

Development Tract

Winfield Dunn Parkway
Sevierville, TN



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Confidential Offering Memorandum presented by:

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PROPERTY INFORMATION

- › Executive Summary
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- › Water, Sewer, FEMA Flood Zones Map
- › Topo 2-Foot Contour Map
- › Aerial View Photo

Executive Summary



Property Details

Sale Price	\$1,850,000
Lot Size	2.0 Acres
APN #	038 027.01
Zoning	C-4
Market	Knoxville-Morristown-Sevierville CSA
Sub Market	Sevierville

Property Overview

NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale this high visibility commercial development tract located on busy Winfield Dunn Parkway in Sevierville, Tennessee. The property is also available as a long-term ground lease. It has many attractive qualities: regular shape; level topography; excellent visibility and easy access for inbound tourist traffic; high average daily traffic count; and good frontage. It is adjacent to two large planned retail centers. While the property is in a FEMA special flood hazard area, it has been filled and compacted.

Property Highlights

- For sale - Fee Simple. Long-term ground lease is an option.
- Municipal Water & Sewer
- C-4 Arterial Commercial Zoning District
- Level topography at road grade
- Southbound side of highway (inbound tourist traffic)
- 48,083 average daily traffic count (T.D.O.T. 2016)

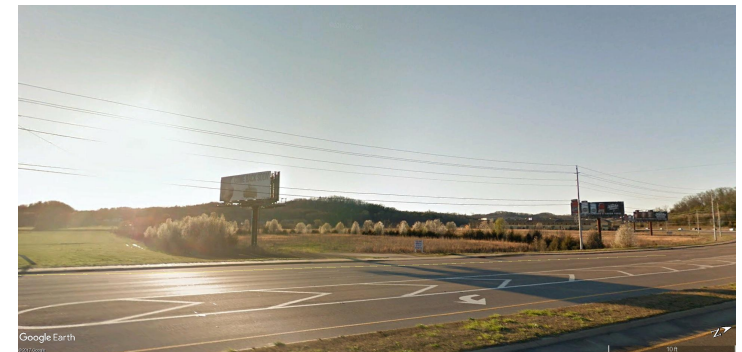
Property Description

Property Overview

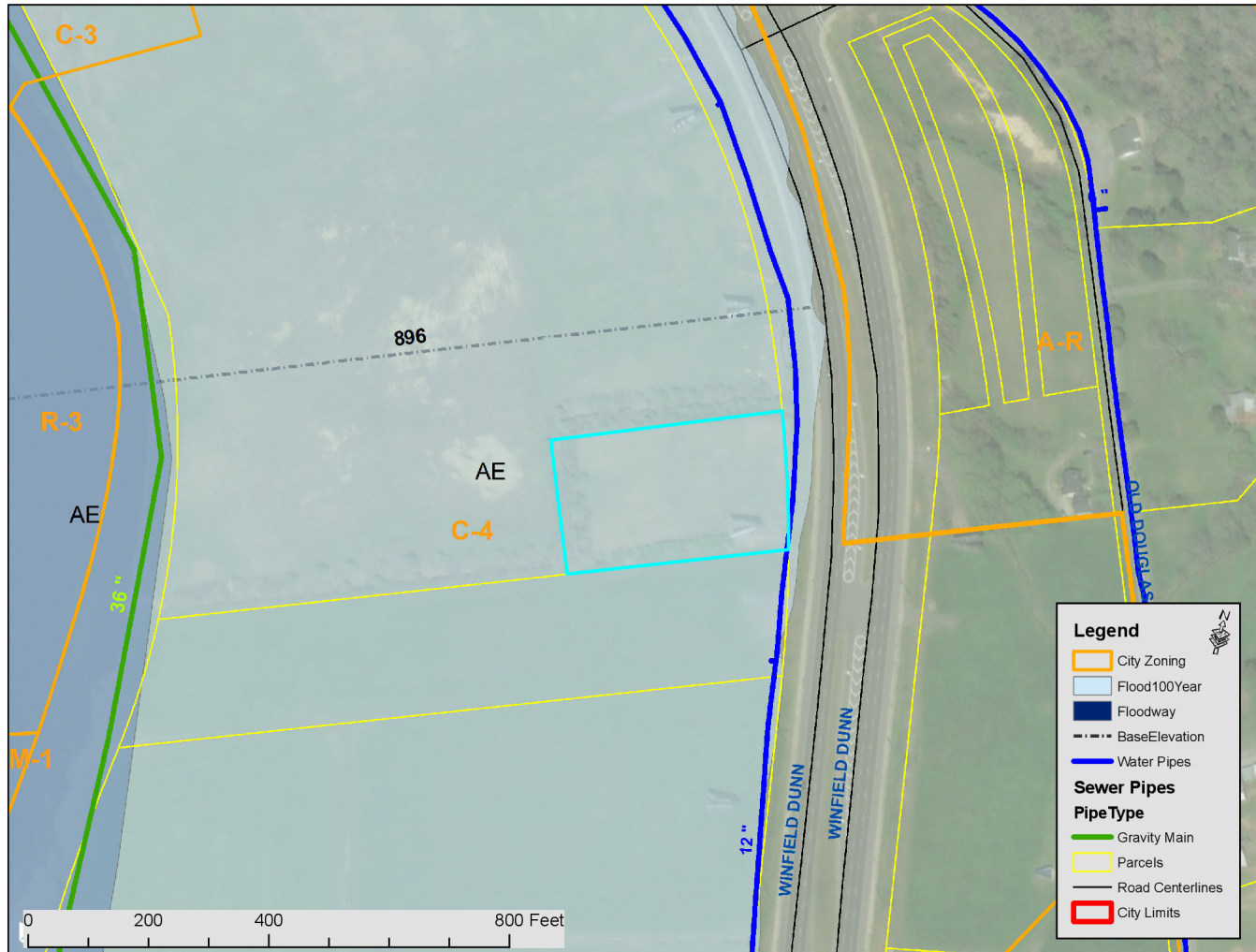
NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale this high visibility commercial development tract located on busy Winfield Dunn Parkway in Sevierville, Tennessee. The property has many attractive qualities: regular shape; level topography; excellent visibility and easy access for inbound tourist traffic; high average daily traffic count; and good frontage. It is adjacent to two large planned retail centers. While the property is in a FEMA special flood hazard area, it has been filled and compacted.

Location Overview

Located on Winfield Dunn Parkway, the main thoroughfare for visitors to the Great Smoky Mountains National Park, Gatlinburg, Pigeon Forge, Sevierville and all the Sevier County attractions.



Water, Sewer, FEMA Flood Zones Map



Topo 2-Foot Contour Map



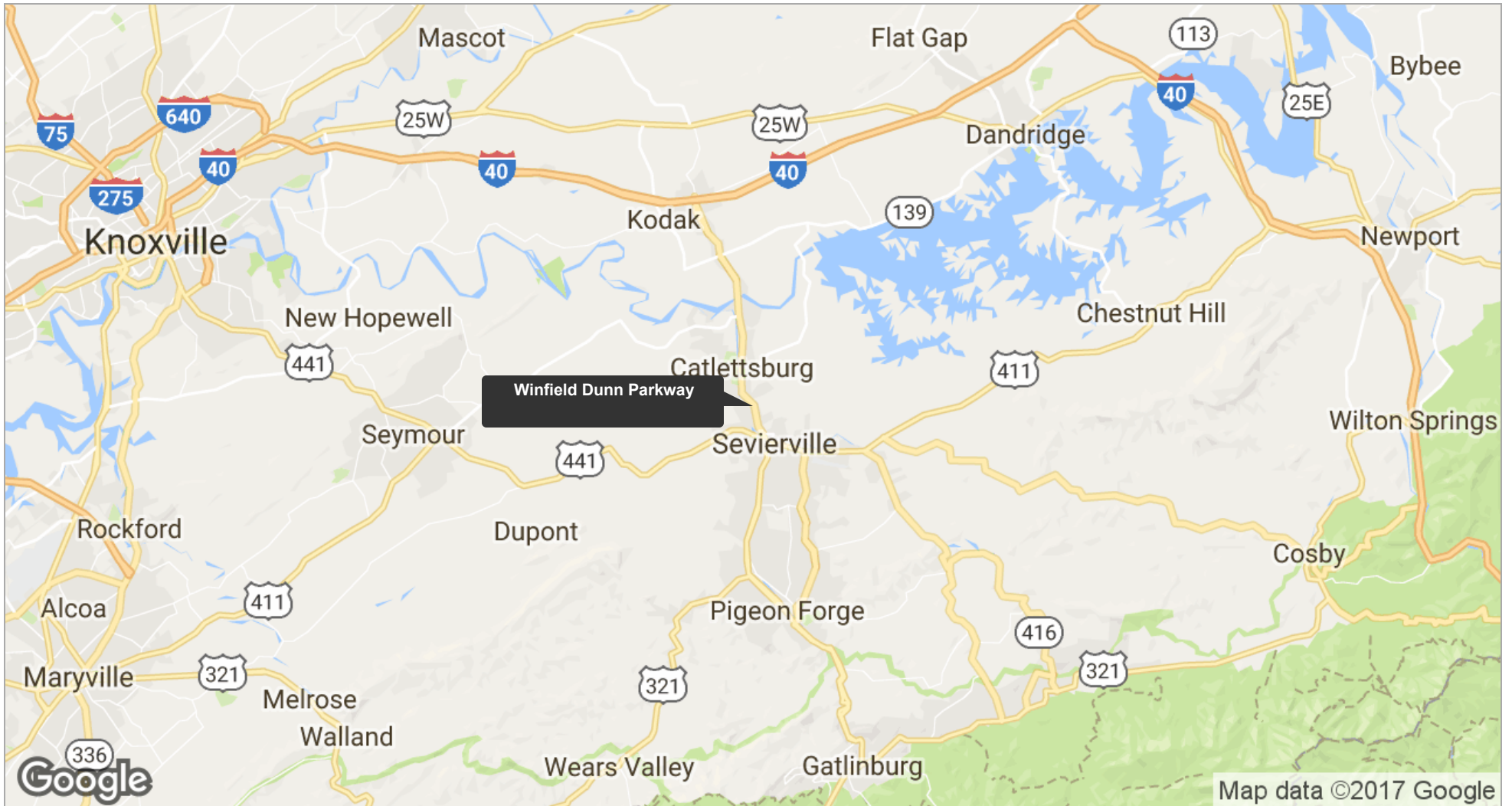
Aerial View
Photo



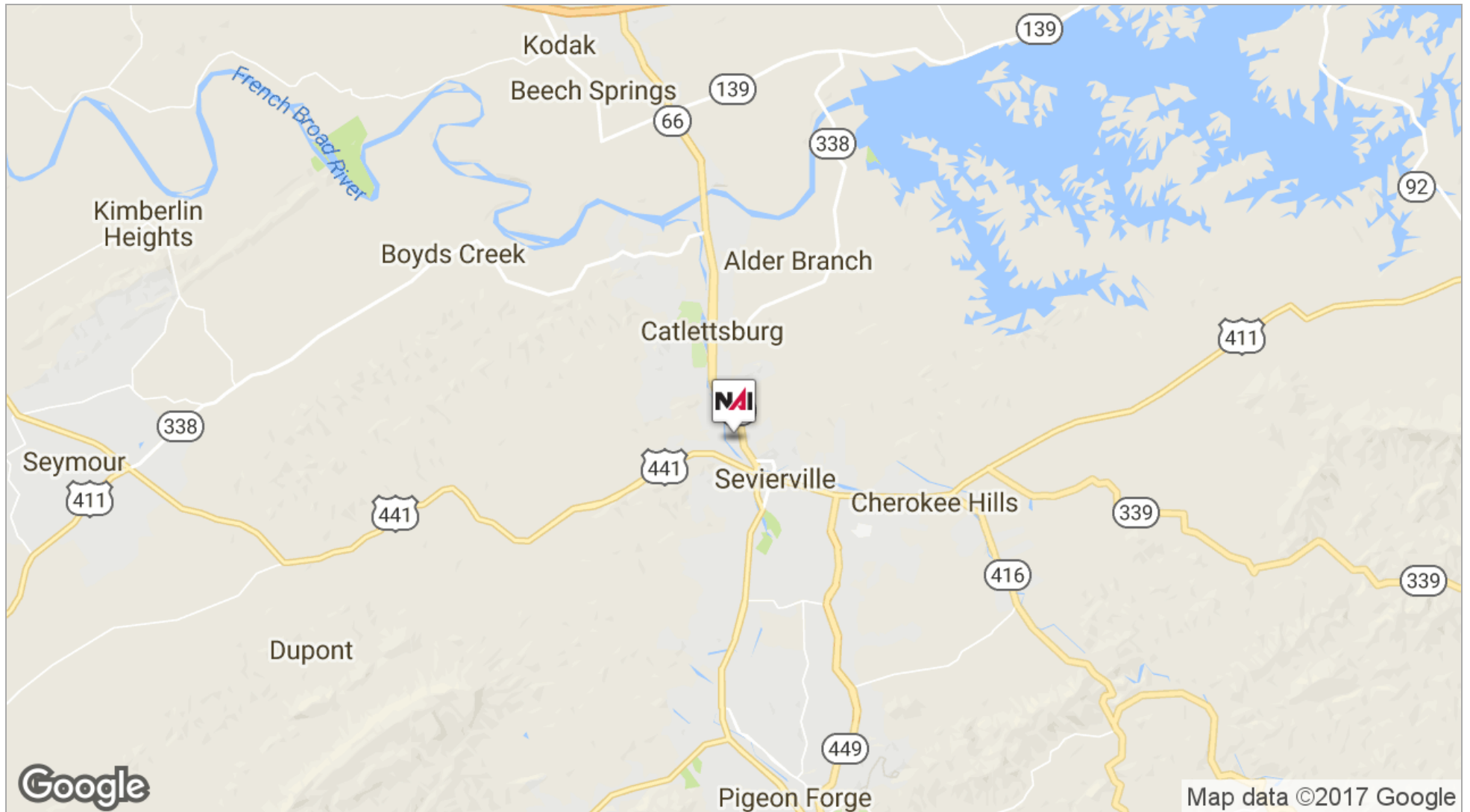
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › Location Map - Close Up
- › Aerial Map

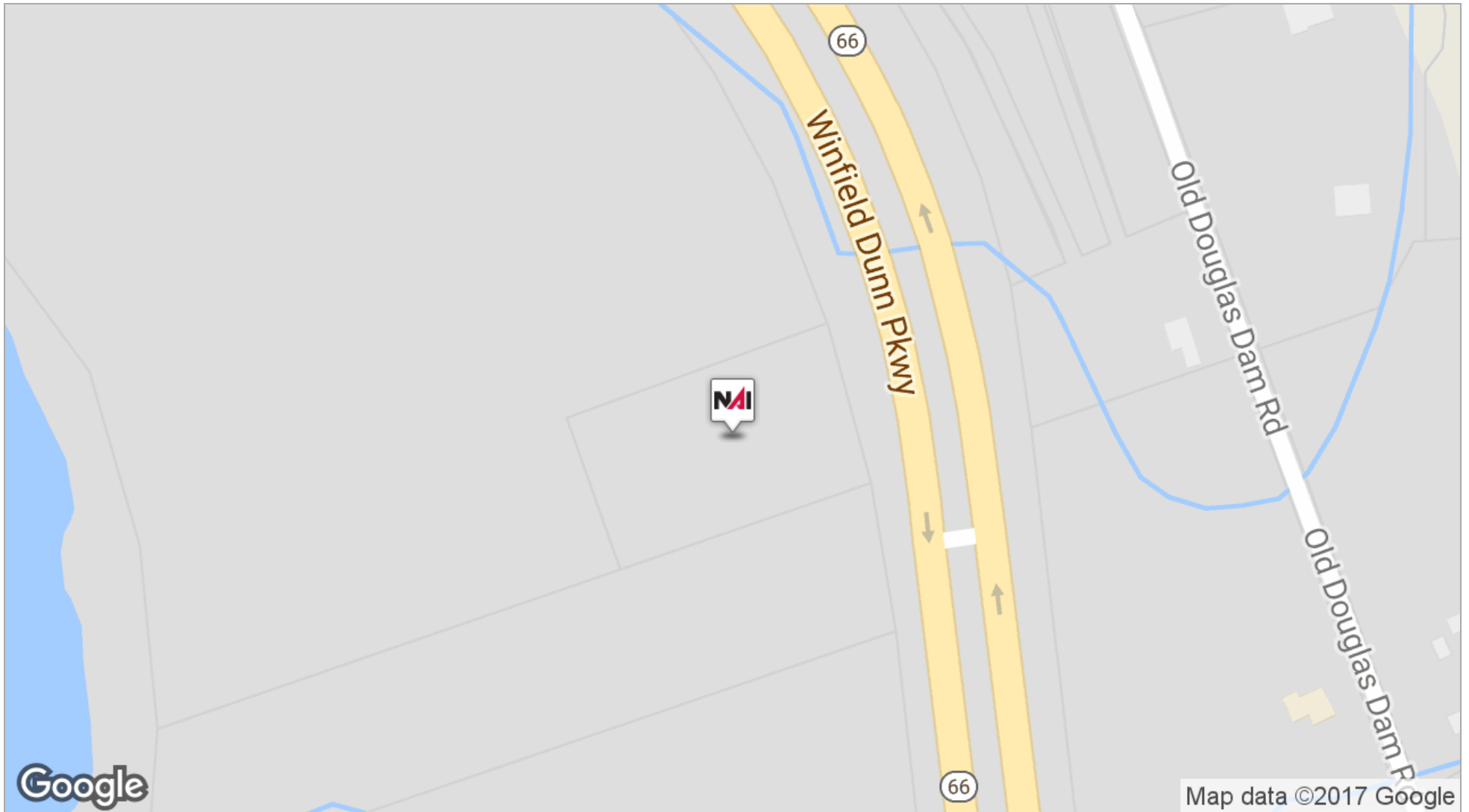
Regional Map



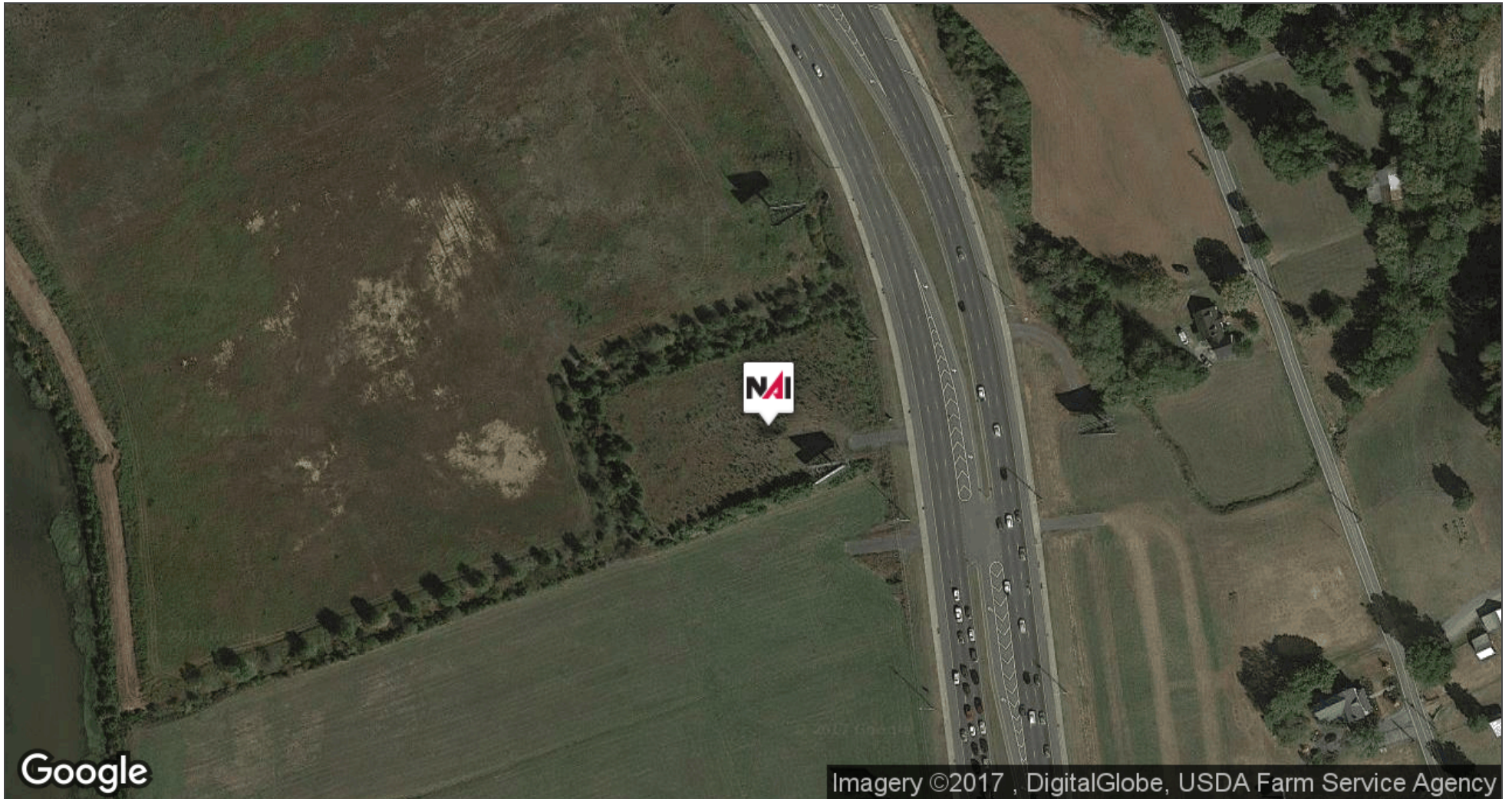
Location Maps



Location
Map - Close Up



Aerial
Map



MARKET INFORMATION

- › Sevier County Market
- › Lodging Map
- › Restaurants Map
- › Retailers Map

Sevier County Market

Market Highlights

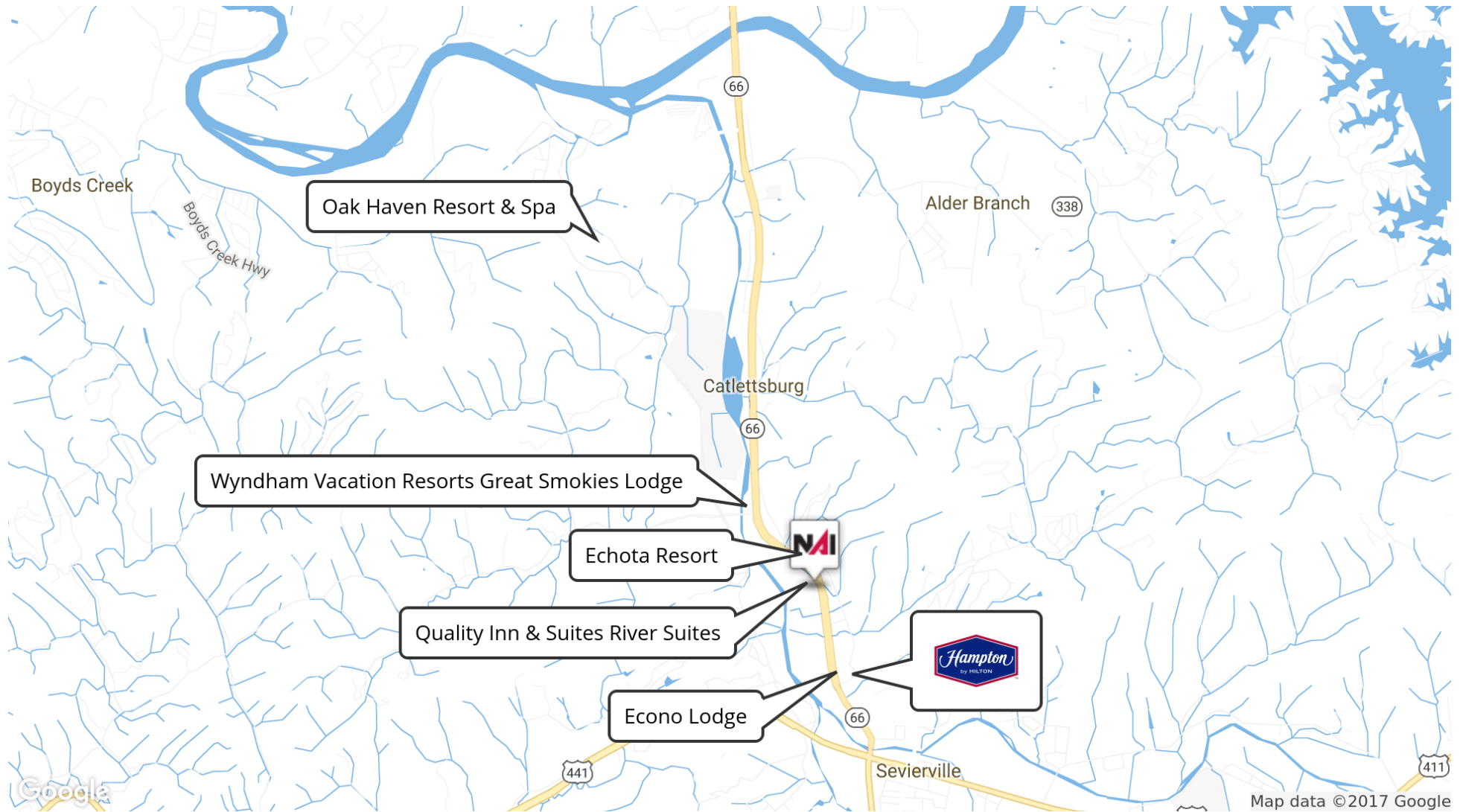
- #1 Tourist Destination in East Tennessee
- 15 Million Visitors in 2016
- \$4 Billion in 2016 Total Sales (excluding real estate & services)
- Over 160 Hotels
- Over 17,000 Room Nights
- Over 9,000 Nightly Cabin Rentals

Websites To Explore

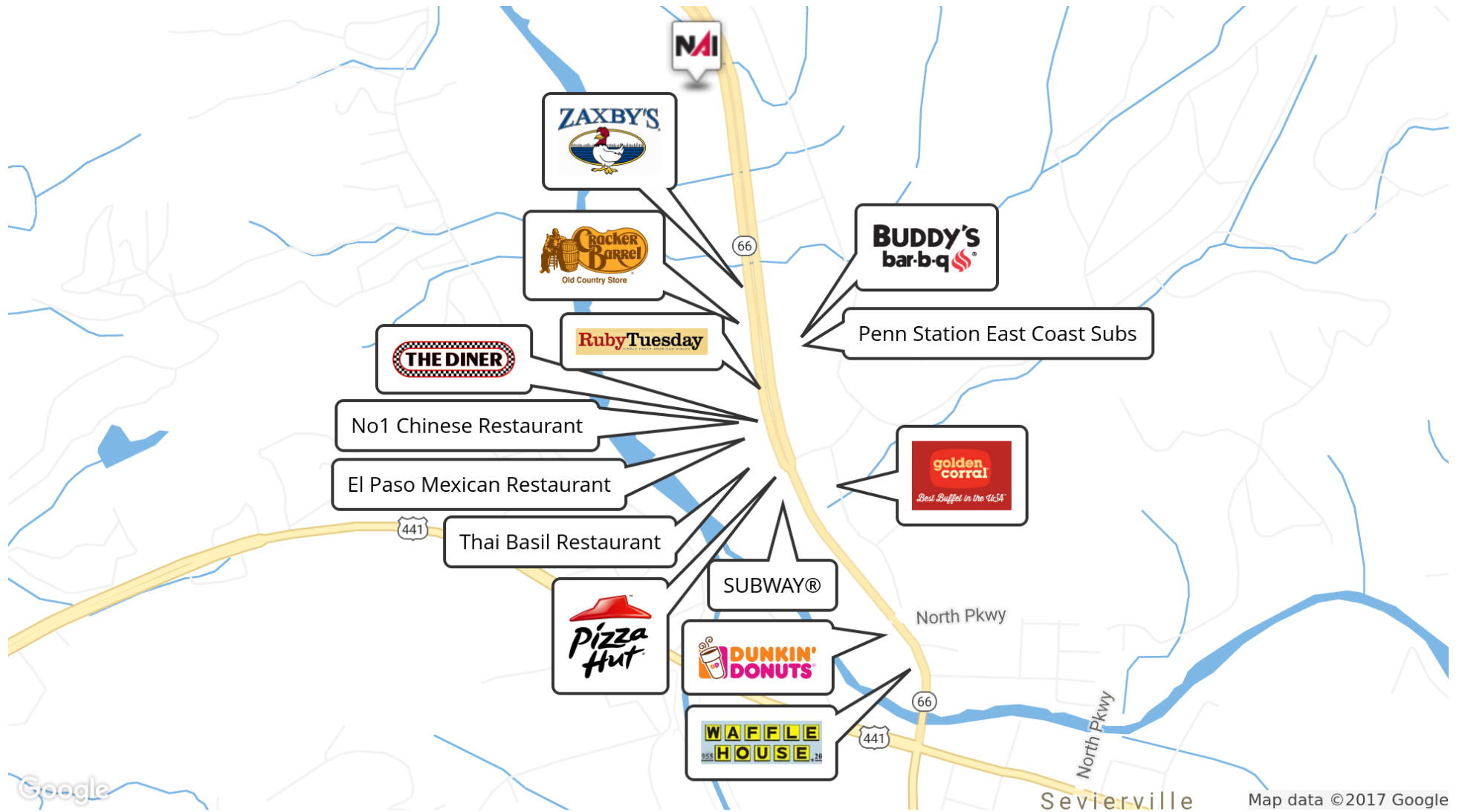
- www.scedc.com - Sevier County Economic Development Council
- www.seviervilletn.org - City of Sevierville
- seviervilleconventioncenter.com - Sevierville Convention Center
- www.wildernessatthesmokies.com - Wilderness at the Smokies Water Park Resort
- www.pigeonforgedevelopment.com - City of Pigeon Forge Business Statistics
- www.gatlinburg.com - Gatlinburg Convention & Visitors Bureau



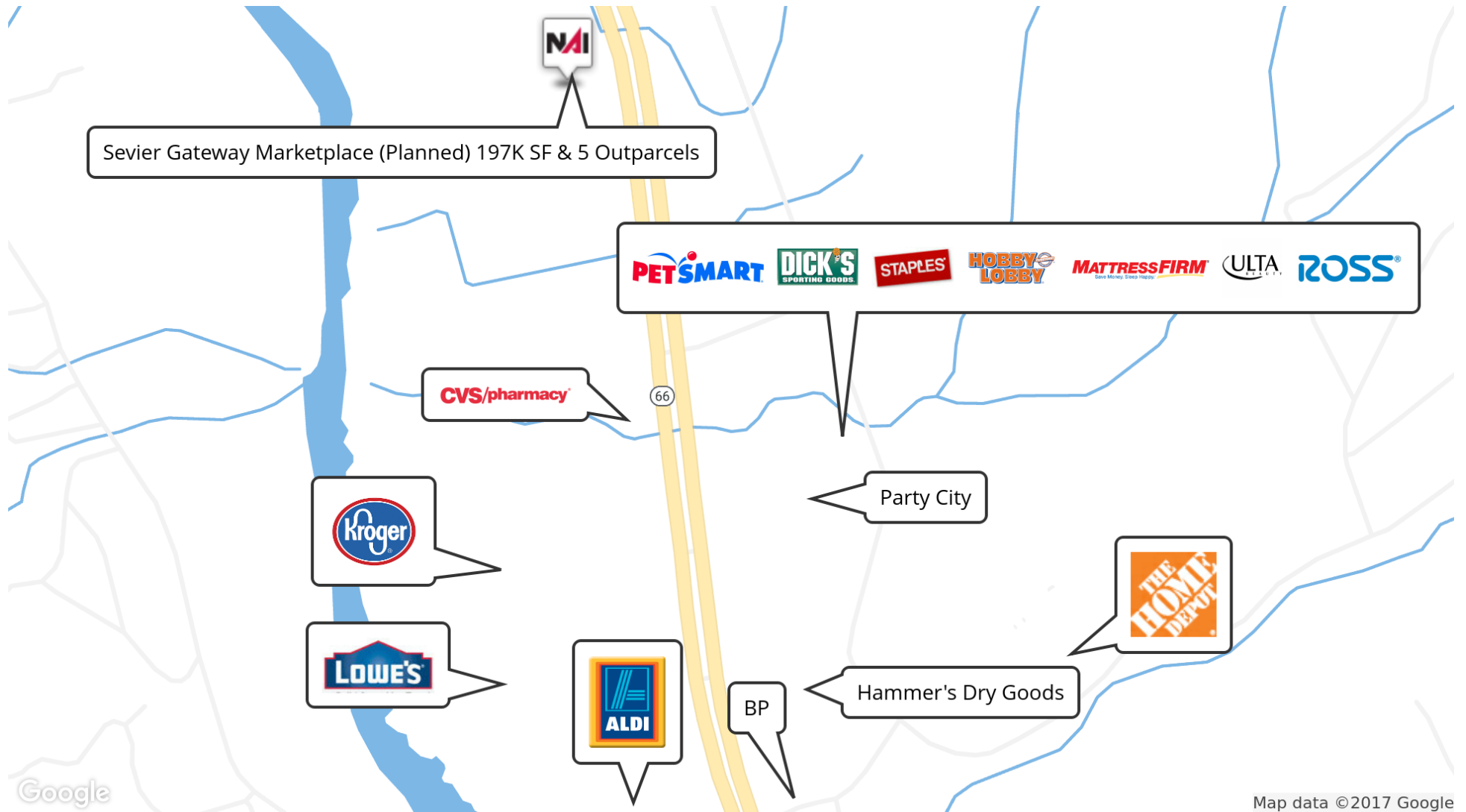
Lodging Map



Restaurants Map



Retailers Map



SALE COMPARABLES

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

Sale Comps



★ SUBJECT PROPERTY

Winfield Dunn Parkway | Sevierville, TN 37876

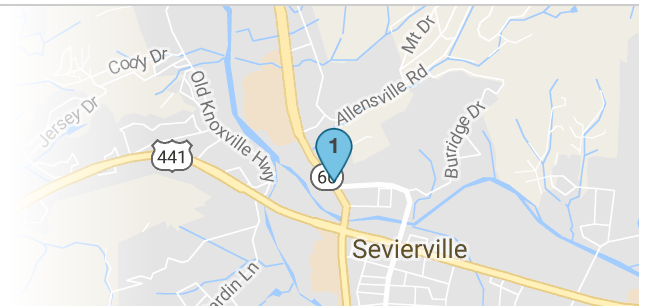
Sale Price: \$1,850,000 Lot Size: 2.0 AC
 Price PSF: \$21.24 Price / AC: \$925,000



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



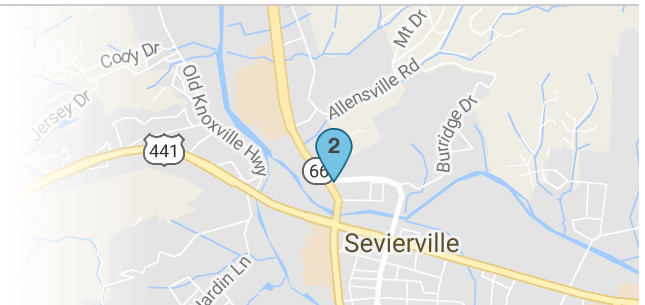
Dunkin Donuts built in 2010.



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.

Sale Comps

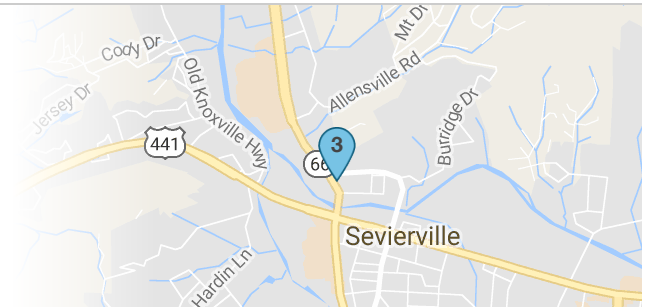


WAFFLE HOUSE SITE

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.



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ARBY'S SITE

1400 Winfield Dunn Parkway | Sevierville, TN 37876

Sale Price: \$1,000,000 Lot Size: 1.98 AC
 Price PSF: \$11.59 Price / AC: \$505,050
 Closed: 07/07/2014

Site for new Arby's restaurant. Signalized intersection.



5

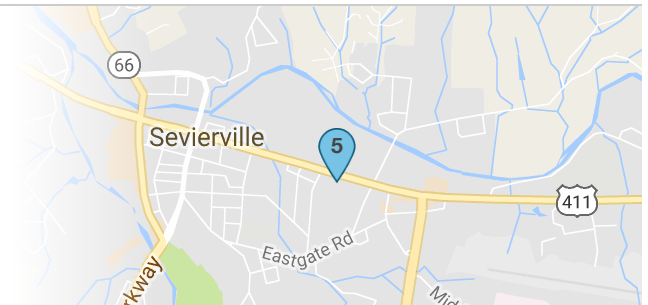


KENTUCKY FRIED CHICKEN SITE

933 Dolly Parton Parkway | Sevierville, TN 37862

Sale Price: \$1,200,000 Lot Size: 1.26 AC
 Price PSF: \$21.86 Price / AC: \$952,380
 Closed: 08/15/2008

Kentucky Fried Chicken built in 2009.



Sale Comps

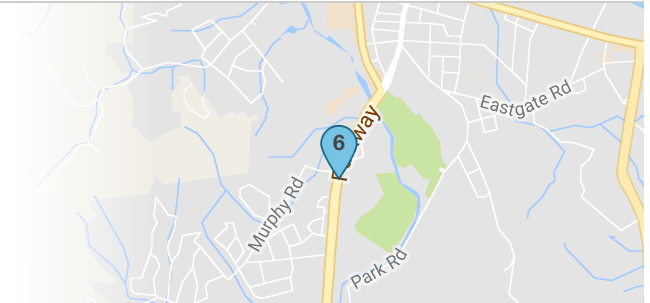


SITAR RESTAURANT SITE

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.

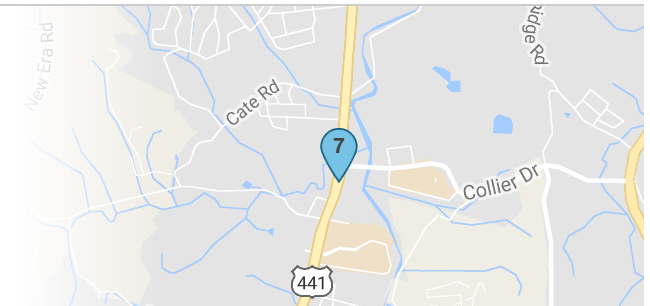


STEAK & SHAKE SITE

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.

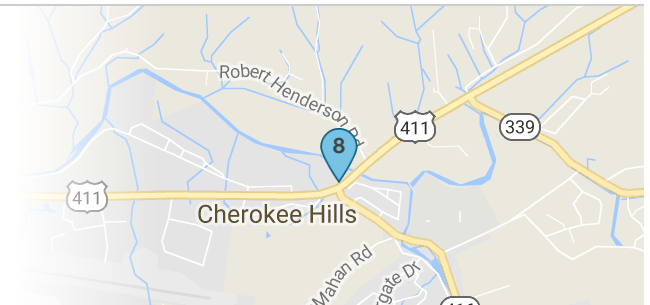


WEIGEL'S SITE

1512 Dolly Parton Parkway | Sevierville, TN 37862

Sale Price: \$900,000 Lot Size: 1.24 AC
 Price PSF: \$16.66 Price / AC: \$725,806
 Closed: 01/06/2010

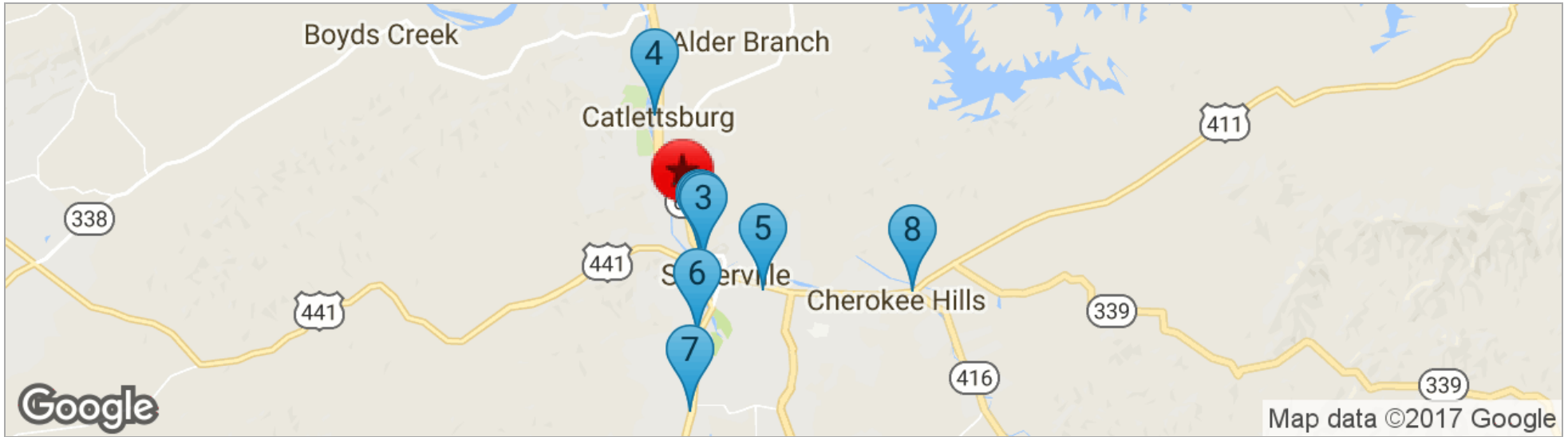
Weigel's C-Store & gas station built in 2012.



Sale Comps Summary

	Subject Property	Price	Lot Size	Price/SF	Price/AC
	Development Tract Winfield Dunn Parkway Sevierville, TN 37876	\$1,850,000	2 AC	\$21.24	\$925,000
	Sale Comps	Price	Lot Size	Price/SF	Price/AC
1	Dunkin Donuts Site 330 Winfield Dunn Parkway Sevierville, TN 37862	\$450,000	0.47 AC	\$21.98	\$957,446
2	Murphy USA site 310 Winfield Dunn Parkway Sevierville, TN 37862	\$800,000	0.94 AC	\$19.54	\$851,063
3	Waffle House Site 256 Winfield Dunn Parkway Sevierville, TN 37862	\$347,000	0.56 AC	\$14.23	\$619,642
4	Arby's Site 1400 Winfield Dunn Parkway Sevierville, TN 37876	\$1,000,000	1.98 AC	\$11.59	\$505,050
5	Kentucky Fried Chicken Site 933 Dolly Parton Parkway Sevierville, LA 37862	\$1,200,000	1.26 AC	\$21.86	\$952,380
6	Sitar restaurant site 903 Parkway Sevierville, TN 37862	\$350,000	0.51 AC	\$15.75	\$686,274
7	Steak & Shake Site 1536 Parkway Sevierville, TN 37862	\$1,775,000	1.99 AC	\$20.48	\$891,959
8	Weigel's Site 1512 Dolly Parton Parkway Sevierville, TN 37862	\$900,000	1.24 AC	\$16.66	\$725,806
	Totals/Averages	Price	Lot Size	Price/SF	Price/AC
		\$852,750	1.12 AC	\$17.48	\$761,383

Sale Comps Map



SUBJECT PROPERTY

Winfield Dunn Parkway | Sevierville, TN 37876

- 1 DUNKIN DONUTS SITE**
330 Winfield Dunn Parkway
Sevierville, TN 37862
- 4 ARBY'S SITE**
1400 Winfield Dunn Parkway
Sevierville, TN 37876
- 7 STEAK & SHAKE SITE**
1536 Parkway
Sevierville, TN 37862

- 2 MURPHY USA SITE**
310 Winfield Dunn Parkway
Sevierville, TN 37862
- 5 KENTUCKY FRIED CHICKEN SITE**
933 Dolly Parton Parkway
Sevierville, TN 37862
- 8 WEIGEL'S SITE**
1512 Dolly Parton Parkway
Sevierville, TN 37862

- 3 WAFFLE HOUSE SITE**
256 Winfield Dunn Parkway
Sevierville, TN 37862
- 6 SITAR RESTAURANT SITE**
903 Parkway
Sevierville, TN 37862

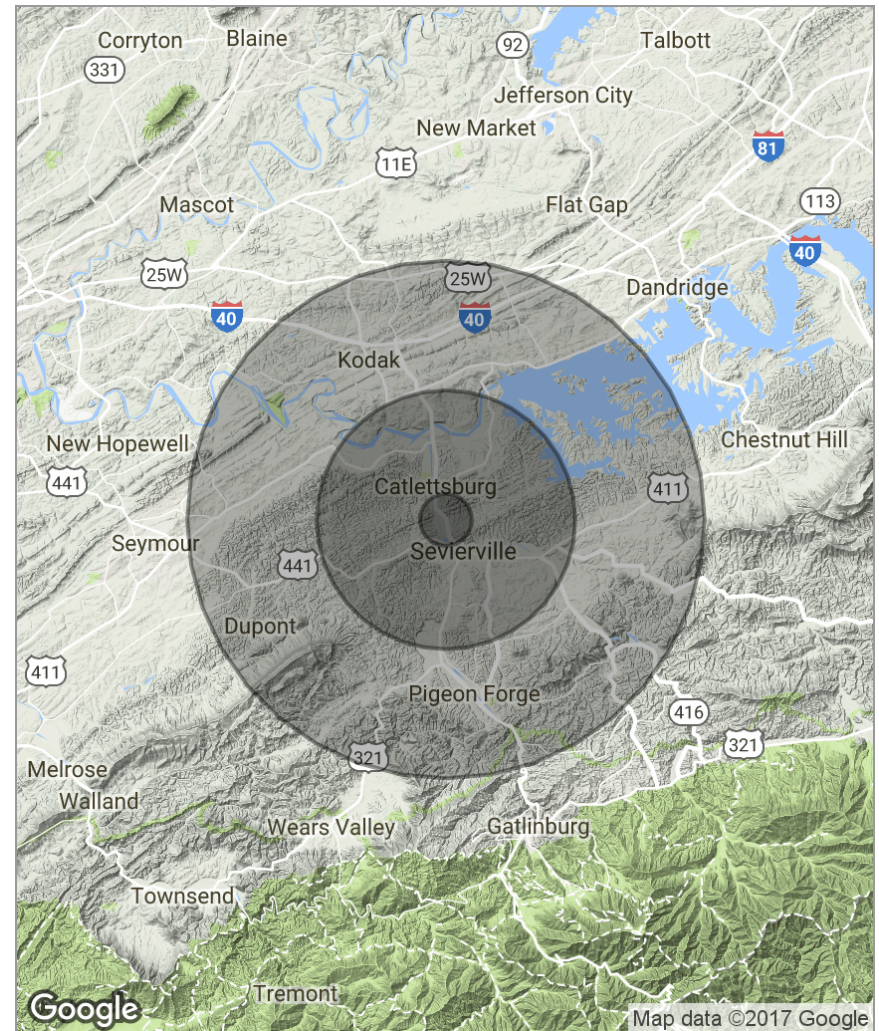
DEMOGRAPHICS

› Demographics Map

Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,193	25,564	74,082
MEDIAN AGE	37.0	37.7	39.7
MEDIAN AGE (MALE)	33.4	34.9	38.1
MEDIAN AGE (FEMALE)	41.7	41.5	41.6

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	562	11,562	31,387
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$45,594	\$49,780	\$53,965
AVERAGE HOUSE VALUE	\$202,467	\$201,754	\$213,517



ABOUT THE COMPANY

- › About NAI Koella | RM Moore
- › Agent Profile 1
- › Agent Profile 2

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
dgothard@koellamoore.com

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

CCIM
 GSMAR
 TAR
 NAR
 ICSC

Agent Profile



Doug Morgan

Senior Advisor
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 c +1 865 603 2832
dmorgan@koellamoore.com

Professional Background

Doug Morgan serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of retail and office properties and land sales in the Sevierville, Pigeon Forge, Gatlinburg, and the East Tennessee Region. Doug has been active in the sale and leasing of restaurant, office, retail, and land in the East Tennessee area, with Bubba Gump Restaurant in Gatlinburg being one of the most noted.

Prior to joining the real estate profession Doug spent 30 years in the education field serving as teacher, coach, supervisor of special education, and director of schools in the Grainger County School System.

Doug earned an Associate of Arts degree from Hiwassee College, Bachelor of Science degree from Carson Newman College, Masters in Education Administration from Union College, and additional studies at the University of Tennessee Knoxville.

Doug was Chamber of Commerce Person of the year. He also served on the Board of Directors for the Lakeway Center for The Handicapped and Clinch Powell Ed. Cooperative. He also was a member of the Tennessee Association for Administrators in Special Education, Tennessee Organization of School Superintendents, and Superintendents Study Council.

Doug is married to Barbara, a teacher, and they have two sons, Joseph 24 and Warren 30. Joseph graduated from the University of Tennessee Knoxville with a Business Major. Warren earned his Phd. in History at The University of Nottingham in England.

Memberships & Affiliations

GSMAR
 TAR
 NAR

Education

Additional Graduate Study University of Tennessee
 Masters Union College
 Bachelors of Science Carson Newman
 Associate Arts Hiwassee College