

Parkway Redevelopment Site

100 John L Marshall Drive & Parkway
Sevierville, TN



Confidential Offering Memorandum presented by:

David Gothard, CCIM

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PROPERTY INFORMATION

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Executive Summary



Property Details

Sale Price	\$690,000
Lot Size	0.91 Acres
APN #	061G B 049.00
Zoning	C-4
Market	Sevierville; Pigeon Forge
Sub Market	Sevier County
Cross Streets	John L. Marshall Drive

Property Overview

NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale this highly visible commercial redevelopment tract located at the intersection of Parkway (US 441) and John L Marshall Drive within the city limits of Sevierville, Tennessee. The tract is elevated from the highway and is generally level on top. It features 180 highway front feet. City utilities are available.

Property Highlights

- Located on the primary traffic artery for tourists
- Level to sloping, all city utilities available

Property Description

Property Overview

NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale this highly visible commercial redevelopment tract located at the intersection of Parkway (US 441) and John L Marshall Drive within the city limits of Sevierville, Tennessee. The tract is elevated from the highway and is generally level on top. It features 180 highway front feet. City utilities are available.

Location Overview

Sevierville is the county seat for Sevier County, a tourism-intensive area that attracts 15 million annual visitors. The other cities in Sevier County are Gatlinburg and Pigeon Forge. Area attractions include the Great Smoky Mountains National Park, Dollywood Theme Park, Dolly's Splash Country Water Park, WonderWorks, The Titanic Museum, Ober Gatlinburg Ski Resort, Ripley's Aquarium of the Smokies, and numerous restaurants, outlet malls, dinner/music theaters, and hiking trails.



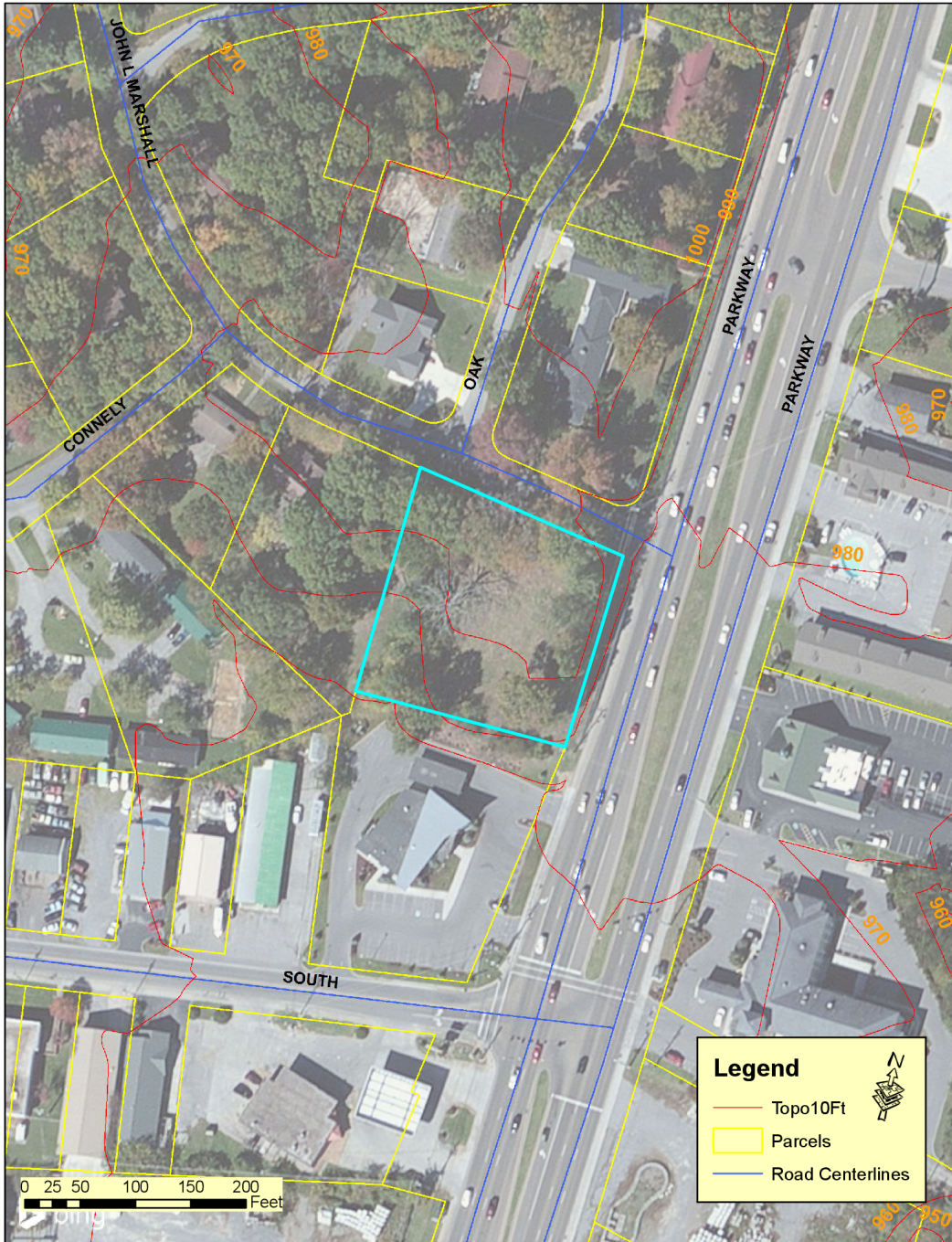
Additional Photos



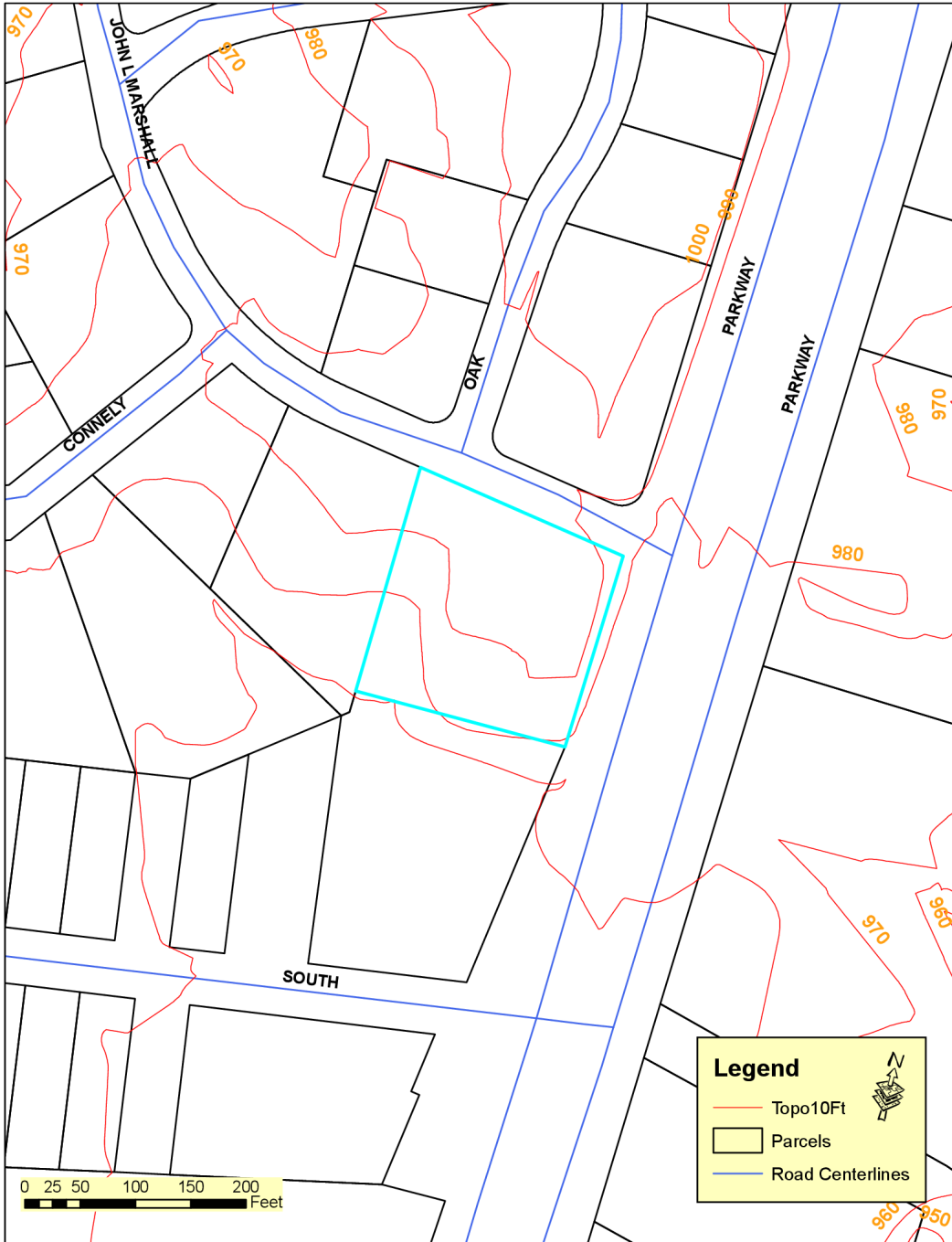
PROPERTY MAPS

- › Aerial Topo Map
- › Street Topo Map
- › Aerial Zoning Map
- › Street Zoning Map
- › Aerial Water & Sewer Map
- › Street Water & Sewer Map

Aerial Topo Map



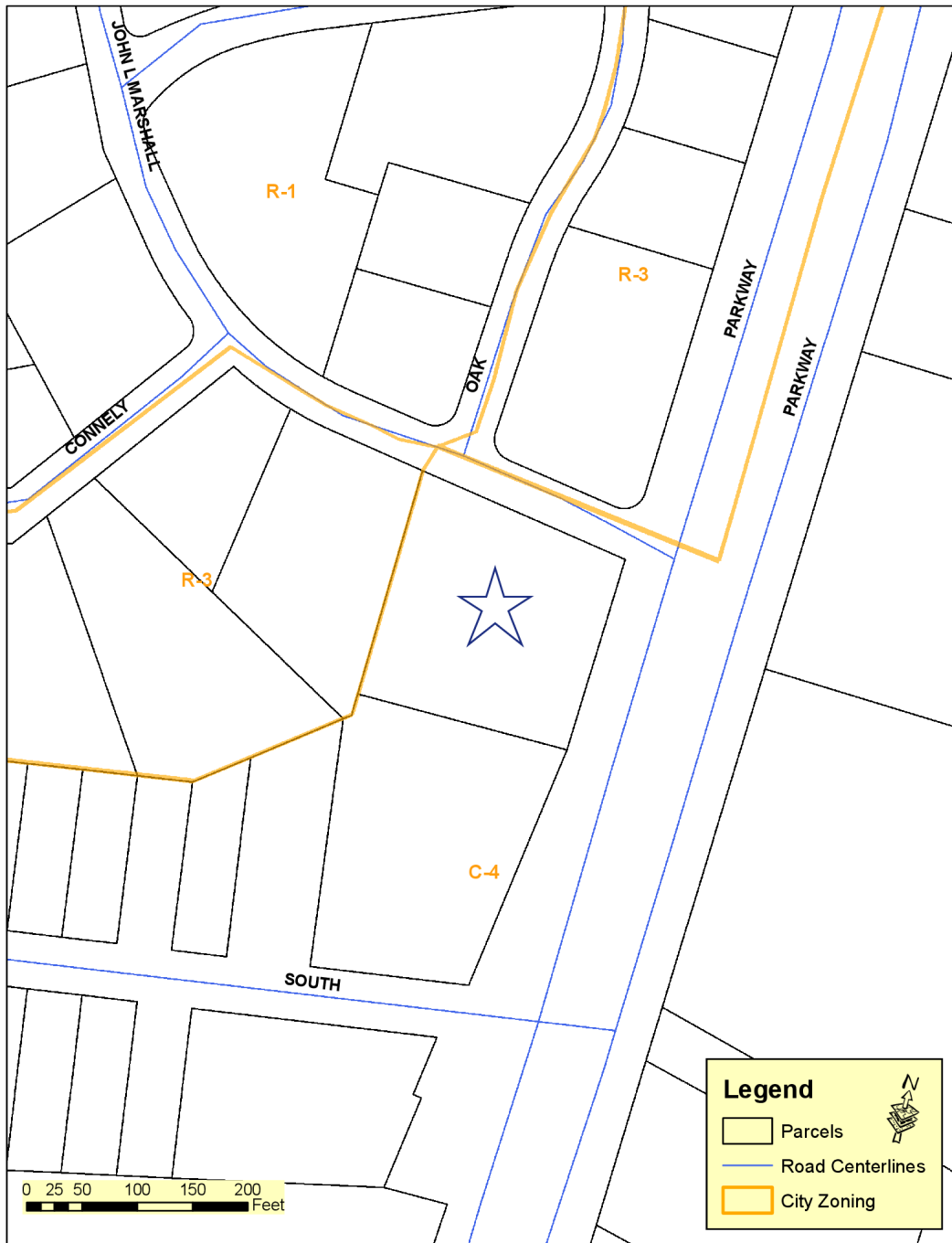
Street Topo Map



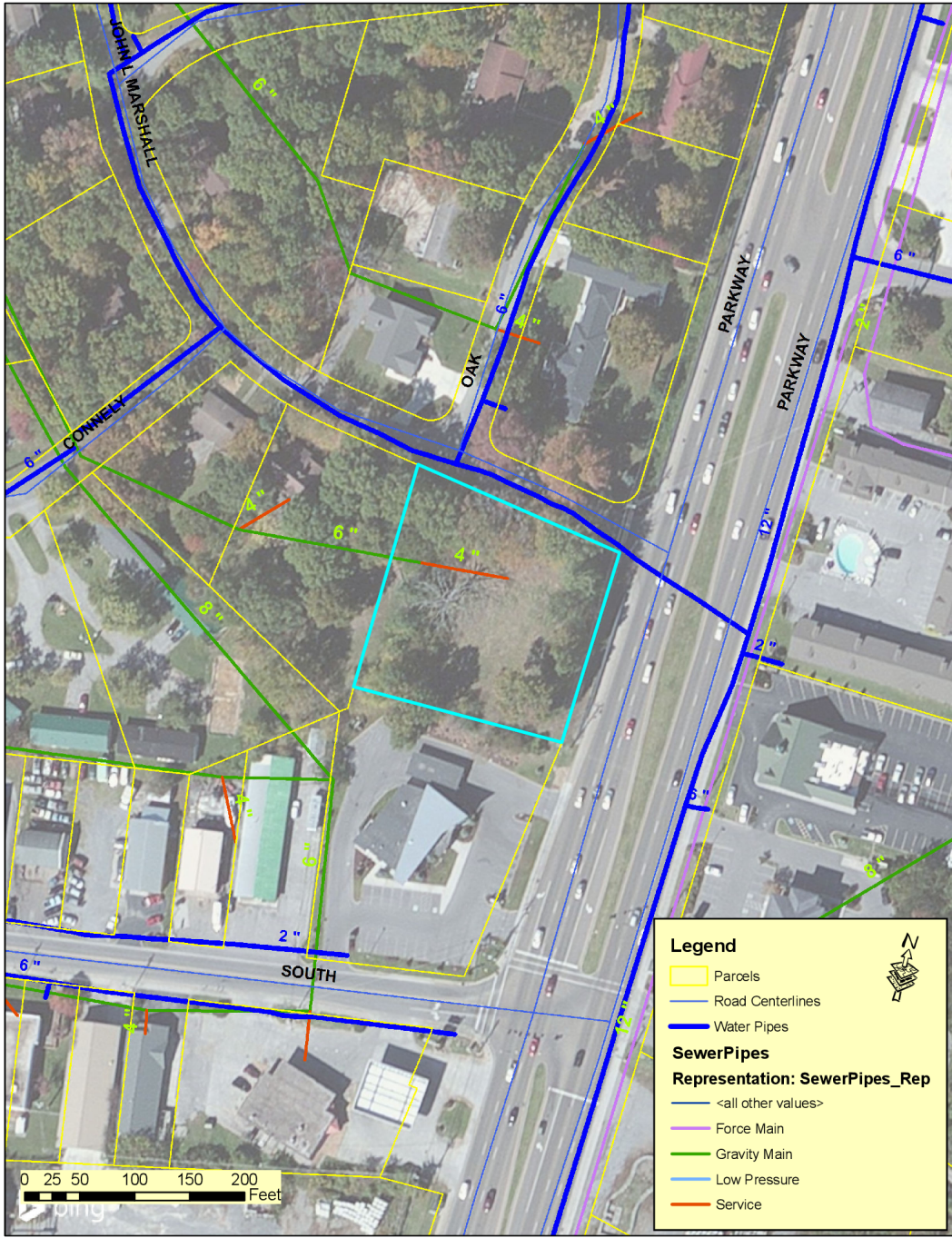
Aerial Zoning Map



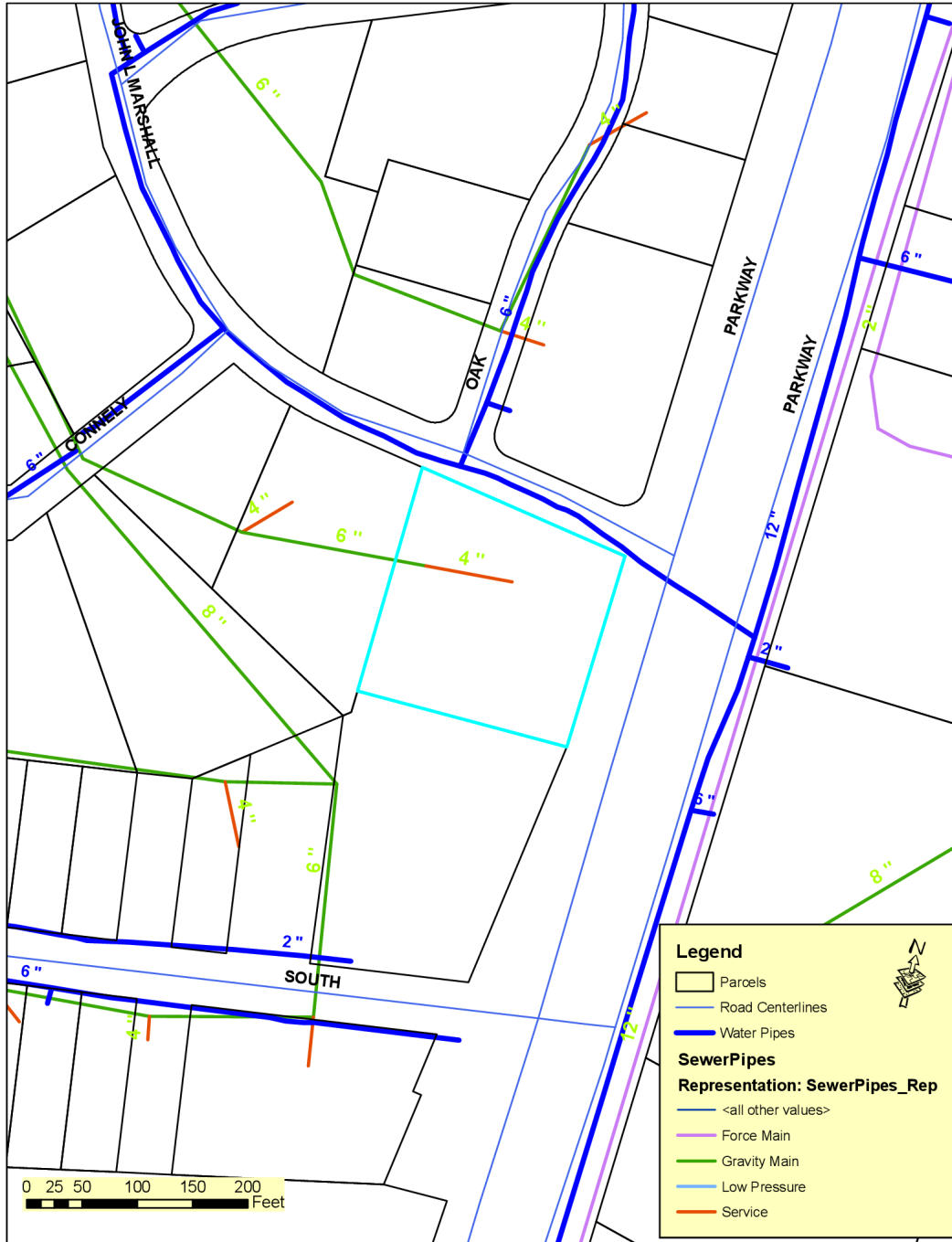
Street Zoning Map



Aerial Water & Sewer Map



Street Water & Sewer Map



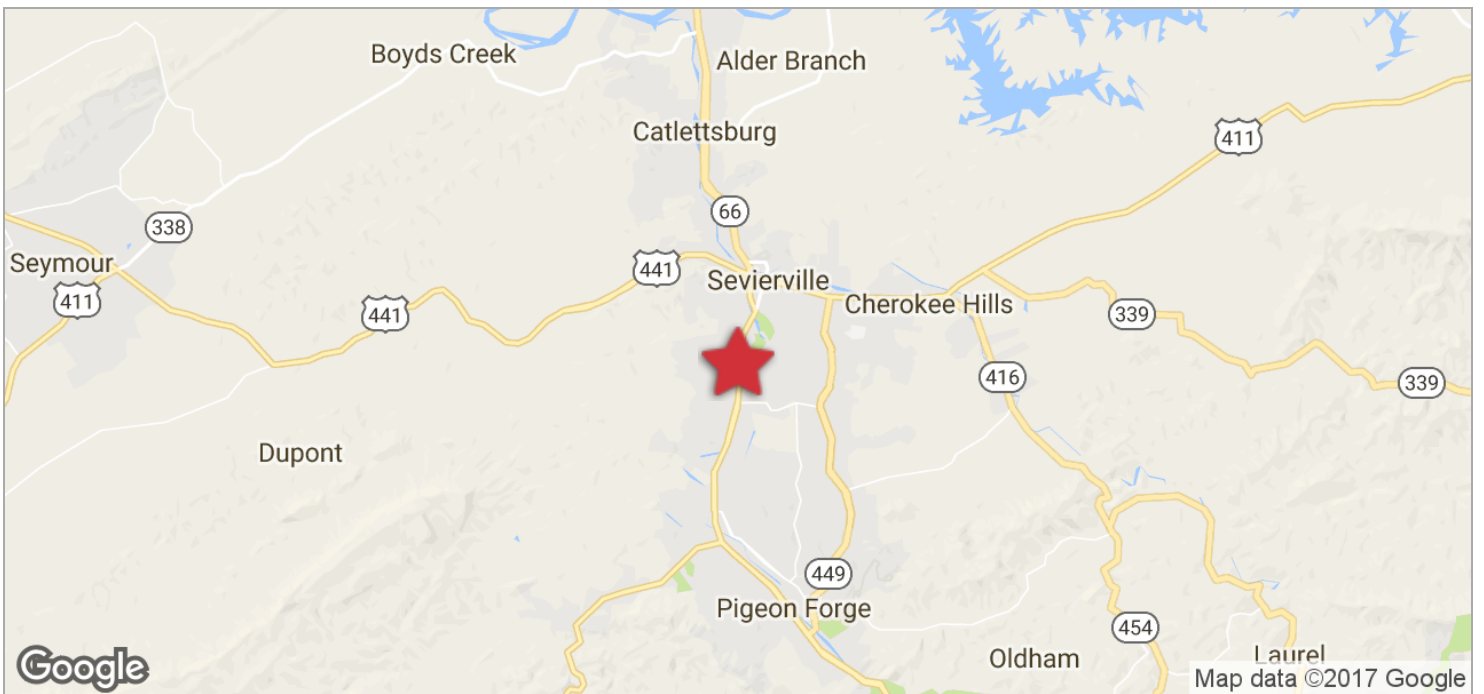
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › Aerial Map
- › Retailers Map
- › Banks Map
- › Restaurants Map
- › Fast Food Restaurants Map
- › Lodgings Map
- › Amusements Map

Regional Map



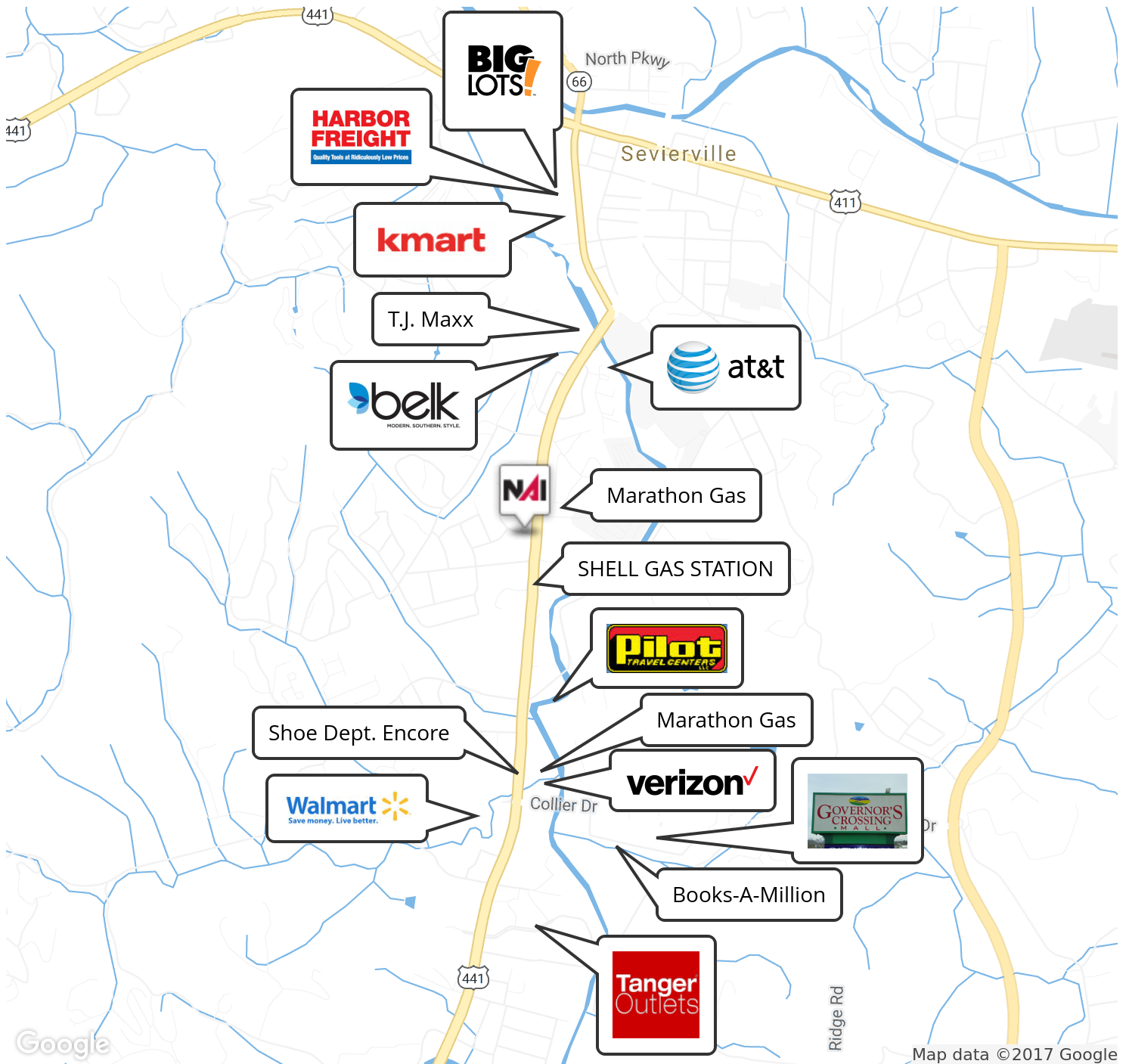
Location Maps



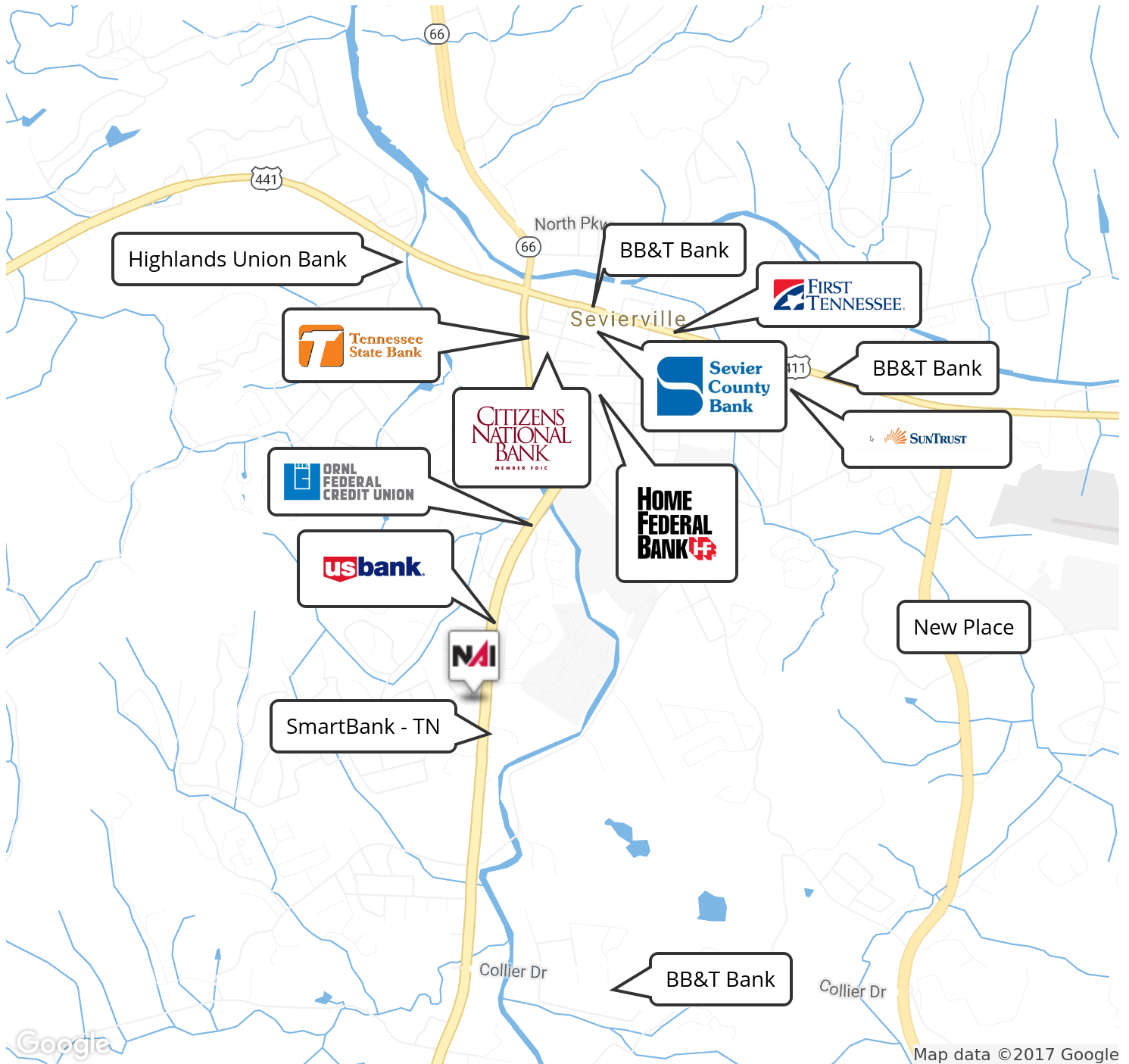
Aerial Map



Retailers Map



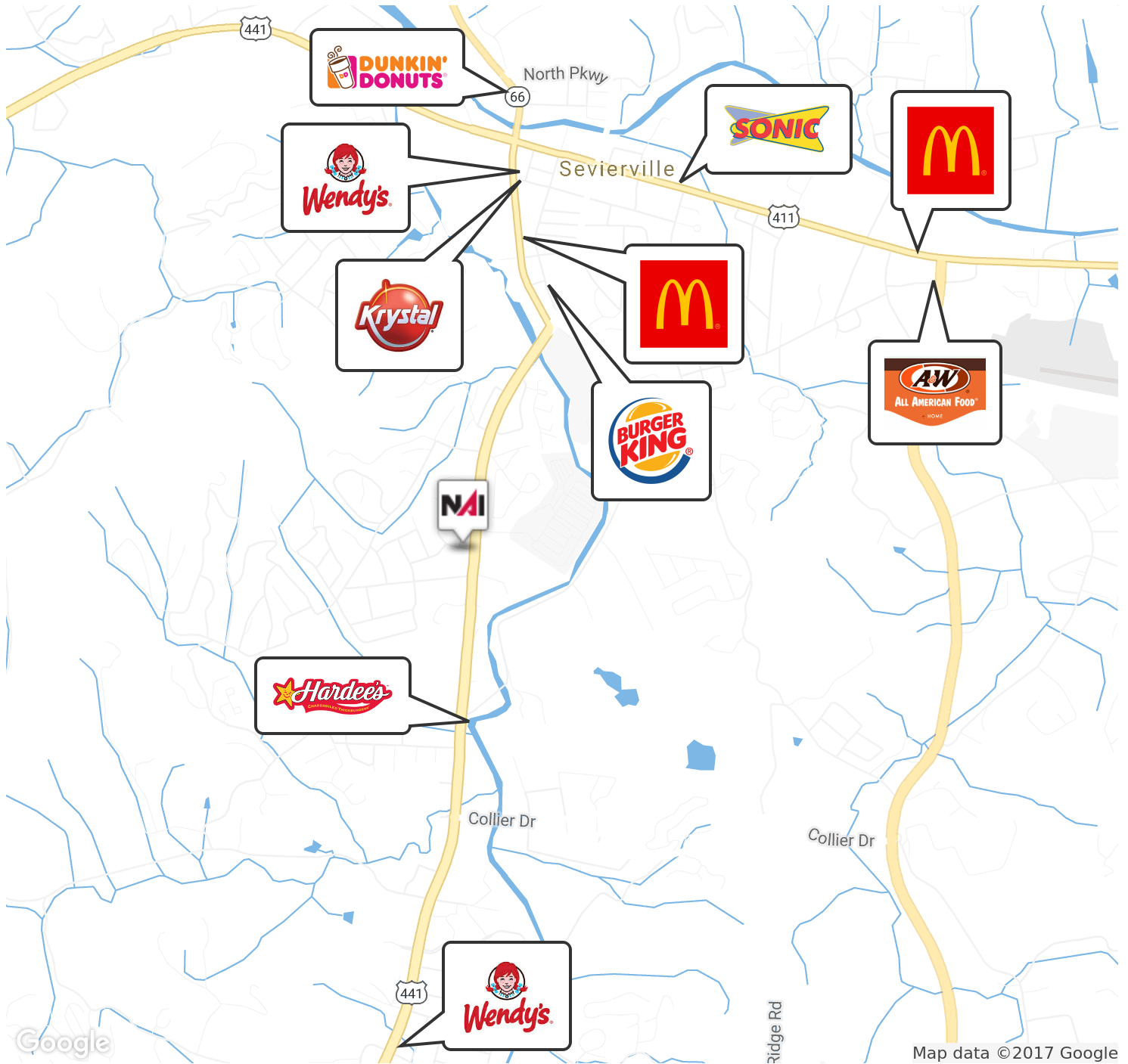
Banks Map



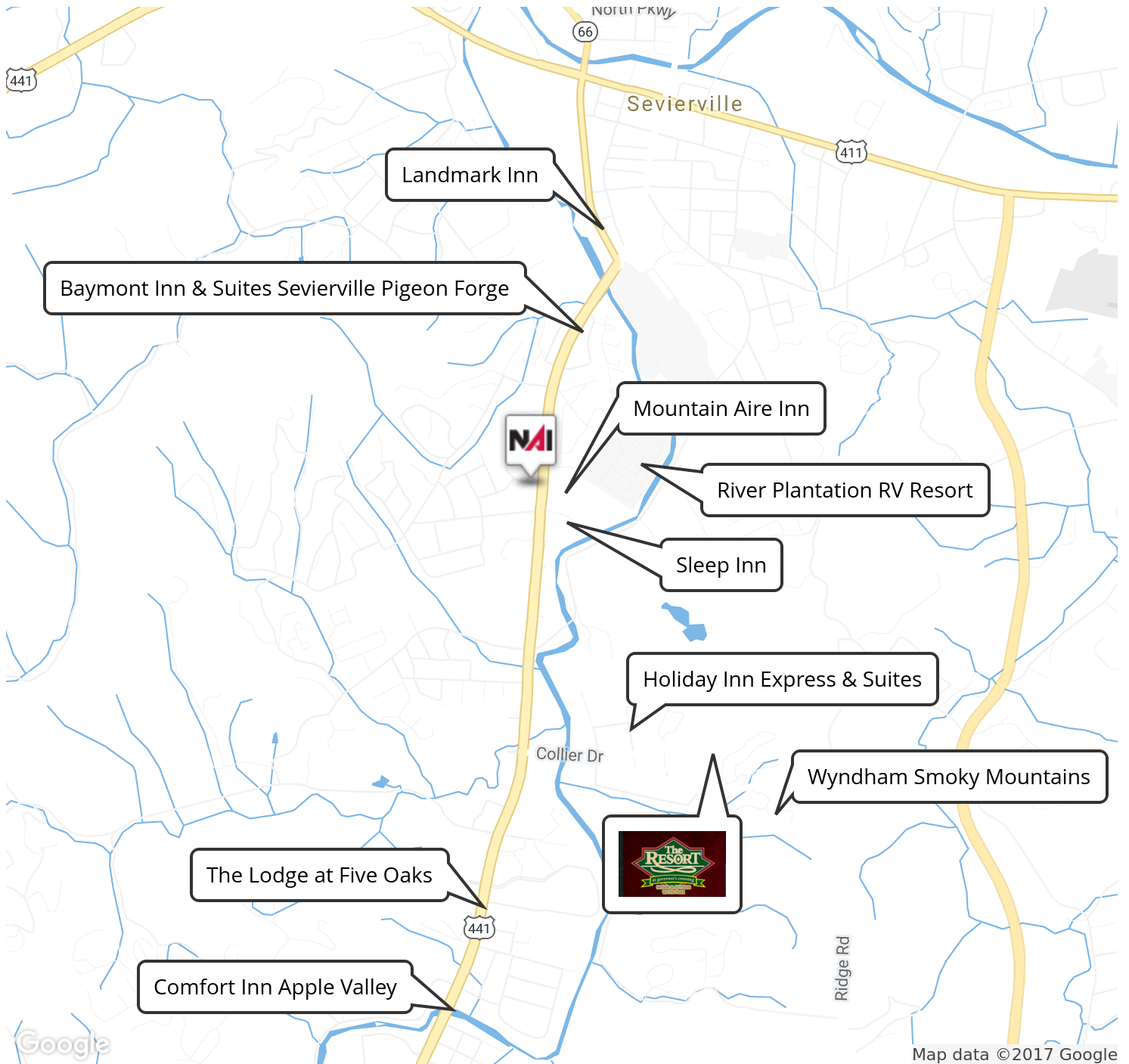
Restaurants Map



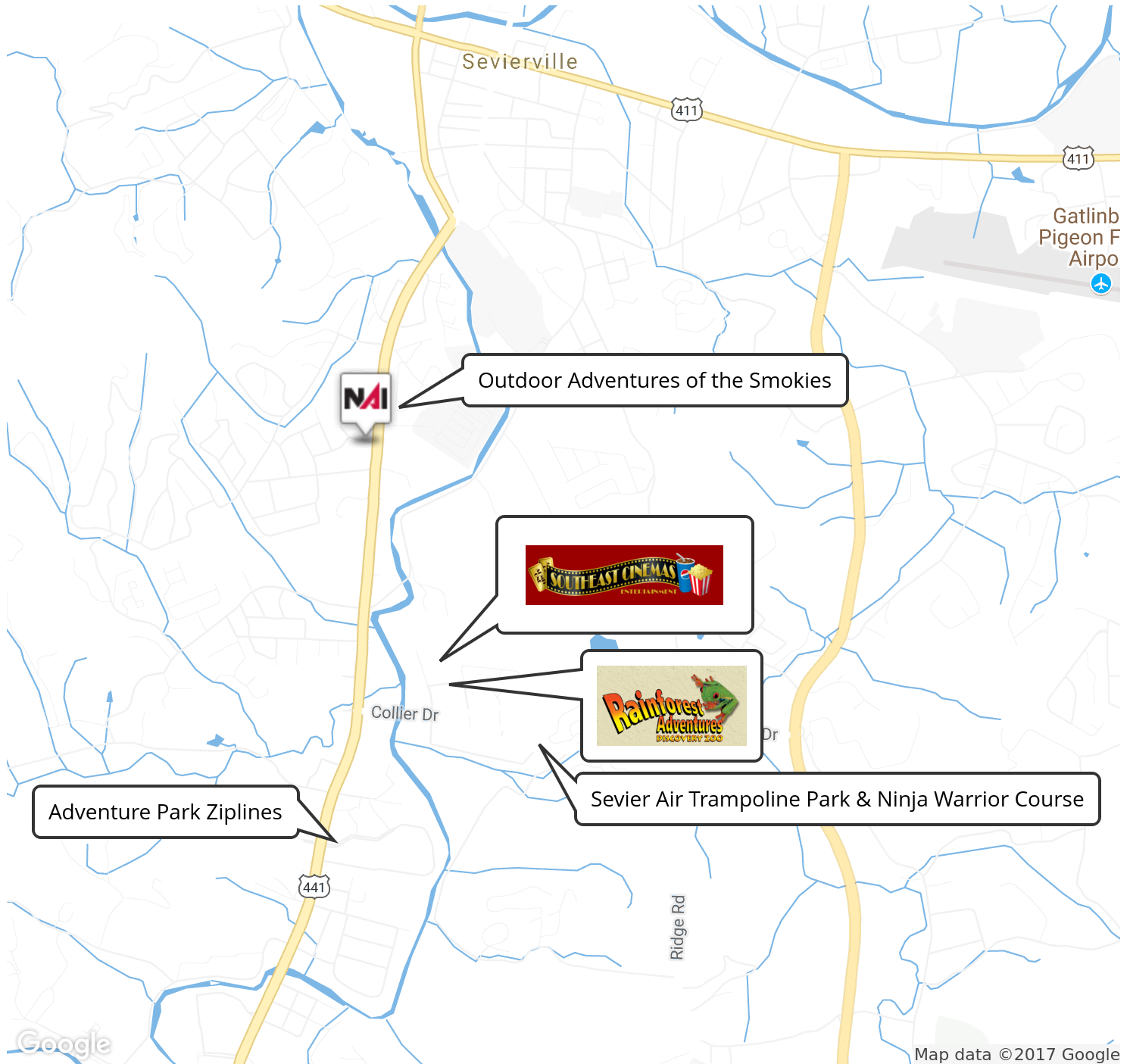
Fast Food Restaurants Map



Lodgings Map



Amusements Map



SALE COMPARABLES

- › Sale Comps
- › Sale Comps Summary
- › Sale Comps Map



Sale Comps



★ SUBJECT PROPERTY

Parcel 049.00, Parkway | Sevierville, TN 37862

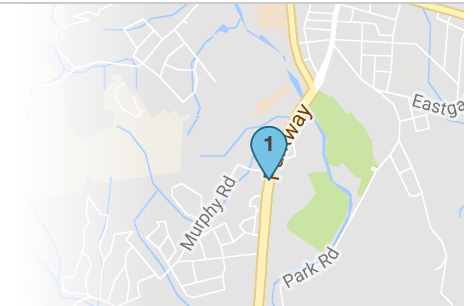
Sale Price: \$690,000 Lot Size: 0.91 Acres
 Price PSF: \$17.41 Price / AC: \$758,242



VACANT LOTS

Parkway | Sevierville, TN 37862

Sale Price: \$493,223 Lot Size: 0.74 AC
 Price PSF: \$15.30 Price / AC: \$666,517
 Closed: 02/08/2017



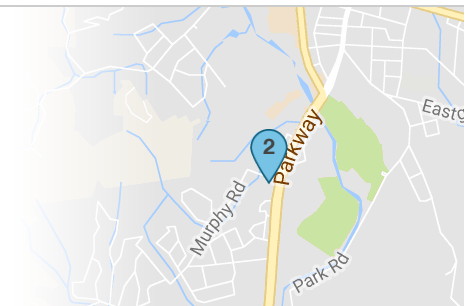
Commercial lots



SITAR RESTAURANT SITE

903 Parkway | Sevierville, TN 37862

Sale Price: \$350,000 Lot Size: 0.51 AC
 Price PSF: \$15.75 Price / AC: \$686,274
 Closed: 12/03/2014



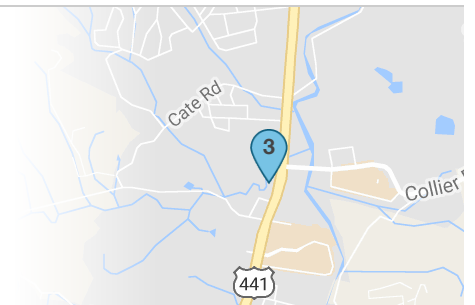
Sitar restaurant is under construction in May 2015. Road level. Not a corner lot.



STEAK & SHAKE SITE

1536 Parkway | Sevierville, TN 37862

Sale Price: \$1,775,000 Lot Size: 1.99 AC
 Price PSF: \$20.48 Price / AC: \$891,959
 Closed: 06/26/2013



Steak & Shake built in 2014. Panda Express is under construction in May 2015.

Sale Comps

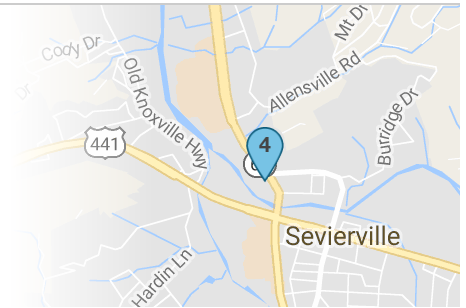


WAFFLE HOUSE SITE

256 Winfield Dunn Parkway | Sevierville, TN 37862

Sale Price: \$347,000 Lot Size: 0.56 AC
 Price PSF: \$14.23 Price / AC: \$619,642
 Closed: 02/08/2013

Waffle House built in 2013.

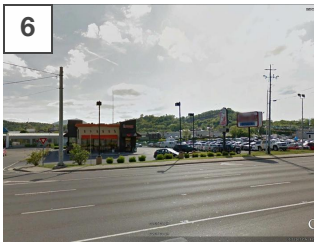


MURPHY USA SITE

310 Winfield Dunn Parkway | Sevierville, TN 37862

Sale Price: \$800,000 Lot Size: 0.94 AC
 Price PSF: \$19.54 Price / AC: \$851,063
 Closed: 03/05/2009

Murphy Oil, USA C-Store and gas station built in 2010.

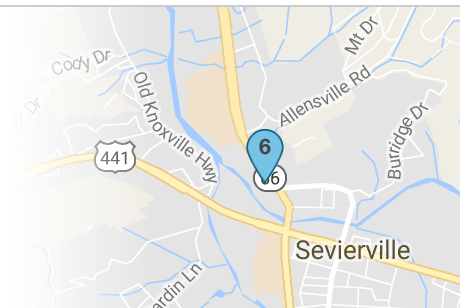


DUNKIN DONUTS SITE

330 Winfield Dunn Parkway | Sevierville, TN 37862

Sale Price: \$450,000 Lot Size: 0.47 AC
 Price PSF: \$21.98 Price / AC: \$957,446
 Closed: 01/07/2010

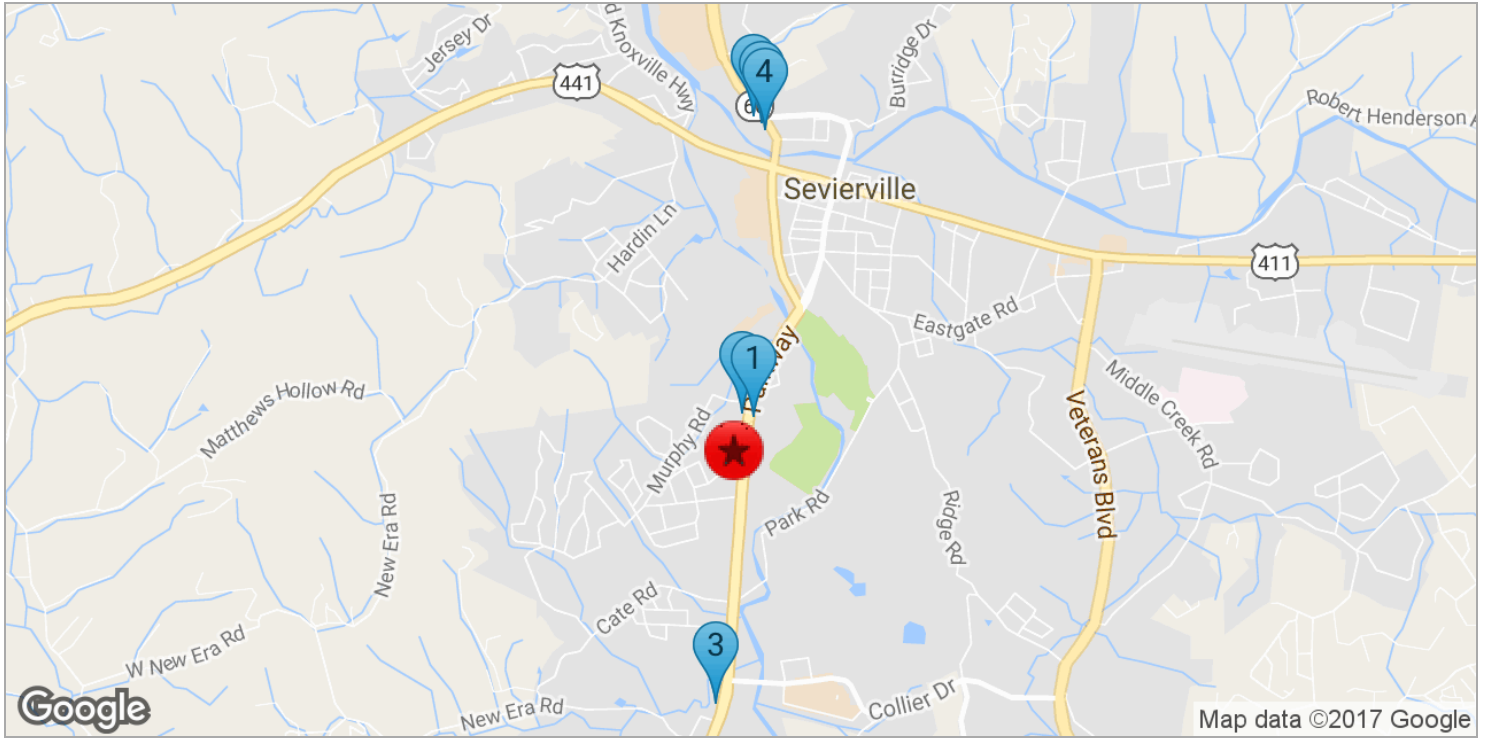
Dunkin Donuts built in 2010.



Sale Comps Summary

	Subject Property	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
	Parkway Redevelopment Site Parcel 049.00, Parkway Sevierville, TN 37862	\$690,000	-	0.91 AC	\$17.41	\$758,242	-
	Sale Comps	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
	Vacant lots						
1	Parkway Sevierville, TN 37862	\$493,223	-	0.74 AC	\$15.30	\$666,517	-
	Sitar restaurant site						
2	903 Parkway Sevierville, TN 37862	\$350,000	-	0.51 AC	\$15.75	\$686,274	-
	Steak & Shake Site						
3	1536 Parkway Sevierville, TN 37862	\$1,775,000	-	1.99 AC	\$20.48	\$891,959	-
	Waffle House Site						
4	256 Winfield Dunn Parkway Sevierville, TN 37862	\$347,000	-	0.56 AC	\$14.23	\$619,642	-
	Murphy USA site						
5	310 Winfield Dunn Parkway Sevierville, TN 37862	\$800,000	-	0.94 AC	\$19.54	\$851,063	-
	Dunkin Donuts Site						
6	330 Winfield Dunn Parkway Sevierville, TN 37862	\$450,000	-	0.47 AC	\$21.98	\$957,446	-
	Totals/Averages	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
		\$702,537	-	0.87 AC	\$18.54	\$807,513	-

Sale Comps Map



Subject Property

Parcel 049.00, Parkway | Sevierville, TN 37862

- | | | |
|---|---|--|
| <p>1 Vacant Lots
Parkway
Sevierville, TN 37862</p> | <p>2 Sitar Restaurant Site
903 Parkway
Sevierville, TN 37862</p> | <p>3 Steak & Shake Site
1536 Parkway
Sevierville, TN 37862</p> |
| <p>4 Waffle House Site
256 Winfield Dunn Parkway
Sevierville, TN 37862</p> | <p>5 Murphy USA Site
310 Winfield Dunn Parkway
Sevierville, TN 37862</p> | <p>6 Dunkin Donuts Site
330 Winfield Dunn Parkway
Sevierville, TN 37862</p> |

ABOUT THE COMPANY

- › [About NAI Koella | RM Moore](#)
- › [Agent Profile & Contact Info](#)

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
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 c +1 865 607 9536
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Professional Background

David L. Gothard, CCIM, serves as senior advisor for NAI Koella | RM Moore and as the principal broker for its Sevierville, Tennessee office.

David is a market area specialist who has amassed extensive transactional experience in the sale and leasing of many types of commercial and investment properties throughout Tennessee's Smoky Mountains region, specifically in Sevier County, Sevierville, Pigeon Forge, and Gatlinburg. The area's economic base of tourism and its 15 million annual visitors have afforded him wonderful opportunities to sub-specialize in the hospitality, restaurant and commercial land sectors.

David has been designated as a Certified Commercial Investment Member (CCIM) since 2004. Only a small percentage of commercial practitioners nationwide hold this highly coveted and respected designation.

David graduated in 1975 from the United States Naval Academy, Annapolis, Maryland, earning a Bachelor of Science degree with a major in International Security Affairs. He served as a Surface Warfare Officer aboard guided missile destroyers and cruisers, and completed his naval career in 1995 at the rank of Commander.

David and his wife Kathy reside in Sevierville with their two Shelties, Cassie and Cody and their cat, Izzie.

BS - International Security Affairs
 United States Naval Academy, Annapolis, MD

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