

Apple Lane
Sevierville, TN

NAI Koella
RM Moore

Apple Ln
bing

Confidential Offering Memorandum presented by:

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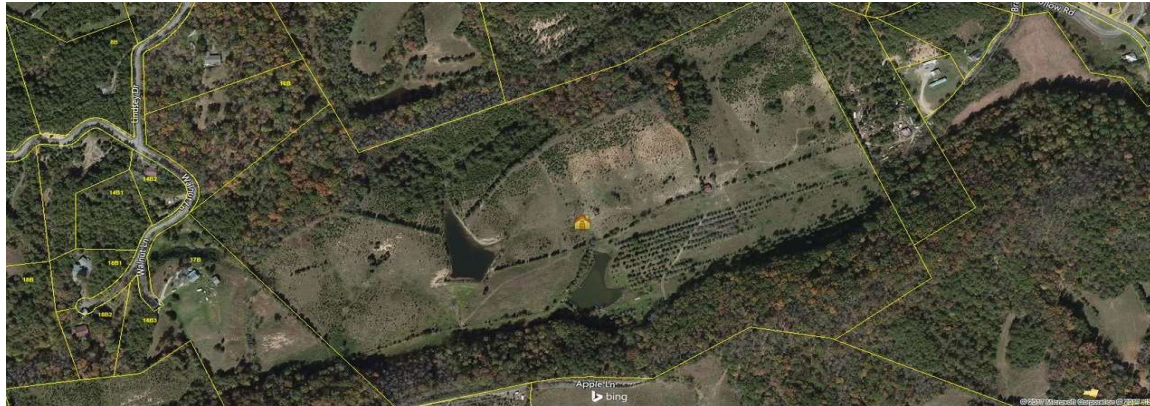
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PROPERTY INFORMATION

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Executive Summary



Property Details

Sale Price	\$1,200,000
Lot Size	92.38 Acres
APN #	038 064.00
Zoning	R-1 Rural Residential
Market	Knoxville-Morristown- Sevierville CSA
Sub Market	Sevier County
Cross Streets	Kellum Creek Road And Apple Lane

Property Overview

This property consists of a 92.38-acre land tract with a small barn, shed, and two ponds. It was formerly an orchard and is partly cleared, partly wooded with generally level and rolling topography. Per tax records, the zoning is R-1 Rural Residential. Sellers will consider selling additional nearby land tracts at prices to be separately negotiated.

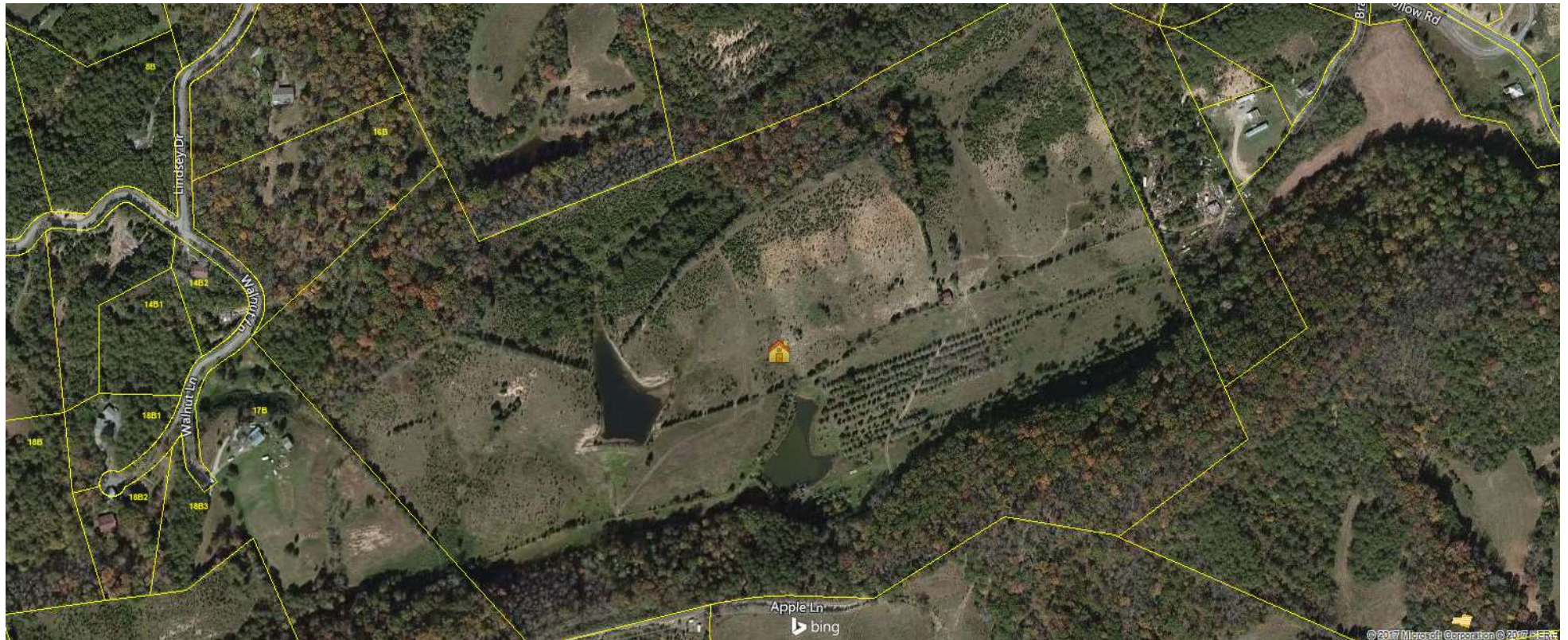
Property Highlights

- 92.38-acre tract with small barn, shed, and two ponds
- Formerly an orchard with open land and some woods
- Per tax records, Zoning is R-1 Rural Residential
- Additional nearby land tracts may be available

Property Details

PROPERTY NAME:	Large Acreage Development Tract
PROPERTY ADDRESS:	Apple Lane Sevierville, TN 37876
APN & SIZE (TRACT 1):	038 064.00 92.30 Acres Level, Rolling, Hilly
TOTAL SIZE:	92.38 Acres
ZONING:	R-1 Rural Residential
OWNERSHIP:	Fee Simple

Parcel 064 - 92.3 Acres

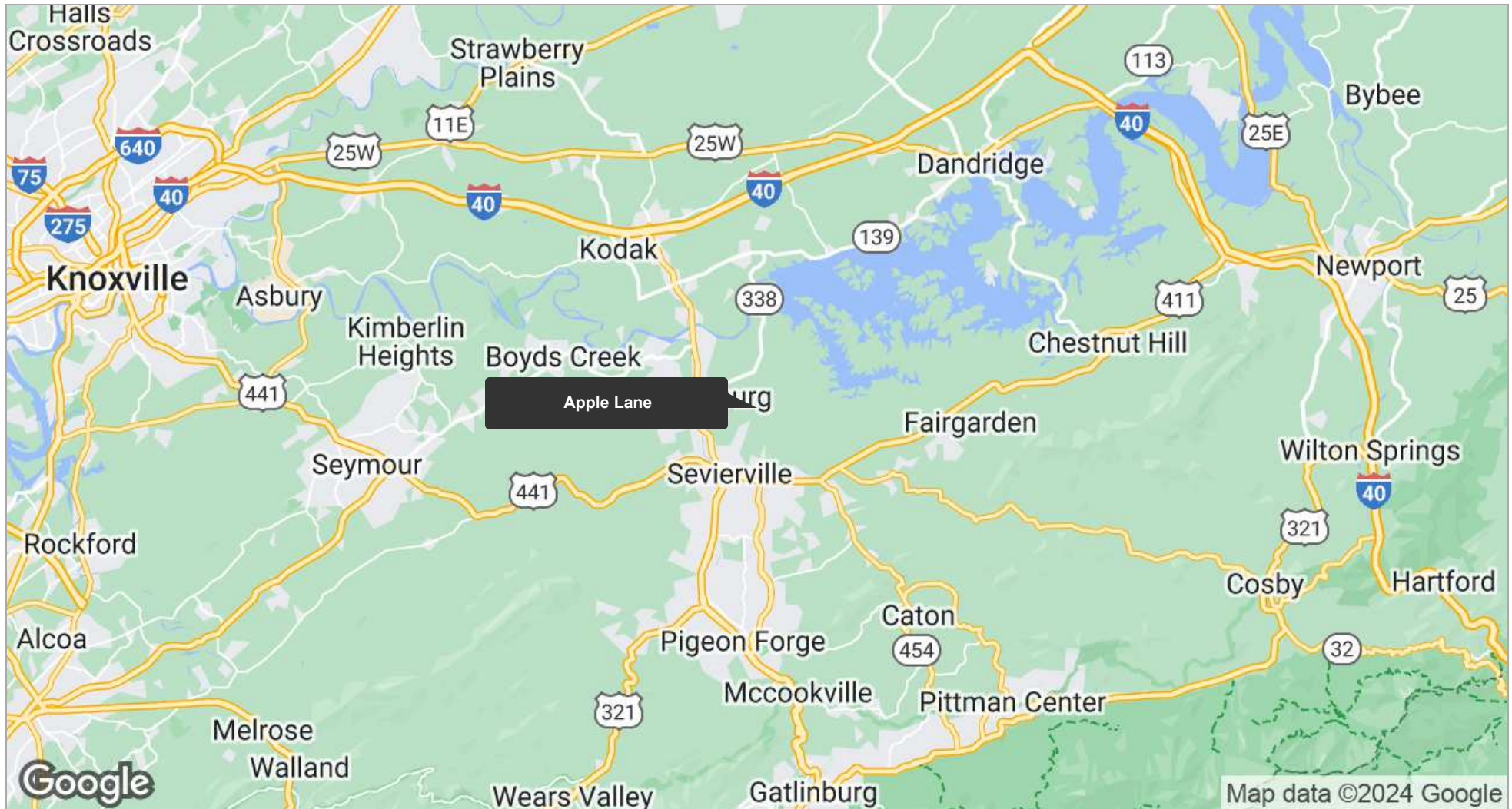




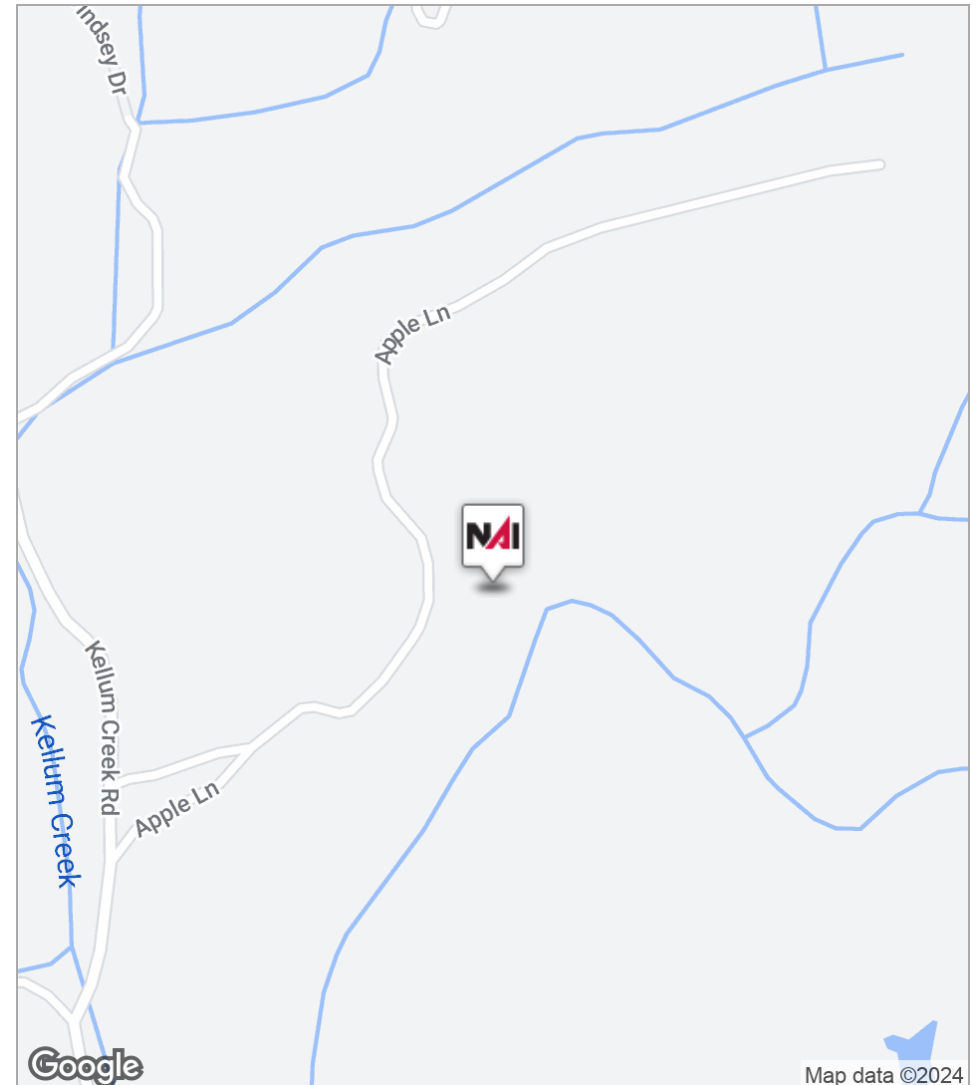
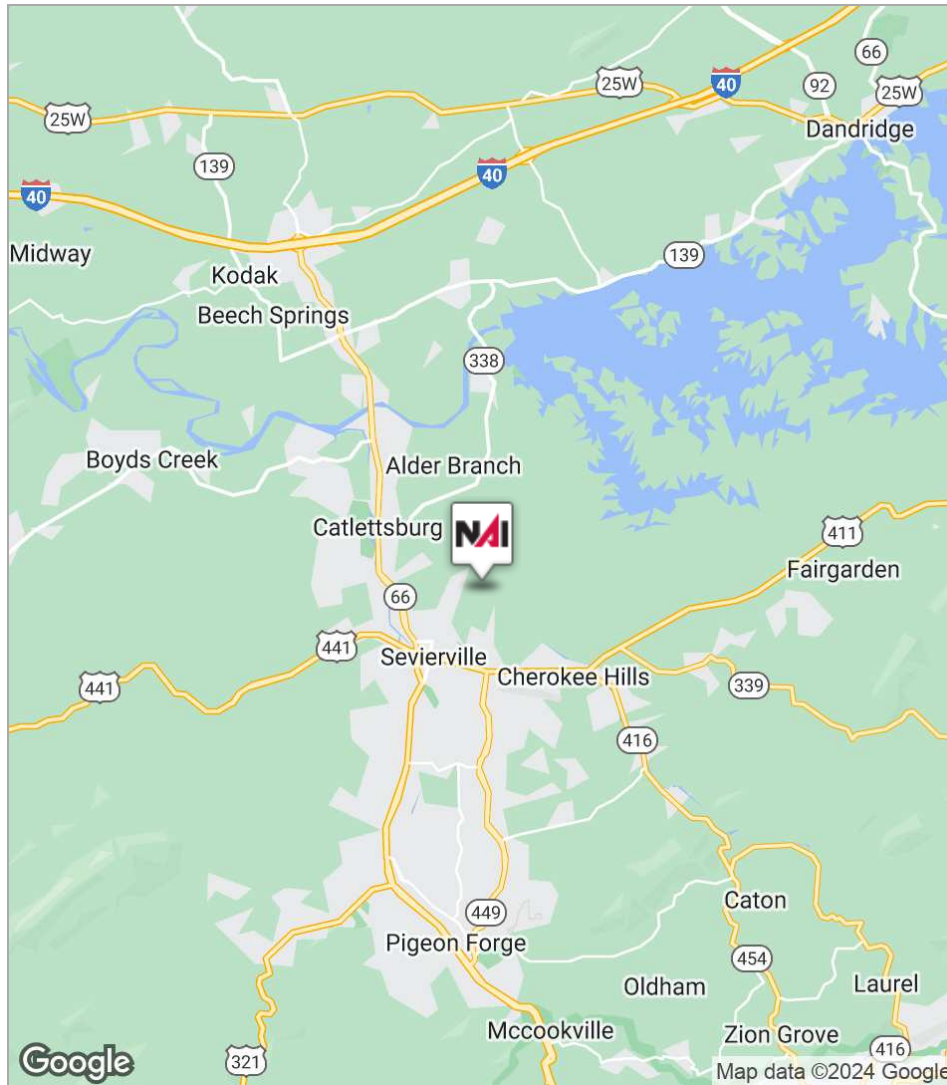
LOCATION INFORMATION

- › Regional Map
- › Location Maps

Regional Map



Location Maps





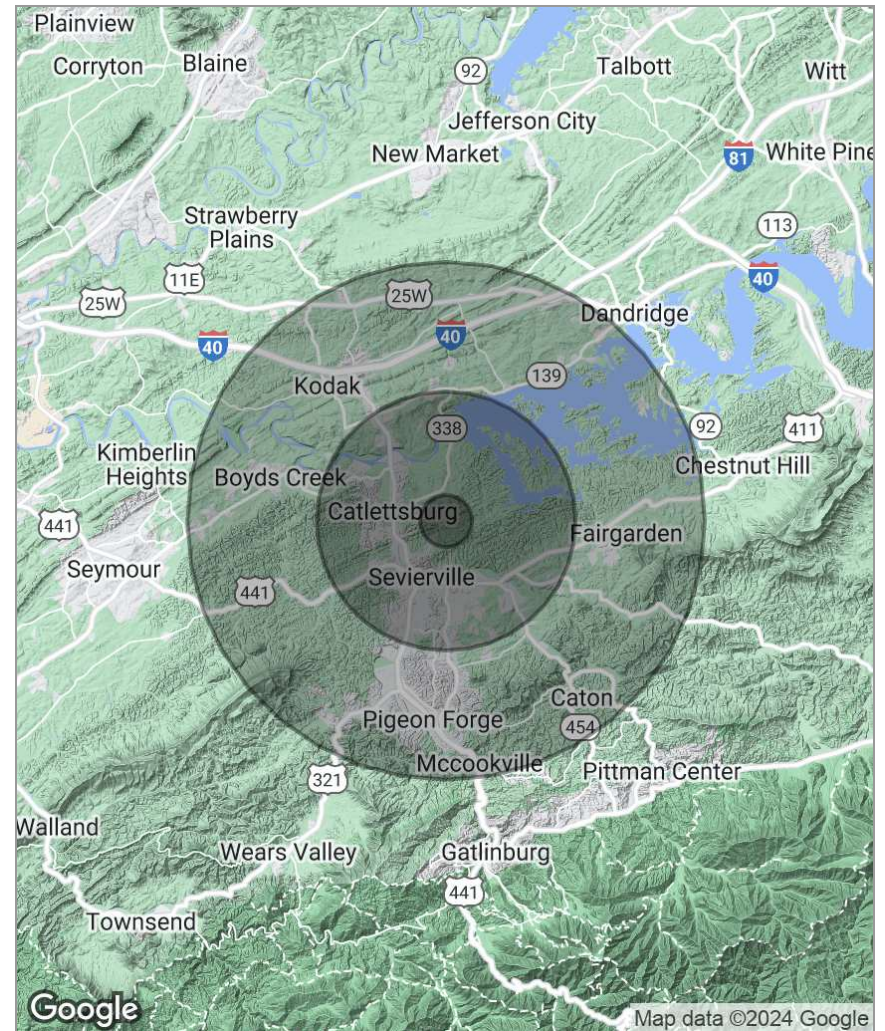
DEMOGRAPHICS

› Demographics Map

Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	746	25,518	71,835
MEDIAN AGE	41.9	38.1	39.4
MEDIAN AGE (MALE)	38.7	35.4	37.9
MEDIAN AGE (FEMALE)	42.9	41.7	41.3

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	369	11,444	30,398
# OF PERSONS PER HH	2.0	2.2	2.4
AVERAGE HH INCOME	\$42,239	\$52,033	\$53,641
AVERAGE HOUSE VALUE		\$201,611	\$208,592





ABOUT THE COMPANY

› About NAI Koella | RM Moore

› Agent Profile 1

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 (Sevierville Office), Senior
Advisor

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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.

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)