

Offering Memorandum

Commercial Development Land

Teaster Lane, Pigeon Forge, TN 37863



For Sale - Teaster Lane

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1.83 Acres | \$177,596 / AC

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Section 1

PROPERTY
INFORMATION

Executive Summary



SALE PRICE:	\$325,000
GRM:	
LOT SIZE:	1.83 Acres
APN #:	094D A 004.00, 004.01 & 005.00
ZONING:	C-6 Mixed-use Commercial District
MARKET:	Knoxville-Morristown- Sevierville CSA
SUB MARKET:	Pigeon Forge
CROSS STREETS:	Teaster Lane & Ridge Road
TRAFFIC COUNT:	22,929

Property Highlights

- Extensive road frontage
- Municipal utilities available
- Commercial zoning district
- Corner tract

Property Description



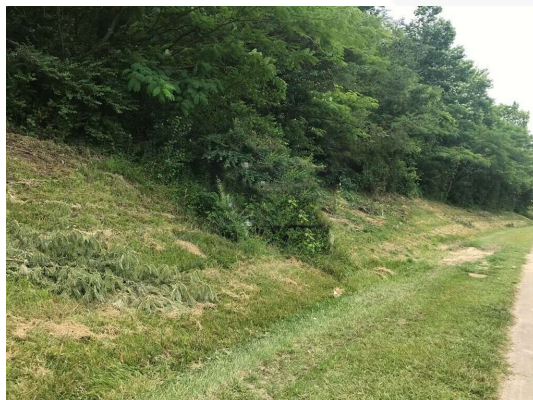
Property Overview

Three adjacent commercially zoned parcels located on the north side of Teaster Lane within the city limits of Pigeon Forge, Tennessee. The combined 1.83-acre tract is zoned for mixed-use commercial use. The property is long and narrow with relatively steep topography. Excellent road frontage and visibility. Teaster Lane has experienced major growth in commercial development in recent years. Some developments are: The Ripken Experience, The Mountain Mile, Pigeon Forge Convention Center, The Island and numerous franchise hotels.

Location Overview

Located on the northeast corner of Ridge Road and Teaster Lane, within the city limits of Pigeon Forge, Sevier County, Tennessee.

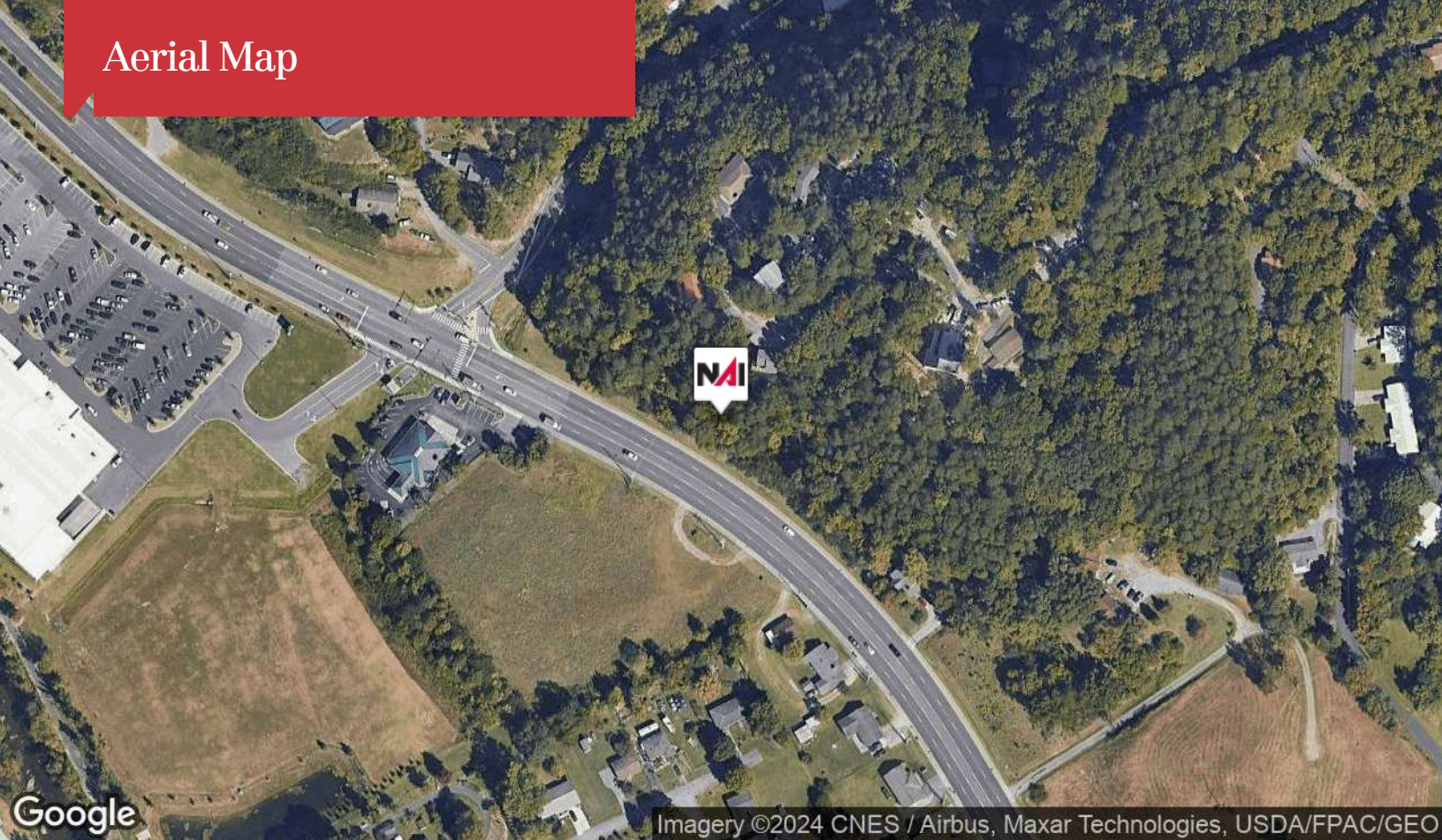
Additional Photos



Section 2

LOCATION INFORMATION

Aerial Map

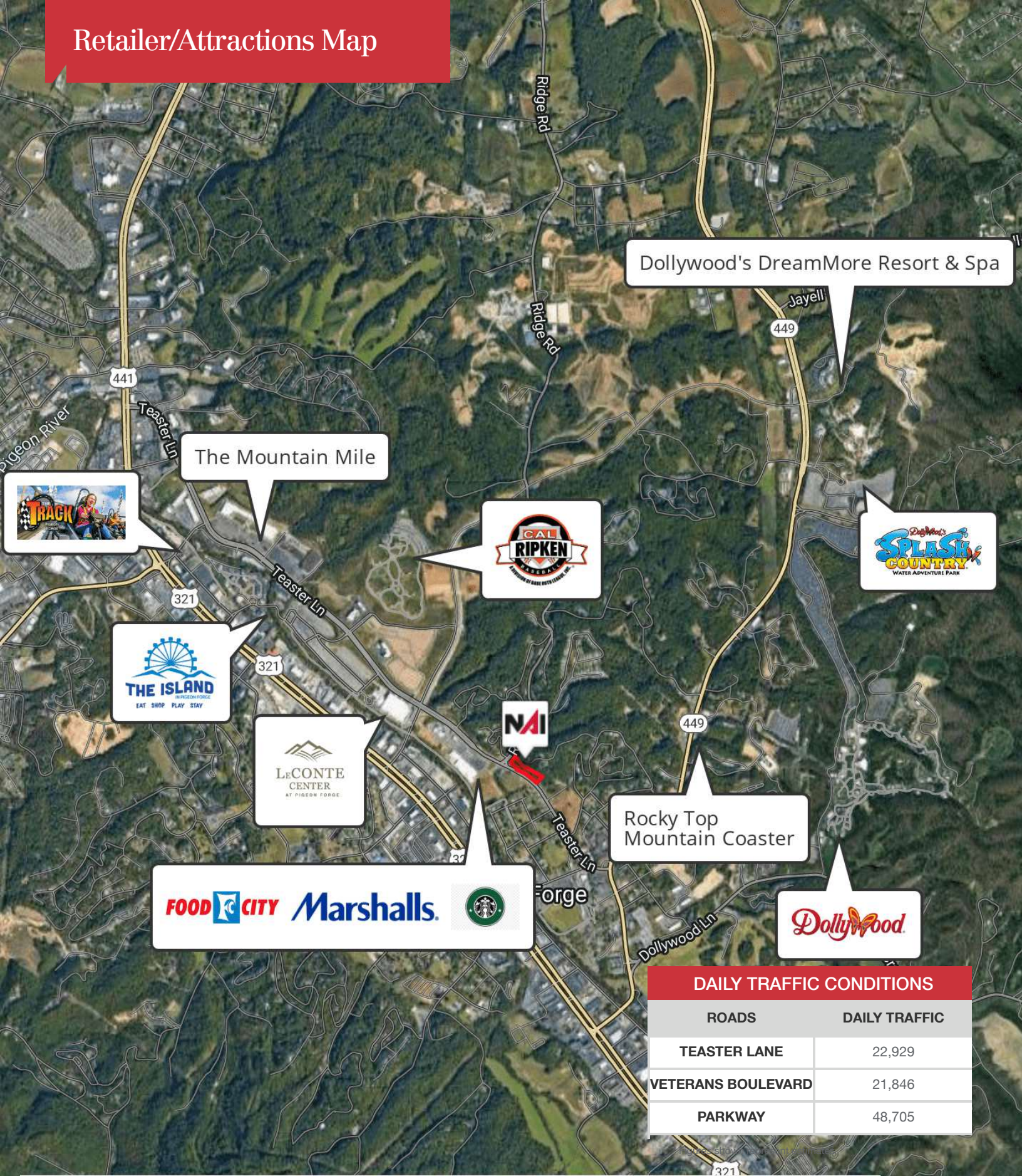


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Retailer/Attractions Map



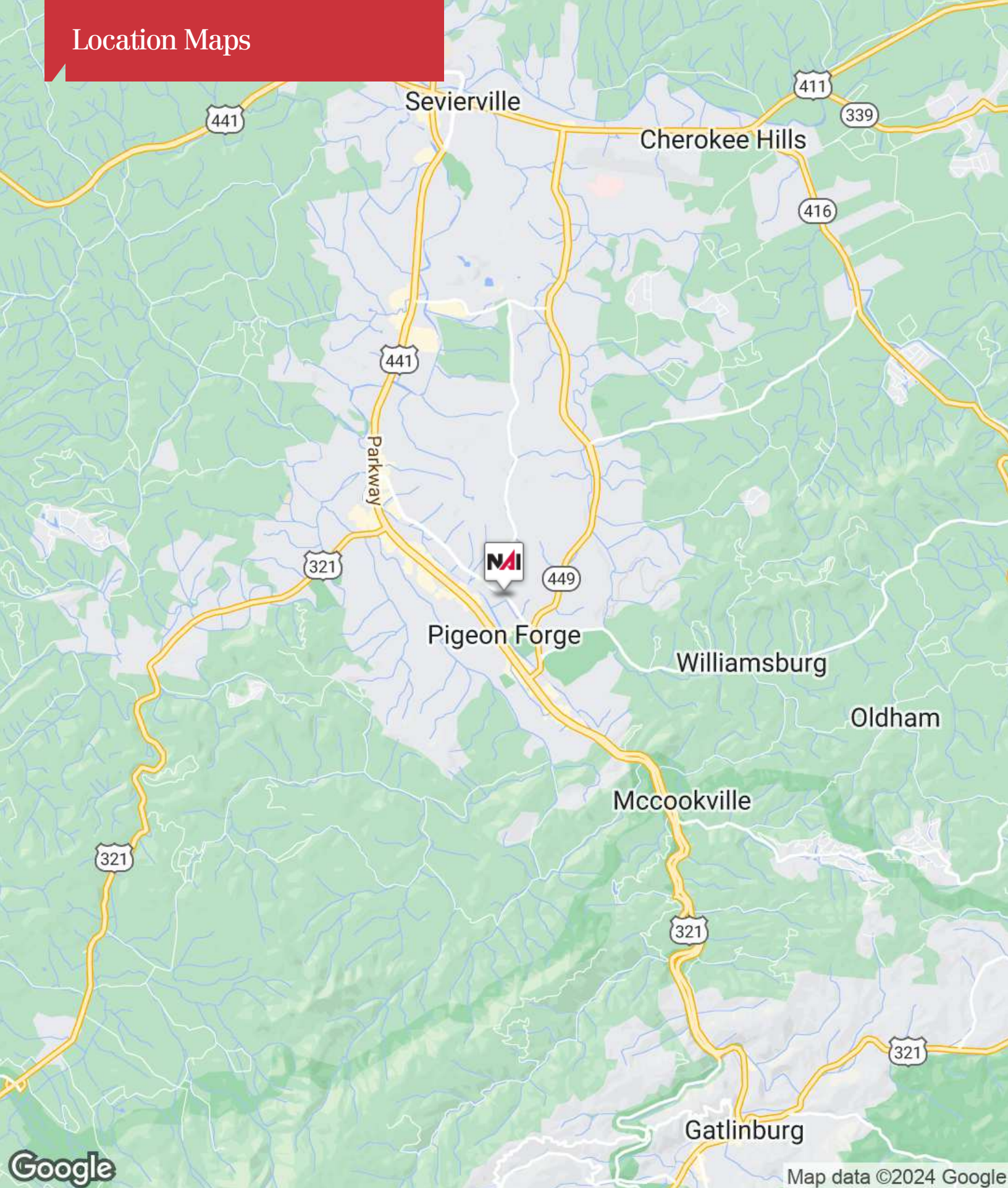
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Select Hotels Map

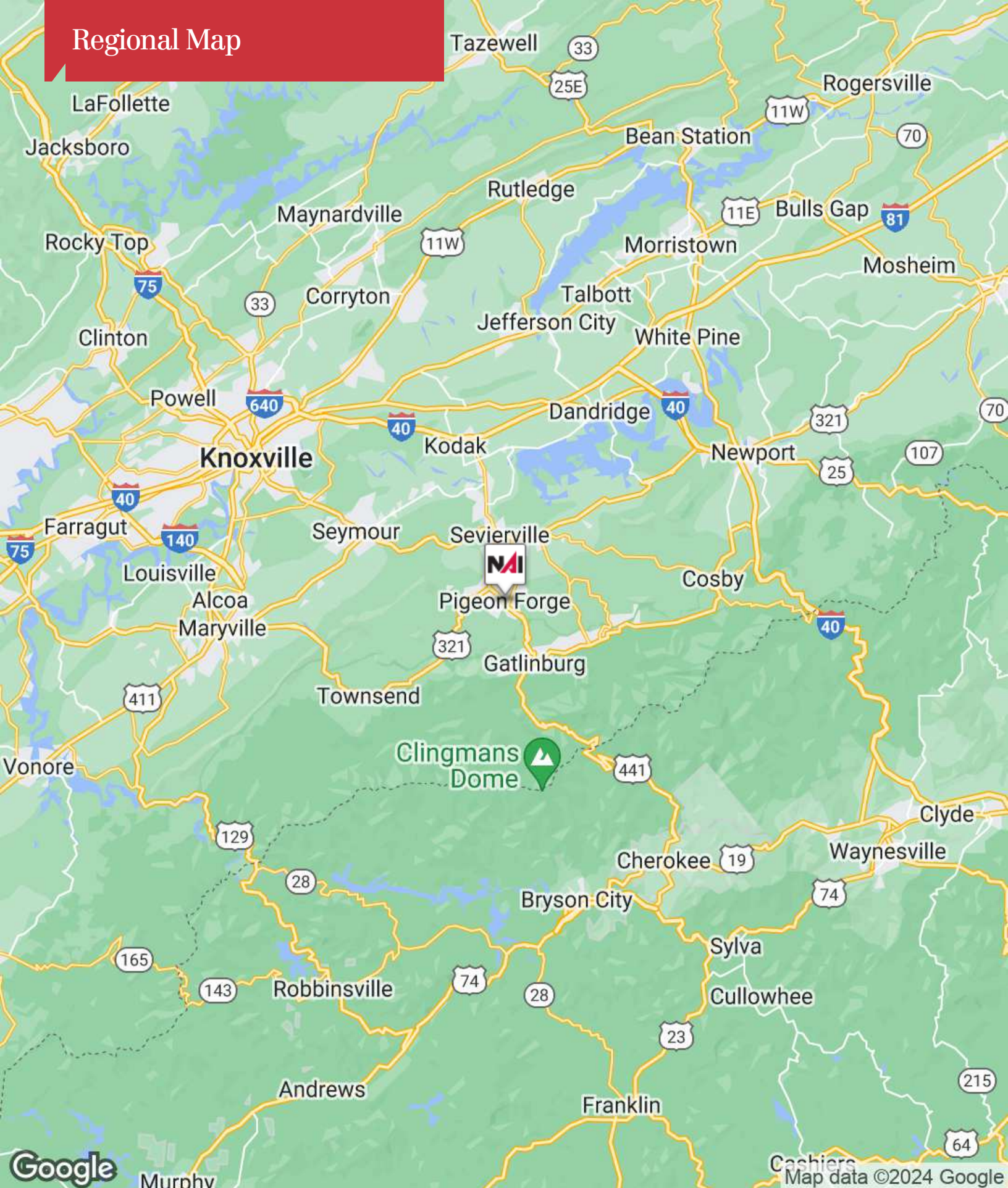


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Location Maps



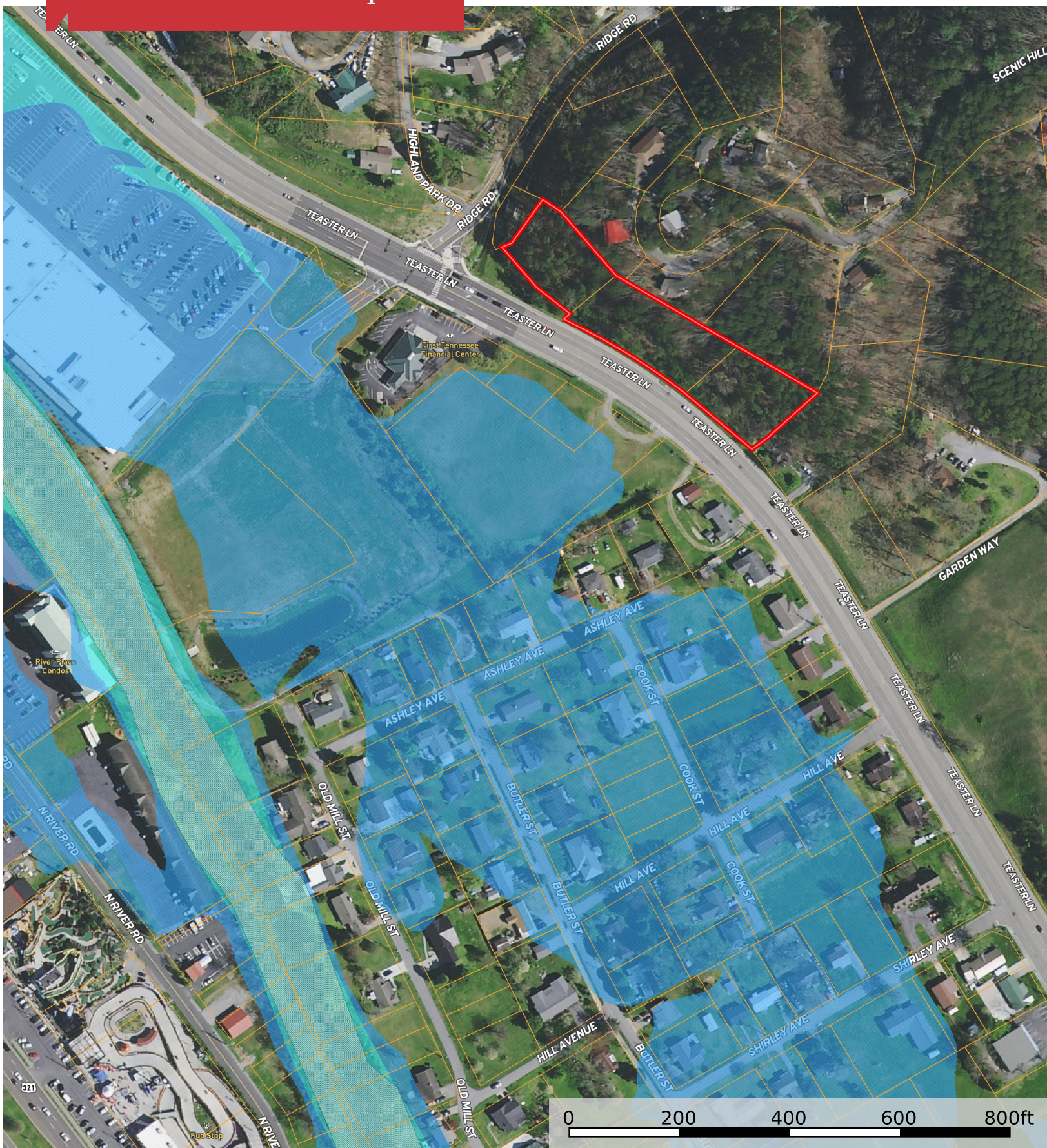
Regional Map



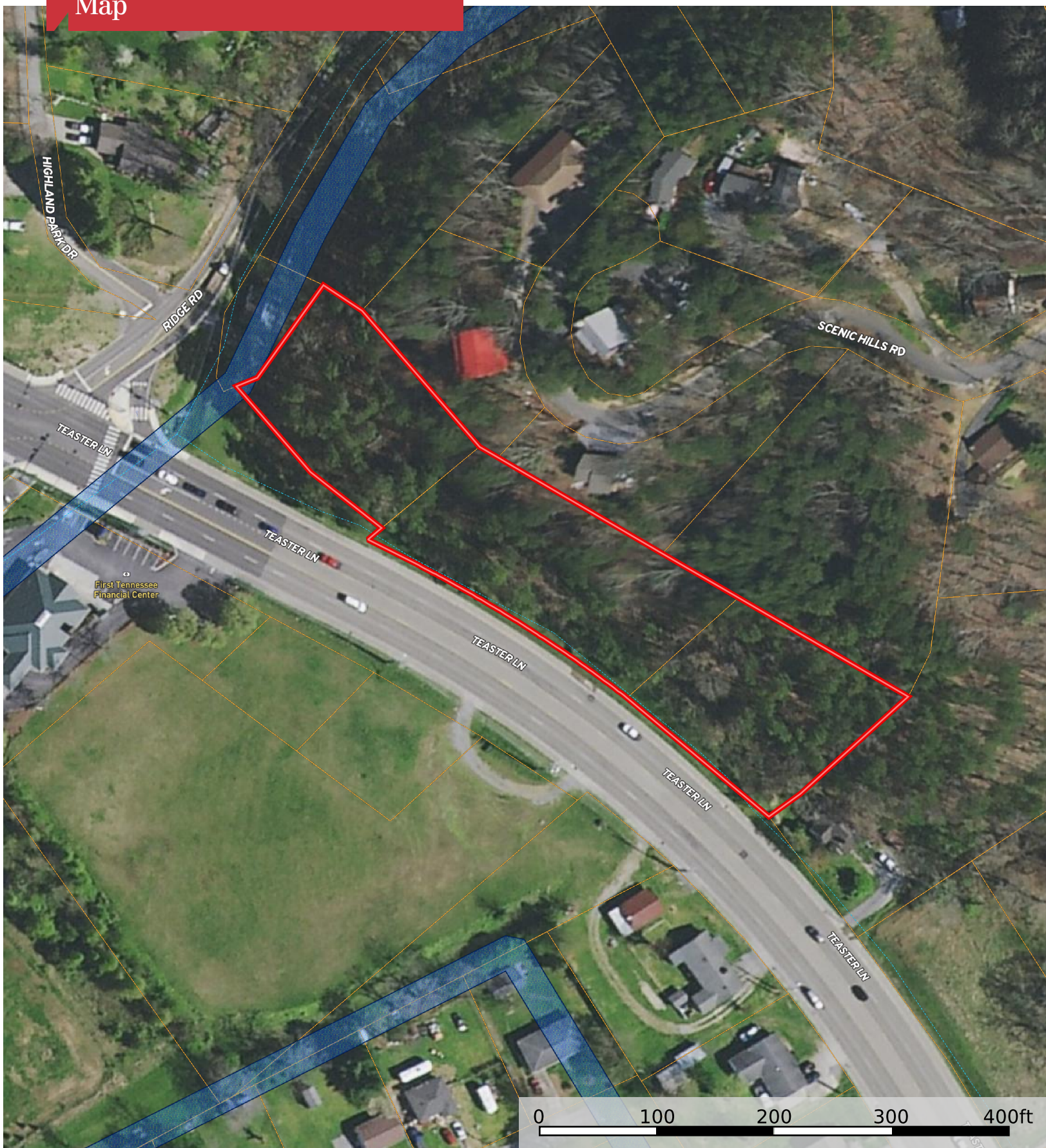


 Boundary

FEMA Flood Zones Map



Water Features & Wetlands Map





David Gothard, CCIM

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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.