



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE



FIRST TENNESSEE
Two ORE Parcels for Sale

The Overlook
Apartments at
Allensville
Square

Lot 4R
Lot 3R

DCS

FOR SALE - FEE SIMPLE

BANK-OWNED OUTLOTS

128 ALLENSVILLE RD, SEVIERVILLE, TN 37876

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$349,900 -
\$359,900

Price / Acre: \$188,276

Lot Size: 3.77 Acres

Zoning: C-4

Market: Sevier County

Submarket: Sevierville

PROPERTY OVERVIEW

Located in major Sevierville retail area. Code allows hotels, motels, retail distilleries, multifamily, restaurants and most other retail uses. Additional Disclaimer: Zoned C-4 Arterial Commercial, but Shopping Center agreement and other covenants place height and use restrictions on the property. Documents are available on request.

Two parcels, 1.86 acres and 1.91 acres. May be purchased individually or together.

C-4 Arterial Commercial Zoning
High Visibility from Highway 66/Winfield Dunn Parkway
Can be purchased together or separately
Pad-ready
Mountain views from site



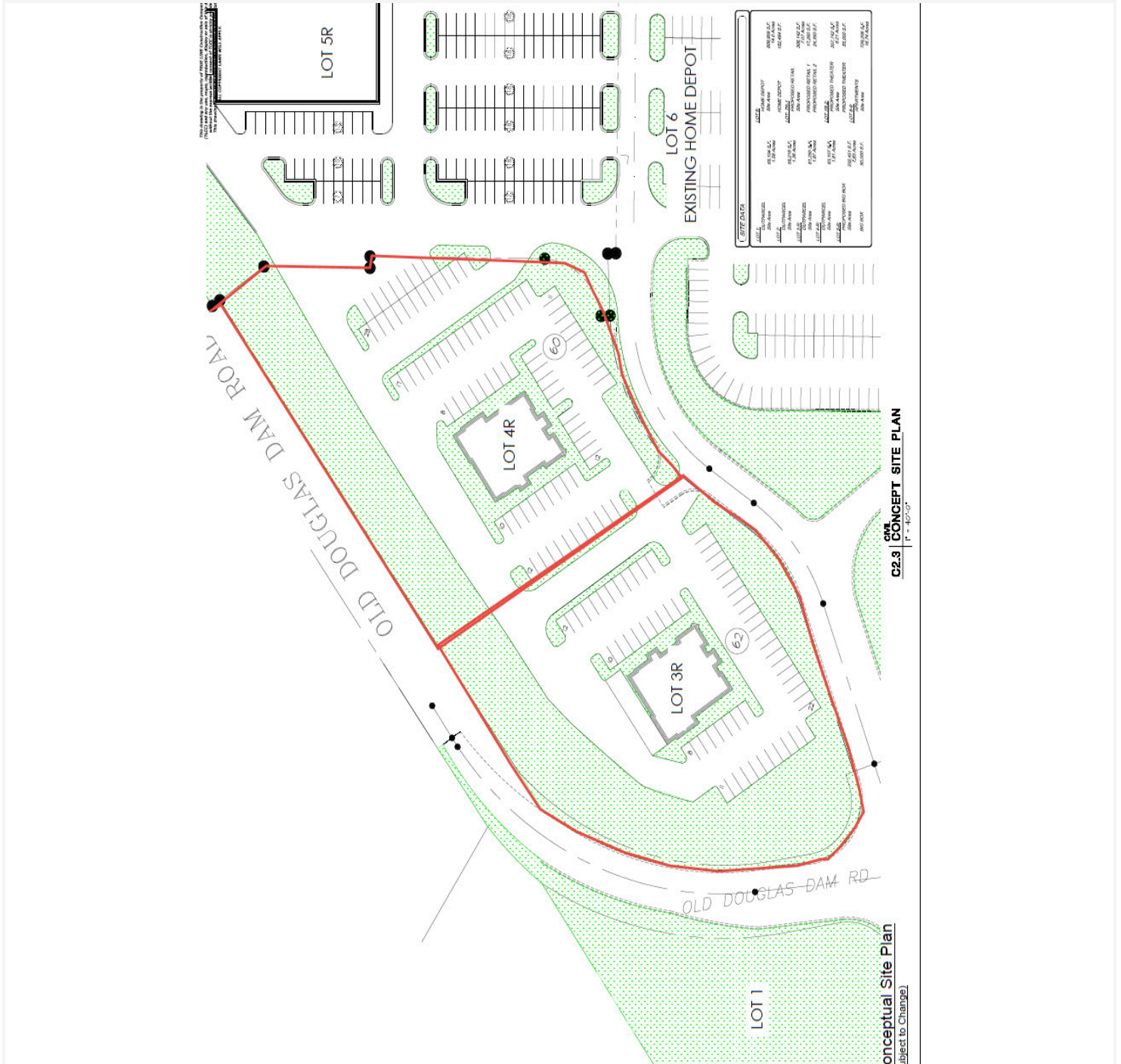
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 POTENTIAL SITE PLAN



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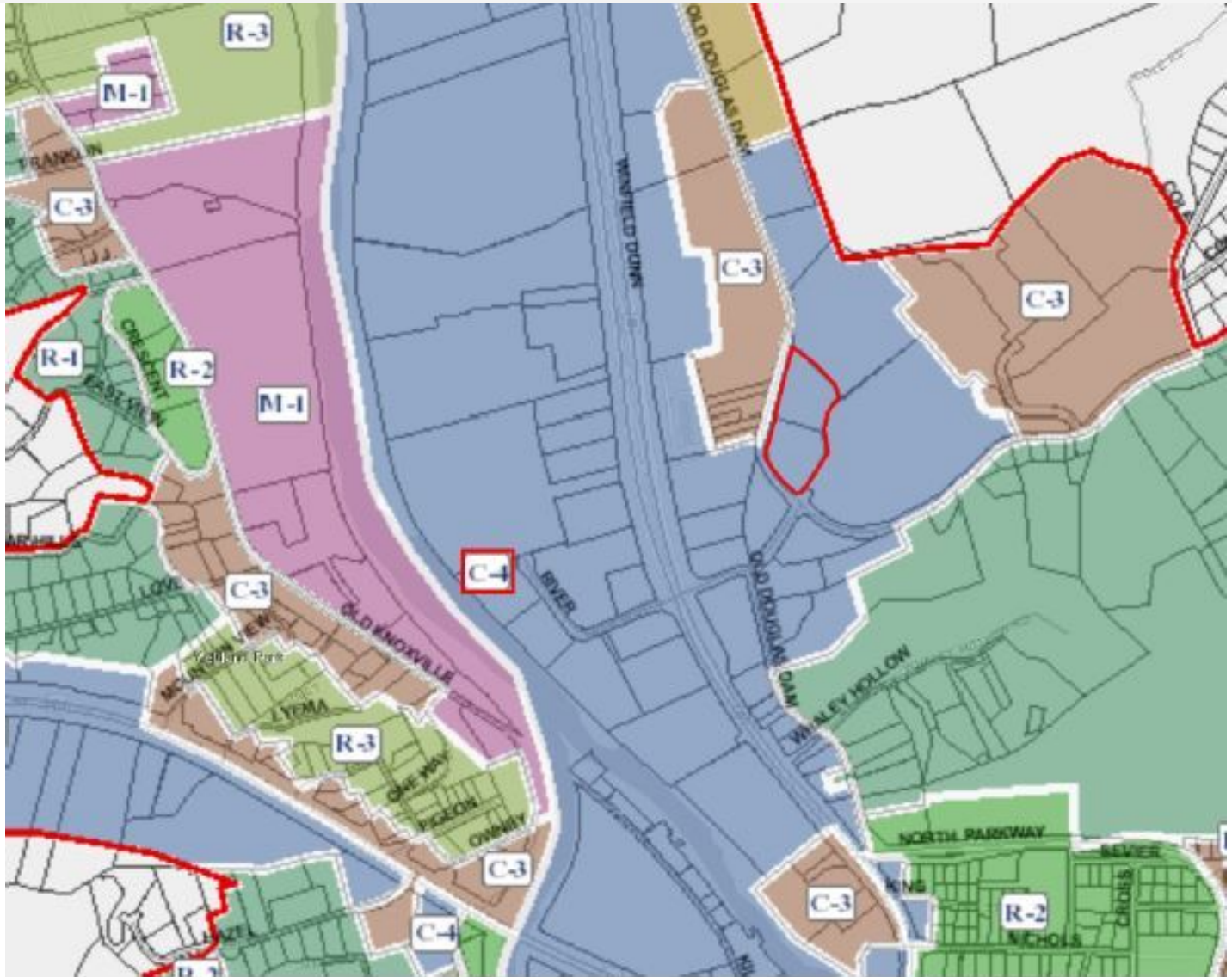
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ZONING MAP

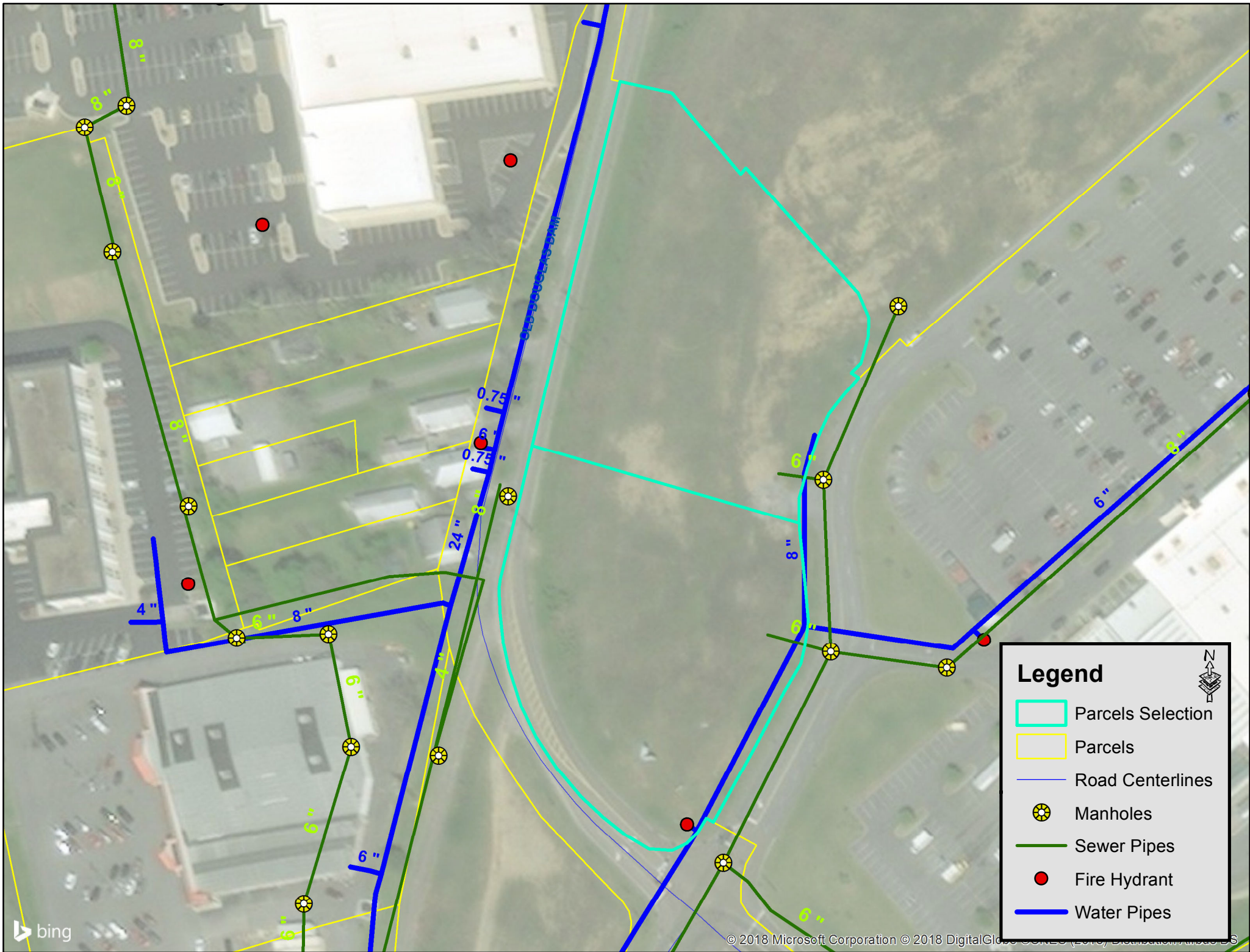


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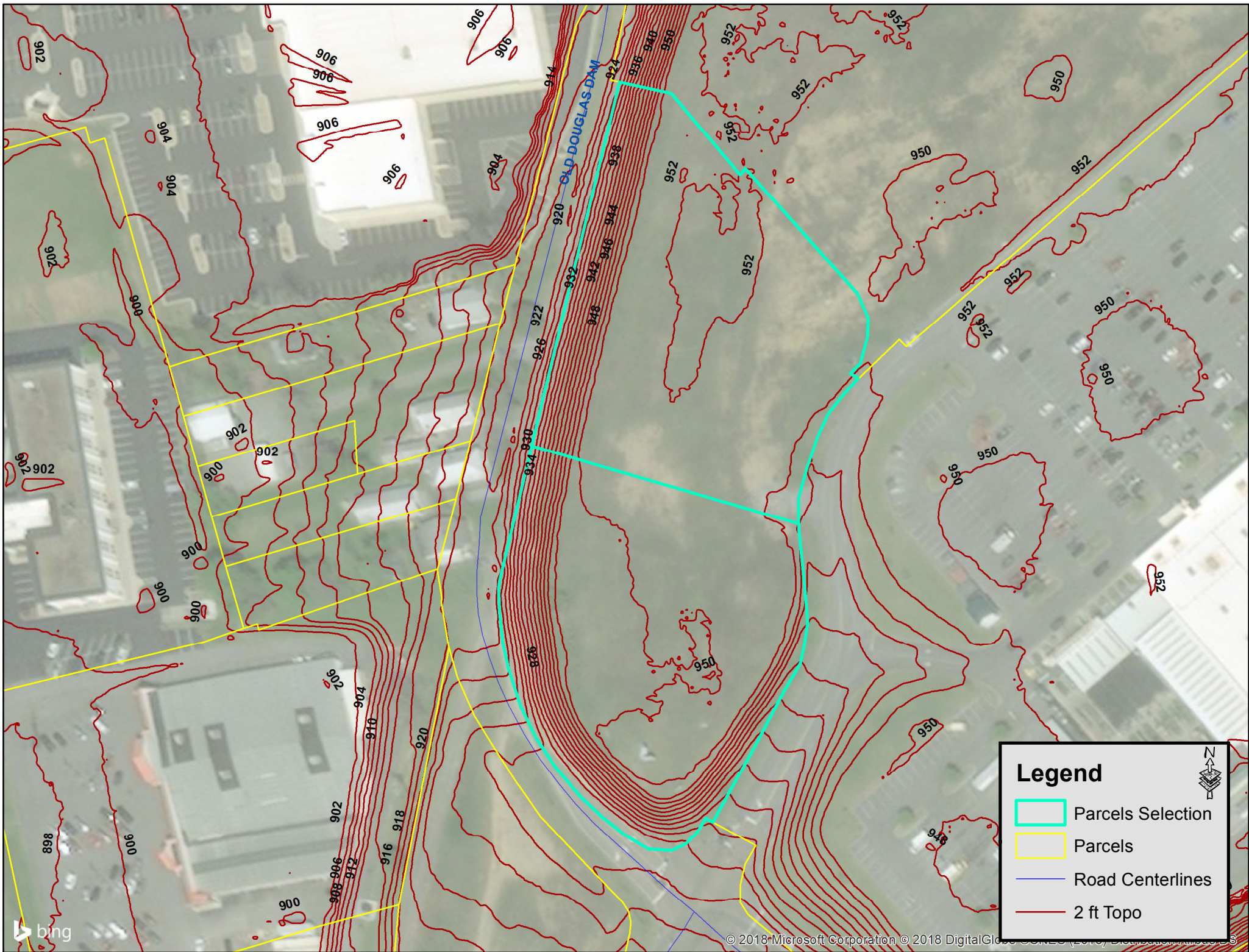
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Legend

- Parcels Selection
- Parcels
- Road Centerlines
- Manholes
- Sewer Pipes
- Fire Hydrant
- Water Pipes





Legend

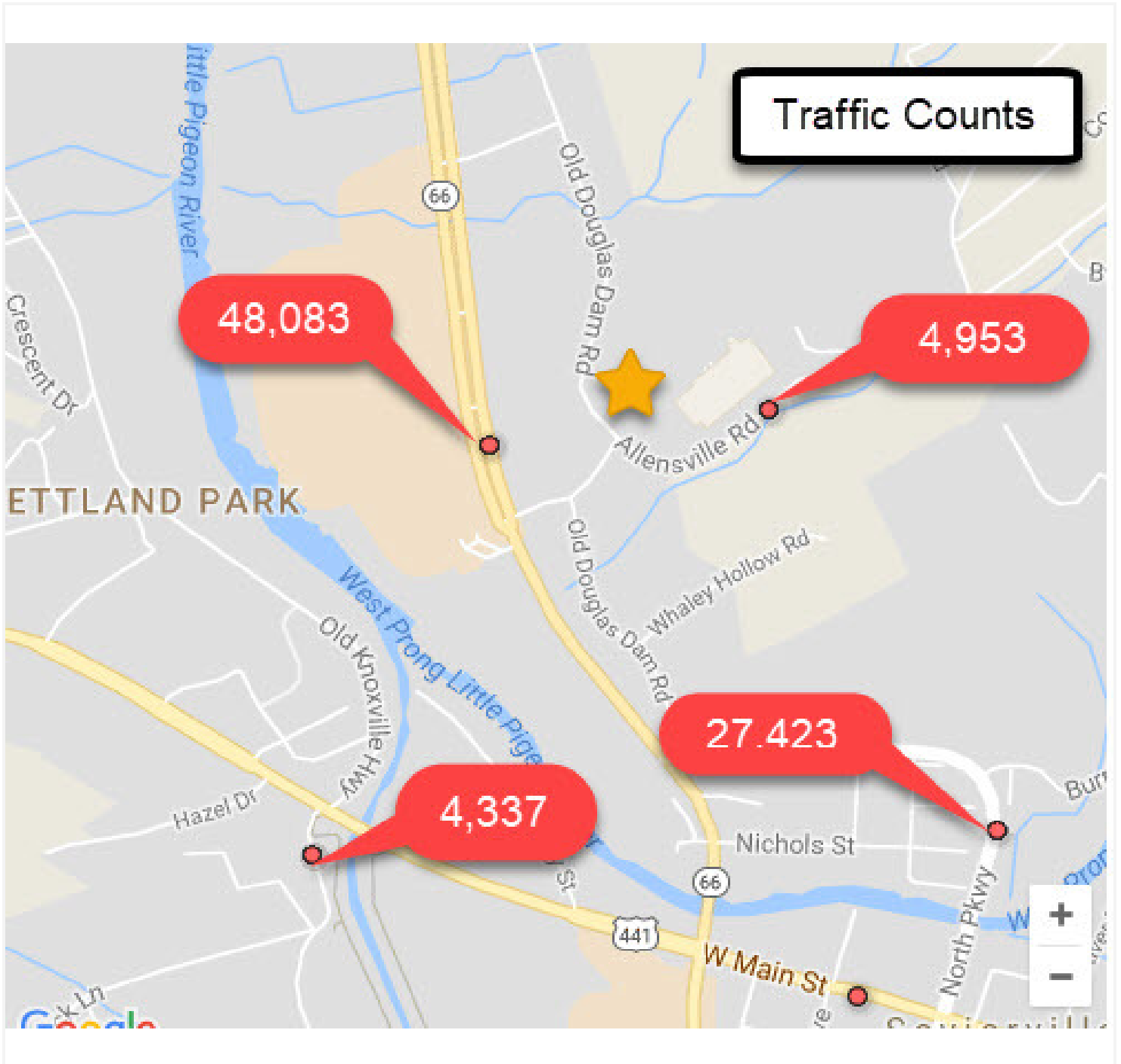
- Parcels Selection
- Parcels
- Road Centerlines
- 2 ft Topo



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TRAFFIC COUNTS



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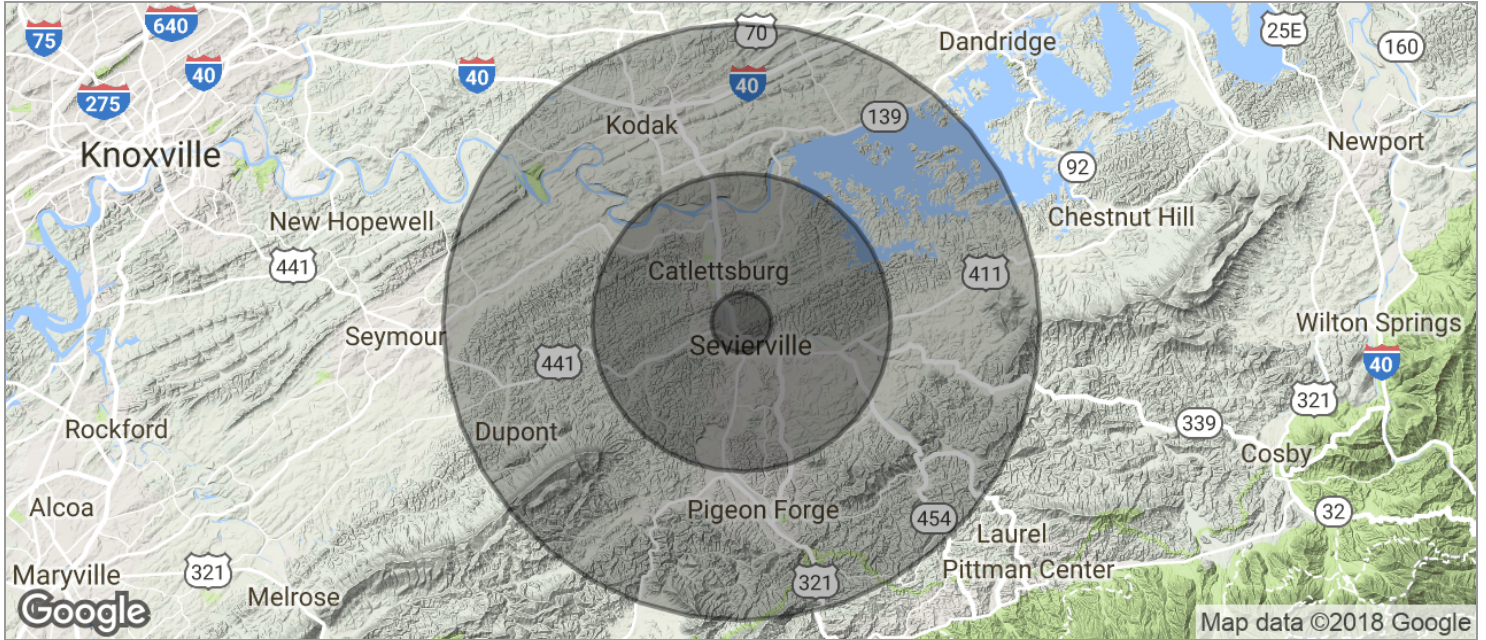
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,158	26,712	72,920
MEDIAN AGE	37.4	37.6	39.8
MEDIAN AGE (MALE)	34.1	34.7	38.2
MEDIAN AGE (FEMALE)	41.0	41.6	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	541	12,138	31,025
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$43,990	\$49,743	\$53,932
AVERAGE HOUSE VALUE	\$202,500	\$201,585	\$214,803

* Demographic data derived from 2010 US Census



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