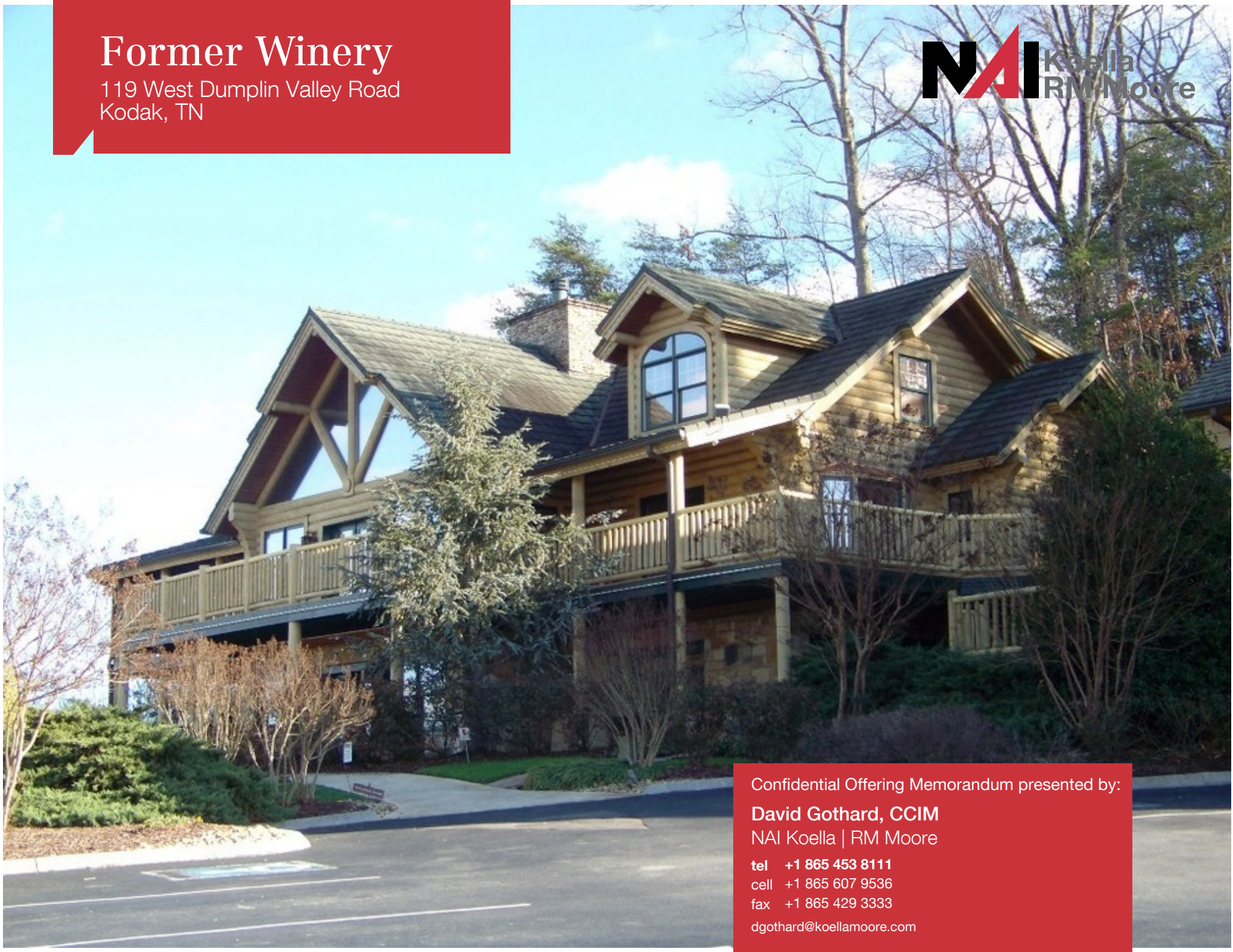


Former Winery

119 West Dumplin Valley Road
Kodak, TN

NAI Koella
RM Moore



Confidential Offering Memorandum presented by:

David Gothard, CCIM

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PROPERTY INFORMATION

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Executive Summary



Property Details

Sale Price	\$1,200,000
Lot Size	2.34 Acres
Building Size	5,826 SF
Year Built	1999
Renovated	2012
Zoning	C-4 Arterial Commercial
Market	Sevier County; Knox County
Cross Streets	

Property Overview

NAI Koella | RM Moore is pleased to exclusively offer for sale this unique commercial property located just off a major Interstate 40 interchange (Exit 407) in Sevierville, Tennessee. The property consists of a 2.34-acre commercially-zoned tract improved with two log structures. It was originally developed as the sales center for a log home construction company, then was later converted to a winery.

Property Highlights

- Prominent elevated location offers excellent visibility for eastbound and westbound I-40 traffic.
- High traffic count area on I-40 and Winfield Dunn Parkway.
- Well-built structures originally served as showcase sales office for well-known log home company.
- Excess land behind buildings for possible additional building and/or parking.
- Electronic yard sign.
- Tall pole sign affords excellent I-40 visibility.
- Alarm system.

Property Description

Property Overview

NAI Koella | RM Moore is pleased to exclusively offer for sale this unique commercial property located just off a major Interstate 40 interchange (Exit 407) in Sevierville, Tennessee. The property consists of a 2.34-acre commercially-zoned tract improved with two log structures. It was originally developed as the sales center for a log home construction company, then was later converted to a winery.

Location Overview

The property is located on the southwest quadrant of I-40 Exit 407, in Sevierville (Kodak area), Sevier County, TN. Sevier County is a major tourist destination that attracts 15 million annual visitors.



Property Details

PROPERTY NAME:	Former Winery
PROPERTY ADDRESS:	119 West Dumplin Valley Road Kodak, TN 37764
PROPERTY TYPE:	Retail
APN:	008 145.00
LOT SIZE:	2.343 Acres
GROSS LEASABLE AREA:	SF
ZONING:	C-4 Arterial Commercial
YEAR BUILT:	1999
NUMBER OF STORIES:	2
FOUNDATION:	Continuous Footing
WALLS:	Drywall

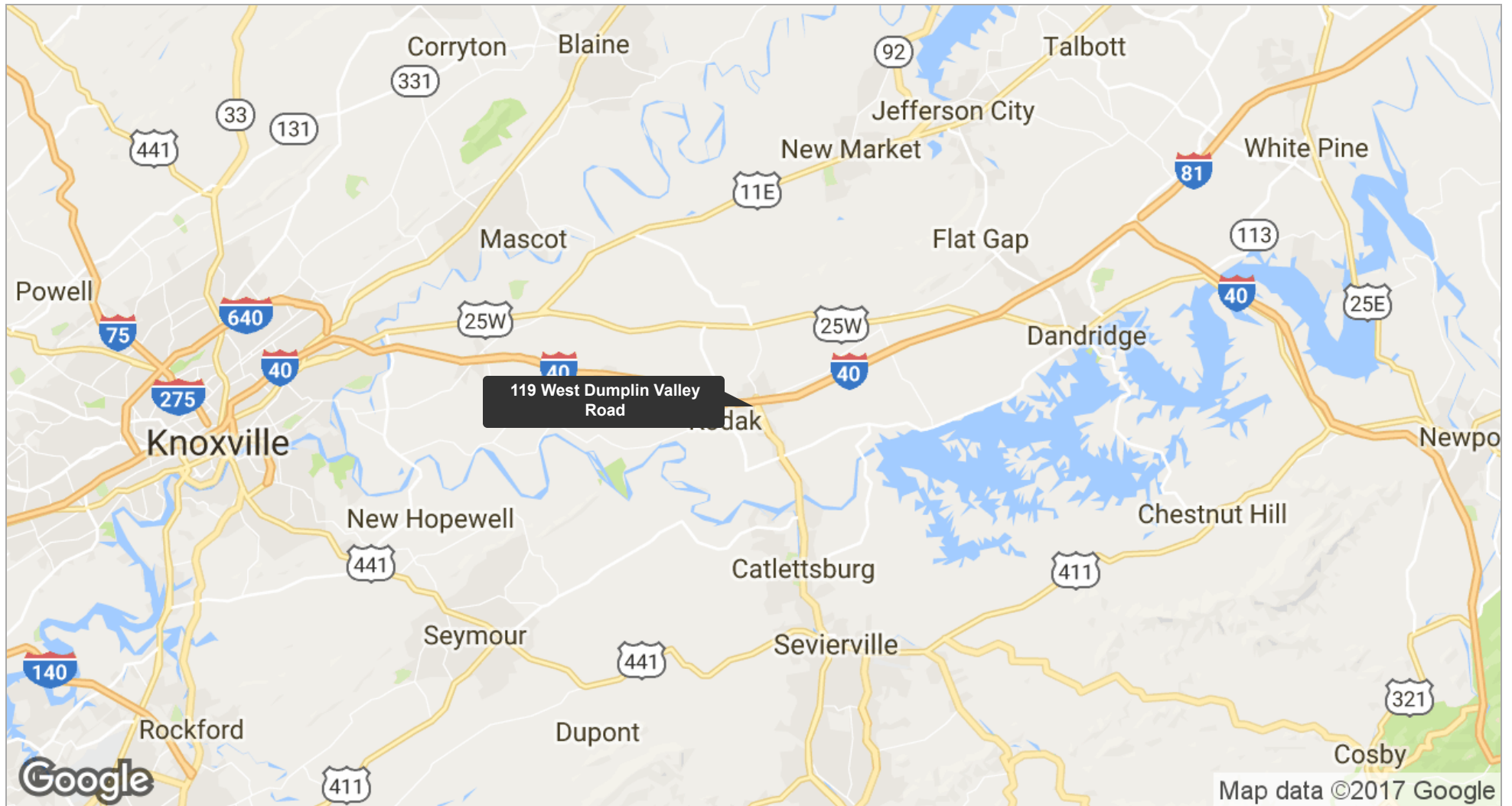
Additional Photos



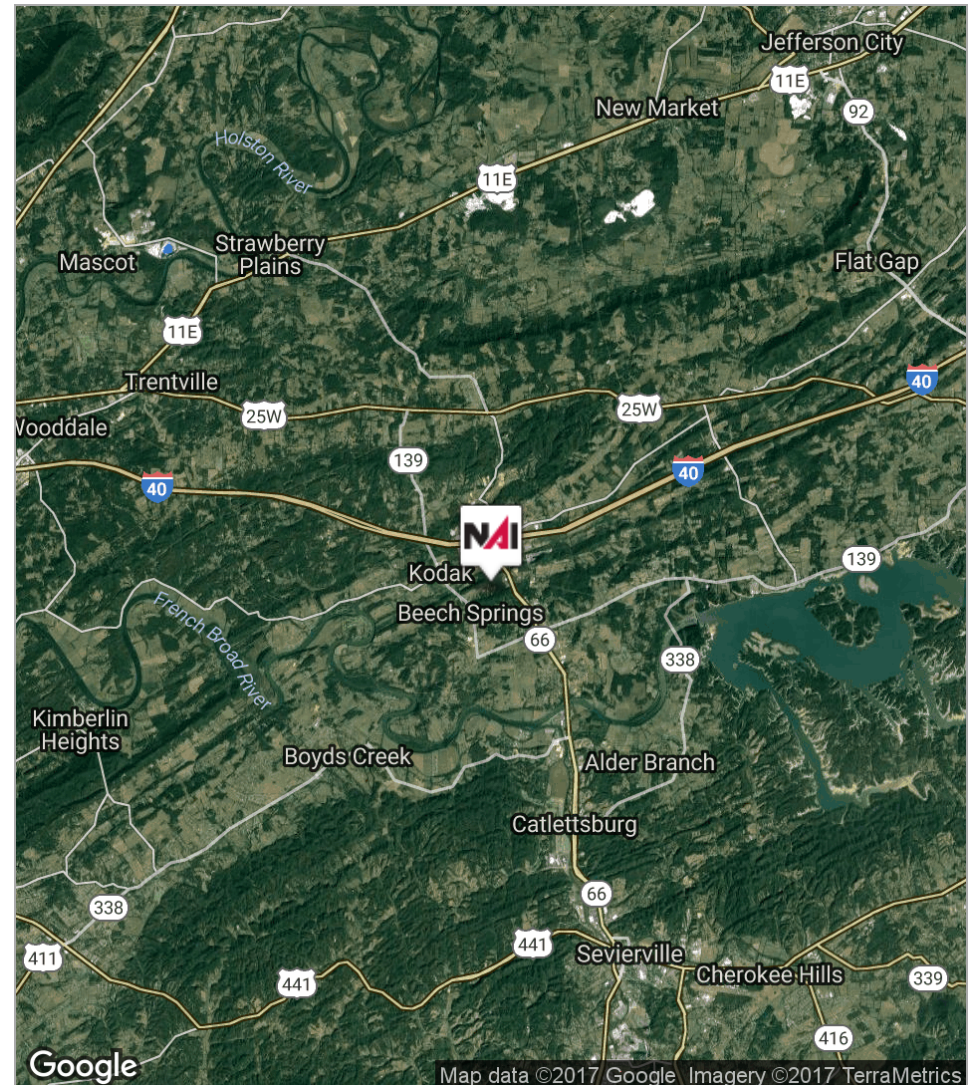
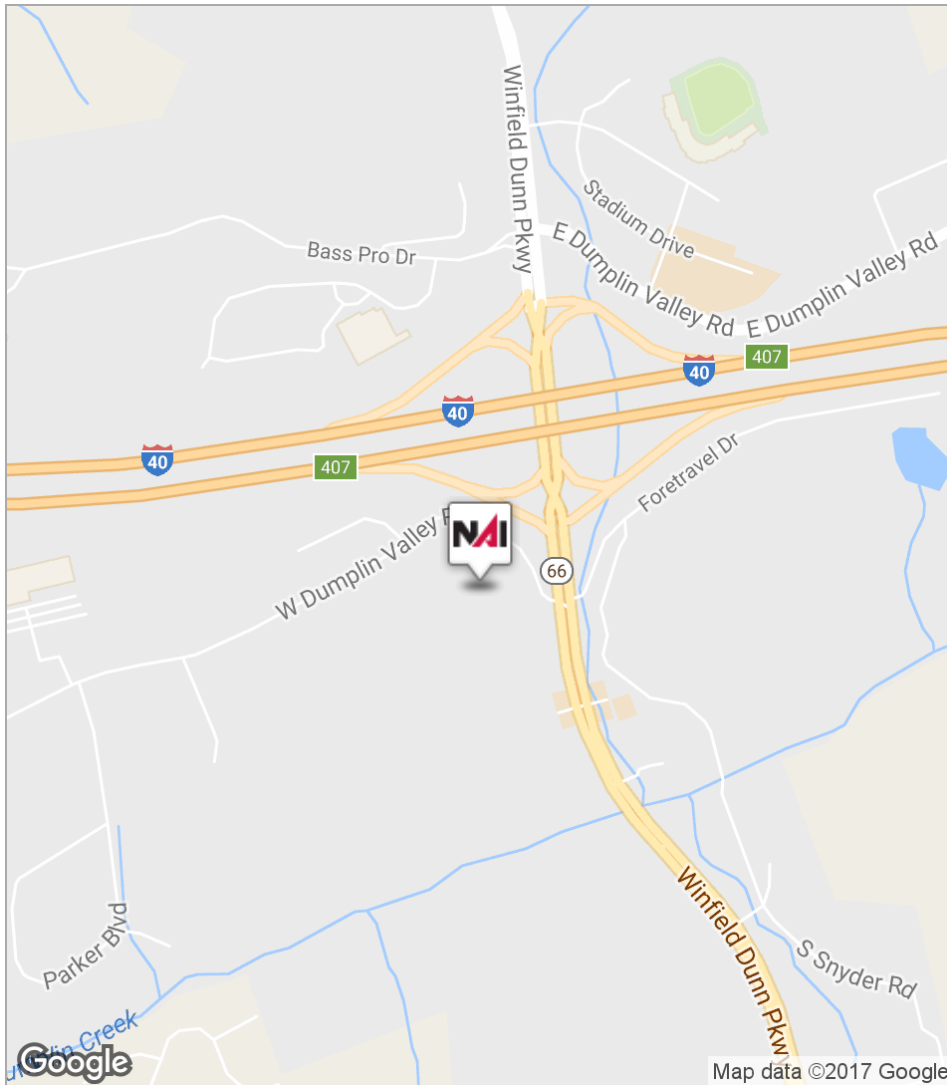
LOCATION INFORMATION

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

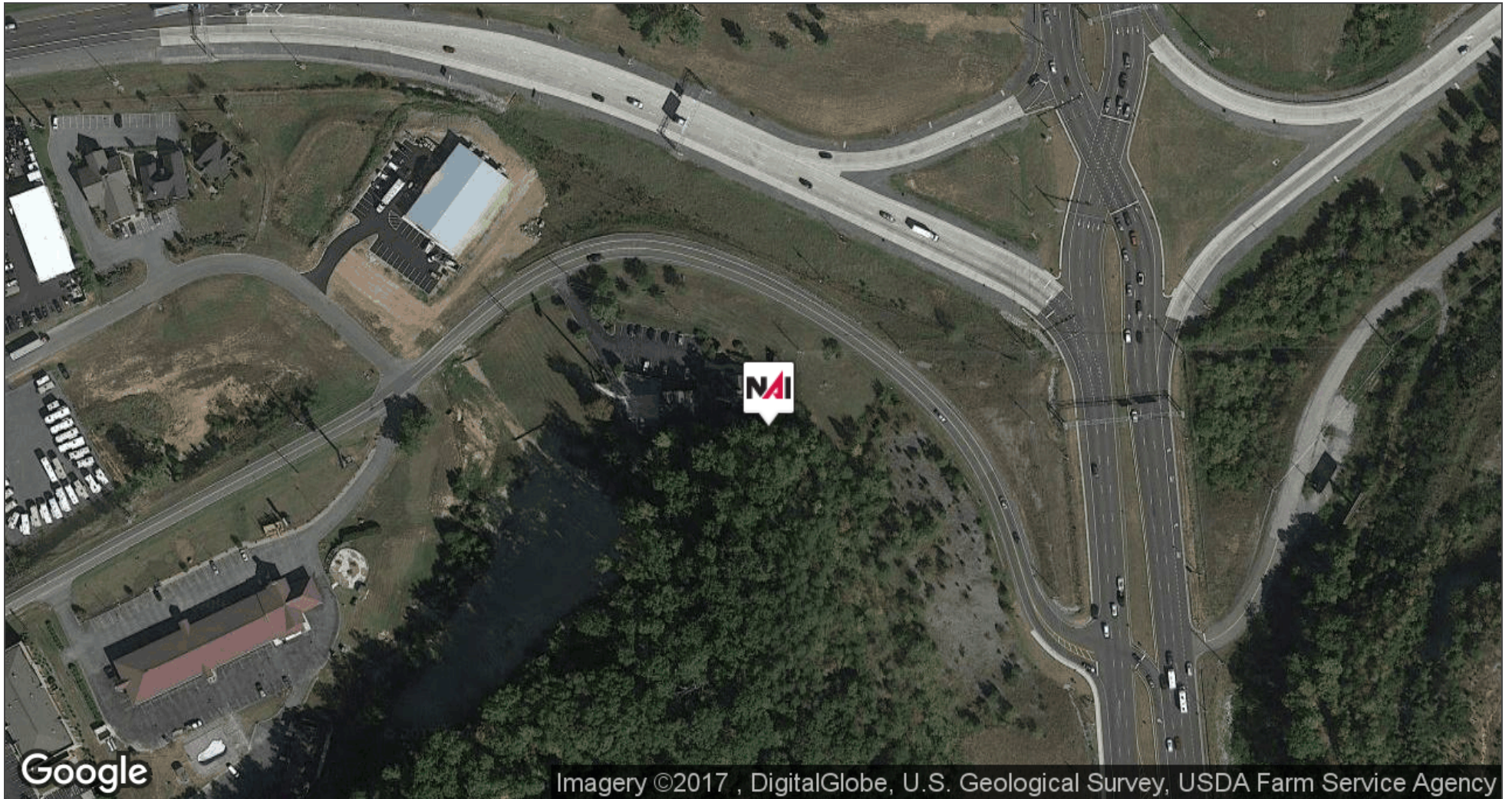
Regional Map



Location Maps



Aerial Map



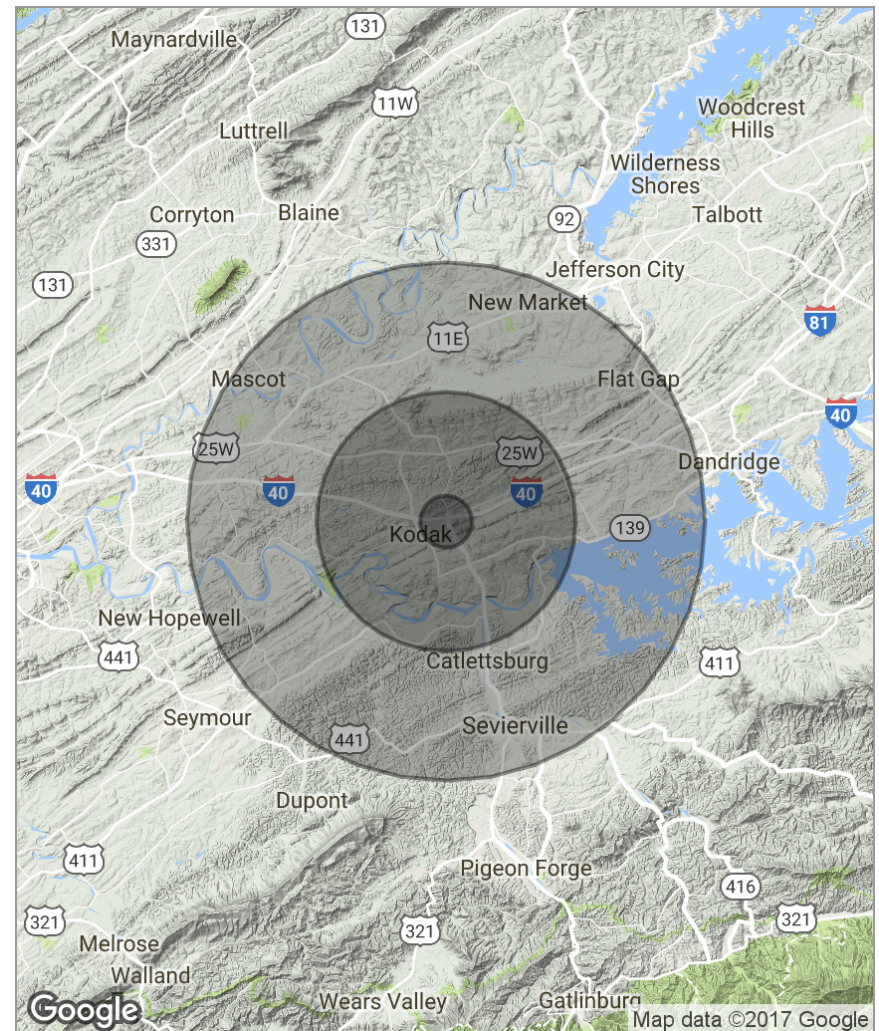
DEMOGRAPHICS

- › Demographics Map
- › Agent Profile 1

Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	971	19,505	68,569
MEDIAN AGE	40.2	40.5	40.3
MEDIAN AGE (MALE)	40.1	39.4	38.2
MEDIAN AGE (FEMALE)	39.9	41.1	42.2

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	388	7,885	28,327
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$63,987	\$59,851	\$53,314
AVERAGE HOUSE VALUE		\$202,027	\$190,911



Agent Profile



David Gothard, CCIM

Principal Broker
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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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