

Offering Memorandum

Seymour Commercial Tract

11211 Chapman Highway, Seymour, TN 37865



For Sale - 11211 Chapman Highway

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1.35 Acres | \$258,519 / AC

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Section 1

PROPERTY
INFORMATION

Executive Summary



SALE PRICE: \$349,000

LOT SIZE: 1.35 Acres

APN #: 045 100.00

ZONING: C2

MARKET: Knoxville-Sevierville

SUB MARKET: Seymour

CROSS STREETS: Maryville Highway,
Simmons Road

Property Highlights

- Good Visibility
- Good Accessibility
- High Traffic Count
- Concentration of Commercial Services
- 258 feet road frontage

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Property Description

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Property Overview

This 1.35-acre unimproved lot is attractively located on Chapman Highway, 700 feet from the intersection with Maryville Highway and Boyd's Creek Highway. The site has good visibility with 258 feet of road frontage and the highway has a traffic count of 28,137 (2022).

The area is a concentration of commercial services including Smart Bank, Home Federal Bank, Food City, McDonalds, Burger King and other food services, Weigel's and Exxon.

The site is zoned C-2 and has electricity and utility water.

In the back of the lot there's a desolated barn/structure.

The north-west part of the lot has a gully with a drop-off of up to 15 feet.

On site is an occupied mobile home that will not convey with the property.. Contact the agent for details.

Location Overview

The property is located on the south side of Chapman Hwy, approximately 700 feet from the intersection with Maryville Highway.

Additional Photos



Additional Photos



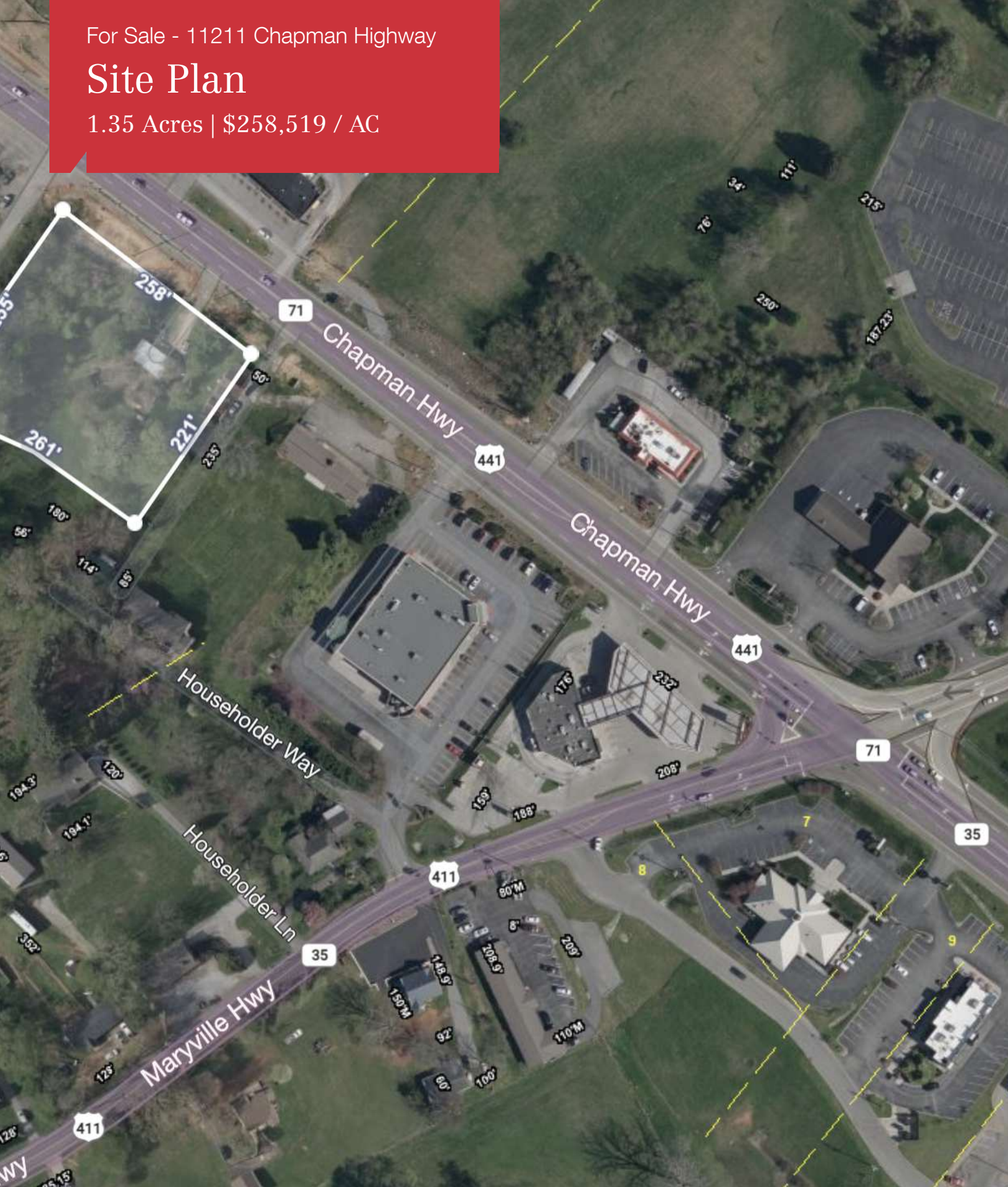
Additional Photos



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Site Plan

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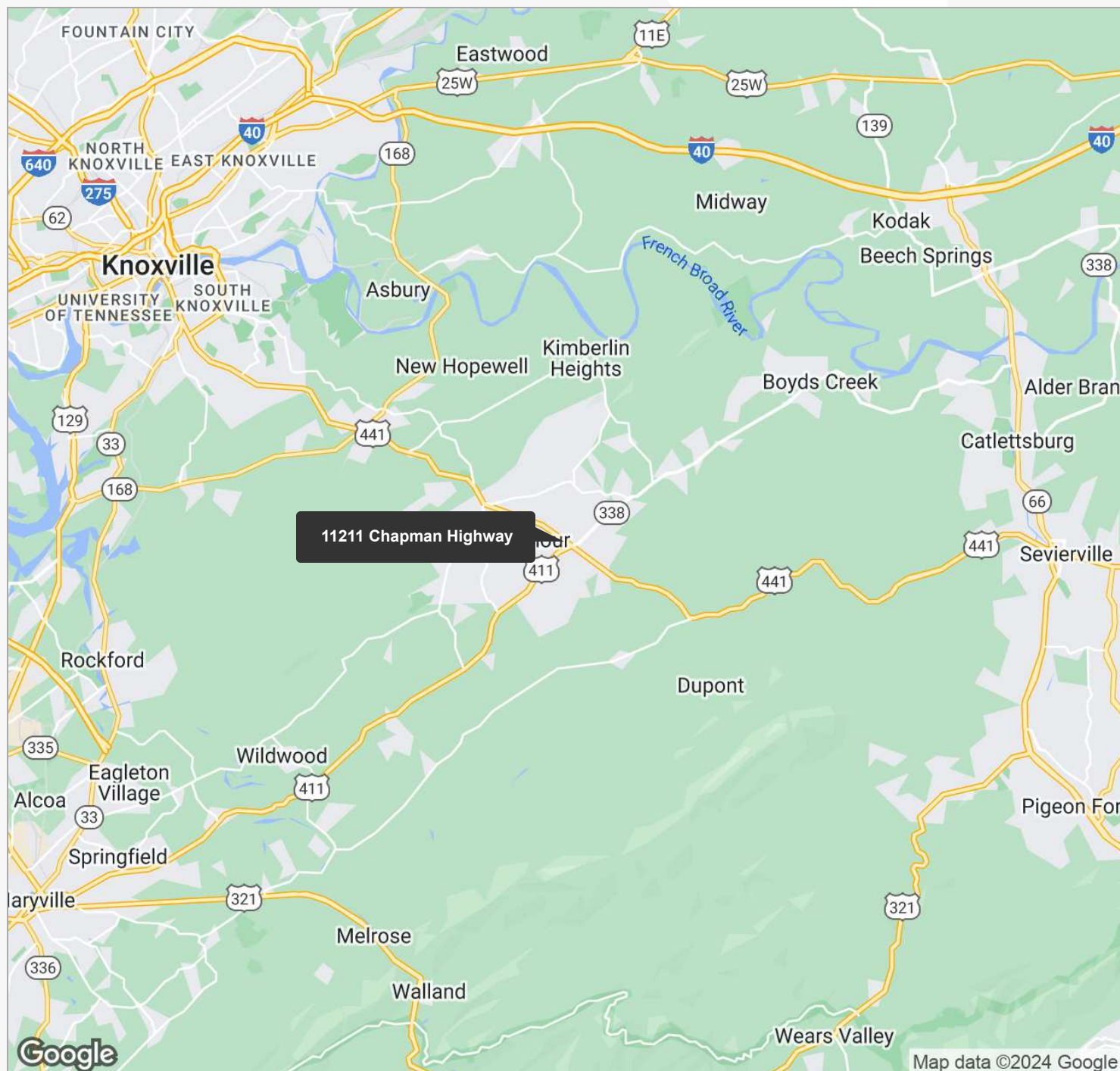


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City Map

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Seymour, Tennessee



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Retailer/Parcel Map

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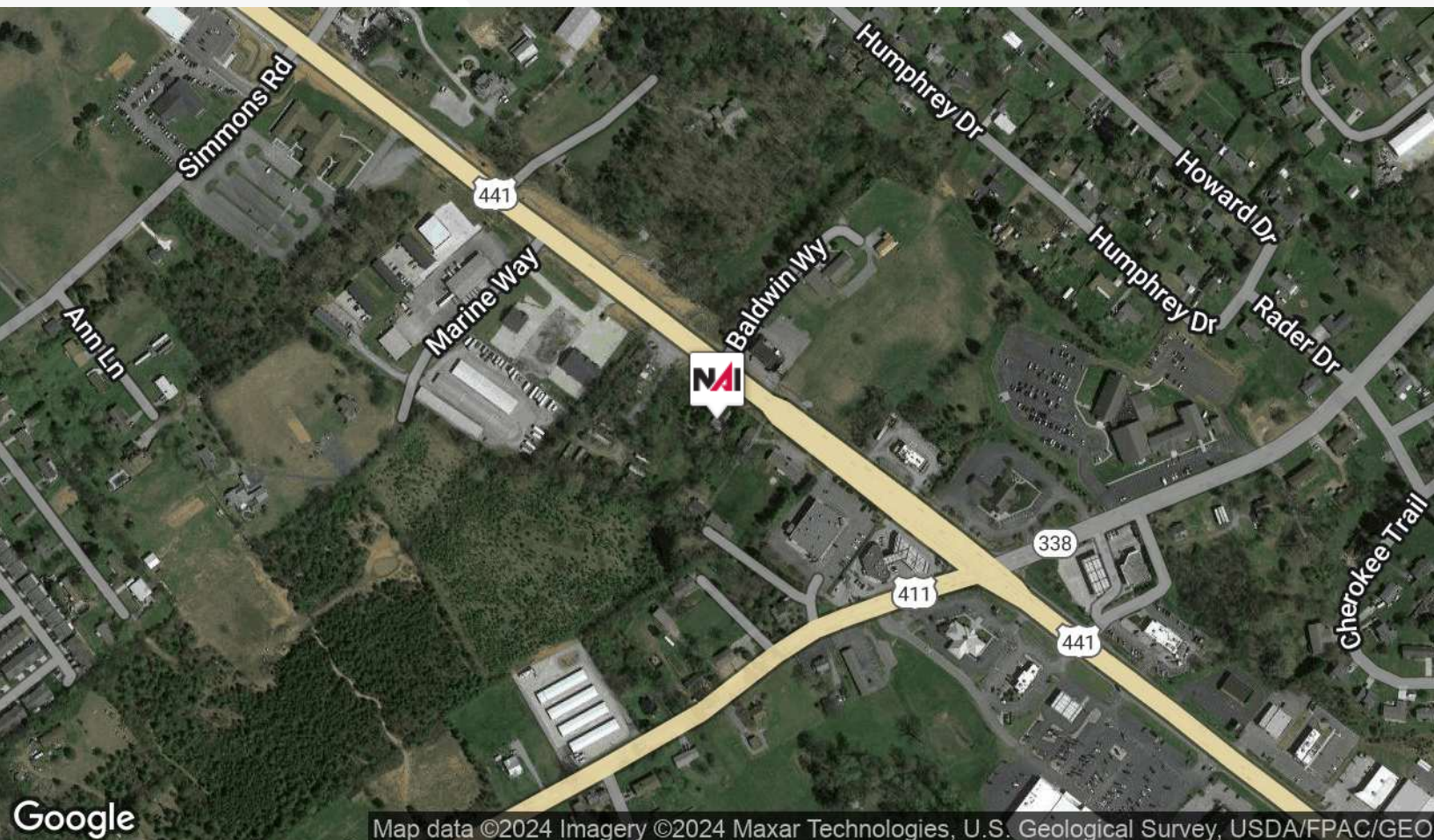
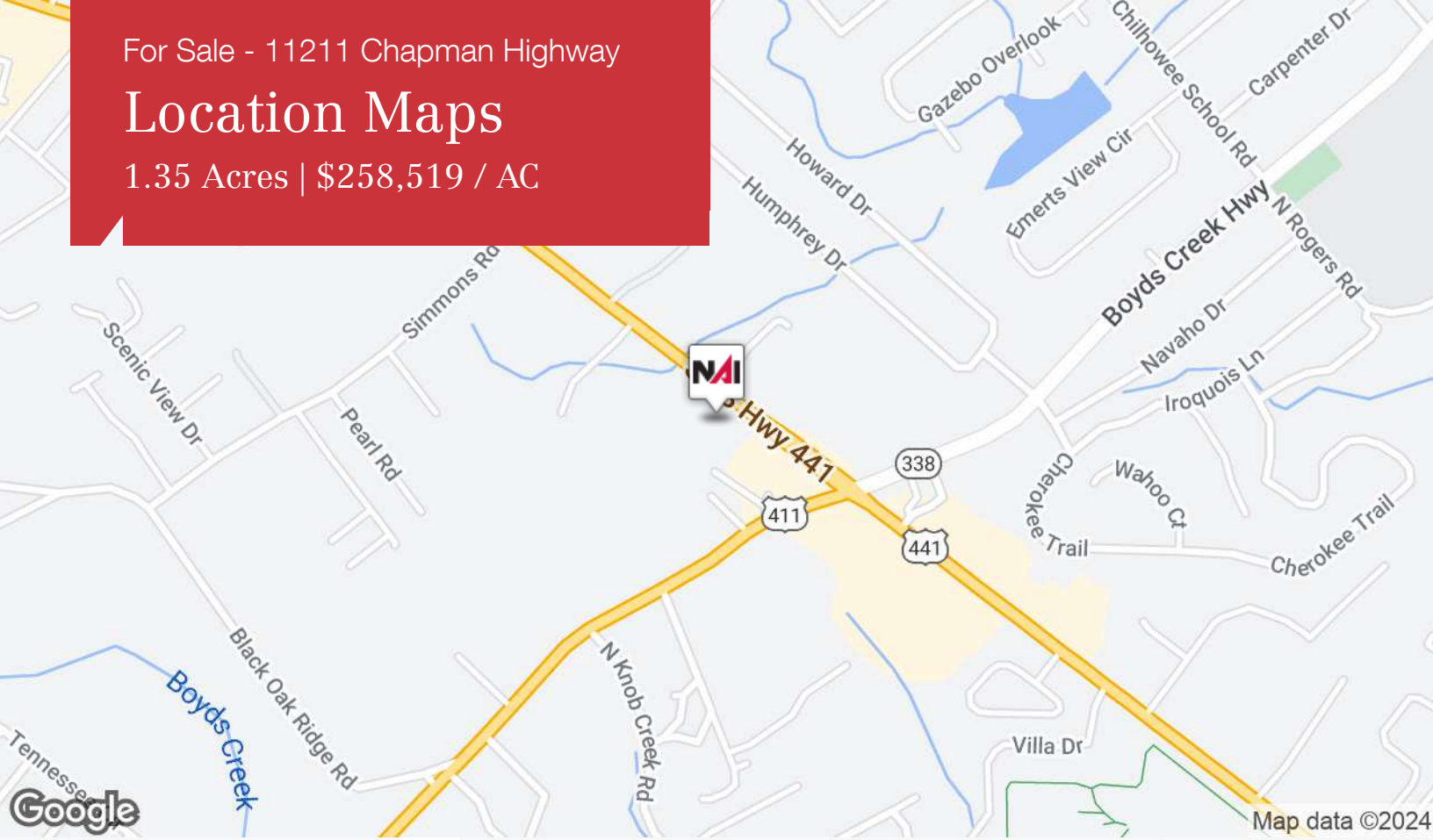
Google

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Location Maps

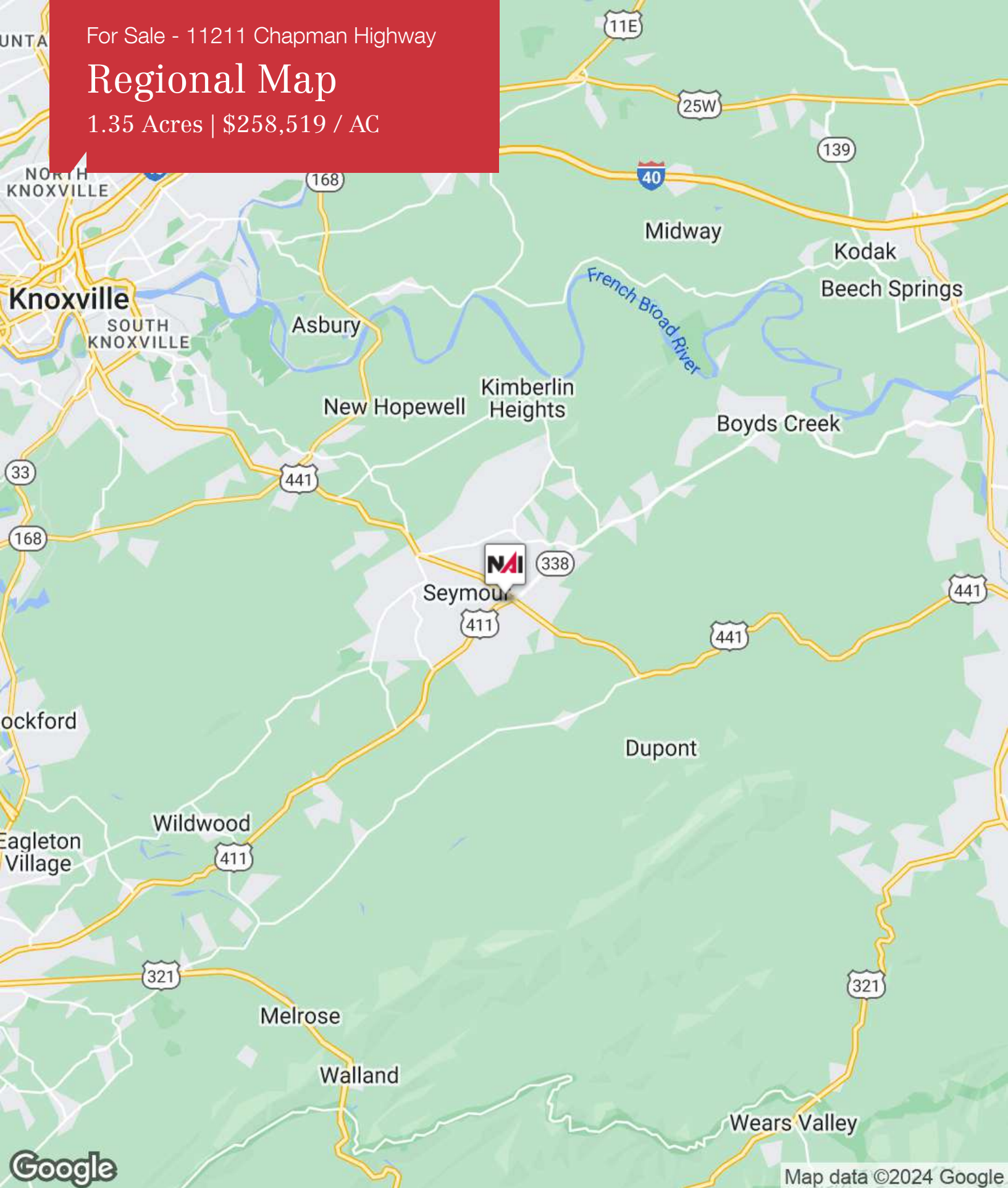
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Regional Map

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Aerial Map

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Google

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NAI Koella
RM Moore

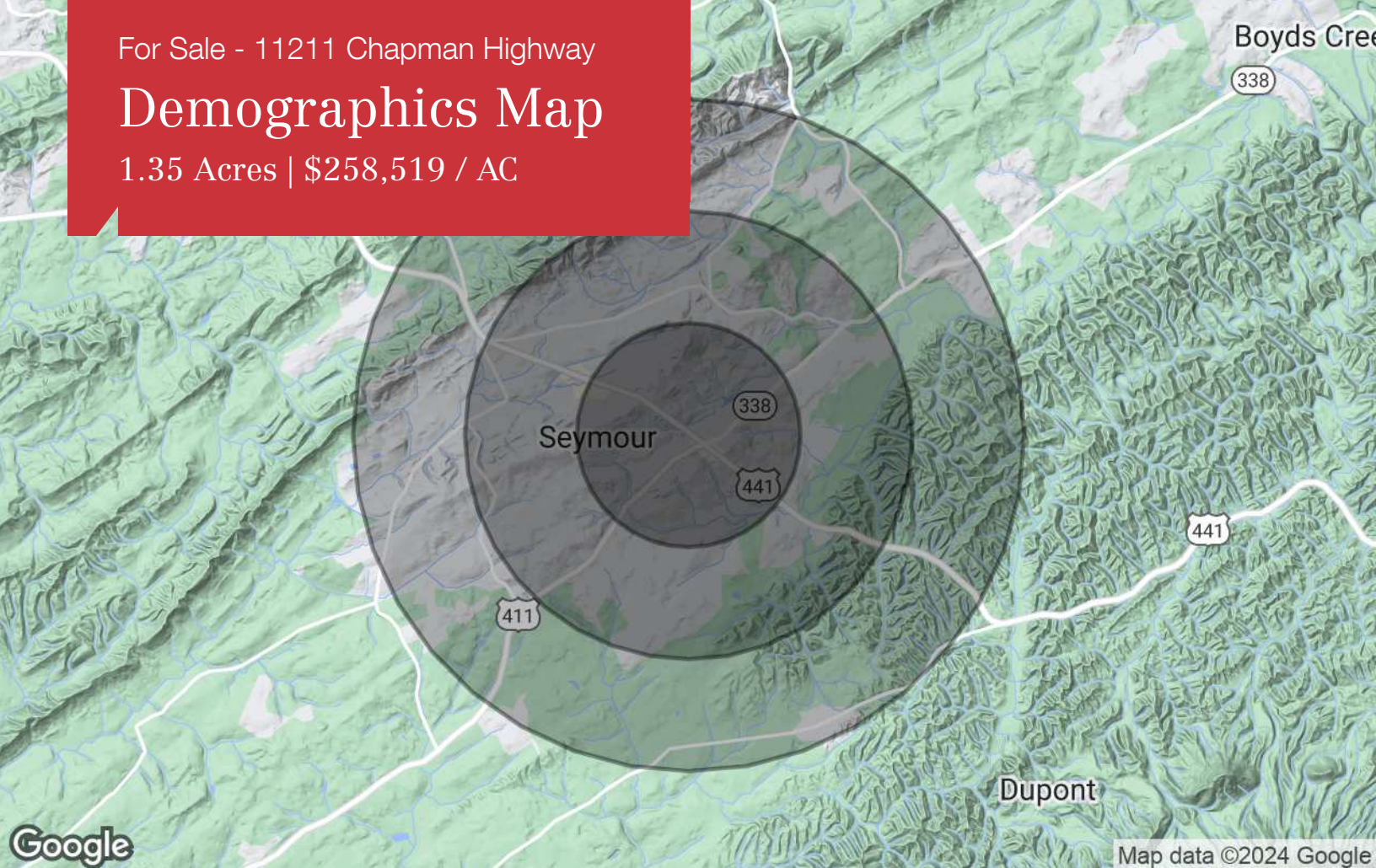
963 Dolly Parton Parkway
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koellamoore.com



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Demographics Map

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Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	2,874	9,834	18,438
MEDIAN AGE	43.8	40.7	39.3
MEDIAN AGE (MALE)	41.7	37.1	35.6
MEDIAN AGE (FEMALE)	44.9	42.9	41.7

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	1,333	4,175	7,498
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$65,033	\$68,447	\$70,964
AVERAGE HOUSE VALUE	\$201,890	\$195,221	\$192,698

Race

	1 Mile	2 Miles	3 Miles
% WHITE	96.3%	97.0%	97.4%
% BLACK	0.3%	0.5%	0.7%
% ASIAN	3.4%	2.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.4%	0.6%

Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	1.2%	2.1%	2.5%

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio 1

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AUGUST TIMISELA

Hotel & Investment Advisor

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TN #331617

PROFESSIONAL BACKGROUND

August is an all-round real estate professional, focusing on Hospitality and Investment Properties, but offering a full-range service of Acquisition, Disposition, Sale/Lease-back and Lease transactions for all types of commercial real estate. August has almost 30 years of international real estate and investment experience in various positions in the industry.

August's career in the real estate industry started with Real Estate Asset Management for institutional investors in Europe. From 1993 to 2000 he was involved in fund management of over \$5 billion as an investment analyst (office, retail, hospitality) with Dutch pension fund PGGM and with German bank Sal. Oppenheim (OIK). From 2000 to 2007 August worked in several senior advisory positions (BCI and AOS-Studley) providing management, real estate and economic consultancy services to corporations, investors and developers in regions across Europe. From 2007 to 2012 he was course manager and lecturer Corporate Real Estate Management at Breda University's Academy of Hotel & Facility Management.

After moving from the Netherlands to Knoxville, TN he started working with NAI Koella | R.M.Moore in 2015. Since 2019 he's operating from the Sevierville office.

EDUCATION

Radboud University, M.Sc. Urban Planning, 1993

Cornell University, certification, Hotel Real Estate Investment & Asset Management, 2016

MEMBERSHIPS

NAR National Association of REALTORS

TAR Tennessee Association of REALTORS

KAAR Knoxville Area Association of REALTORS

GSMAR Great Smoky Mountains Association of Realtors

Knoxville Hospitality Association

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