

Pigeon Forge Development Tracts

Parc. 004.00 & 004.01, & 005.00 Teaster Lane
Pigeon Forge, TN



Confidential Offering Memorandum presented by:

Ron H Rader

NAI Koella | RM Moore

tel +1 865 453 8111

cell +1 865 604 9161

fax +1 865 429 3333

rrader@koellamoore.com

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Executive Summary



Property Details

Sale Price	\$415,000
Lot Size	1.84 Acres
APN #	Map 094D, Group A, Parcels 004.00 , 004.01, 005.00
Zoning	C-6
Market	Pigeon Forge
Sub Market	Sevier County
Cross Streets	Ridge Road

Property Overview

Three parcels with 565 + front feet offer excellent and unique development opportunity. The neighboring businesses and development represent nearly every venue in Sevier County. Within 1/2 mile radius is The Island, Jake Thomas Farm Development, Old Mill Square, Belz Mall, Cal Ripken Baseball, Leconte Convention Center, and the Parkway (US 441) in Pigeon Forge. Property lends itself to terraced development or excavated level frontage.

Property Highlights

- 1.84 -acre Development Tract at corner of Ridge Road & Teaster Lane
- Pigeon Forge Leconte Convention Center is one adjacent block to the west
- Diagonally across Teaster Lane from The Island
- Near Old Mill Retail complex/downtown Pigeon Forge
- The Parkway (US 441) is 1/2 mile S.W.
- New Dollywood Entrance is 1.5 miles
- Two blocks south of Cal Ripken Baseball complex

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Location Overview

Prime Pigeon Forge location, one of the major tourist cities of Sevier County, and home to Dollywood Theme Park, Dolly's Splash Country Water Park, The Titanic Museum, WonderWorks, Smoky Mountain Opry and many other tourist-related activities including hiking in the Great Smoky Mountains National Park, trout fishing, restaurants, music/dinner theaters, and outlet shopping for the 11-13 million annual visitors.



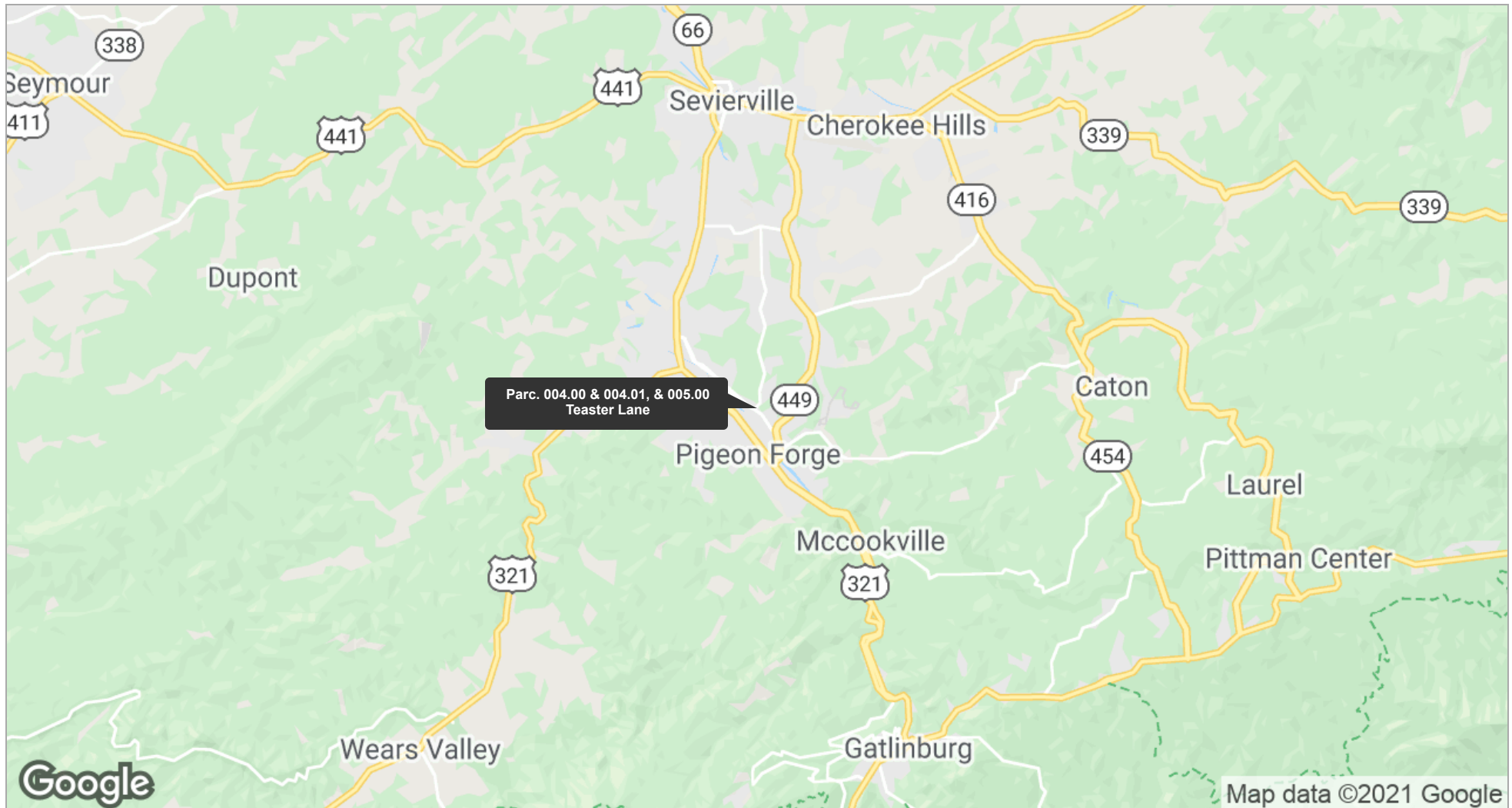
Property Details

PROPERTY NAME:	Pigeon Forge Development Tracts
PROPERTY ADDRESS:	Parc. 004.00, 004.01, & 005.00 Teaster Lane Pigeon Forge, TN 37863
APN:	004.00, 004.01, 005.00
LOT SIZE:	1.84 Acres
BUILDING CLASS:	
ZONING:	C-6
YEAR BUILT:	No structure on property
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	
ROOF:	

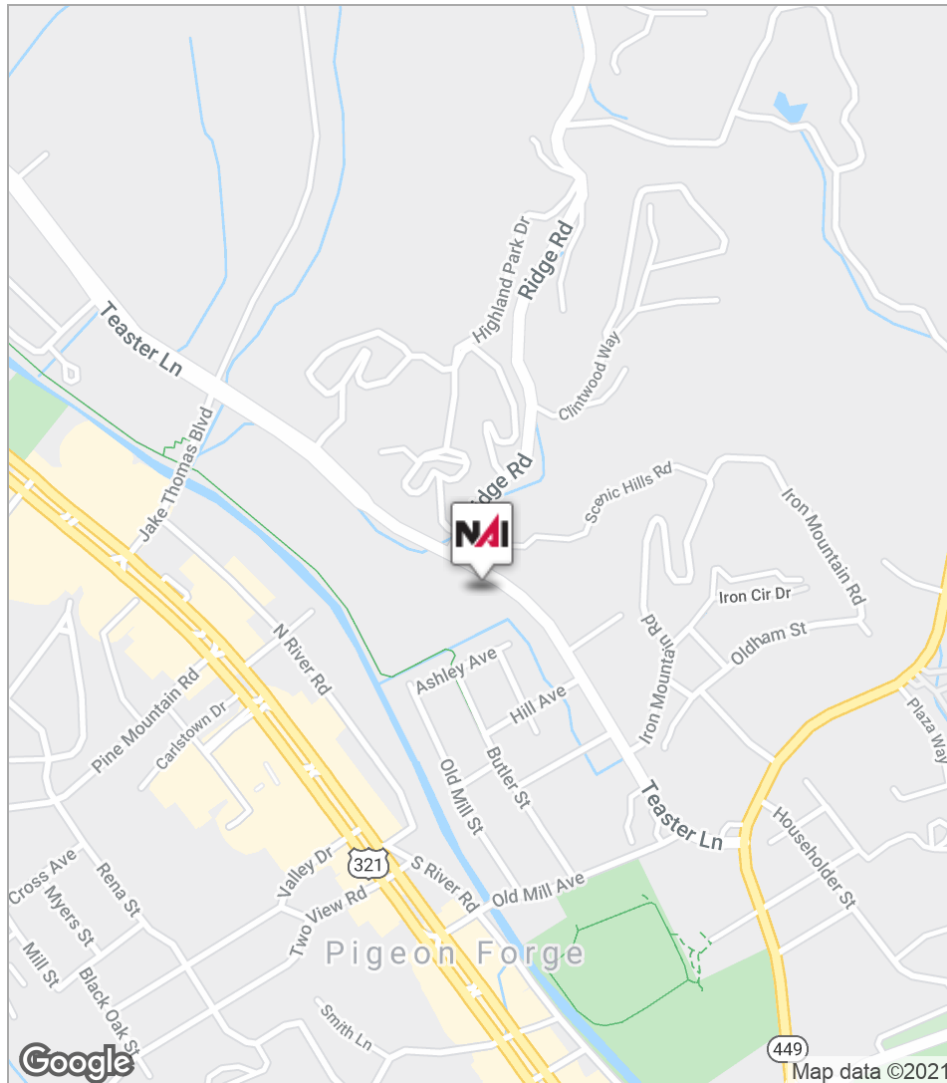
Additional
Photos



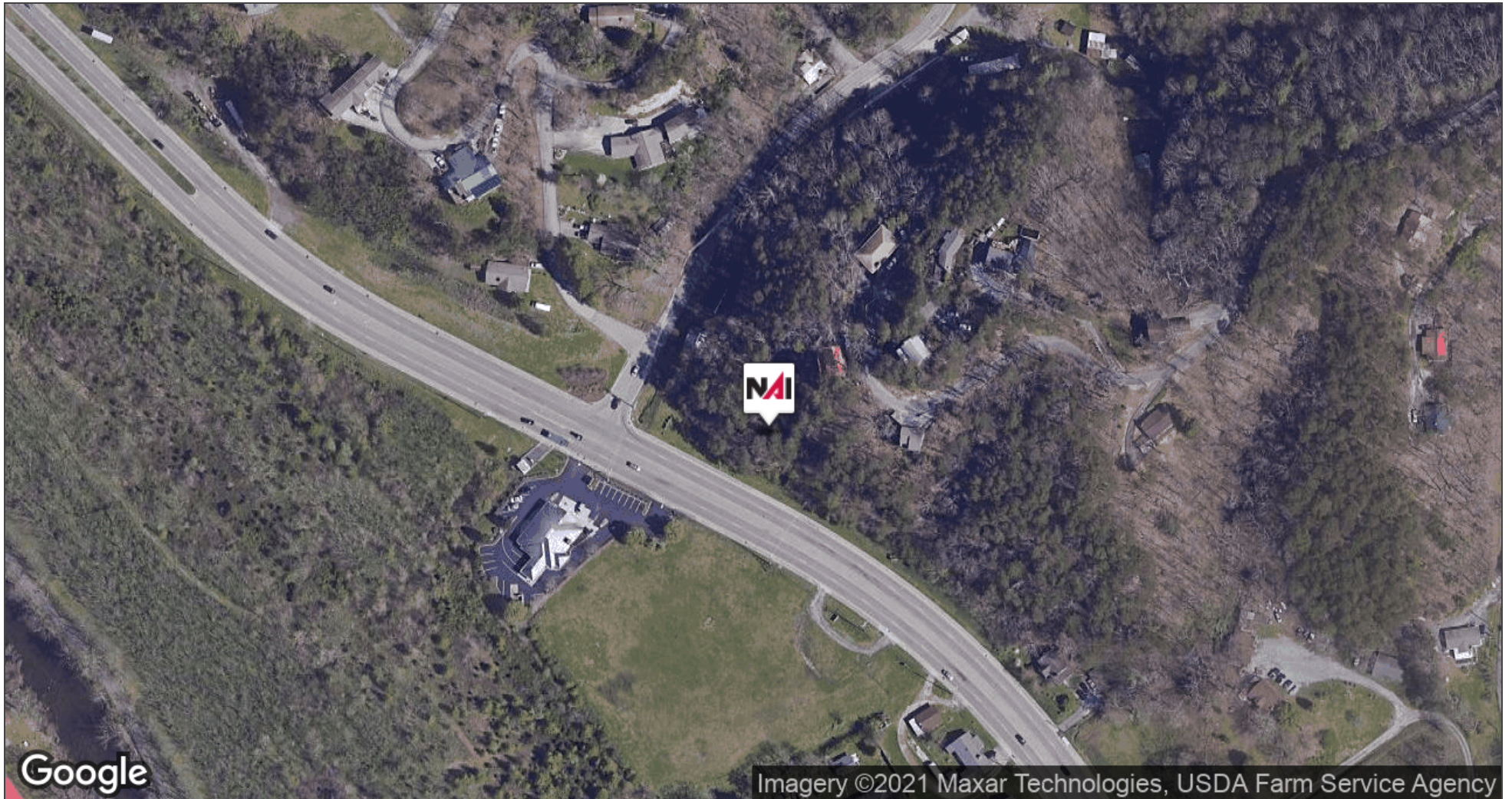
Regional Map



Location Maps



Aerial Map



Imagery ©2021 Maxar Technologies, USDA Farm Service Agency

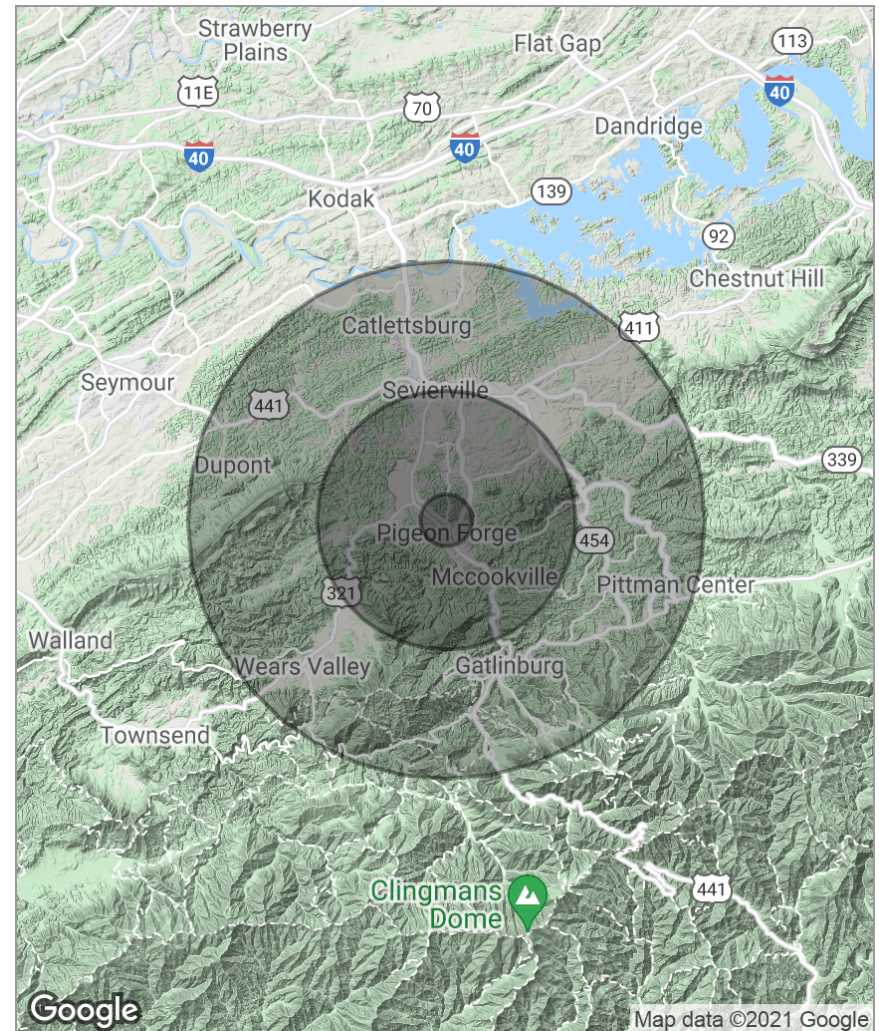
DEMOGRAPHICS

- Demographics Map
- About NAI Koella | RM Moore
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Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	795	23,546	56,232
MEDIAN AGE	39.4	38.8	40.6
MEDIAN AGE (MALE)	42.5	37.7	39.6
MEDIAN AGE (FEMALE)	37.9	41.5	42.5

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	321	10,450	25,241
# OF PERSONS PER HH	2.5	2.3	2.2
AVERAGE HH INCOME	\$47,067	\$51,221	\$50,953
AVERAGE HOUSE VALUE	\$201,918	\$219,913	\$217,132



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.



RON H RADER

Advisor

rrader@koellamoore.com

Direct: 865.453.8111 | Cell: 865.604.9161

TN #296225

PROFESSIONAL BACKGROUND

Ron H Rader , a Commercial Real Estate Advisor with NAI Koella | RM Moore , specializes in “all things hospitality” in Sevierville, Gatlinburg and Pigeon Forge. His specialties involve the sale and lease of hospitality, retail, and land in the Great Smoky Mountain area of Sevier county located in East Tennessee.

His major focus is on Sevierville, Pigeon Forge, and Gatlinburg along with Sevier, Jefferson and Blount counties. Experienced in commercial sales since 2005, Ron specializes in : acreage, , retail, restaurants, , storage shopping malls, and retail- and subdivision development. , Ron is a local Sevier county native, GRI certified, licensed in TN for property, casualty, and life insurance

Prior to joining Sperry Van Ness/RMMoore, LLC, Rader served more than 25 years as a business consultant to Tennessee businesses, providing services of Process Improvement, Organizational Development, and Teamwork to management as part of the University of Tennessee's outreach.

He served on the Board of Directors for the Sevierville Chamber of Commerce, is a Leadership Sevier Class 2007 graduate, a former Trustee of the Sevier County Library, a charter member of Friends of the Smokies, and co-authors a weekly column, "Upland Chronicles" in The Mountain Press. He has master's degrees in Communications and Business from The University of Tennessee, Knoxville followed by post-graduate work toward PhD in Organizational Development from UT Knoxville.

Rader is a US Navy Commander, retired, with 27 years active and reserve service and is a UT retiree.

Author of "The Blue Mountains Sing of rivers, old men, trails, and trout, Rader looks back to his 40s and 50s "growing up" culture in the Great Smoky Mountains, Pigeon Forge, Gatlinburg and beyond.

His book was awarded the Annual IPPY Silver award in 2014 as " Best Regional Non-Fiction in South" by Independent Publishers Association. in New York.

His second book, “Daniel Meets the Spirit of the Bear” is a 2019 children’s book designed for ages from 7 to 90 years.

EDUCATION

University of Tennessee: Ms degree: Business and Advertising ; Phd. studies toward Organizational Development.

MEMBERSHIPS