

**137 N RIVER BLVD**  
**SEVIERVILLE, TN**



**RETAIL/HOTEL TRACT AVAILABLE**

Property Information

- ◆ +/- 2.04 Acres
- ◆ Call for pricing
- ◆ Located off Winfield Dunn Pkwy at the entrance to Pigeon Forge and Gatlinburg, and in a tourism area that sees an average of over 13 million visitors annually
- ◆ Full set of hotel plans in place with Franchisor approval for an IAG Staybridge Suites
- ◆ AC Zoning
- ◆ Traffic Count: 55,547 Winfield Dunn Parkway; 40,422 Main Street/US-441
- ◆ Retail Nearby: Lowe's, Kroger, Golden Corral, Cracker Barrel, Aldi, Hobby Lobby, Ulta, Ross
- ◆ **Demographics:**

	<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
Population:	14,319	28,873	82,310
Avg Household Income:	\$63,505	\$68,191	\$80,380

**Oliver Smith, IV**

7216 Wellington Drive, Suite One

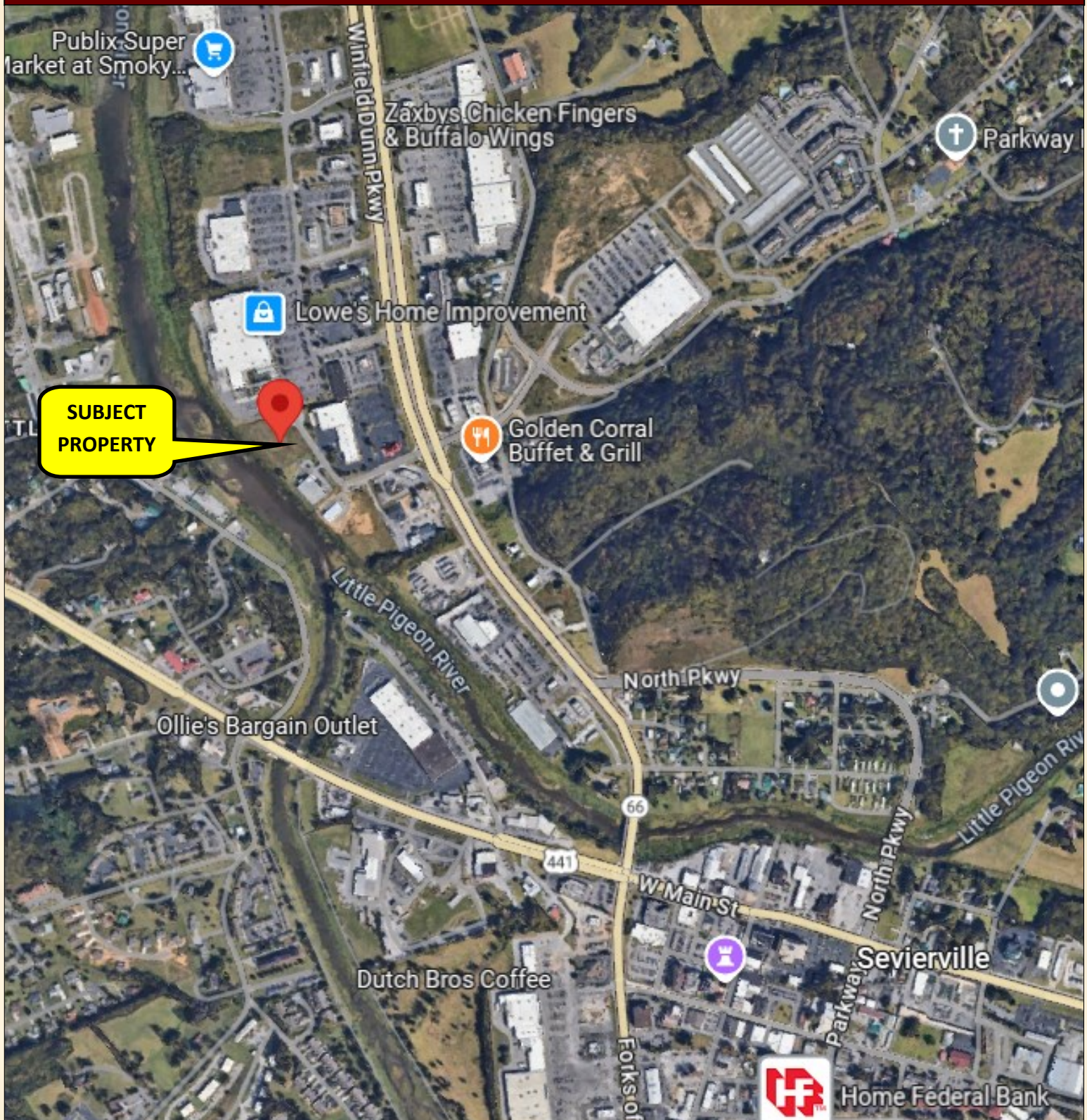
Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com



## **Regional Map**



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)



## Trade Area Aerial



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

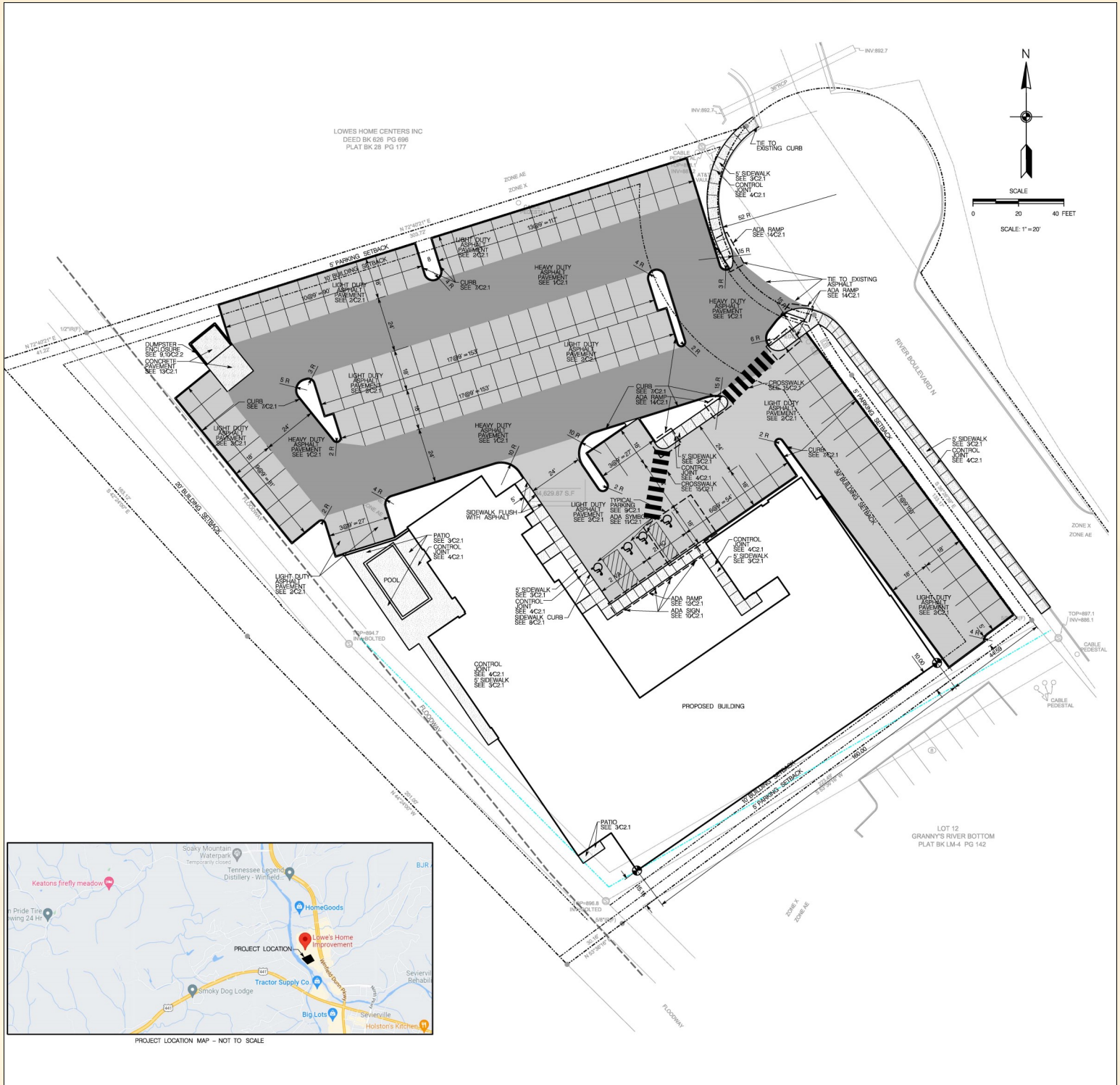
Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com



## Site Plan



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

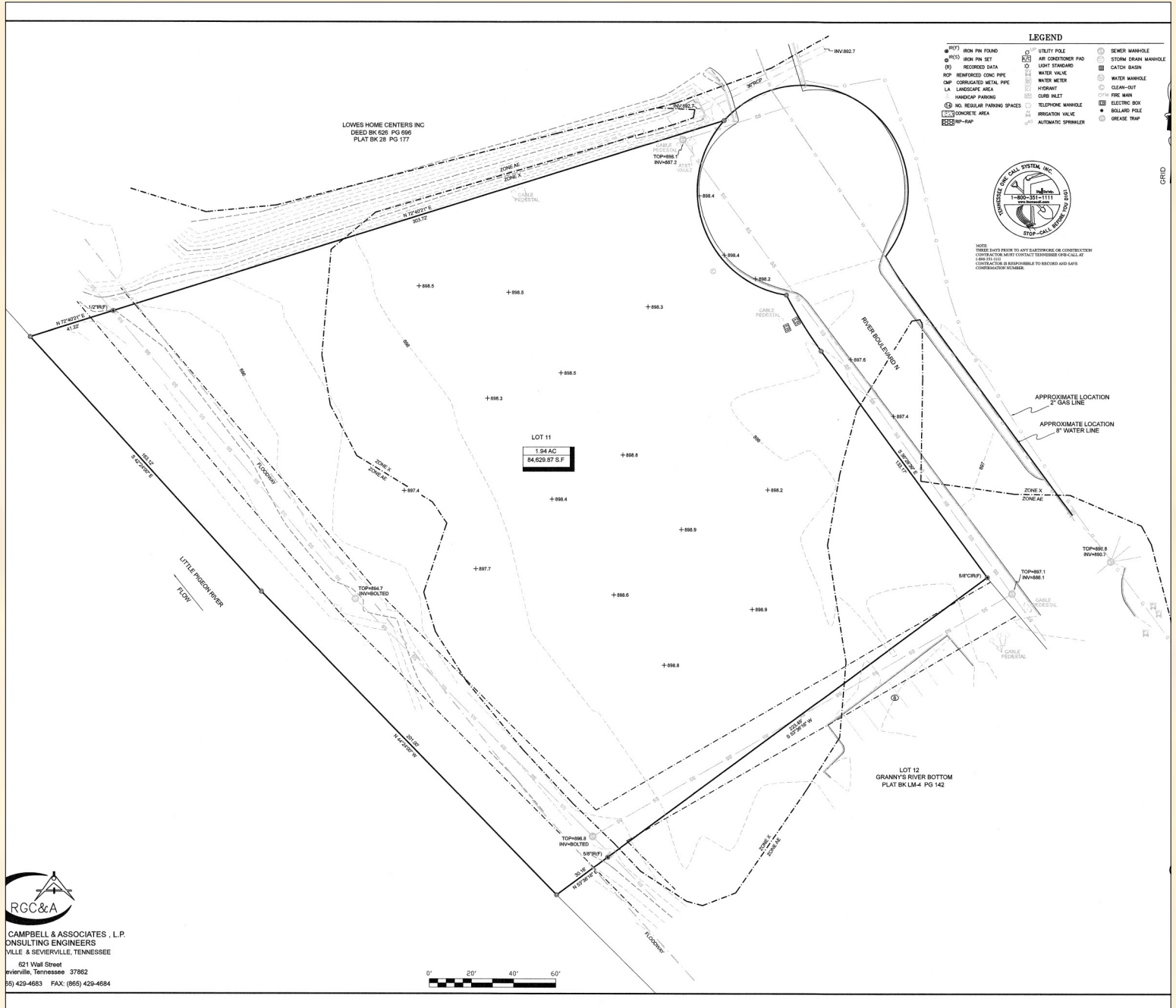
Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)



# Survey



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

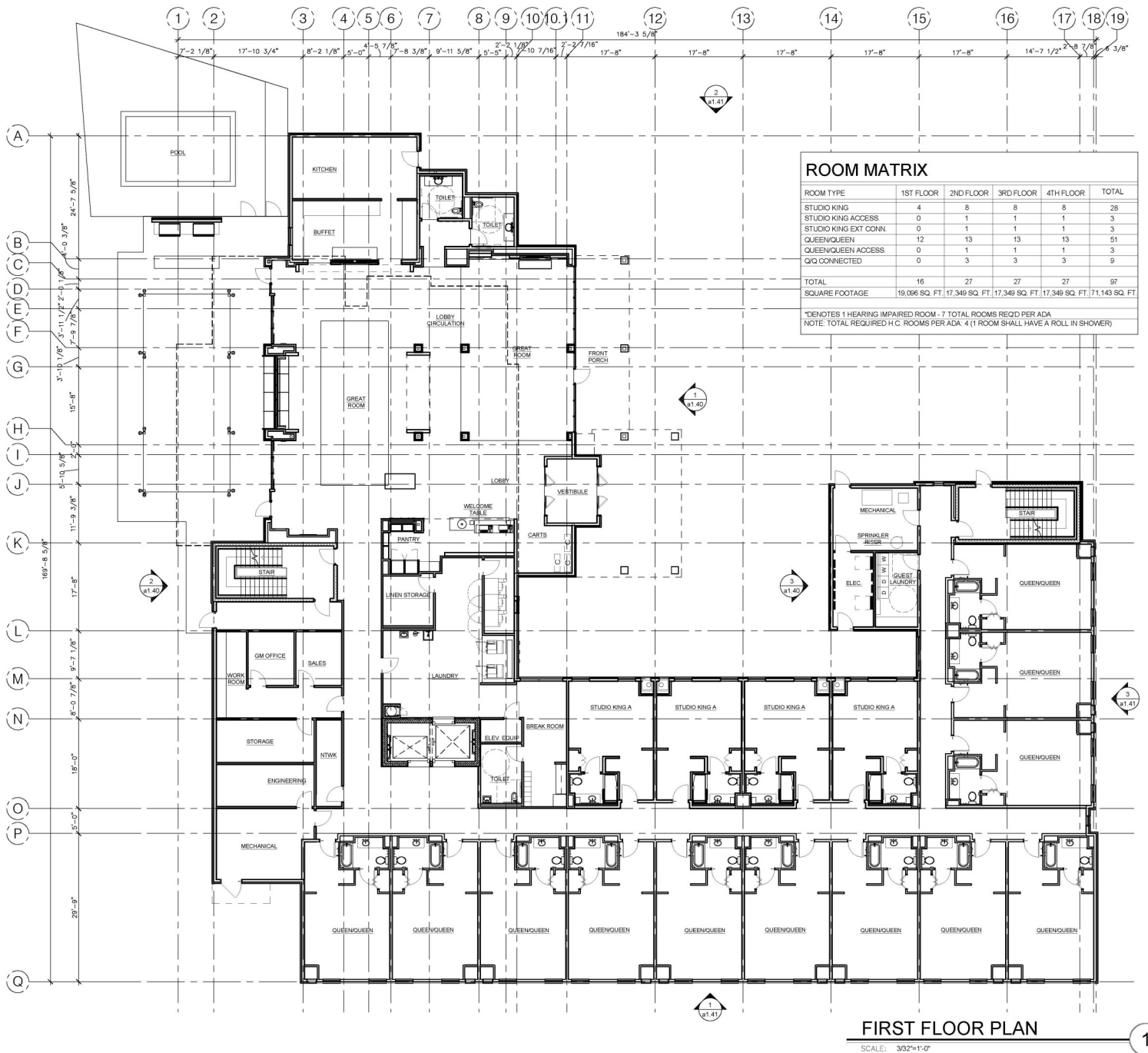
Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com



## Concept Floor Plans

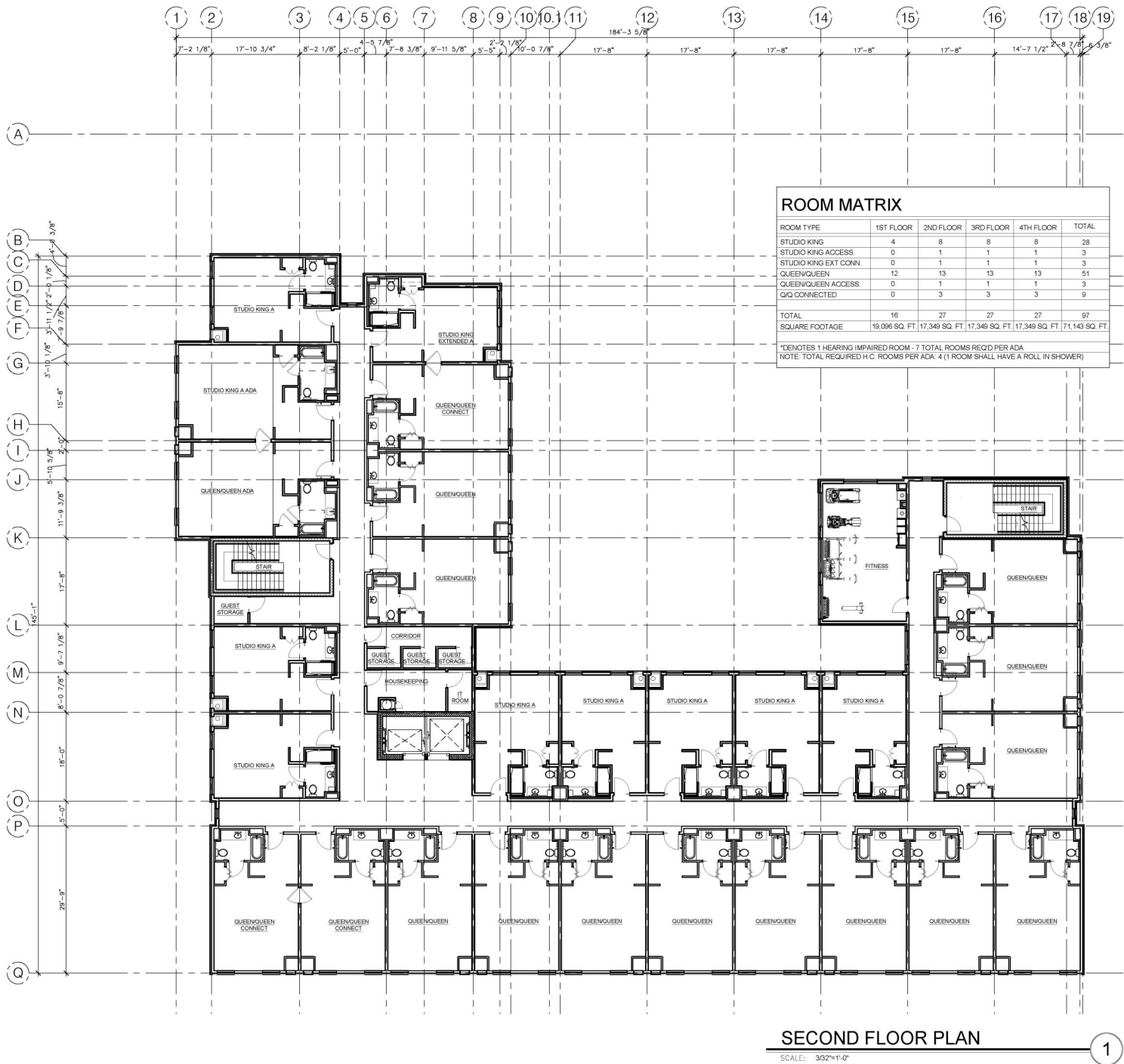


**Oliver Smith, IV**  
7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com



## Concept Floor Plans



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

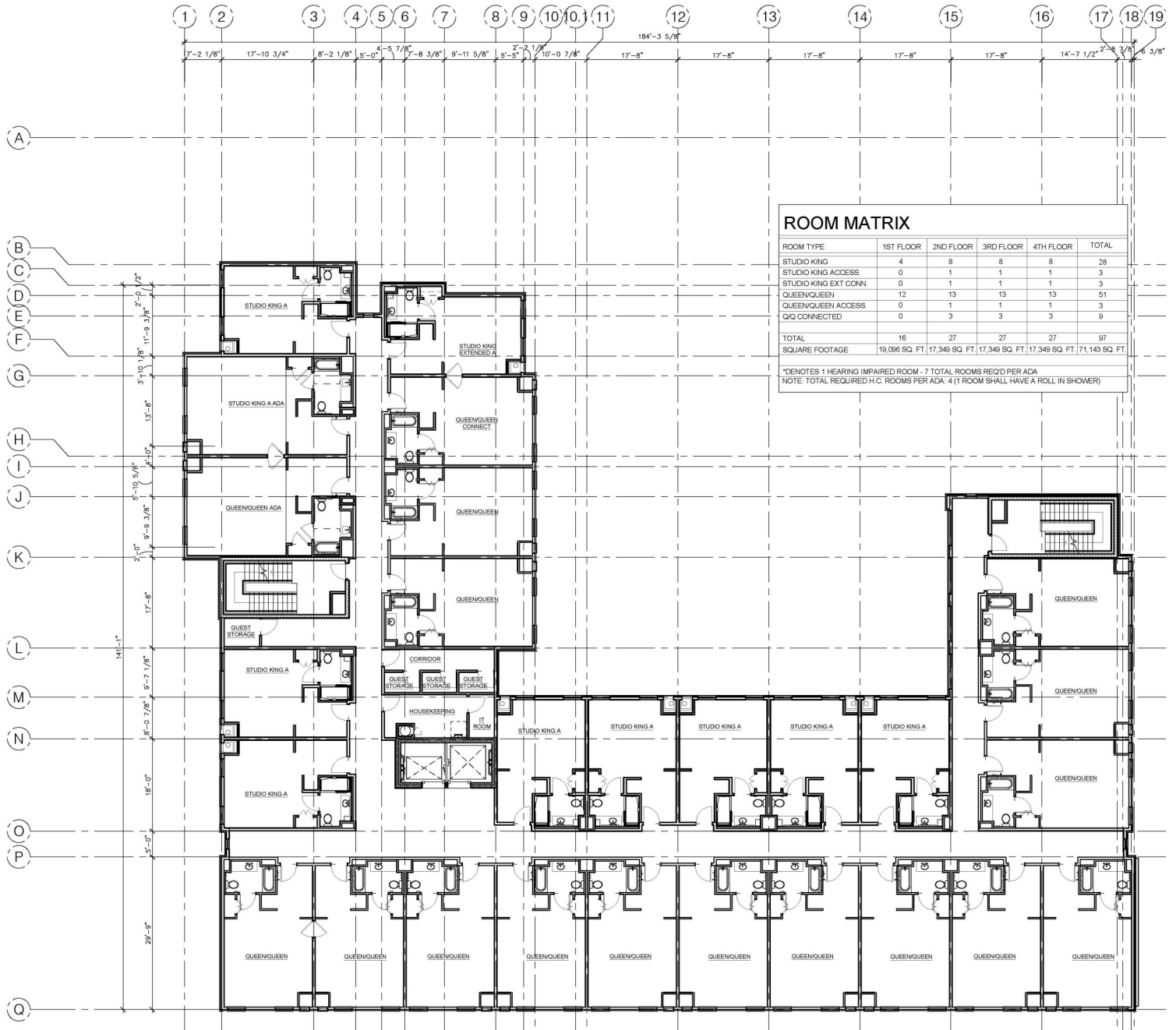
Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com





## Concept Floor Plans



FOURTH FLOOR PLAN

SCALE: 3/32"=1'-0"

1

**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com



## **Concept Elevations**



**EXTERIOR ELEVATION**

SCALE: 3/32"=1'-0"

2



**EXTERIOR ELEVATION - FRONT**

SCALE: 3/32"=1'-0"

1

**Oliver Smith, IV**

**7216 Wellington Drive, Suite One**

**Knoxville, Tennessee 37919**

**Office: (865) 584-2000**

**Email: oliversmith@oliversmithrealty.com**

# **Zoning**

## SEVIERVILLE ZONING CODE

TABLE 3.1 USES PERMITTED BY DISTRICT																
■	Permitted															
□	Permitted on Review															
◆	Special Exception															
-	Not Permitted	AR A-R	LDR R-1	MDR R-2	HDR R-3	TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1	MPD		
Agriculture																
Agriculture Tourism Activity	■											■	■	■		
Customary General Farming	■	■	■	■	■		■	■								
Winery	■										■	■	■	■		
Residential																
Boarding and Rooming Houses				■	■									■		
Live/Work Unit						■	■	■						■		
Mobile Home Park					■		■									
Multifamily				■	■	■	■				□	■	■	■		
Single Family	■	■	■	■	■	◆	■				■		■	■		
Two Family				■	■		■				■	■	■	■		
Upper Floor Housing						■	■	■			■	■	■			
Institutional																
Community & Civic Association Uses					■	■	■			■				■		
Government			■	■	■	■	■			■	■	■		■		
Hospital							■			■				■		
Library						■								■		
Medical Clinics (Specified)							■							■		
Museum or Art Gallery						■						■		■		
Nursing Home					■		■			■				■		
Park, Public	■	■	■	■	■	■	■			■	■	■		■		
Religious Assembly	■	■	■	■	■	■	■			■	□	■	■	■		
School			■	■	■		■							■		
Industrial																
Any industry which does not cause injurious or obnoxious noise, fire hazards or other objectionable conditions										■						
Large Distillery										■						
Mining/Extraction										◆						
Lodging																
Bed and Breakfast Homestay											■			■		
Bed and Breakfast Inn												■	■	■		

**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)



# **Zoning**

## SEVIERVILLE ZONING CODE

TABLE 3.1 USES PERMITTED BY DISTRICT															
■	Permitted														
□	Permitted on Review														
◆	Special Exception														
-	Not Permitted														
		AR A-R	LDR R-1	MDR R-2	HDR R-3	TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1	MPD	
Hotel, Motel - With Amusement															
Hotel, Motel - Without Amusement															
Recreational Vehicle Park/Travel Trailer Park															
Recreational Vehicle Parking for Tourist occupying other Accommodations within a Development															
Short-Term Rental Unit															
<b>Office</b>															
Cabin Rental Office															
Doctor/Dentist Office															
Professional Offices															
<b>Recreation and Entertainment</b>															
Outdoor Entertainment (44 Feet and Under)															
Outdoor Entertainment (Over 44 Feet)															
Places of Amusement - Indoor															
Special Assembly Venue															
Tennis Clubs, Country Clubs, & other similar uses															
<b>Retail and Personal Service</b>															
Automobile and Mobile Home Sales															
Day Care Center															
Day Care (TC)															
Farmer's Market															
Financial Services															
Funeral Home															
Gasoline Stations															
Pawn Shops															
Personal Services															
Psychic & Palm Reading Activities															
Restaurant With Drive-Through															
Restaurant Without Drive-in or Drive-Through															
Retail Distilleries															
Retail Stores															

**Oliver Smith, IV**

**7216 Wellington Drive, Suite One**

**Knoxville, Tennessee 37919**

**Office: (865) 584-2000**

**Email: oliversmith@oliversmithrealty.com**

# **Zoning**

## SEVIERVILLE ZONING CODE

TABLE 3.1 USES PERMITTED BY DISTRICT																
■	Permitted															
□	Permitted on Review															
◆	Special Exception															
-	Not Permitted															
		AR A-R	LDR R-1	MDR R-2	HDR R-3	TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1	MPD		
Retail Wineries						■			■	■		■		■		
Sexually Oriented Business & Commercial Activities									■							
Shopping Centers							■	■	■	■		■		■		
Small Distilleries									■	■		■	■	■		
Studios for Work and/or Teaching						■	■	■	■		■	■		■		
Tattoo Businesses									■					■		
Urgent Care									■			■		■		
<b>Support Service</b>																
Automobile Repair Garage and Similar Operations								■	■	■						
Communication Antennas & Towers		■	■	■	■	■	■	■	■	■	■	■	■	■		
Construction Services/Office								■	■	■						
Public or Quasi-Public Utilities		■	■	■	■	■	■	■	■	■	■	■	■	■		
Terminals									■	■						
Warehouses/Storage Facilities								■	■	■						
Wholesale Business								■	■	■						
Wireless Telecommunication Facilities (TC)						■			■							
<b>Accessory</b>																
Caretaker Quarters									■	■		■				
Customary Accessory Building			■	■	■		■	■	■	■	■	■		■		
Customary Home Occupation		■	■	■	■		■	■	■	■	■	■	■	■		
Home Occupation (TC)						◆			■	■						
Storage Yards & Buildings								■	■	■						
<b>Temporary and Miscellaneous</b>																
Construction Trailer or Sales Office		■	■	■	■	■	■	■	■	■	■	■	■	■		
Person selling fresh produce grown in Sevier County; or fresh Christmas trees, in season, and subject to spoilage		■	■	■	■		■	■	■	■	■	■	■	■		
Planned Unit Development		■	■	■	■		■	■	■	■	■	■	■	■		
Special and Seasonal Events		□				□		□	□			□	□	□		
Tents for Assembly Occupancy		■	■	■	■			■	■	■	■	■	■	■		

**Oliver Smith, IV**

**7216 Wellington Drive, Suite One**

**Knoxville, Tennessee 37919**

**Office: (865) 584-2000**

**Email: oliversmith@oliversmithrealty.com**



## **Demographics**

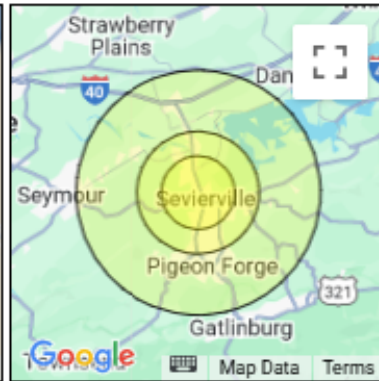


### **EASI Updated Site Selection Reports & Analysis** **Executive Summary**

**Address: 137 N River Blvd Sevierville TN**

**Latitude: 35° : 52' : 34"**

**Longitude: -83° : 34' : 27"**



Description	3 Miles	5 Miles	10 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	11,386	19,478	57,344
Population (4/1/2010)	12,237	24,367	72,678
Population (4/1/2020)	14,251	28,701	80,744
Population (1/1/2024)	14,319	28,873	82,310
Population (1/1/2029)	14,590	29,421	84,075
Percent Growth (2024/2020)	0.48	0.60	1.94
Percent Forecast (2029/2024)	1.89	1.90	2.14
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	4,808	8,074	22,662
Households (4/1/2010)	4,921	9,662	28,132
Households (4/1/2020)	5,910	11,576	32,067
Households (1/1/2024)	5,945	11,628	32,600
Households (1/1/2029)	6,016	11,765	33,087
Percent Growth (2024/2020)	0.59	0.45	1.66
Percent Forecast (2029/2024)	1.19	1.18	1.49
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	41.1	40.7	43.4
Male	7,323	14,462	41,355
Female	6,996	14,411	40,955
Density	490.9	426.3	295.2
Urban	10,943	19,725	37,752
Rural	3,376	9,148	44,558

**Oliver Smith, IV**

**7216 Wellington Drive, Suite One**

**Knoxville, Tennessee 37919**

**Office: (865) 584-2000**

**Email: oliversmith@oliversmithrealty.com**

# Oliver Smith Realty & Development Co.

www.oliversmithrealty.com

## Demographics

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2024)	5,945	11,628	32,600
Families	3,389	7,506	22,526
Non-Family Households	2,556	4,122	10,074
Average Size of Household	2.35	2.45	2.51
Median Age of Householder	54.6	54.2	55.6
Median Value Owner Occupied (\$)	219,427	232,307	242,806
Median Rent (\$)	850	809	824
Median Vehicles Per Household	2.2	2.3	2.5
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	7,390	14,007	40,795
Housing, Owner Occupied	2,739	6,693	22,790
Housing, Renter Occupied	3,206	4,935	9,810
Housing, Vacant	1,445	2,379	8,195
<b>POPULATION BY RACE</b>			
White Alone	10,076	22,300	69,248
Black Alone	293	414	866
Asian Alone	309	585	1,176
American Indian and Alaska Native Alone	102	158	405
Other Race Alone	1,978	2,834	4,599
Two or More Races	1,561	2,582	6,016
<b>POPULATION BY ETHNICITY</b>			
Hispanic	3,300	4,803	8,215
White Non-Hispanic	9,257	20,976	66,570
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	386,140,663	802,928,516	2,631,934,833
Total Household Income (\$)	377,538,464	792,928,556	2,620,399,215
Median Household Income (\$)	44,001	48,675	58,775
Average Household Income (\$)	63,505	68,191	80,380
Per Capita Income (\$)	26,967	27,809	31,976
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	614,323	1,139,636	3,209,704
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	371,394.5	755,407.8	2,223,167.4
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	7,588	11,949	34,684
Establishments, Total (by Place of Work)	505	847	2,185
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	102	102	104
EASI Total Crime Index (US Avg=100; A=High)	143	115	94
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	10	18	52

**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com



## **Disclosure**

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information contained in the following Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Oliver Smith Realty & Development Company Inc. and should not be made available to any other person or entity without the written consent of Oliver Smith Realty & Development Co. Inc. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oliver Smith Realty & Development Co. Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Oliver Smith Realty & Development Co. Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied. Photos herein are the property of their respective owners and use of these images without the express written consent of the Owner is prohibited. Recipient also agrees not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Oliver Smith Realty & Development Co. Inc. The information contained in this Memorandum has been obtained from sources we believe to be reliable; however, Oliver Smith Realty & Development Co. Inc. has not verified, and will not verify, any of the information contained herein, nor has Oliver Smith Realty & Development Co. Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures and efforts to verify all the information set forth herein or provided by Oliver Smith Realty & Development Co. Inc.

**Oliver Smith, IV**

**7216 Wellington Drive, Suite One**

**Knoxville, Tennessee 37919**

**Office: (865) 584-2000**

**Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)**