



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE

RIVERFRONT HOTEL, RESTAURANT, OR RETAIL DEVELOPMENT SITE



FOR SALE

RIVERFRONT HOTEL, RESTAURANT, OR RETAIL DEVELOPMENT SITE

0 W MAIN ST, SEVIERVILLE, TN 37862

STEVE GOLDMAN

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GOLDMAN PARTNERS REALTY, LLC

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goldman Partners Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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RIVERFRONT HOTEL, RESTAURANT, OR RETAIL DEVELOPMENT SITE
EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$250,000

Price / Acre: \$203,252

Lot Size: 1.23 Acres

Zoning: C-4

Market: Sevierville

Submarket: Seymour

PROPERTY OVERVIEW

Locate your new Pub, Brewery, Arcade, Restaurant, Retail or Hotel right on the West Prong Greenway Trail in Sevierville!

1.2 acre site is ready for your commercial project. It is zoned C-4 and is right on Hwy 441/W Main St and overlooks the West Prong of the Little Pigeon River.

Strong traffic counts on Main Street (24,018 ADT) and close to Winfield Dunn Pkwy/ Hwy 66) (48,000 ADT)

The property slopes into a level field adjacent to the greenway providing an excellent opportunity for foot traffic. This property is still readily developable as it had been previously approved by the city of Sevierville for a 61- room MainStay Suites hotel. We can provide the plans at no cost. Geotech Engineering Report is also available.

LOCATION OVERVIEW

Located on the Little Pigeon River off US-441 S.



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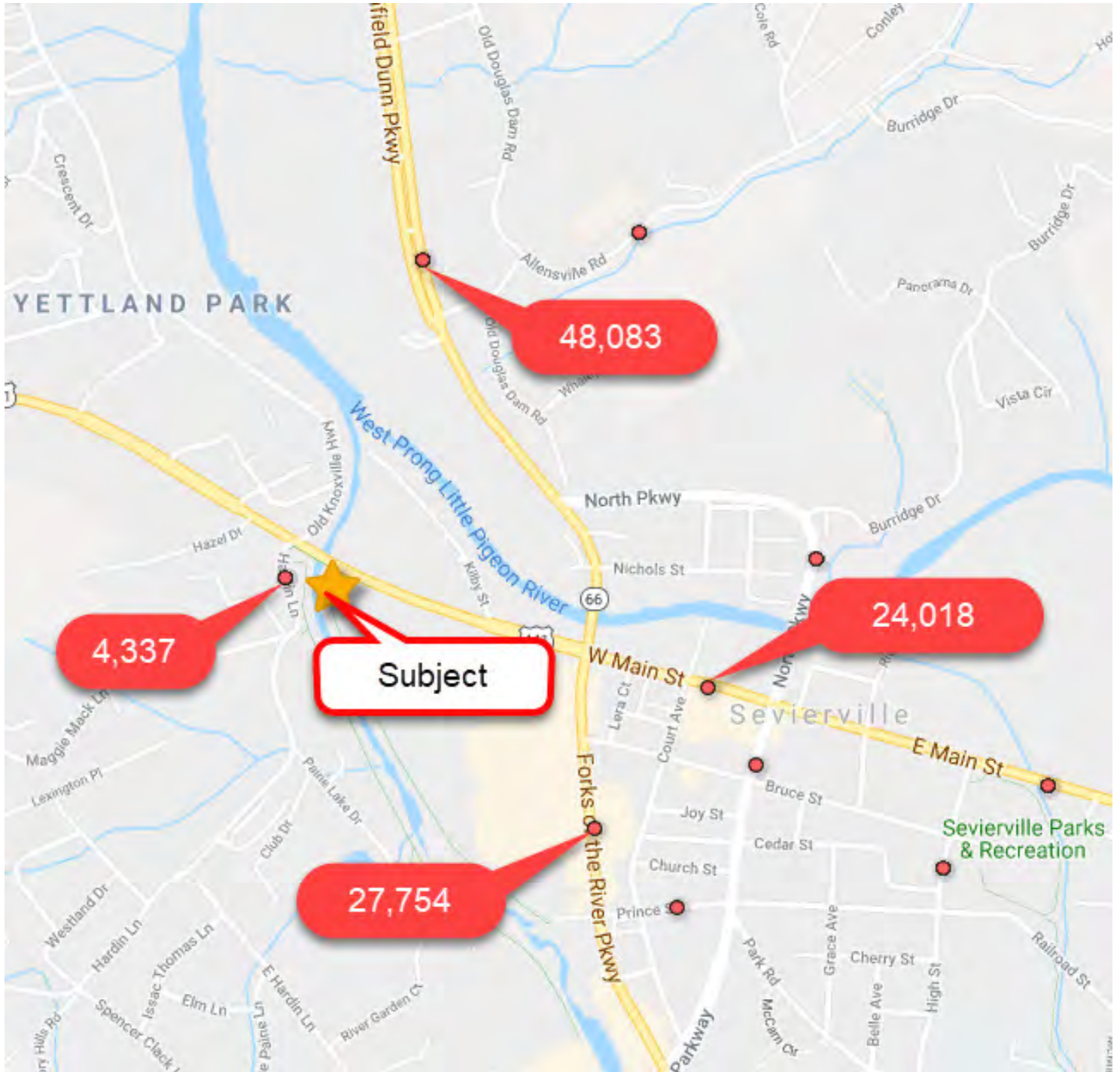
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RIVERFRONT HOTEL, RESTAURANT, OR RETAIL DEVELOPMENT SITE
ADDITIONAL PHOTOS



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TRAFFIC COUNTS



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 RIVERFRONT HOTEL, RESTAURANT, OR RETAIL DEVELOPMENT SITE
 HOTEL CONCEPT PLAN

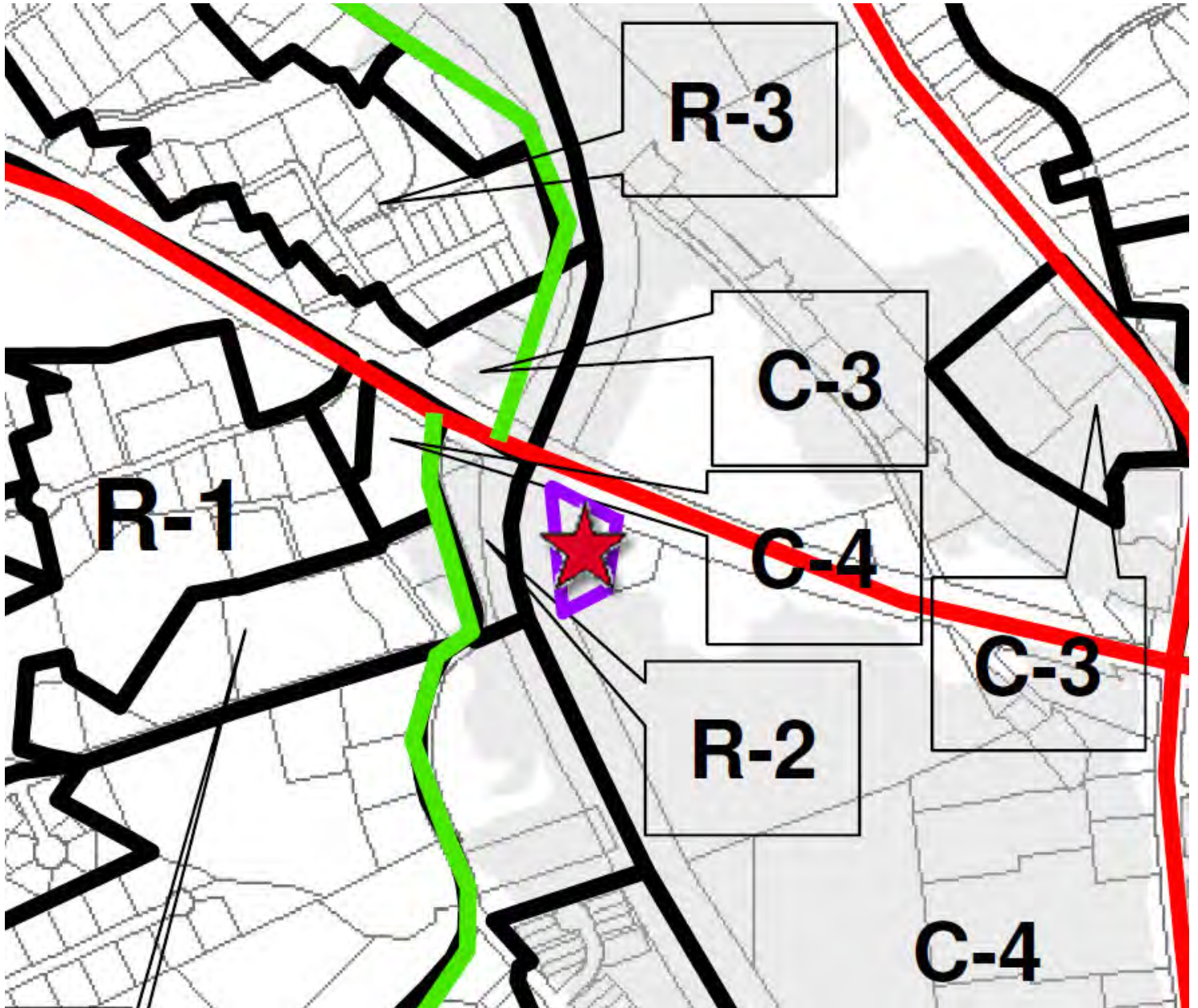


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ZONING MAP



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RIVERFRONT HOTEL, RESTAURANT, OR RETAIL DEVELOPMENT SITE
REGIONAL MAP

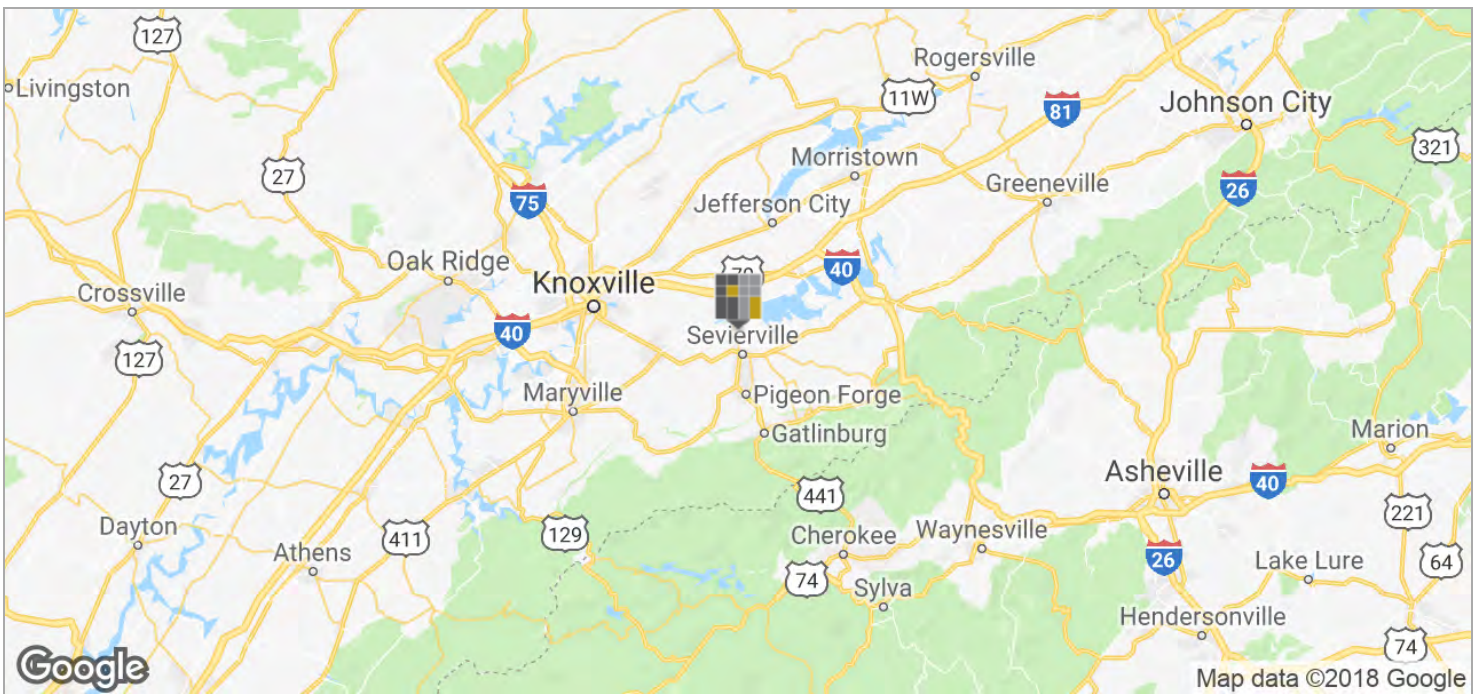


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LOCATION MAPS



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Executive Summary

353-399 Main St, Sevierville, Tennessee, 37862
Rings: 1, 3, 5 mile radii

Prepared by Steve Goldman, CCIM

Latitude: 35.87098
Longitude: -83.57402

	1 mile	3 miles	5 miles
Population			
2000 Population	2,711	11,486	20,807
2010 Population	3,225	13,588	26,066
2017 Population	3,271	14,694	28,455
2022 Population	3,414	15,465	30,120
2000-2010 Annual Rate	1.75%	1.69%	2.28%
2010-2017 Annual Rate	0.20%	1.09%	1.22%
2017-2022 Annual Rate	0.86%	1.03%	1.14%
2017 Male Population	48.6%	48.8%	48.9%
2017 Female Population	51.4%	51.2%	51.1%
2017 Median Age	37.9	39.0	39.7

In the identified area, the current year population is 28,455. In 2010, the Census count in the area was 26,066. The rate of change since 2010 was 1.22% annually. The five-year projection for the population in the area is 30,120 representing a change of 1.14% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	84.3%	87.1%	88.5%
2017 Black Alone	3.0%	2.5%	1.9%
2017 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2017 Asian Alone	2.5%	2.0%	2.1%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	7.2%	5.9%	5.2%
2017 Two or More Races	2.4%	2.0%	1.8%
2017 Hispanic Origin (Any Race)	12.2%	9.7%	8.7%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,075	4,868	8,625
2010 Households	1,228	5,516	10,355
2017 Total Households	1,254	5,966	11,268
2022 Total Households	1,320	6,279	11,911
2000-2010 Annual Rate	1.34%	1.26%	1.84%
2010-2017 Annual Rate	0.29%	1.09%	1.17%
2017-2022 Annual Rate	1.03%	1.03%	1.12%
2017 Average Household Size	2.47	2.35	2.45

The household count in this area has changed from 10,355 in 2010 to 11,268 in the current year, a change of 1.17% annually. The five-year projection of households is 11,911, a change of 1.12% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 7,359 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

June 25, 2018



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$29,378	\$35,376	\$38,340
2022 Median Household Income	\$31,917	\$37,446	\$40,887
2017-2022 Annual Rate	1.67%	1.14%	1.29%
Average Household Income			
2017 Average Household Income	\$47,434	\$50,772	\$55,021
2022 Average Household Income	\$57,558	\$59,411	\$64,501
2017-2022 Annual Rate	3.94%	3.19%	3.23%
Per Capita Income			
2017 Per Capita Income	\$19,478	\$21,258	\$22,285
2022 Per Capita Income	\$23,235	\$24,639	\$25,951
2017-2022 Annual Rate	3.59%	3.00%	3.09%

Households by Income

Current median household income is \$38,340 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,887 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$55,021 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,501 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,285 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,951 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,175	5,465	9,921
2000 Owner Occupied Housing Units	580	2,728	5,341
2000 Renter Occupied Housing Units	495	2,139	3,284
2000 Vacant Housing Units	100	598	1,296
2010 Total Housing Units	1,440	7,099	13,846
2010 Owner Occupied Housing Units	605	2,814	5,932
2010 Renter Occupied Housing Units	623	2,702	4,423
2010 Vacant Housing Units	212	1,583	3,491
2017 Total Housing Units	1,525	7,830	15,502
2017 Owner Occupied Housing Units	580	2,918	6,228
2017 Renter Occupied Housing Units	674	3,048	5,040
2017 Vacant Housing Units	271	1,864	4,234
2022 Total Housing Units	1,663	8,504	16,948
2022 Owner Occupied Housing Units	595	3,046	6,592
2022 Renter Occupied Housing Units	724	3,233	5,319
2022 Vacant Housing Units	343	2,225	5,037

Currently, 40.2% of the 15,502 housing units in the area are owner occupied; 32.5%, renter occupied; and 27.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 13,846 housing units in the area - 42.8% owner occupied, 31.9% renter occupied, and 25.2% vacant. The annual rate of change in housing units since 2010 is 5.15%. Median home value in the area is \$173,237, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.76% annually to \$179,941.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.