

# Offering Memorandum

## Development Tract Off I-40 Exit 440 in Cocke County, TN

Hartford Road, Cosby, TN 37722



For Sale - Hartford Road

# Table Of Contents

1.73 Acres | \$332,370 / AC

## Table of Contents

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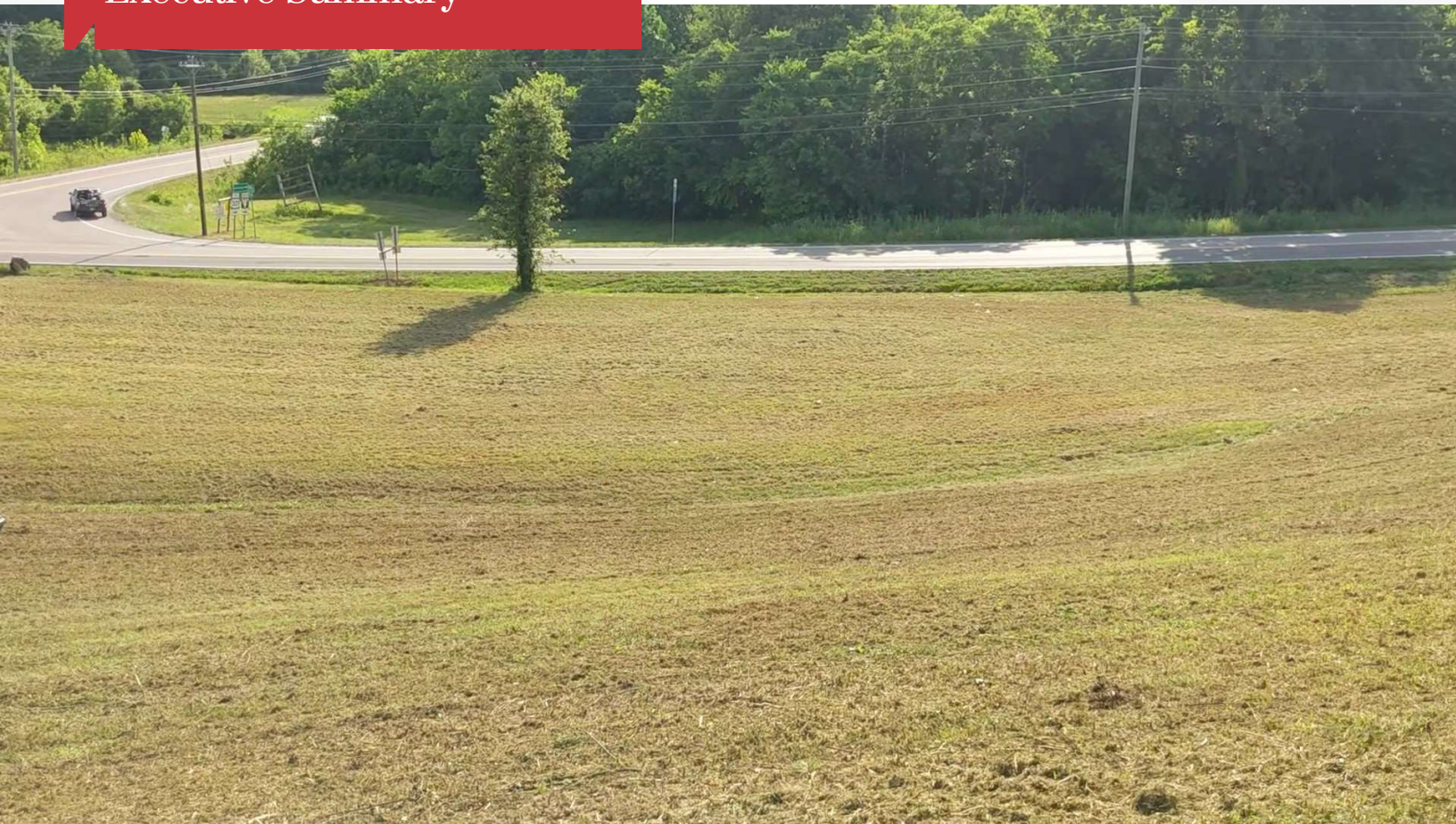
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## Section 1

# PROPERTY INFORMATION



# Executive Summary



SALE PRICE: \$575,000

LOT SIZE: 1.73 Acres

APN #: 084 012.02

ZONING: Cocke County has no zoning plan in effect.

MARKET: Cocke County, TN

SUB MARKET: I-40 Exit 440

CROSS STREETS: Hartford Road & Wilton Springs Road

## Property Highlights

- 1.73 acres, located just off I-40 Exit 440 with excellent visibility and access
- Public water is located across the street (availability to be confirmed)
- Property is unzoned - Cocke County has no zoning in effect
- East side fronts on-ramp to I-40 East.
- West side front Hartford Road (State Highway 73)
- 30,097 I-40 Annual Average Daily Traffic (AADT) Count



## Property Description



### Property Overview

This unimproved land tract is located immediately off I-40 Exit 440 in Cocke County, TN. It has rolling topography and excellent road frontage. Potentially a good site for a convenience store/gas station or other retail development catering to Interstate travelers. No zoning restrictions.



## Additional Photos

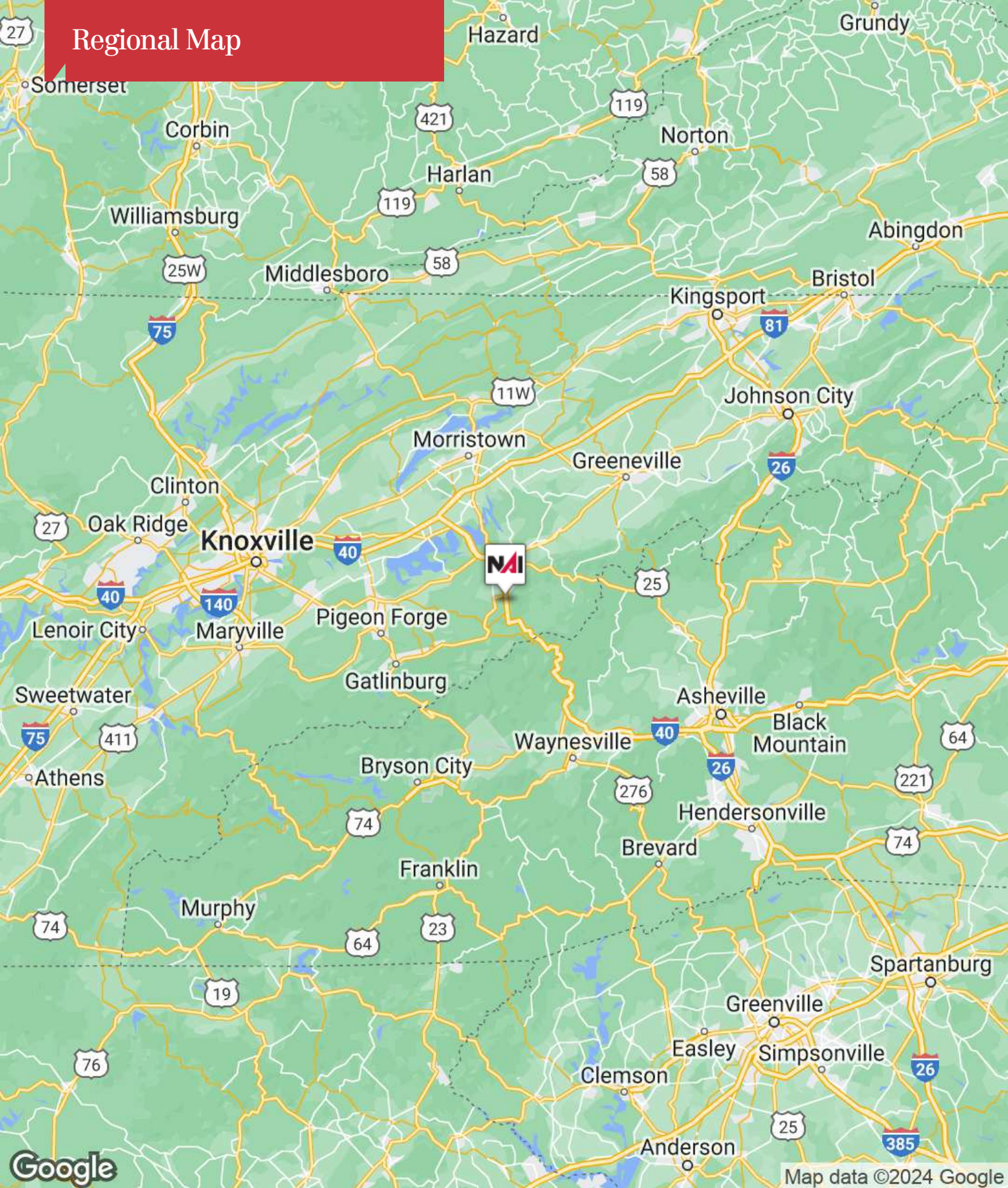




## Section 2

# LOCATION INFORMATION





## Regional Map



## Aerial Map (1)





## Aerial Map (2)



Boundary



# Aerial Map With Contours - FEMA Flood Zones



Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped Not Included

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963 Dolly Parton Parkway, Sevierville, TN

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



# 3-D Map (1)



 Boundary

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963 Dolly Parton Parkway, Sevierville, TN



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## Section 3

# ABOUT THE COMPANY



# David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

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### Memberships & Affiliations

Certified Commercial Investment Member (CCIM)  
National Association of Realtors (NAR)  
Tennessee Association of Realtors (TAR)

### Education

United States Naval Academy, Annapolis, Maryland, 1975  
(B.S., International Security Affairs)

### Professional Background

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.