

Redevelopment Site - 6 Parcels

1156 Wears Valley Road
Pigeon Forge, TN

NAI Koella
RM Moore

WEARS VALLEY RD

Confidential Offering Memorandum presented by:

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Executive Summary



Property Details

Sale Price	\$3,700,000
Lot Size	10.92 Acres
APN #	Map 093 Parcels 133; 140; 140.01; 141; 145; & 146
Zoning	R-2 & C-6
Market	Knoxville-Morristown- Sevierville CSA
Sub Market	Pigeon Forge
Cross Streets	Wears Valley Road & Chapel Way

Property Overview

This assemblage of six improved and unimproved land parcels with about 10.92 total acres presents an attractive redevelopment opportunity within the city limits of Pigeon Forge, a primary tourist destination. The property seems well suited for a retail/office center on the front and multifamily development on the back.

Two parcels are each improved with a single-family residential rental house. One parcel is improved with a retail store and a warehouse. One parcel is improved with three office buildings. Two parcels are unimproved.

About one-half of the property is generally level and the remainder is rolling and largely wooded. The property is suitable for mixed-use commercial and multifamily development.

Property Highlights

- High traffic count
- Outstanding visibility and access
- All municipal utilities are available
- Partially Zoned C-6 Commercial and partially R-2 High Density Residential

Property Description

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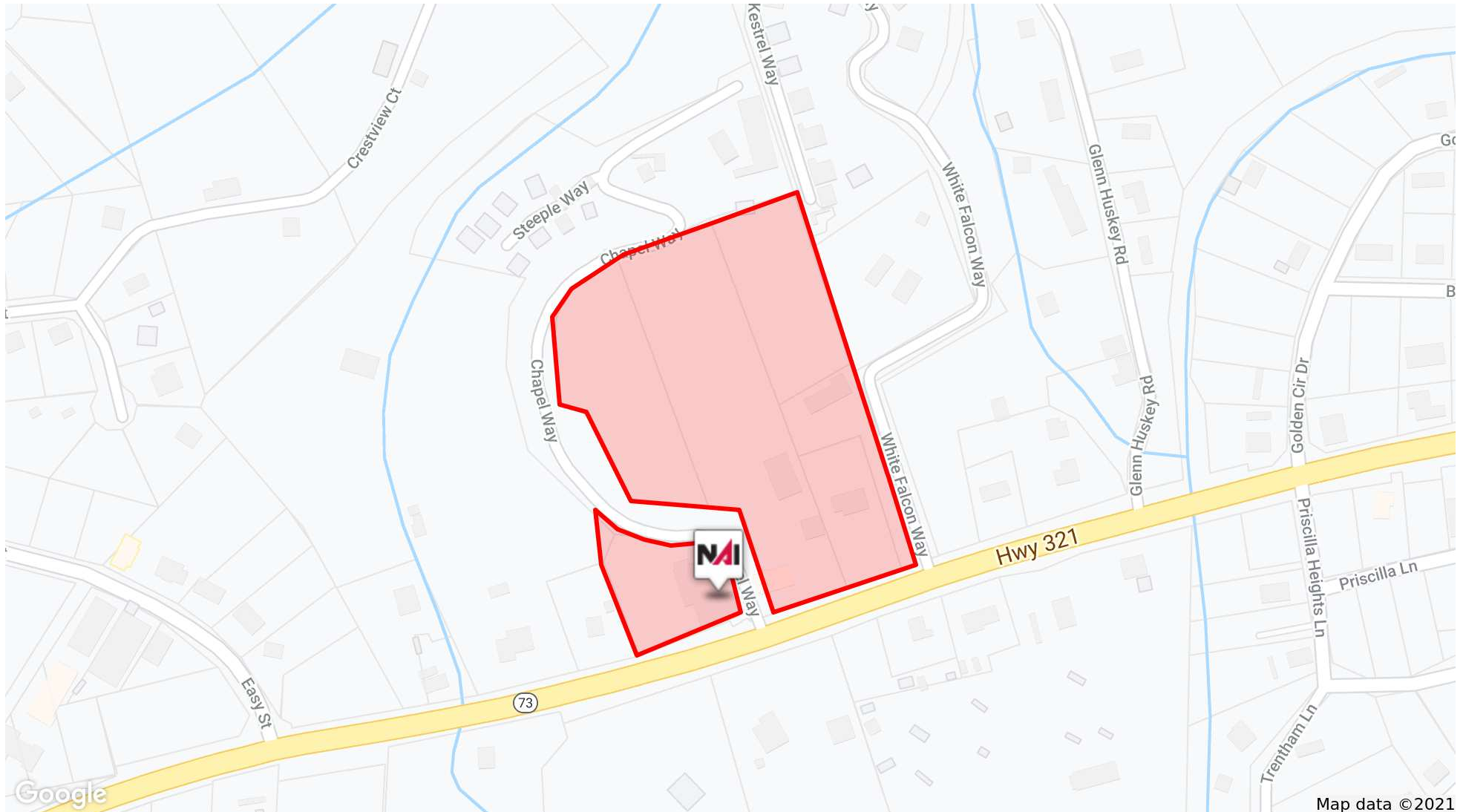
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Location Overview

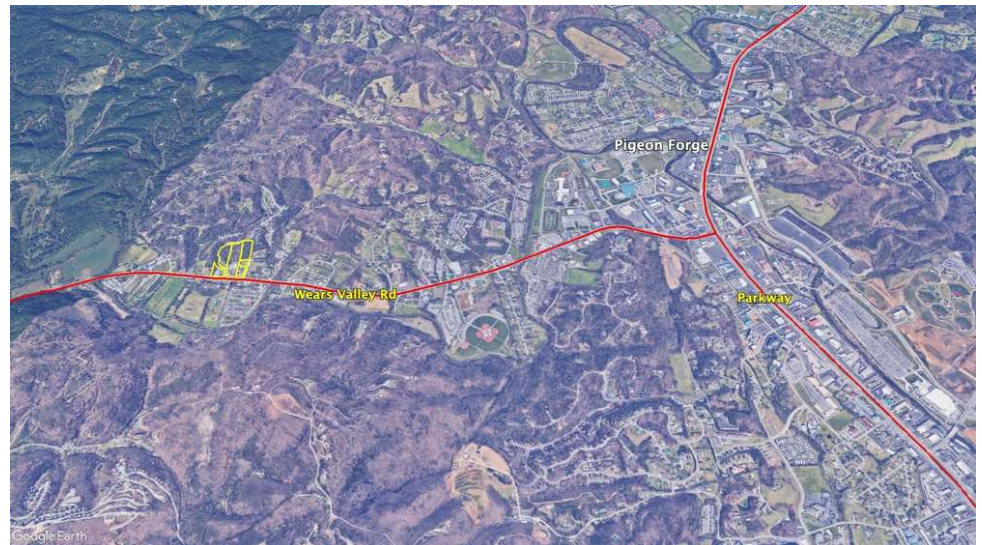
This assemblage of six parcels is located on the north side of Wears Valley Road (US 321) within the city limits of Pigeon Forge. It is located 1.8 miles west of the intersection of Wears Valley Road and Parkway (US 441). There is significant highway frontage and ready access. The front acres seem well-suited for commercial mixed-use development and the back acres for multifamily development.



Parcel Map







LOCATION INFORMATION

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

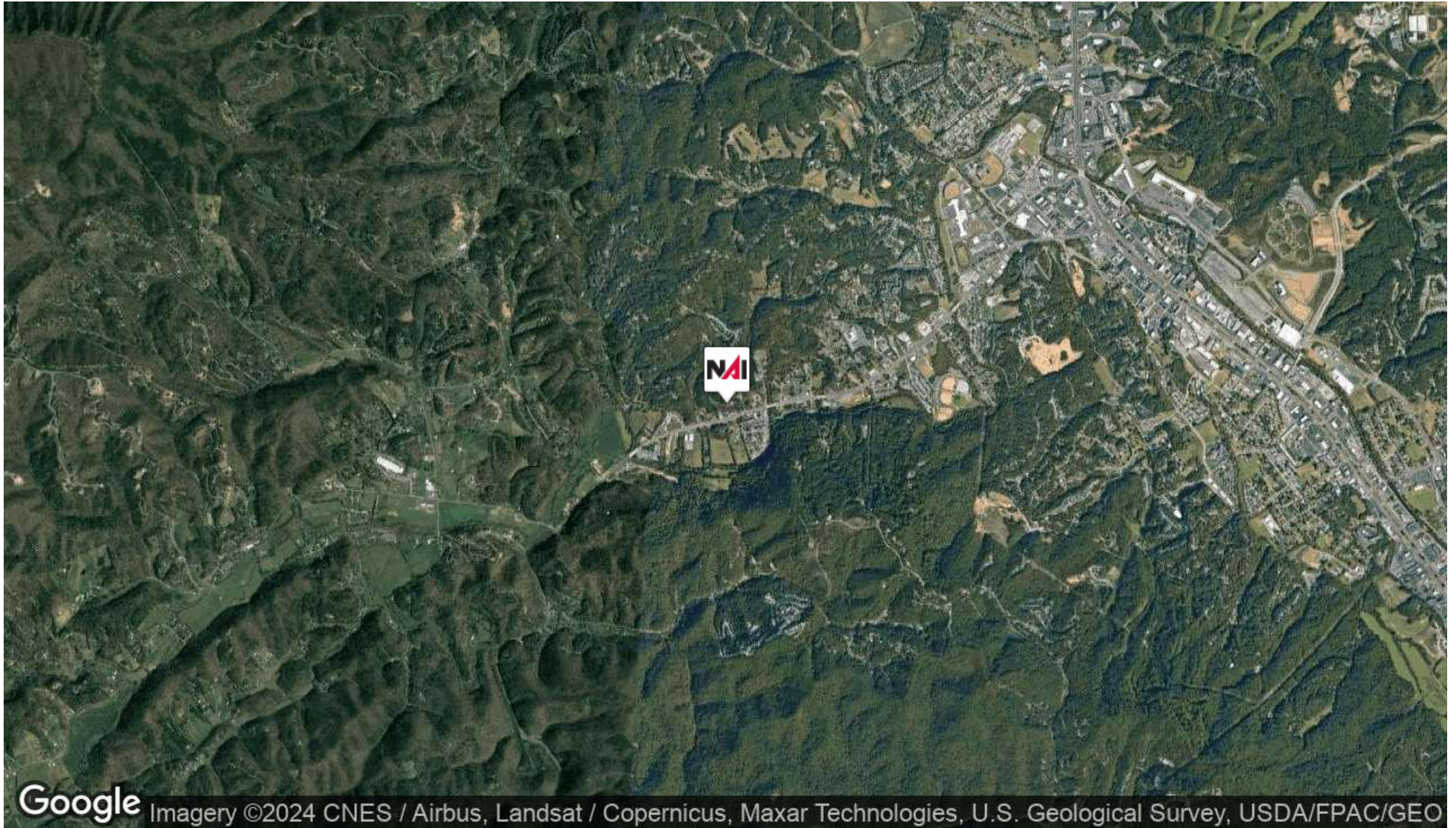
Regional Map







Imagery ©2024 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Google

Imagery ©2024 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

ABOUT THE COMPANY

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

Agent Profile



August Timisela

Hotel & Investment Advisor

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Professional Background

August is an all-round real estate professional, focusing on Hospitality and Investment Properties, but offering a full-range service of Acquisition, Disposition, Sale/Lease-back and Lease transactions for all types of commercial real estate. August has almost 30 years of international real estate and investment experience in various positions in the industry.

August's career in the real estate industry started with Real Estate Asset Management for institutional investors in Europe. From 1993 to 2000 he was involved in fund management of over \$5 billion as an investment analyst (office, retail, hospitality) with Dutch pension fund PGGM and with German bank Sal. Oppenheim (OIK). From 2000 to 2007 August worked in several senior advisory positions (BCI and AOS-Studley) providing management, real estate and economic consultancy services to corporations, investors and developers in regions across Europe. From 2007 to 2012 he was course manager and lecturer Corporate Real Estate Management at Breda University's Academy of Hotel & Facility Management.

After moving from the Netherlands to Knoxville, TN he started working with NAI Koella | R.M.Moore in 2015. Since 2019 he's operating from the Sevierville office.

Memberships & Affiliations

NAR National Association of REALTORS

TAR Tennessee Association of REALTORS

KAAR Knoxville Area Association of REALTORS

GSMAR Great Smoky Mountains Association of Realtors

Knoxville Hospitality Association

Education

Radboud University, M.Sc. Urban Planning, 1993

Cornell University, certification, Hotel Real Estate Investment & Asset Management, 2016