

Parkway Development Site

100 John L. Marshall Drive
Sevierville, TN



Confidential Offering Memorandum presented by:

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PROPERTY INFORMATION

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Executive Summary



Property Details

Sale Price	\$525,000
Lot Size	0.88 Acres
APN #	061G B 049.00
Zoning	C-4
Market	Sevierville; Pigeon Forge
Sub Market	Sevier County
Cross Streets	Parkway (US 441)
Annual Average Daily Traffic Count (AADT)	NB & SB 45,086 NB 22,433 SB 22,653

Property Overview

NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale this highly visible commercial redevelopment tract located at the intersection of Parkway (US 441) and John L Marshall Drive within the city limits of Sevierville, Tennessee. The tract is elevated from the highway and is generally level on top. It features 180 highway front feet. Heavy traffic count. City utilities are available.

The site seems well-suited for development of a free-standing retail building. See

Property Highlights

- Located on the primary traffic artery for tourists
- Level to sloping, all city utilities available

Property Description

Property Overview

NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale this highly visible commercial redevelopment tract located at the intersection of Parkway (US 441) and John L Marshall Drive within the city limits of Sevierville, Tennessee. The tract is elevated from the highway and is generally level on top. It features 180 highway front feet. City utilities are available.

The site seems well-suited for development of a free-standing retail building. See the Retail Concept Plan that was completed in June 2020. It depicts a 7,500 square foot building.

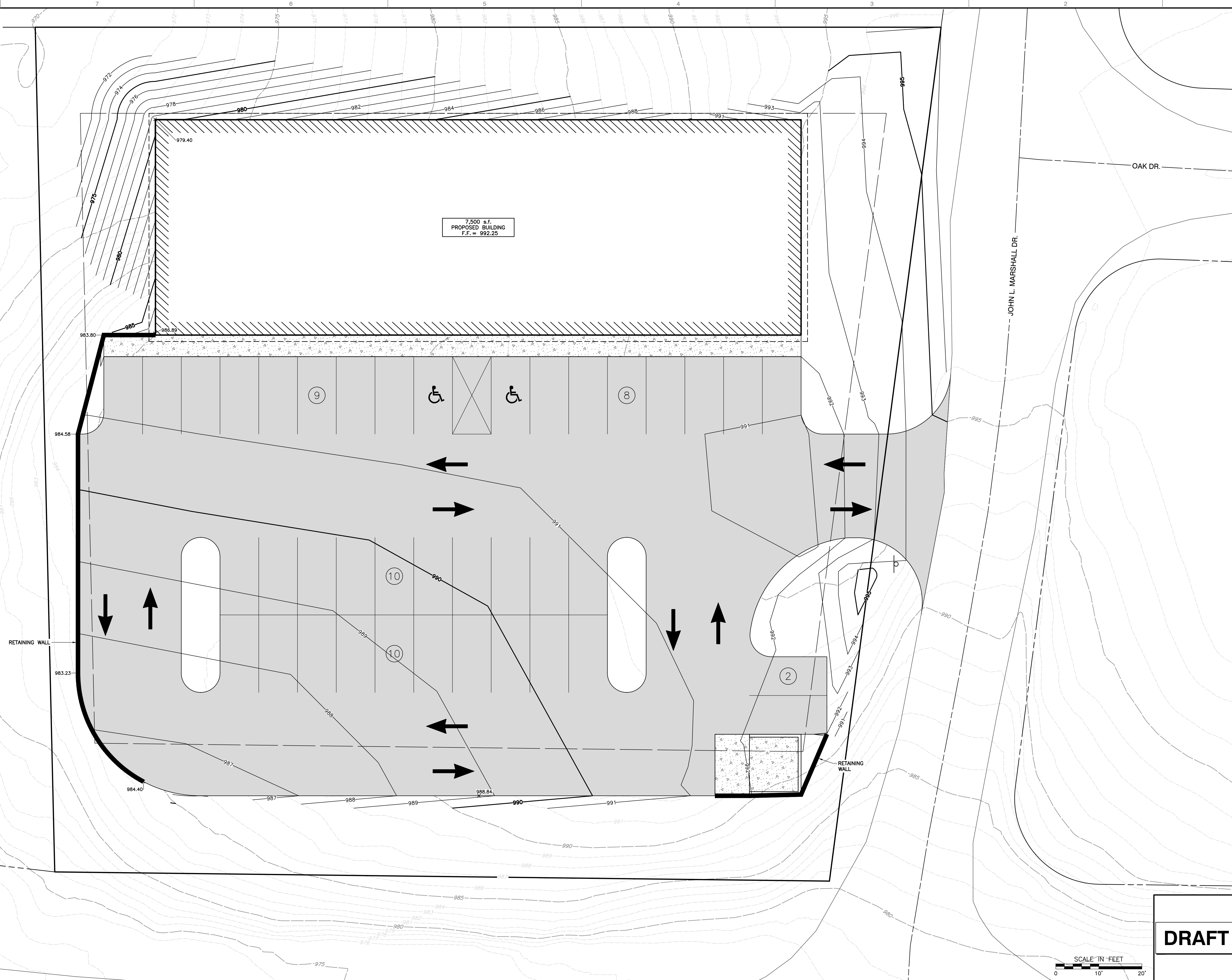
Location Overview

Sevierville is the county seat for Sevier County, a tourism-intensive area that attracts 15 million annual visitors. The other cities in Sevier County are Gatlinburg and Pigeon Forge. Area attractions include the Great Smoky Mountains National Park, Dollywood Theme Park, Dolly's Splash Country Water Park, WonderWorks, The Titanic Museum, Ober Gatlinburg Ski Resort, Ripley's Aquarium of the Smokies, and numerous restaurants, outlet malls, dinner/music theaters, and hiking trails.





NORTH



DRAFT

~~SCALE IN FEET~~

CONCEPT PLAN

DRAWING NO.:

CP01

SHEET 1 OF 1

DATE:	JUNE 23, 2020	DRAWN BY:	MWM
DWG SCALE:	1"=30'	CHECKED BY:	RJM
PROJECT NO:	303-153		
APPROVED BY:	JMP		

DATE:	JUNE 23, 2020	DRAWN BY:	MWM
DWG SCALE:	1"=30'	CHECKED BY:	RJM
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PROJECT NO:	303-153		
APPROVED BY:	JMP		

**NAI KNOXVILLE
JOHN L. MARSHALL RETAIL
SEVIERVILLE, TN.**



Civil & Environmental Consultants, Inc.

229 Prince Street · Sevierville, TN 37862
Ph: 865.774.7771 · Fax: 865.774.7767

1-777-1111 • Fax: 866-222-2222
www.cecinc.com

[illegible]

Z: 300-000|303-153|-C400|DWG|XRef|303153VR-CV03-Grading.dwg|CPO1} LS:{6/25/2020 - mmmiller} - LP: 6/25/2020 10:25 AM

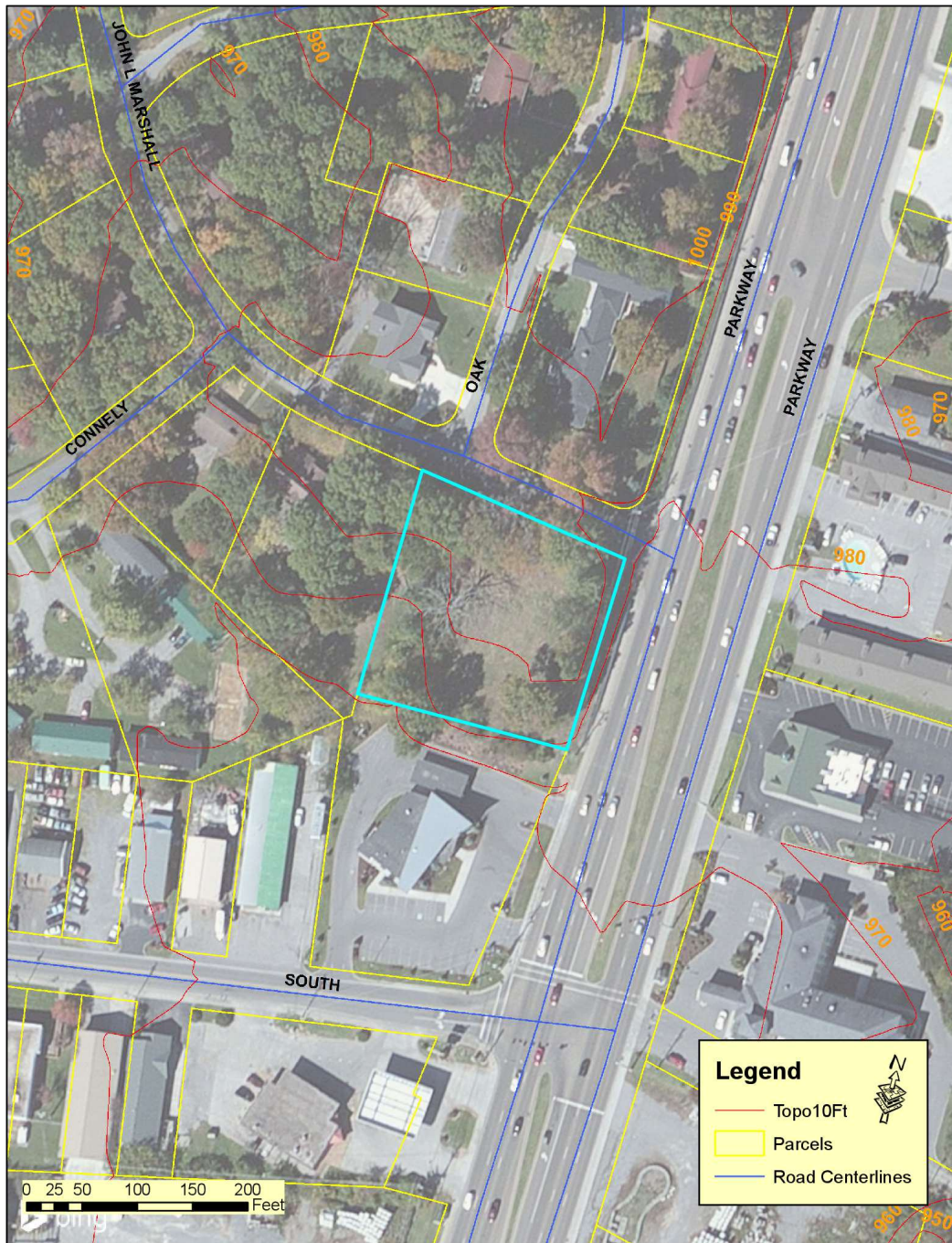
Additional Photos



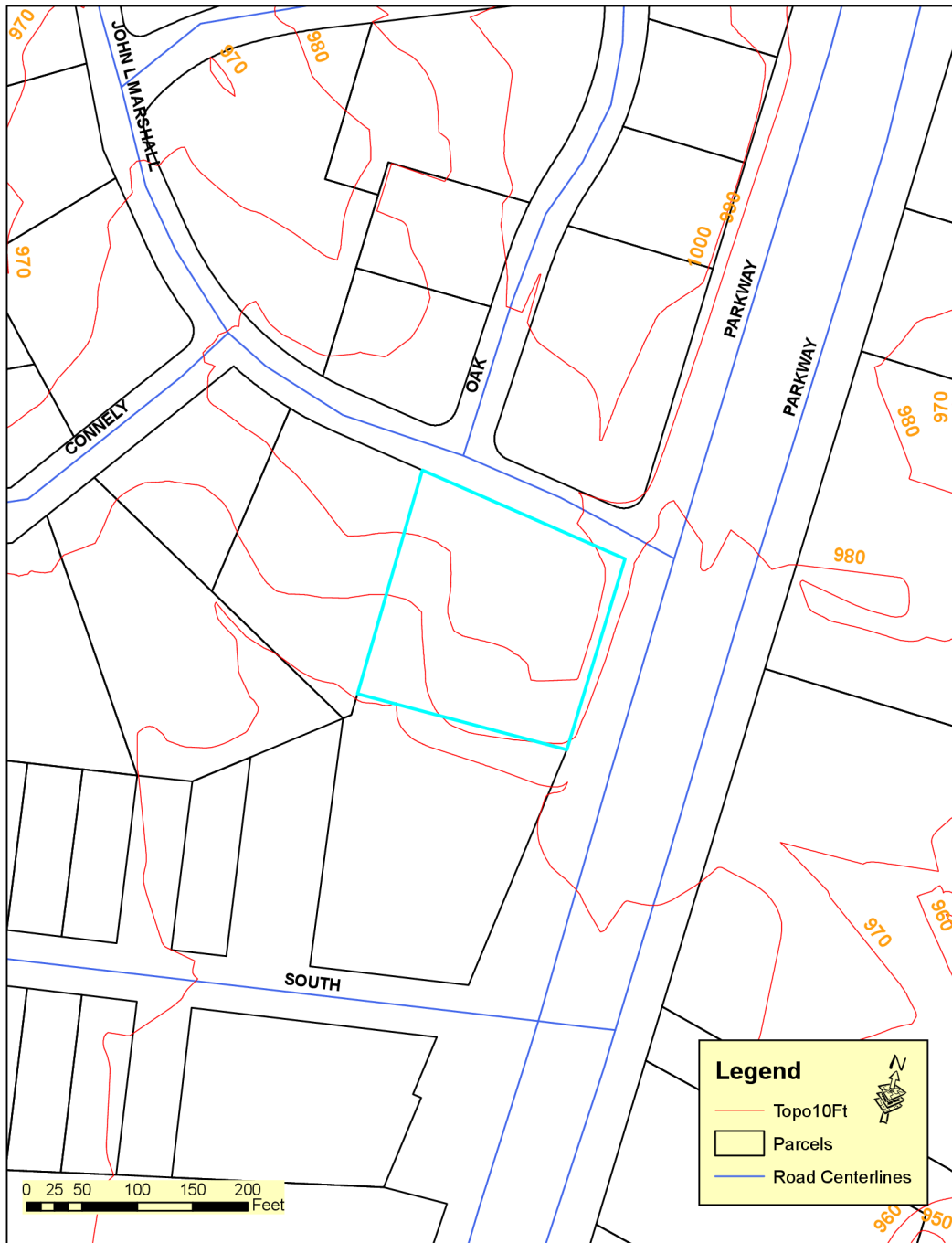
PROPERTY MAPS

- › Aerial Topo Map
- › Street Topo Map
- › Aerial Zoning Map
- › Street Zoning Map
- › Aerial Water & Sewer Map
- › Street Water & Sewer Map

Aerial Topo Map



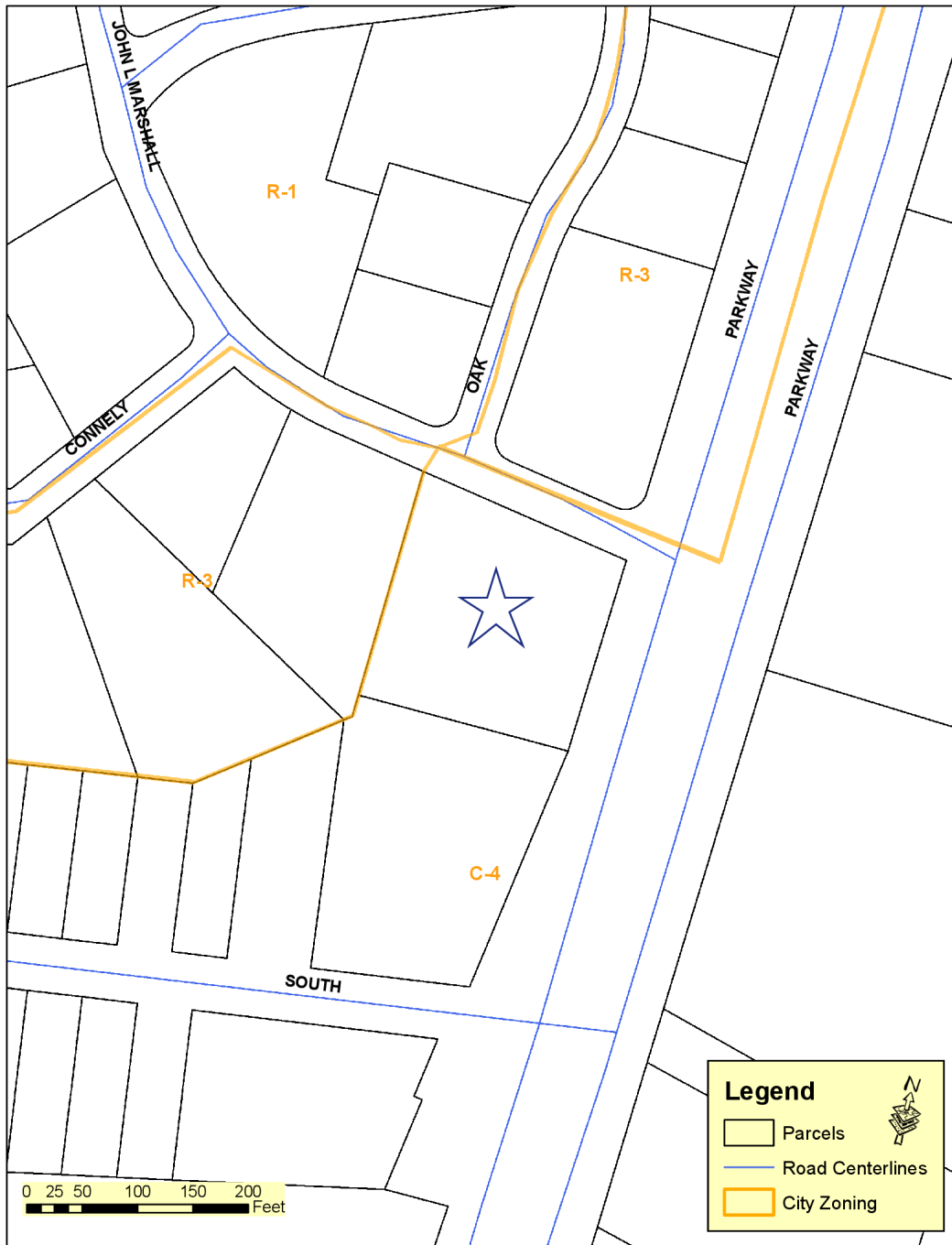
Street Topo Map



Aerial Zoning Map

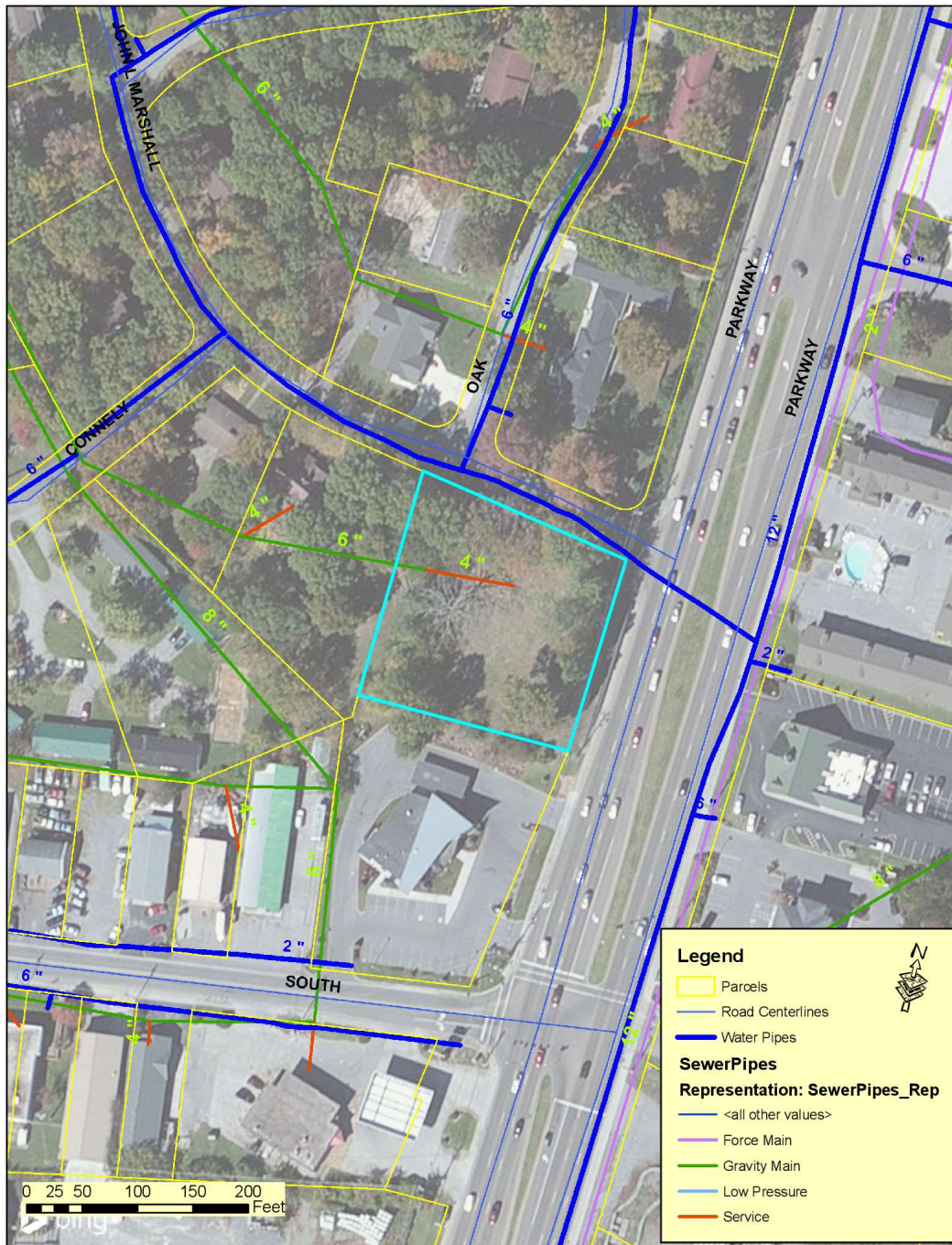


Street Zoning Map



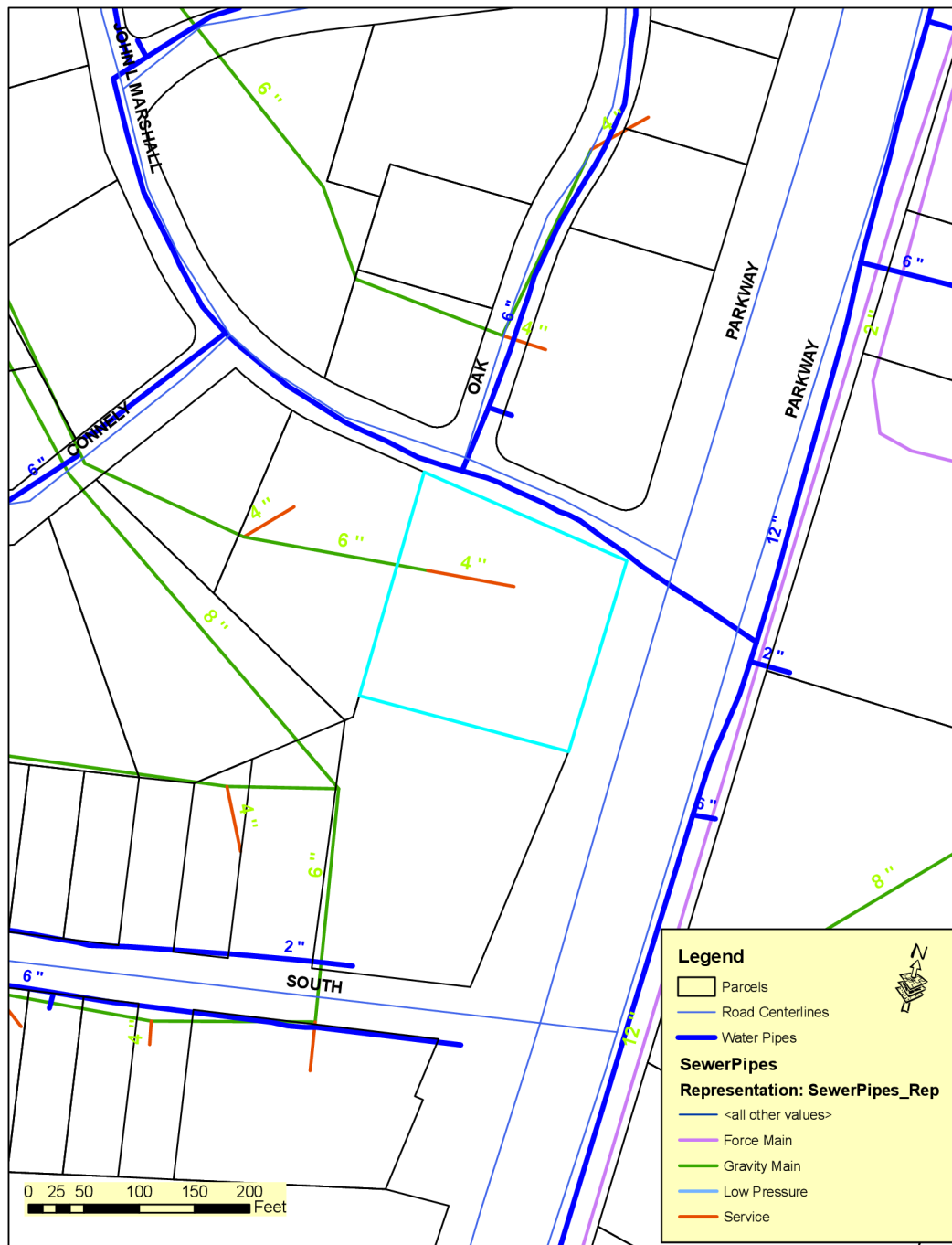
Aerial

Water & Sewer Map



Street

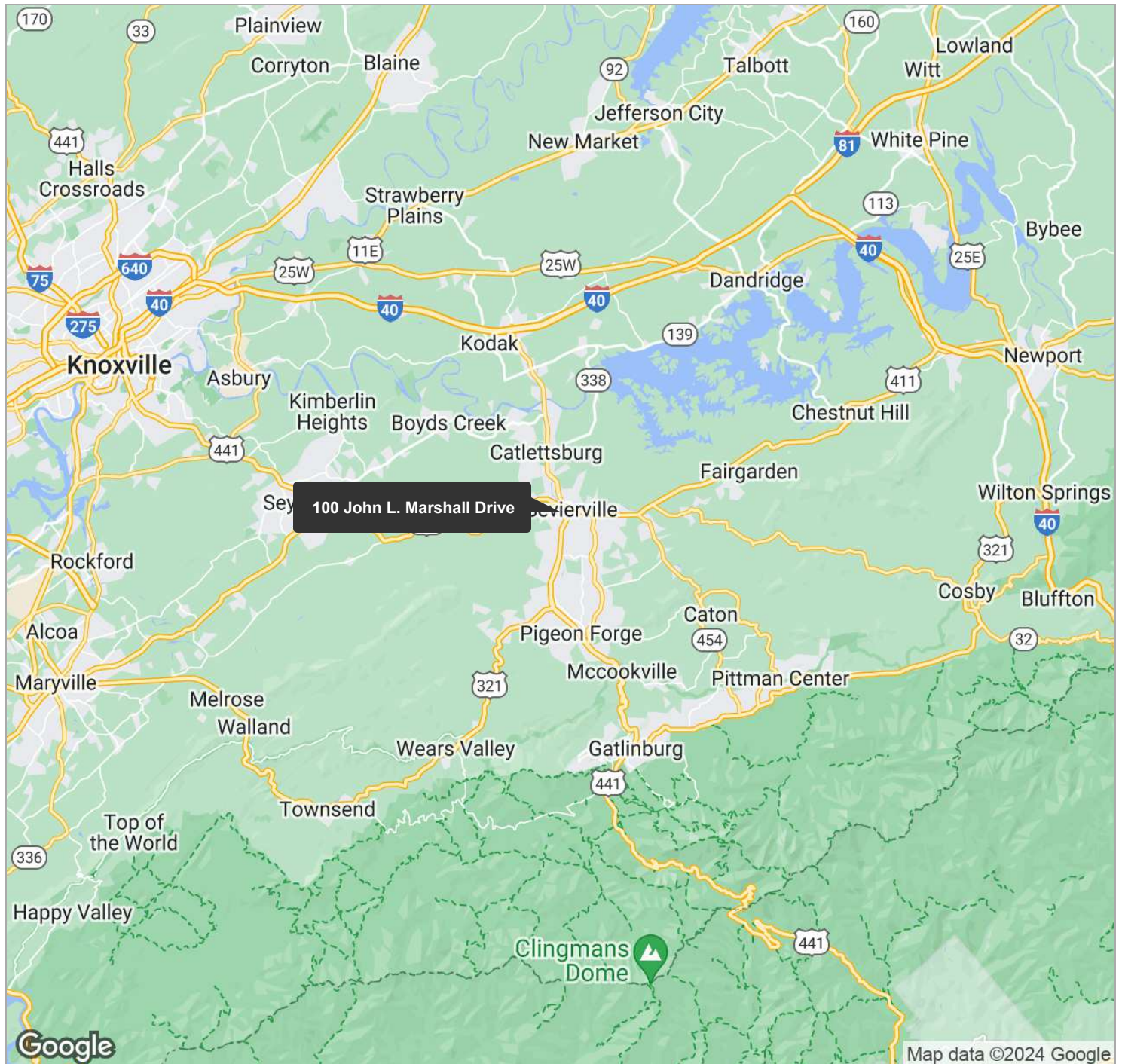
Water & Sewer Map



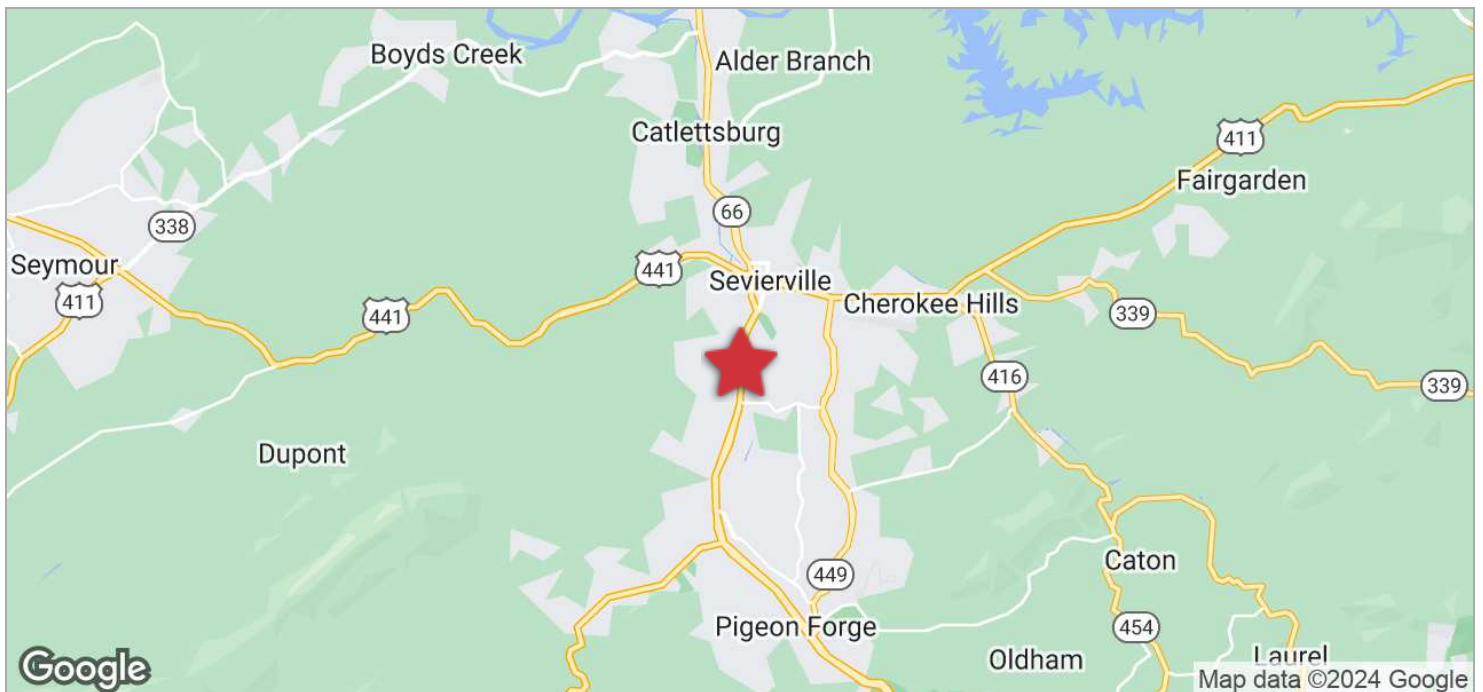
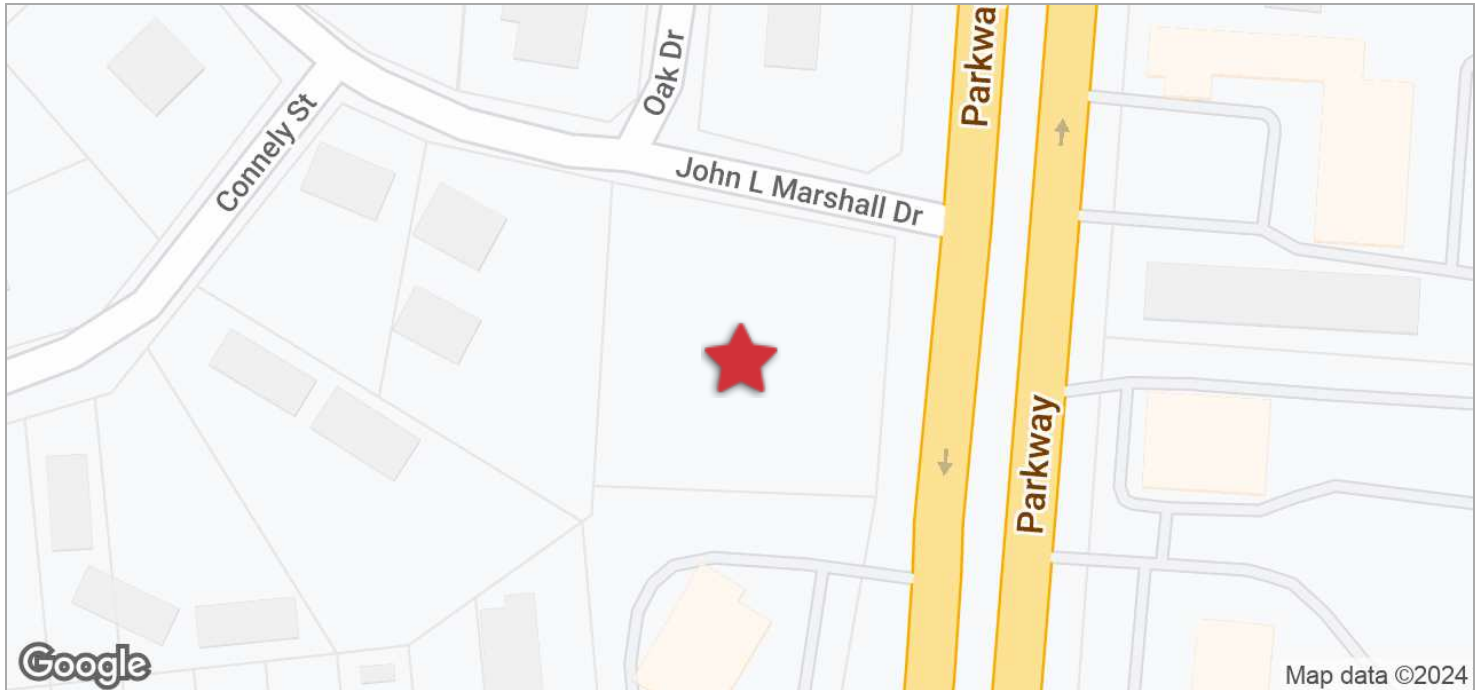
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › Aerial Map
- › Retailers Map
- › Banks Map
- › Restaurants Map
- › Fast Food Restaurants Map
- › Lodgings Map
- › Amusements Map

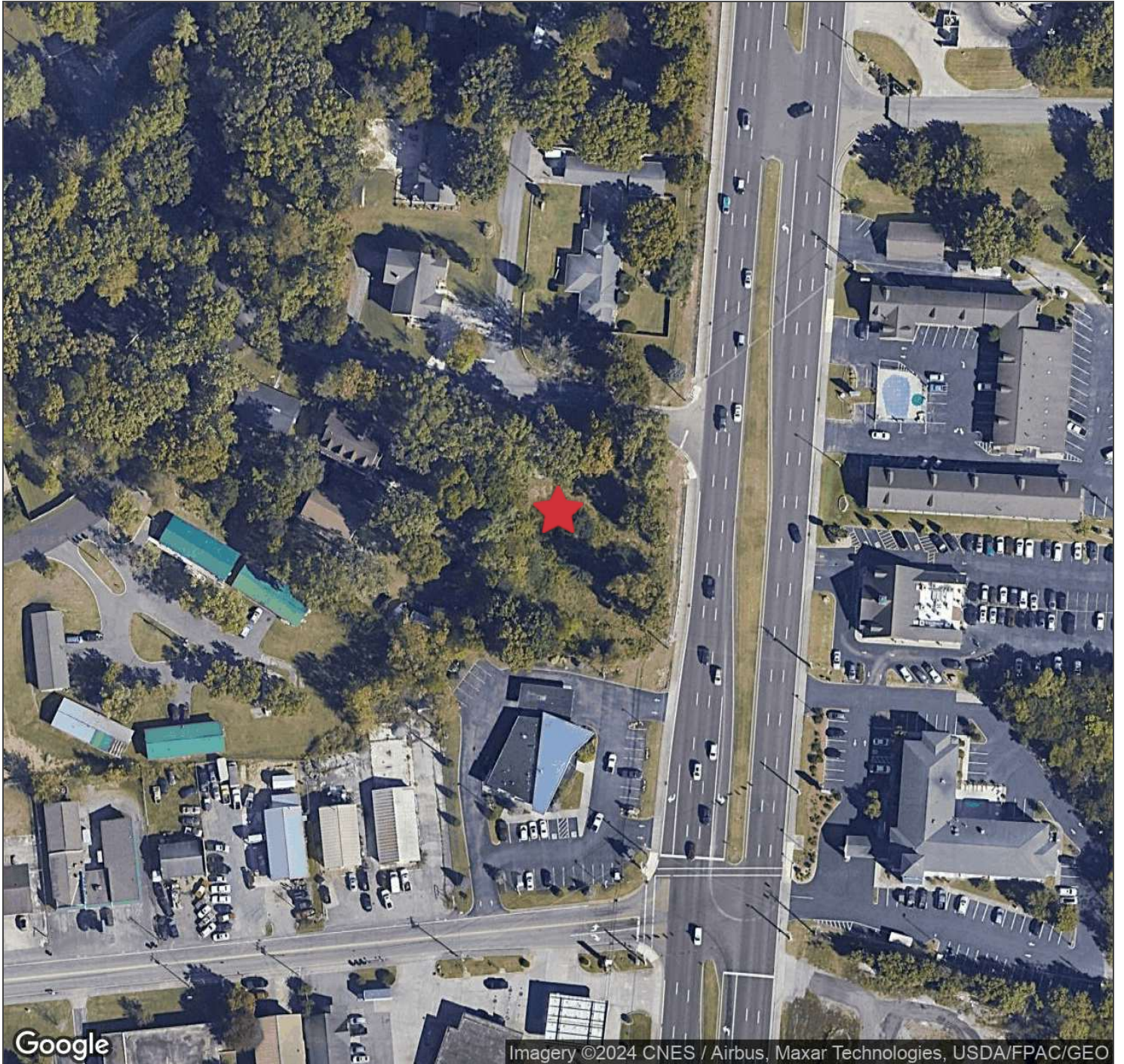
Regional Map



Location Maps



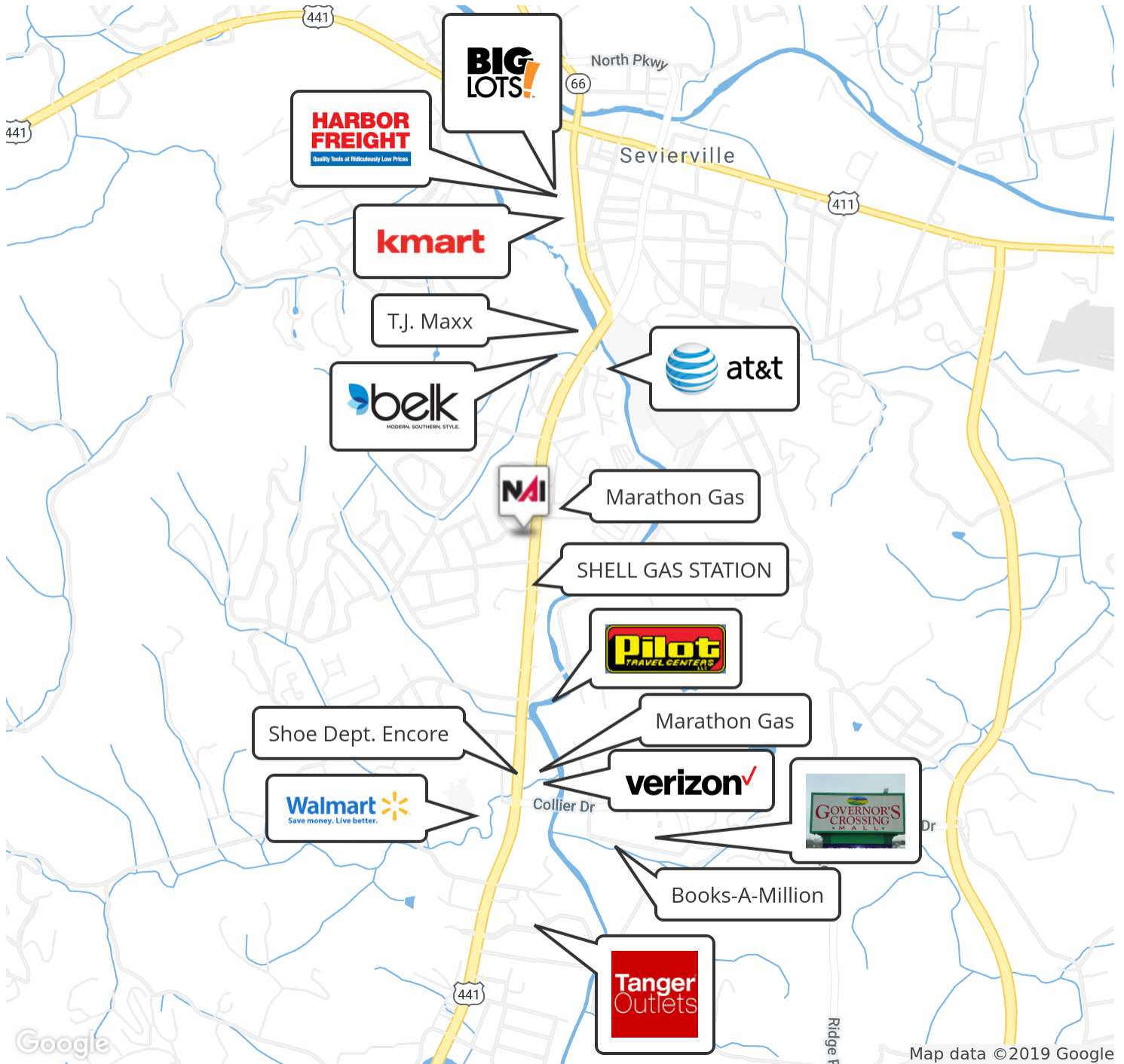
Aerial Map



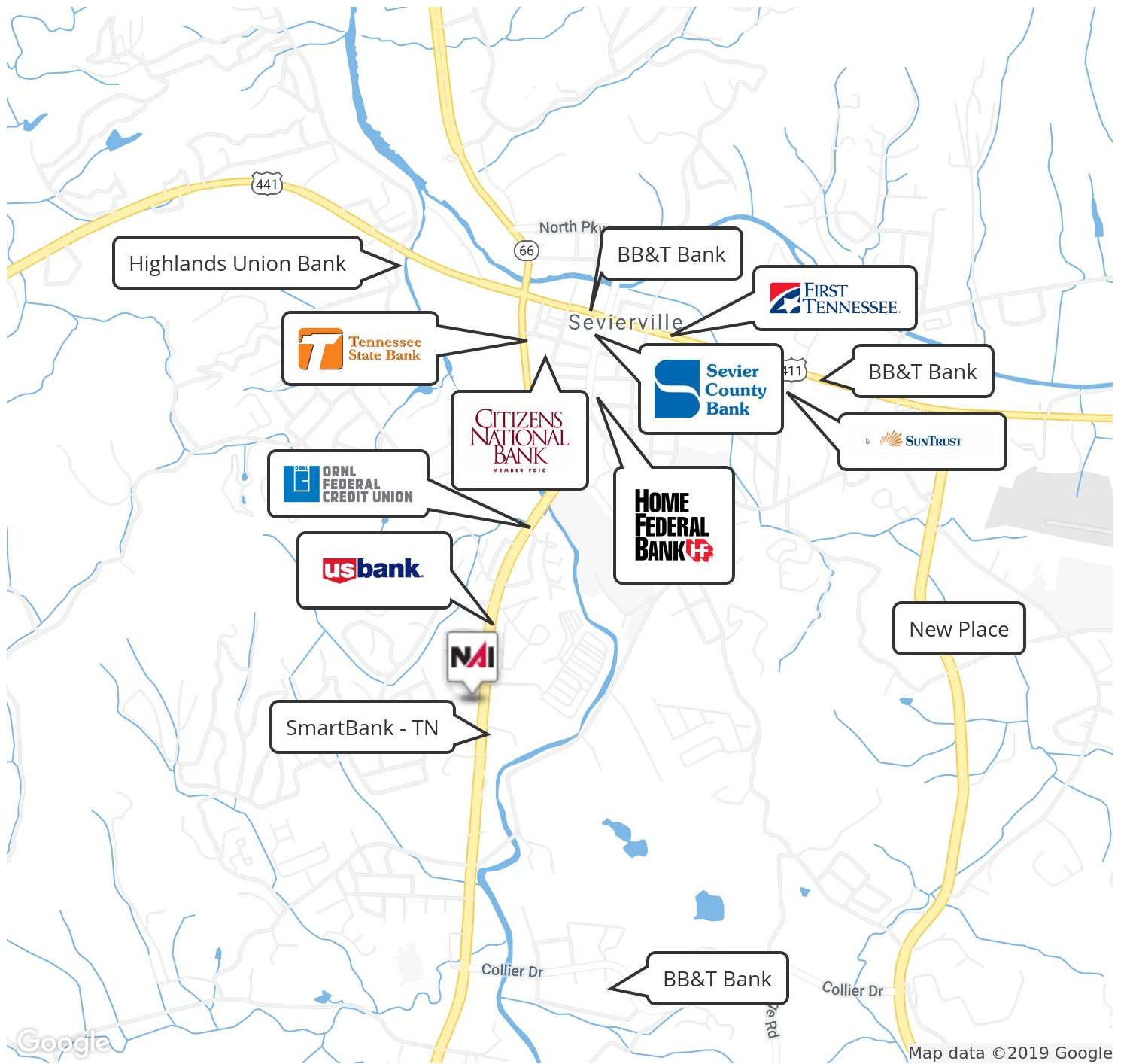
Google

Imagery ©2024 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

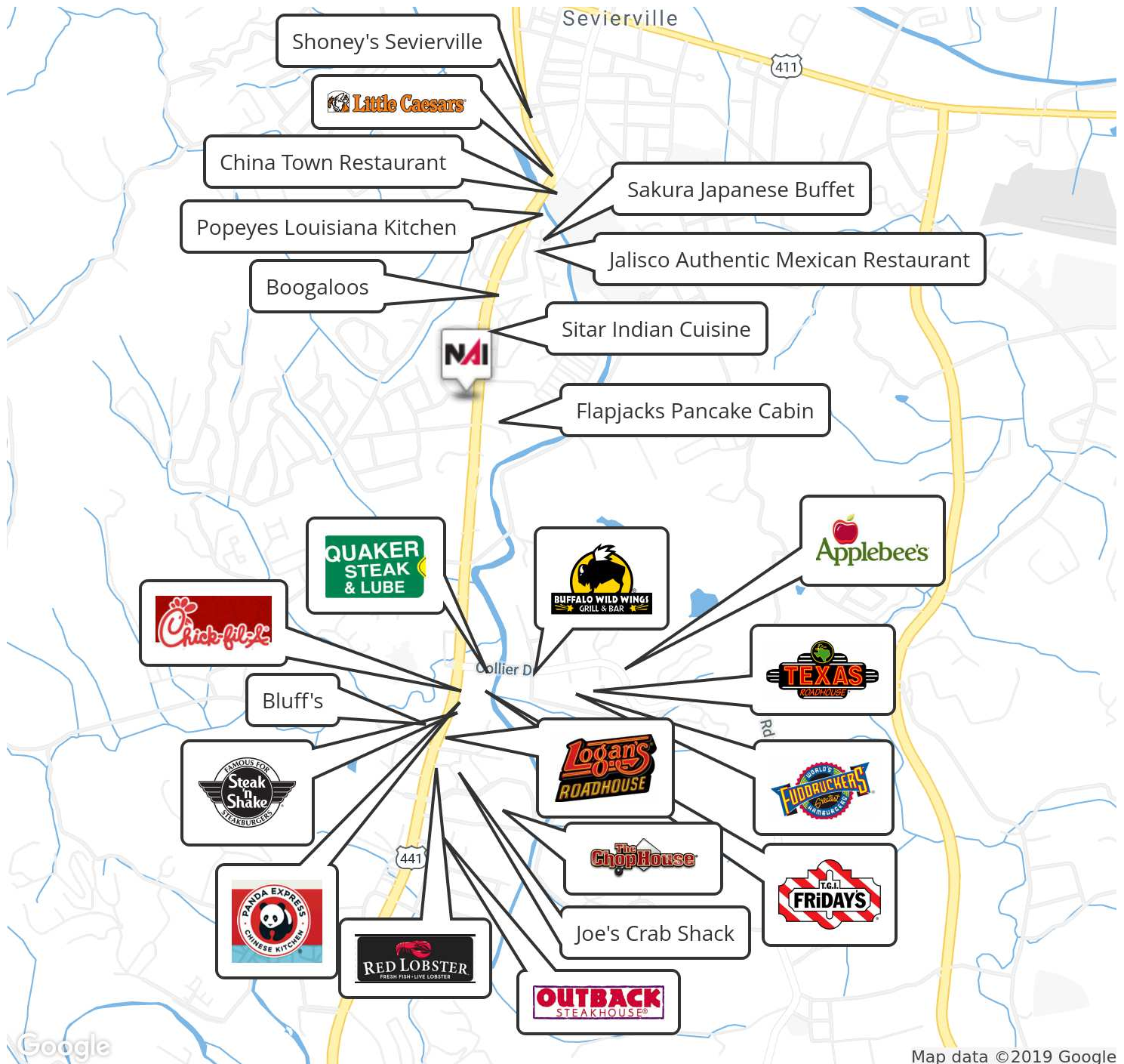
Retailers Map



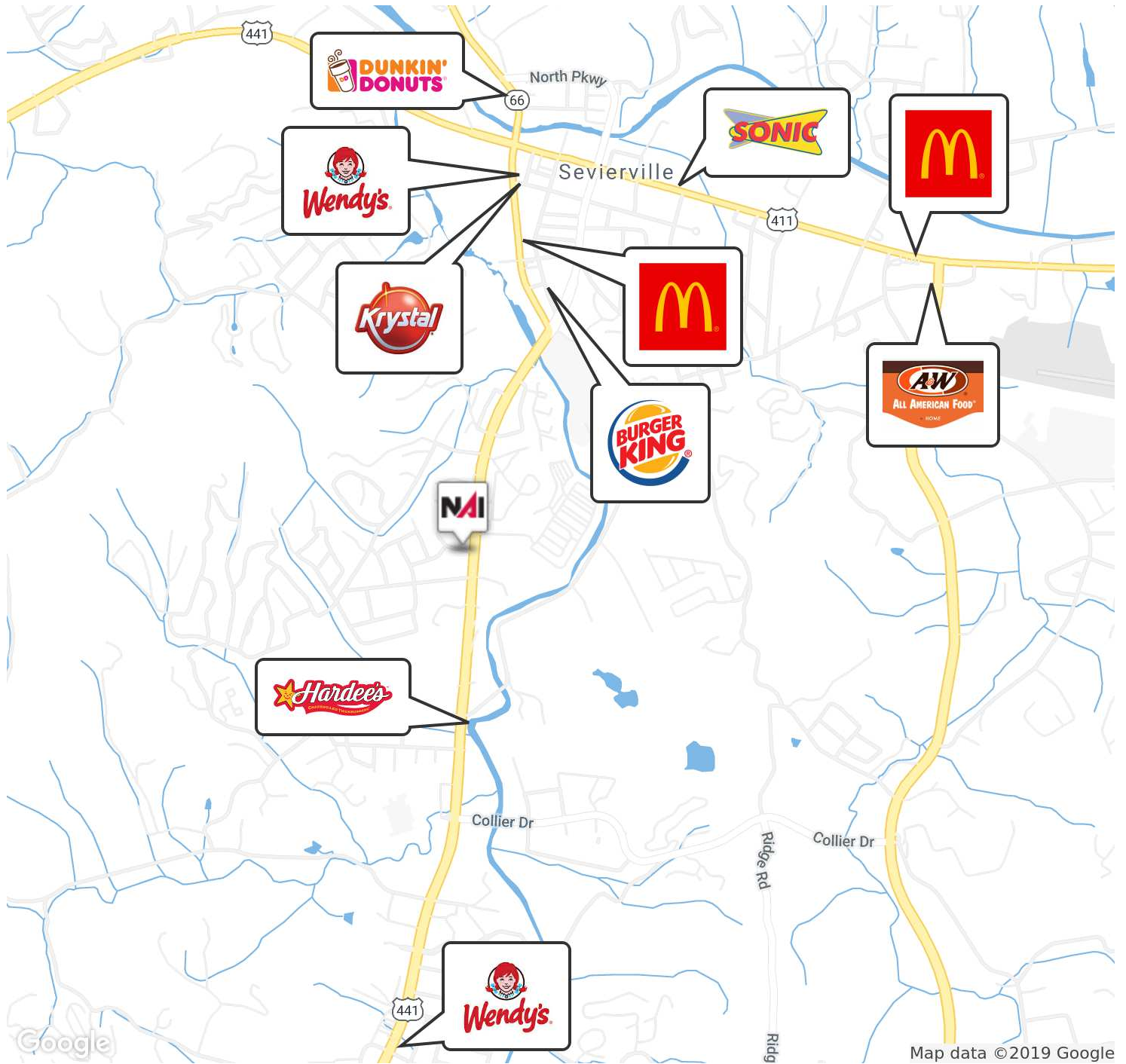
Banks Map



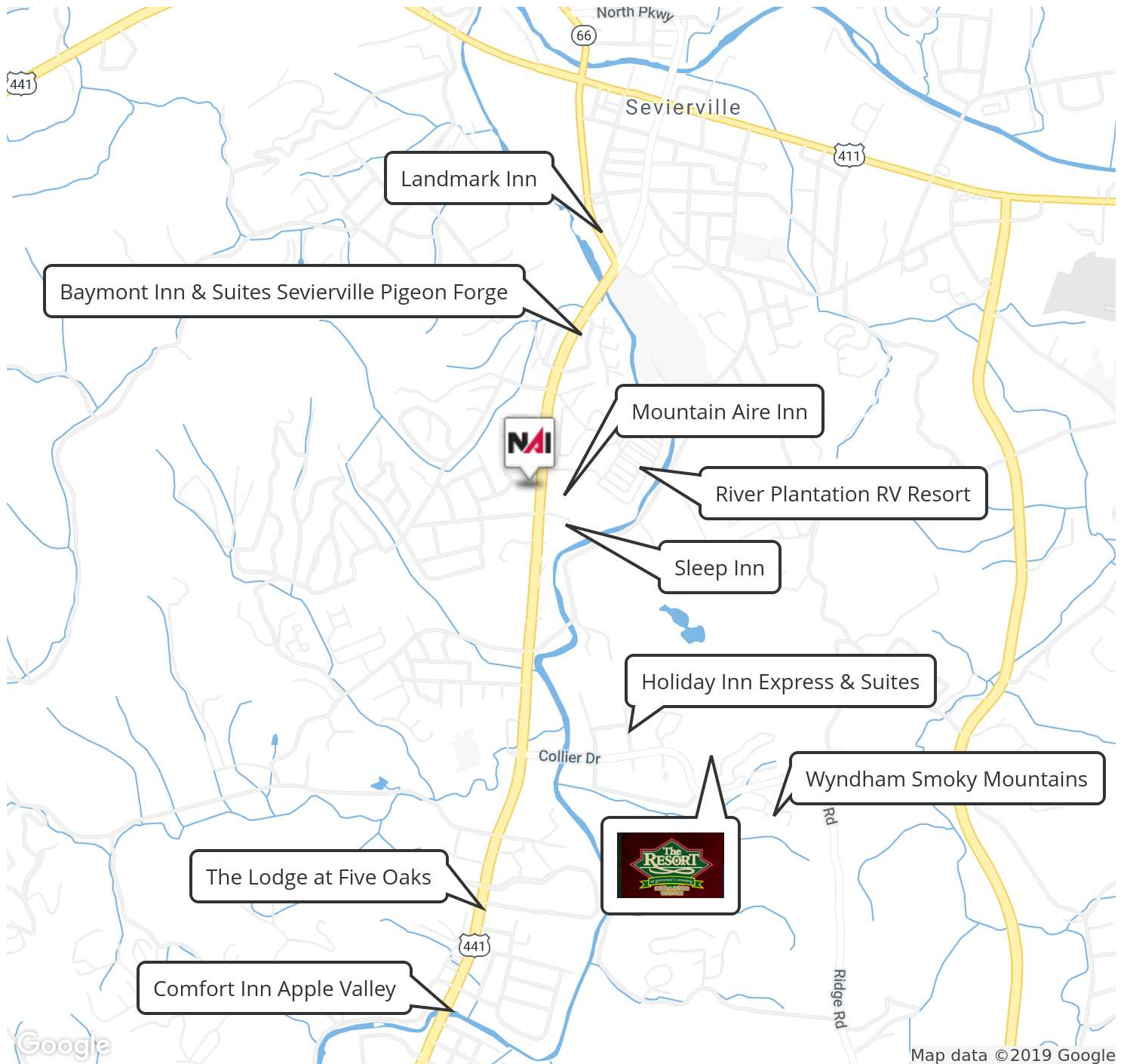
Restaurants Map



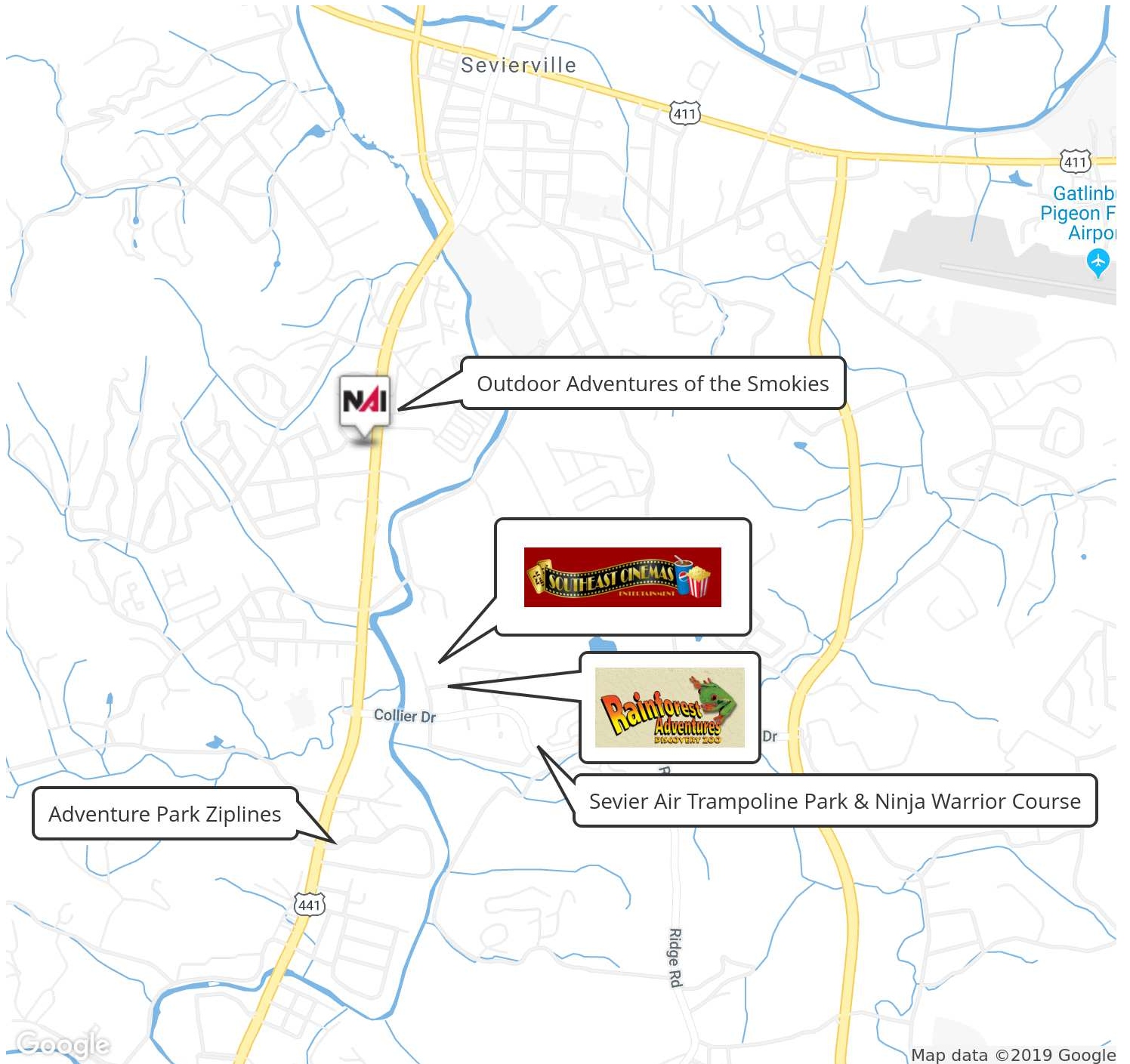
Fast Food Restaurants Map



Lodgings Map



Amusements Map



SALE COMPARABLES

- [Sale Comps](#)
- [Sale Comps Summary](#)
- [Sale Comps Map](#)

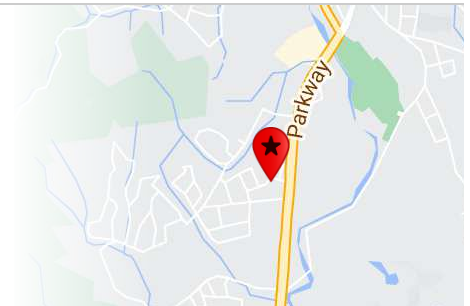
Sale Comps



★ SUBJECT PROPERTY

100 John L. Marshall Drive | Sevierville, TN 37862

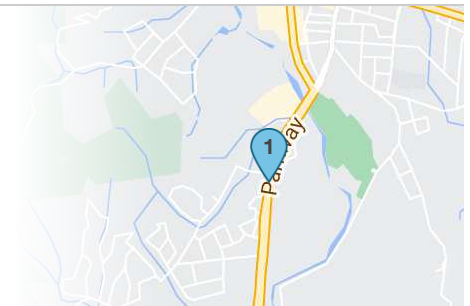
Sale Price:	\$525,000	Lot Size:	0.88 Acres
Price PSF:	\$13.70	Price / AC:	\$596,591



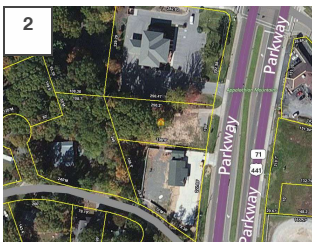
VACANT LOTS

Parkway | Sevierville, TN 37862

Sale Price:	\$493,223	Lot Size:	0.74 AC
Price PSF:	\$15.30	Price / AC:	\$666,517
Closed:	02/08/2017		



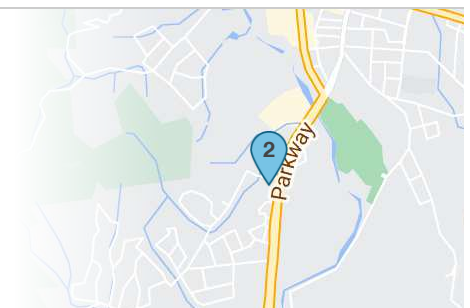
Commercial lots



SITAR RESTAURANT SITE

903 Parkway | Sevierville, TN 37862

Sale Price:	\$350,000	Lot Size:	0.51 AC
Price PSF:	\$15.75	Price / AC:	\$686,274
Closed:	12/03/2014		



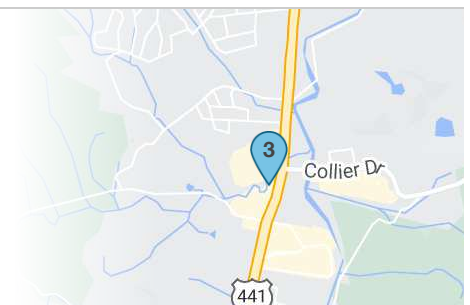
Sitar restaurant is under construction in May 2015. Road level. Not a corner lot.



STEAK & SHAKE SITE

1536 Parkway | Sevierville, TN 37862

Sale Price:	\$1,775,000	Lot Size:	1.99 AC
Price PSF:	\$20.48	Price / AC:	\$891,959
Closed:	06/26/2013		



Steak & Shake built in 2014. Panda Express is under construction in May 2015.

Sale Comps



WAFFLE HOUSE SITE

256 Winfield Dunn Parkway | Sevierville, TN 37862

Sale Price:	\$347,000	Lot Size:	0.56 AC
Price PSF:	\$14.23	Price / AC:	\$619,642
Closed:	02/08/2013		

Waffle House built in 2013.

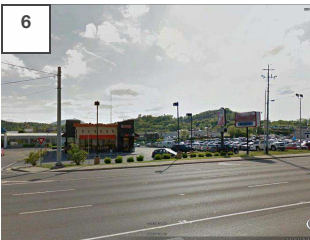


MURPHY USA SITE

310 Winfield Dunn Parkway | Sevierville, TN 37862

Sale Price:	\$800,000	Lot Size:	0.94 AC
Price PSF:	\$19.54	Price / AC:	\$851,063
Closed:	03/05/2009		

Murphy Oil, USA C-Store and gas station built in 2010.

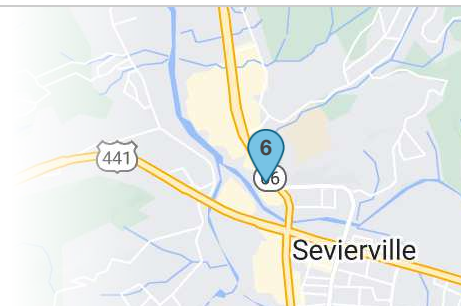


DUNKIN DONUTS SITE

330 Winfield Dunn Parkway | Sevierville, TN 37862

Sale Price:	\$450,000	Lot Size:	0.47 AC
Price PSF:	\$21.98	Price / AC:	\$957,446
Closed:	01/07/2010		

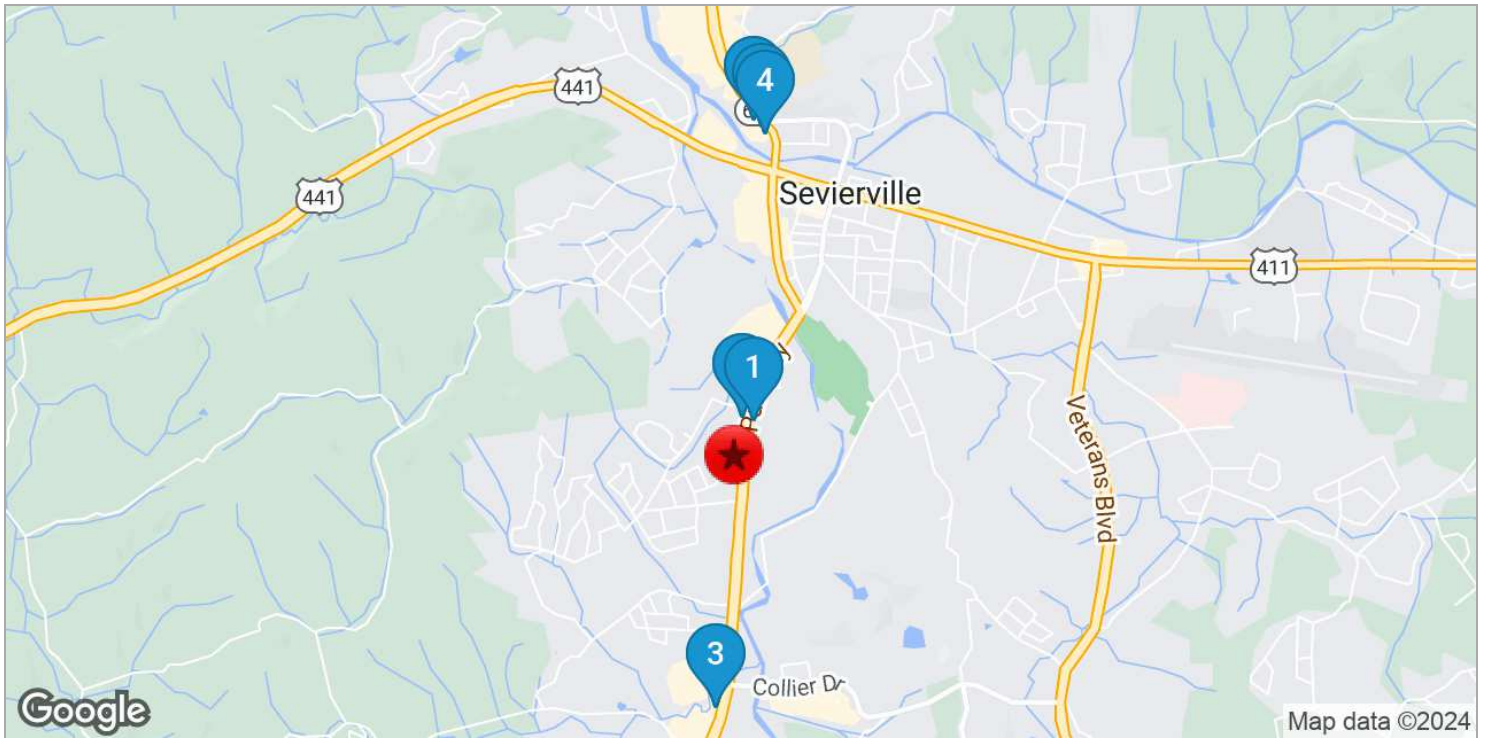
Dunkin Donuts built in 2010.



Sale Comps Summary

	Subject Property	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
	Parkway Development Site 100 John L. Marshall Drive Sevierville, TN 37862	\$525,000	-	0.88 AC	\$13.70	\$596,591	-
	Sale Comps	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
	Vacant lots						
1	Parkway Sevierville, TN 37862	\$493,223	-	0.74 AC	\$15.30	\$666,517	-
	Sitar restaurant site						
2	903 Parkway Sevierville, TN 37862	\$350,000	-	0.51 AC	\$15.75	\$686,274	-
	Steak & Shake Site						
3	1536 Parkway Sevierville, TN 37862	\$1,775,000	-	1.99 AC	\$20.48	\$891,959	-
	Waffle House Site						
4	256 Winfield Dunn Parkway Sevierville, TN 37862	\$347,000	-	0.56 AC	\$14.23	\$619,642	-
	Murphy USA site						
5	310 Winfield Dunn Parkway Sevierville, TN 37862	\$800,000	-	0.94 AC	\$19.54	\$851,063	-
	Dunkin Donuts Site						
6	330 Winfield Dunn Parkway Sevierville, TN 37862	\$450,000	-	0.47 AC	\$21.98	\$957,446	-
	Totals/Averages						
		\$702,537	-	0.87 AC	\$18.54	\$807,513	-

Sale Comps Map

**Subject Property**

100 John L. Marshall Drive | Sevierville, TN 37862

1

Vacant Lots

Parkway,
Sevierville, TN 37862

2

Sitar Restaurant Site

903 Parkway,
Sevierville, TN 37862

3

Steak & Shake Site

1536 Parkway,
Sevierville, TN 37862

4

Waffle House Site

256 Winfield Dunn Parkway,
Sevierville, TN 37862

5

Murphy USA Site

310 Winfield Dunn Parkway,
Sevierville, TN 37862

6

Dunkin Donuts Site

330 Winfield Dunn Parkway,
Sevierville, TN 37862

ABOUT THE COMPANY

- [About NAI Koella | RM Moore](#)
- [Agent Profile & Contact Info](#)
- [Agent Profile & Contact 2](#)

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

NAI #00262082 RM Moore

o +1 865 453 8111

c +1 865 607 9536

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

NAI Koella | RM Moore

TN #331617

o +1 865 453 8111

c +1 865 243 1055

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