.2	44.4	42.0
MEDIAN AGE (MALE)	45.2	44.8	42.1
MEDIAN AGE (FEMALE)	45.2	44.2	42.6

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	155	2,894	12,443
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$55,359	\$53,711	\$53,006
AVERAGE HOUSE VALUE	\$188,532	\$190,471	\$199,842



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.

Agent Profile



David Gothard, CCIM

Principal Broker (Sevierville Office), Senior
Advisor

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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)