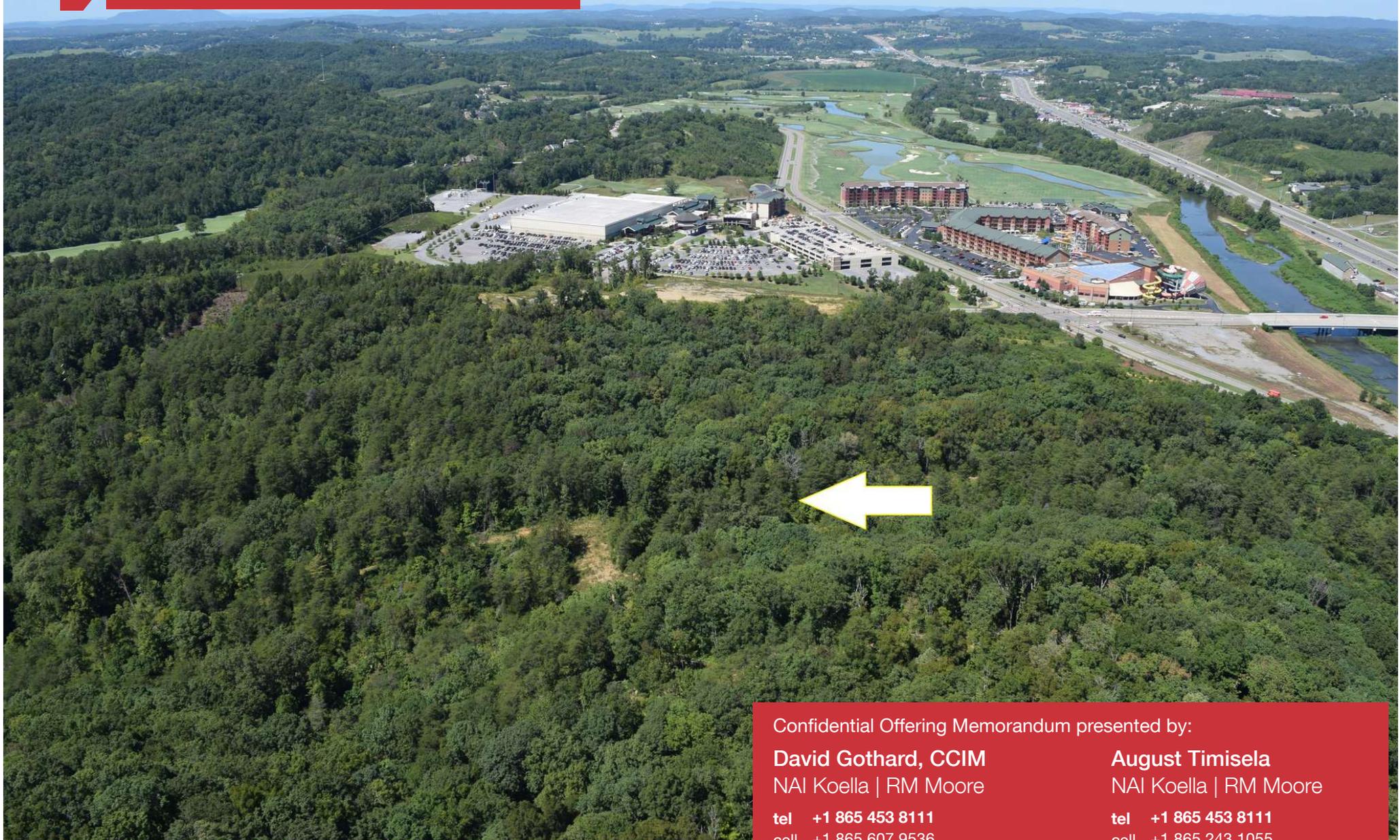


Little Pigeon Riverfront Land For Development

Old Knoxville Highway  
Sevierville, TN



Confidential Offering Memorandum presented by:

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# PROPERTY INFORMATION

- › Executive Summary
- › Complete Highlights
- › Location & Zoning
- › Aerial Photo
- › Additional Photos
- › Aerial Map
- › GIS Aerial Map
- › GIS Aerial Map With Topo
- › GIS Topo Map I
- › GIS Topo Map II

# Executive Summary



## Property Details

<b>Sale Price</b>	\$1,600,000
<b>Lot Size</b>	27.0 Acres
<b>APN #</b>	Map 038, Parcels 011.00 & 011.03
<b>Zoning</b>	C-5, C-4 & C-3
<b>Market</b>	Knoxville-Morristown- Sevierville CSA
<b>Cross Streets</b>	Old Knoxville Highway And Gists Creek Road

## Property Overview

NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale two contiguous development tracts in Sevierville, TN. They are located close to the Sevierville Convention Center, Wilderness at the Smokies Water Park Resort, Sevierville Golf Course, and other developments. Originally offered as a 45.3-acre tract, part was subdivided and sold, leaving about 27 acres available for sale. The property is contiguous with the new \$90 Million Soaky Mountain Waterpark ([www.soakymountainwaterpark.com](http://www.soakymountainwaterpark.com)) that opened in 2020.

## Property Highlights

- Property is zoned C-5, C-3 & C-4
- Utility Water Available. Nearby Utility Sewer at Intersection of Old Knoxville Highway & Gists Creek Road
- Access Property from Old Knoxville Highway
- Mostly wooded with sloping topography.
- Frontage on West Prong of the Little Pigeon River (river frontage is in the FEMA floodway)

# Complete Highlights

## Property Highlights

- Property is zoned C-5, C-3 & C-4
- Utility Water Available. Nearby Utility Sewer at Intersection of Old Knoxville Highway & Gists Creek Road
- Access Property from Old Knoxville Highway
- Mostly wooded with sloping topography. About 240' max rise in elevation from road level.
- Frontage on West Prong of the Little Pigeon River (river frontage is in the FEMA floodway)
- Possible long-range mountain views
- Adjacent to Soaky Mountain Waterpark which opened Summer 2020
- Near Sevierville Convention Center, Wilderness at the Smokies Resort and Wildwood Indoor Waterpark



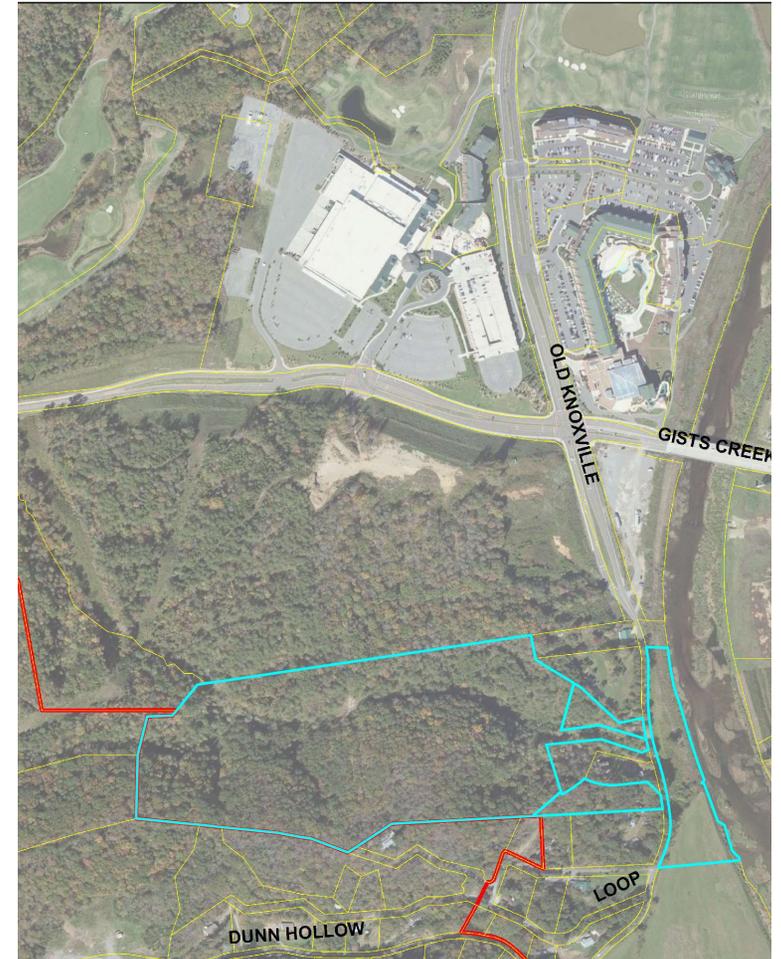
# Location & Zoning

## Location Description

The tracts are located a short distance south of the intersection of Old Knoxville Highway and Gists Creek Road in Sevierville, TN. They are adjacent to a large development tract located in a tourist-oriented mixed use development formerly known as The Universe. Winfield Dunn Parkway is the major highway artery nearby, and it is the primary ingress/egress route for Sevier County's 15 million annual visitors.

## Zoning Description

C-5 Tourist Commercial District. It is the general purpose and intent of this district to establish areas of commercial uses along major arterial streets and adjacent intersecting streets that encourage grouping of compatible commercial uses, reduce traffic congestion, and secure adequate light, air and aesthetic qualities for residents of the city. Some permitted uses are: hotels, retail stores, amusements and multi-family.



# Aerial Photo





# Aerial Map

Old Knoxville Highway  
Sevier County, Tennessee, AC +/-

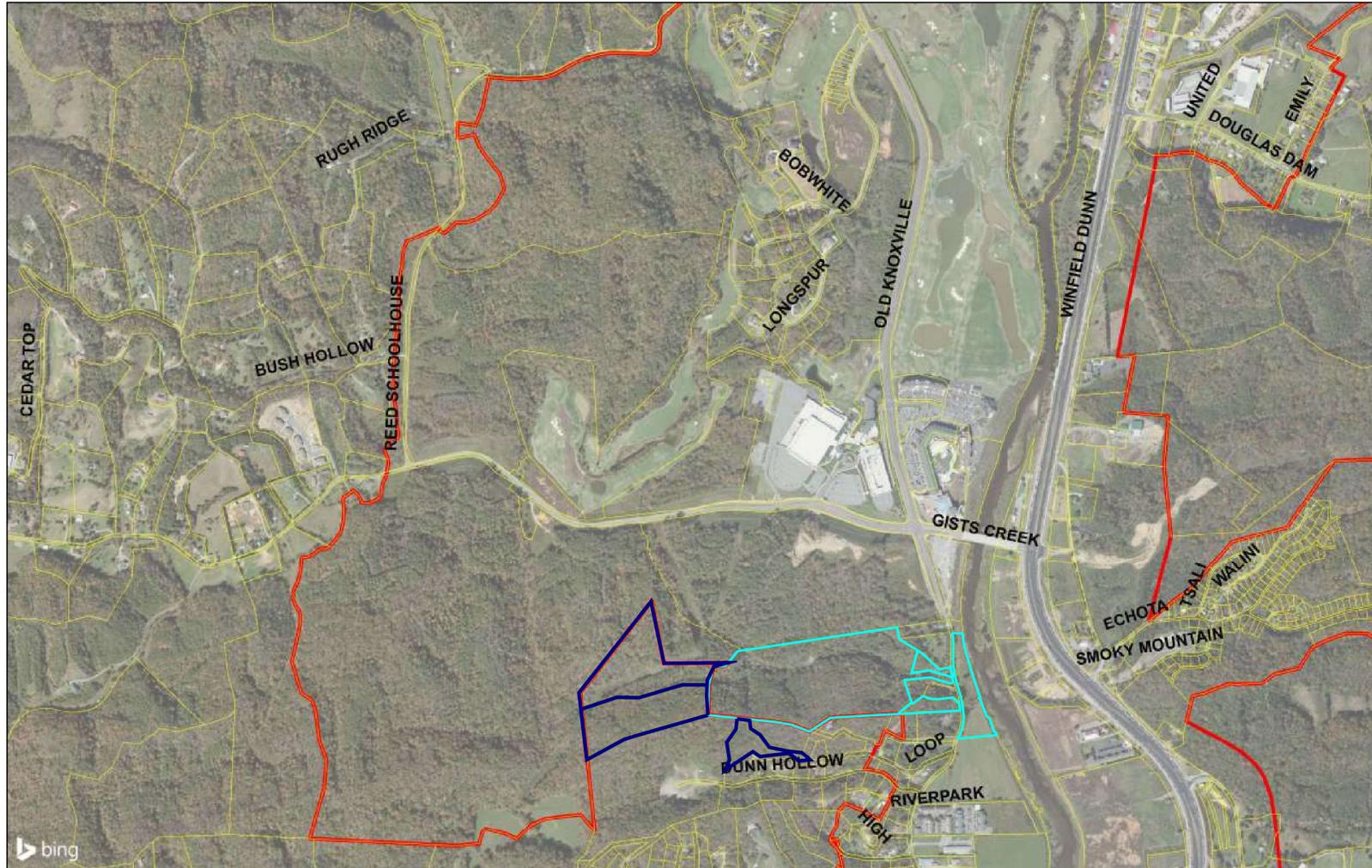


Boundary

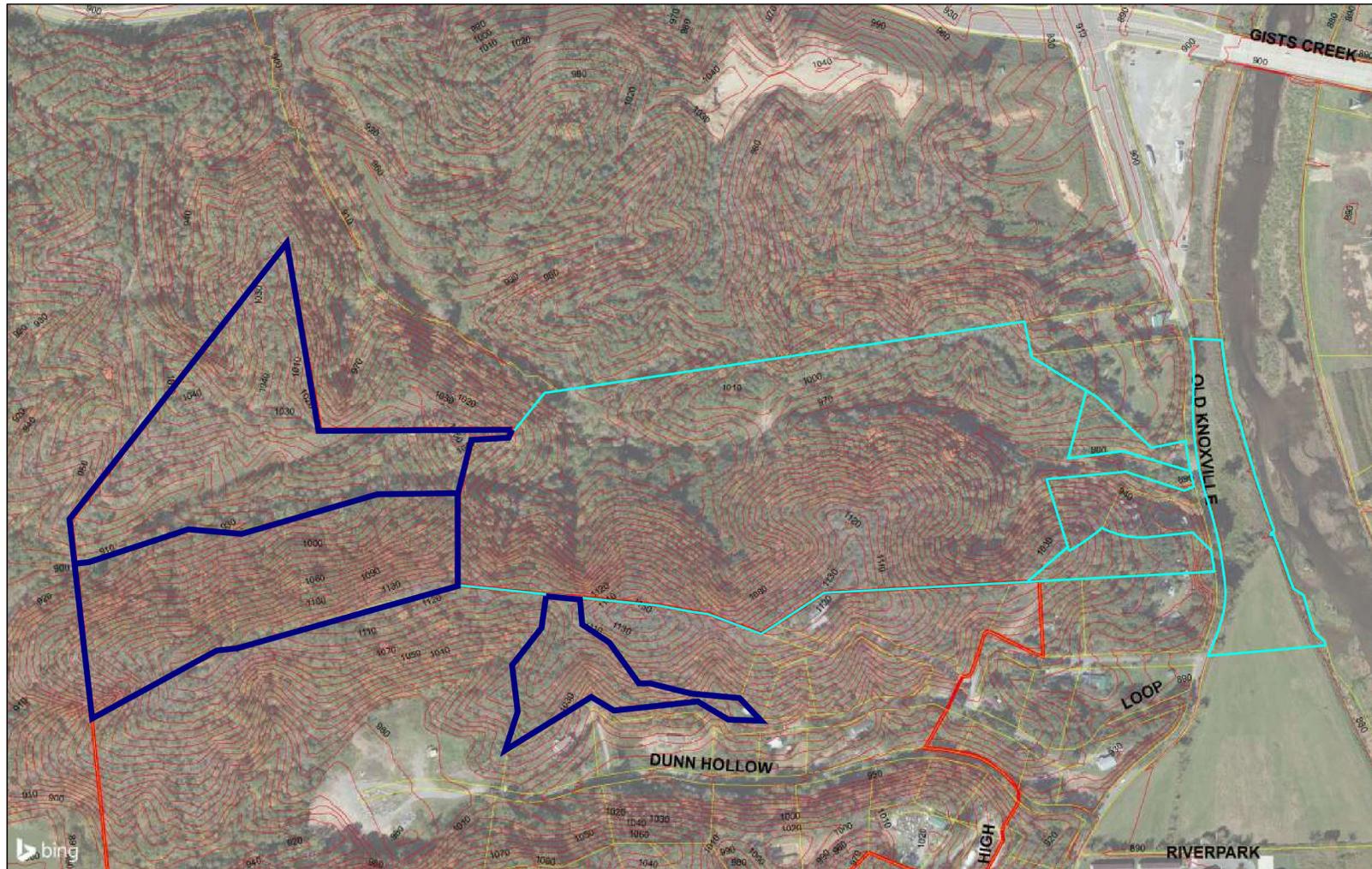
David Gothard  
P: 8654538111    dgothard@koellamoore.com    963 Dolly Parton Parkway, Sevierville, TN 37862

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.

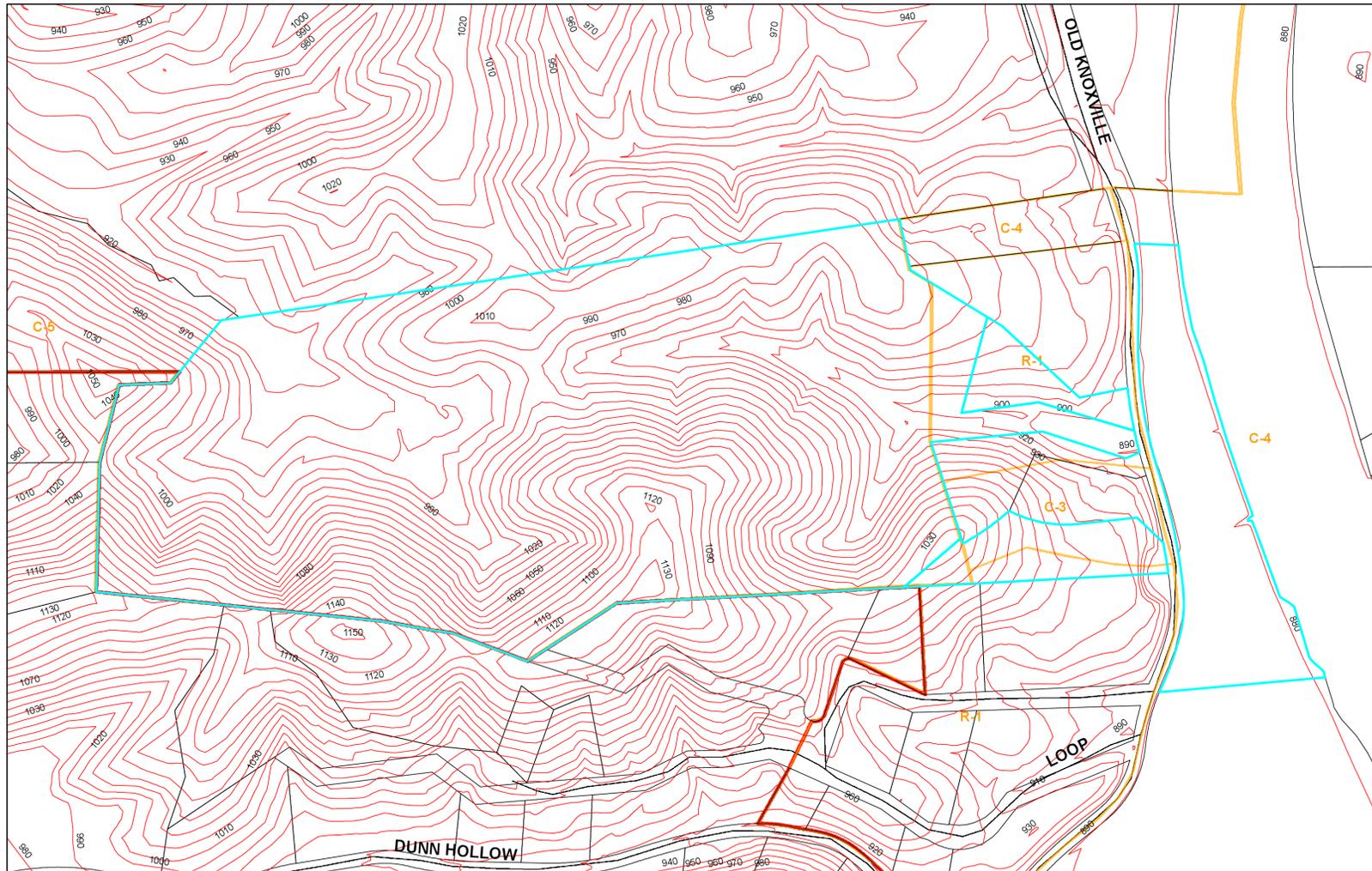
# GIS Aerial Map (Tracts - Light Blue Outline)



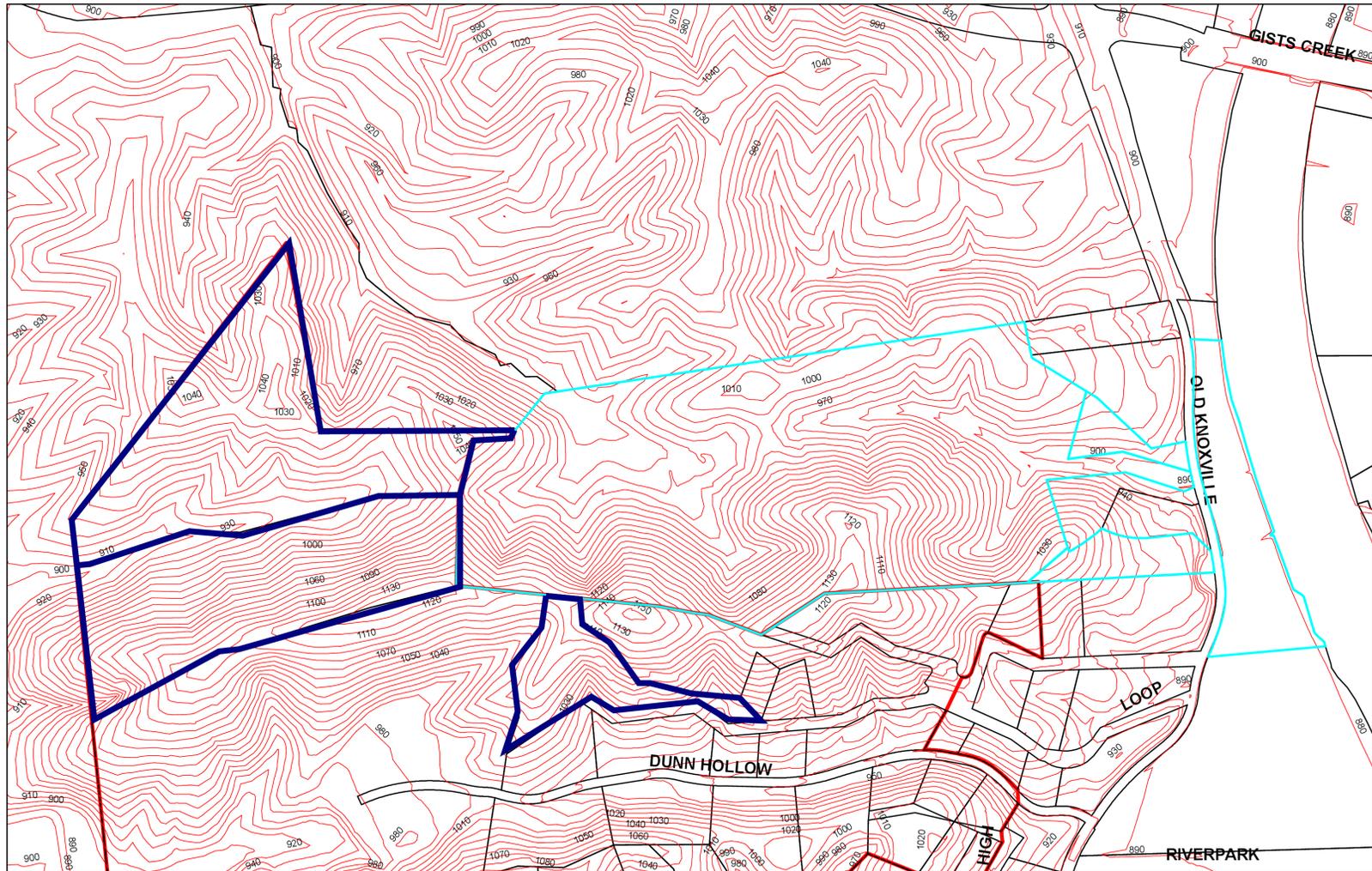
# GIS Aerial Map With Topo (Tracts - Light Blue Outline)



# GIS Topo Map I (Tracts - Light Blue Outline)

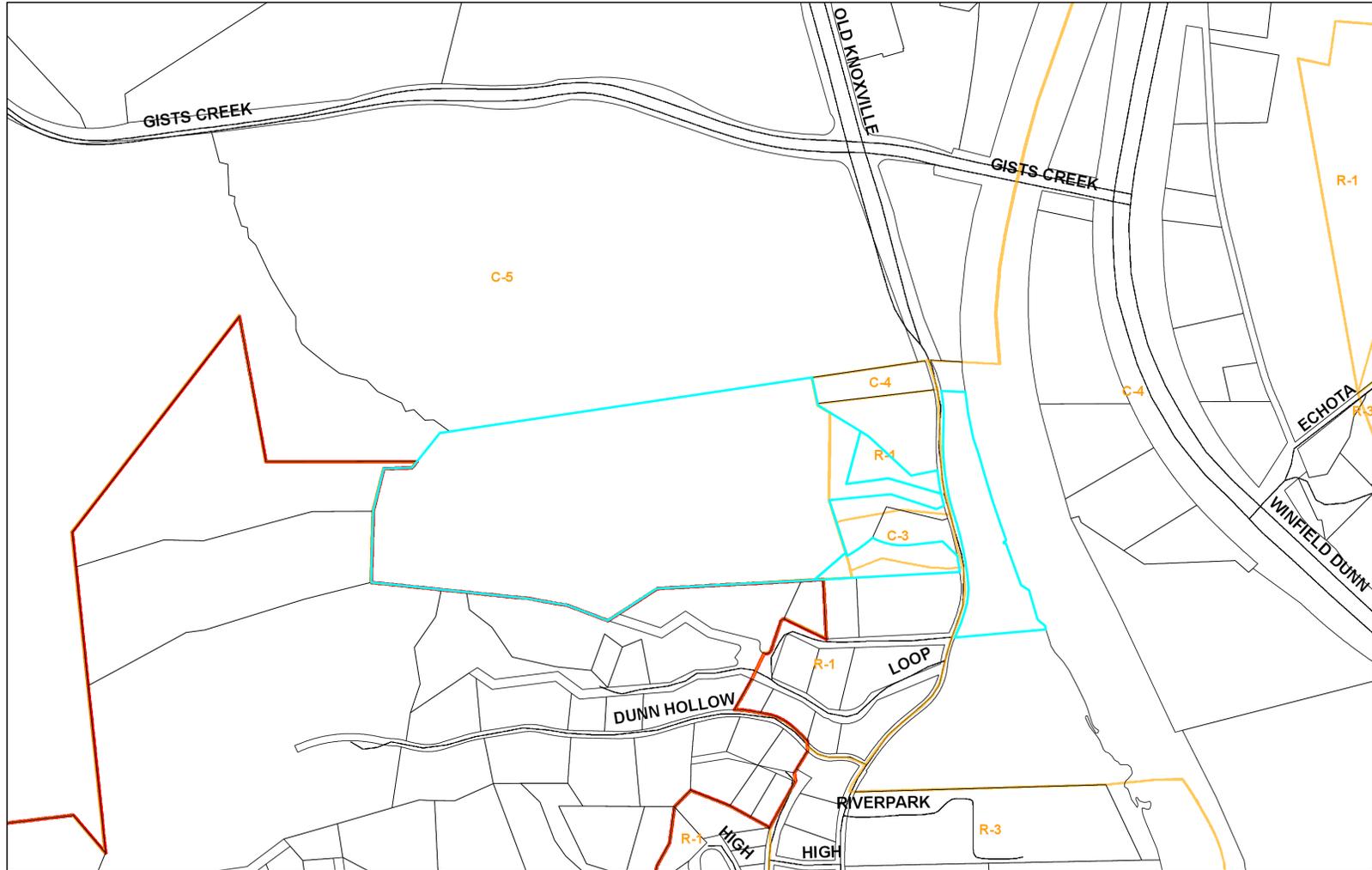


# GIS Topo Map II (Tracts - Light Blue Outline)

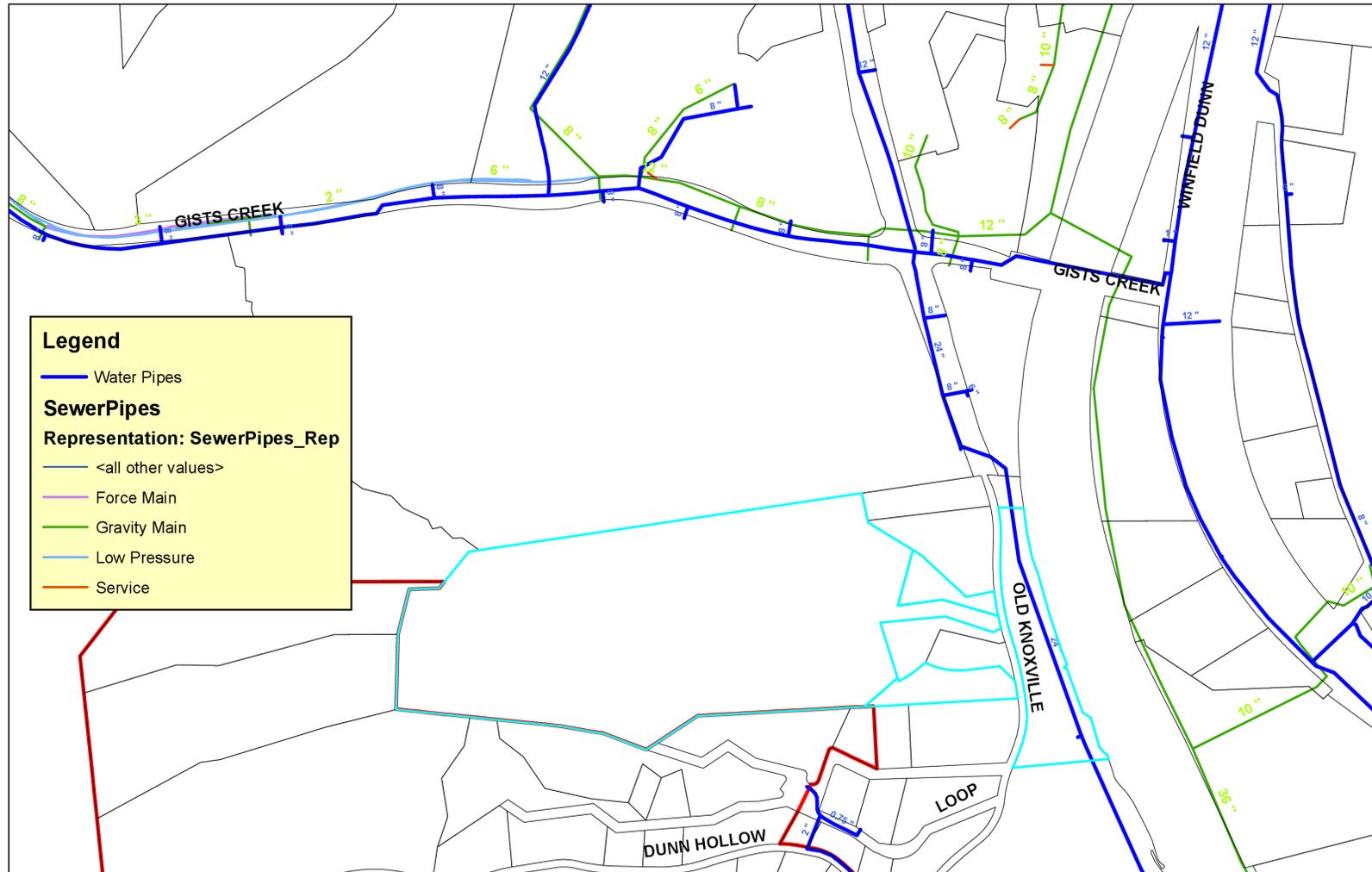




# GIS Zoning Map



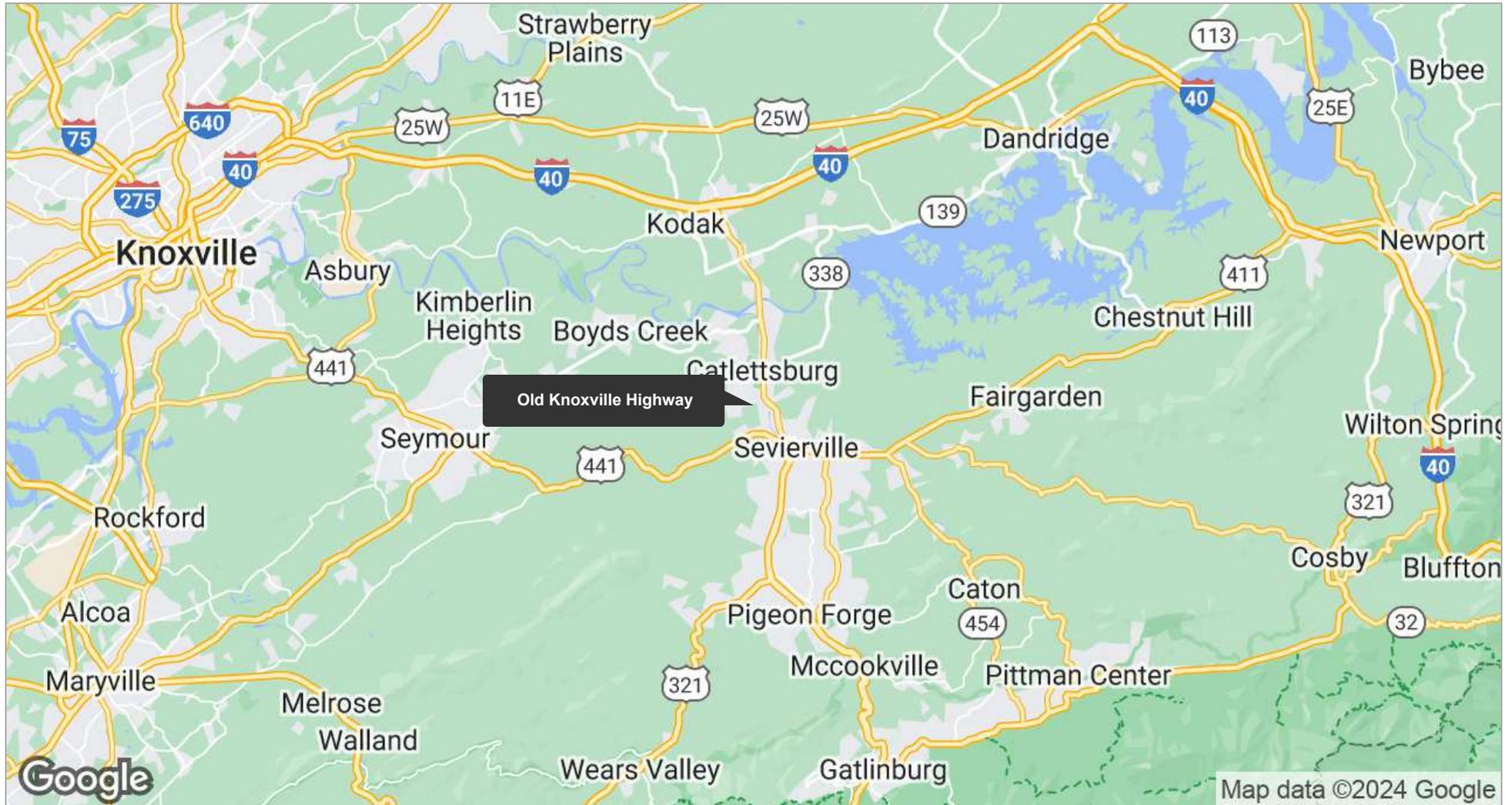
# GIS Utility Water & Sewer (Tracts - Light Blue Outline)



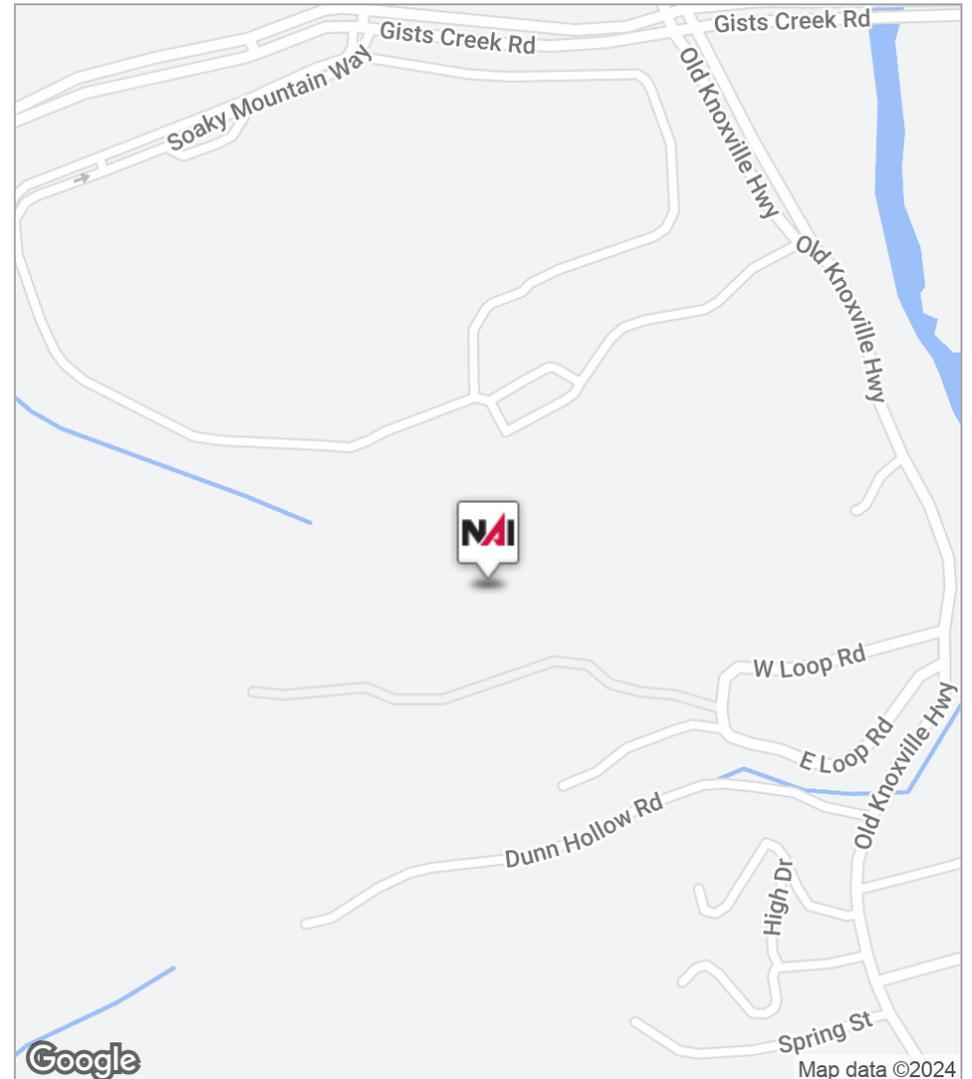
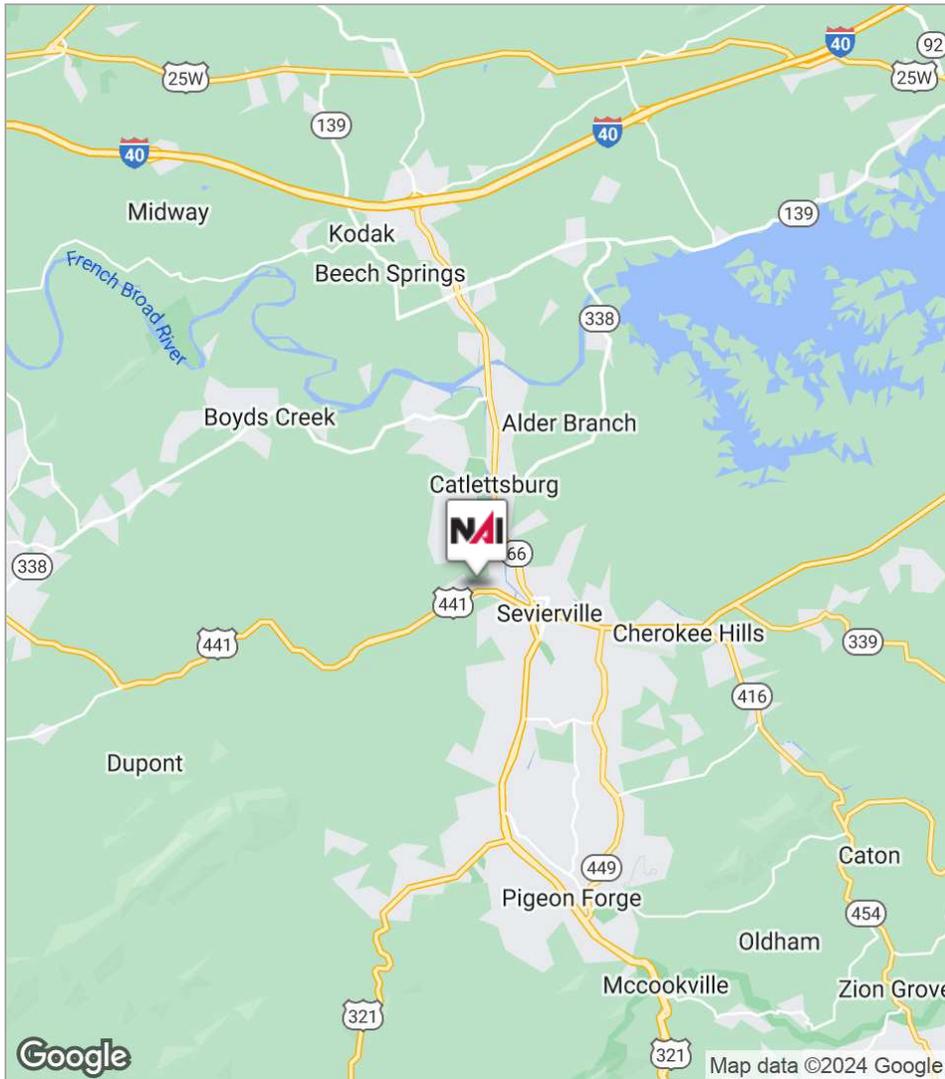
# LOCATION INFORMATION

- › Regional Map
- › Location Maps

# Regional Map



# Location Maps



# MARKET AREA

- › Sevier County Market
- › Closed Sales Near Subject Property
- › Agent Profile 1
- › Agent Profile 2

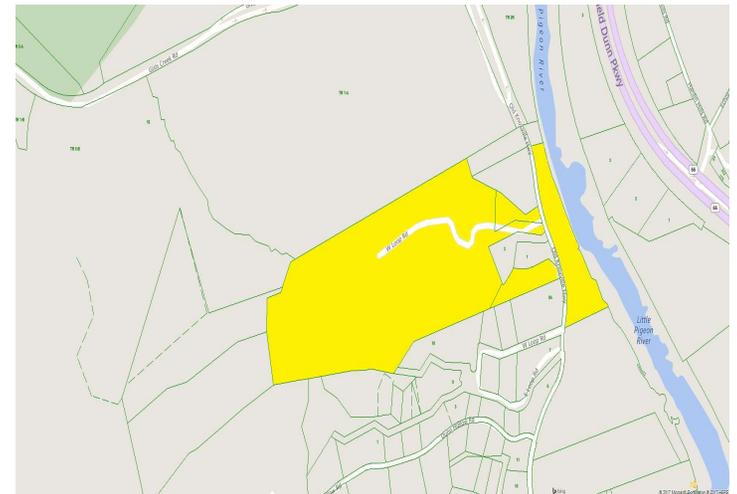
# Sevier County Market

## Market Highlights

- #1 Tourist Destination in East Tennessee
- 15 Million Visitors in 2016
- \$4 Billion in 2016 Total Sales (excluding real estate & services)
- Over 160 Hotels
- Over 17,000 Room Nights
- Over 9,000 Nightly Cabin Rentals

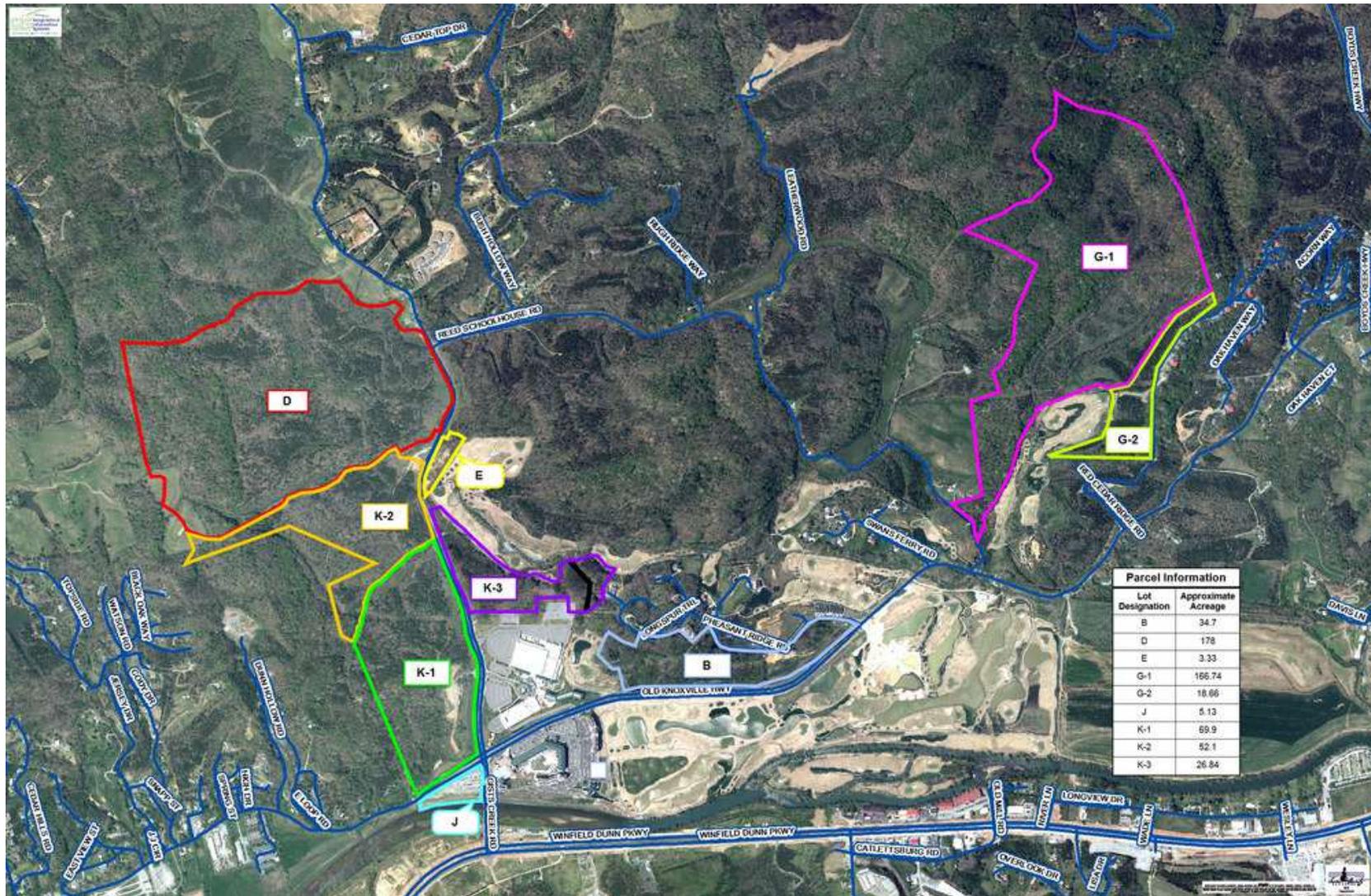
## Websites To Explore

- [www.scedc.com](http://www.scedc.com) - Sevier County Economic Development Council
- [www.seviervilletn.org](http://www.seviervilletn.org) - City of Sevierville
- [seviervilleconventioncenter.com](http://seviervilleconventioncenter.com) - Sevierville Convention Center
- [www.wildernessatthesmokies.com](http://www.wildernessatthesmokies.com) - Wilderness at the Smokies Water Park Resort
- [www.pigeonforgedevelopment.com](http://www.pigeonforgedevelopment.com) - City of Pigeon Forge Business Statistics
- [www.gatlinburg.com](http://www.gatlinburg.com) - Gatlinburg Convention & Visitors Bureau



Tracts D, E, K-2 & K-3

## Closed Sales Near Subject



# Agent Profile



## David Gothard, CCIM

Principal Broker (Sevierville Office), Senior  
Advisor

NAI #00262082 | RM Moore

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[dgothard@koellamoore.com](mailto:dgothard@koellamoore.com)

### 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)

# Agent Profile



## August Timisela

Hotel & Investment Advisor  
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TN #331617  
o +1 865 453 8111  
c +1 865 243 1055  
[atimisela@koellamoore.com](mailto:atimisela@koellamoore.com)

### 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.

### Memberships & Affiliations

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

### Education

Radboud University, M.Sc. Urban Planning, 1993  
Cornell University, certification, Hotel Real Estate Investment & Asset Management, 2016