

For Lease - Winfield Dunn Parkway

Executive Summary

1.99 Acres | \$300,000.00 SF/yr



GRM:

AVAILABLE SF: 1.99 Acres

LEASE RATE: \$300,000.00 SF/yr (NNN)

LOT SIZE: 1.99 Acres

APN #: 038027.01

ZONING: Arterial Commercial

MARKET: Sevierville

SUB MARKET: Kodak

CROSS STREETS: Winfield Dunn Pkwy

Property Overview

This parcel offers in-bound exposure to over 55,000 cars daily heading to all Sevier County's amenities and attractions. The property lays well and offers regular dimensions allowing for maximum development potential. Winfield Dunn level topography offers outstanding line of site on the property to passing motorist. Adjacent to the site to the south sits the mixed use retail development anchored by Publix and fronts the pending Target development. Over \$3.7 Billion of tourist dollars were spent in Sevier County in 2022, continuing to be the top tourism destination in East Tennessee.

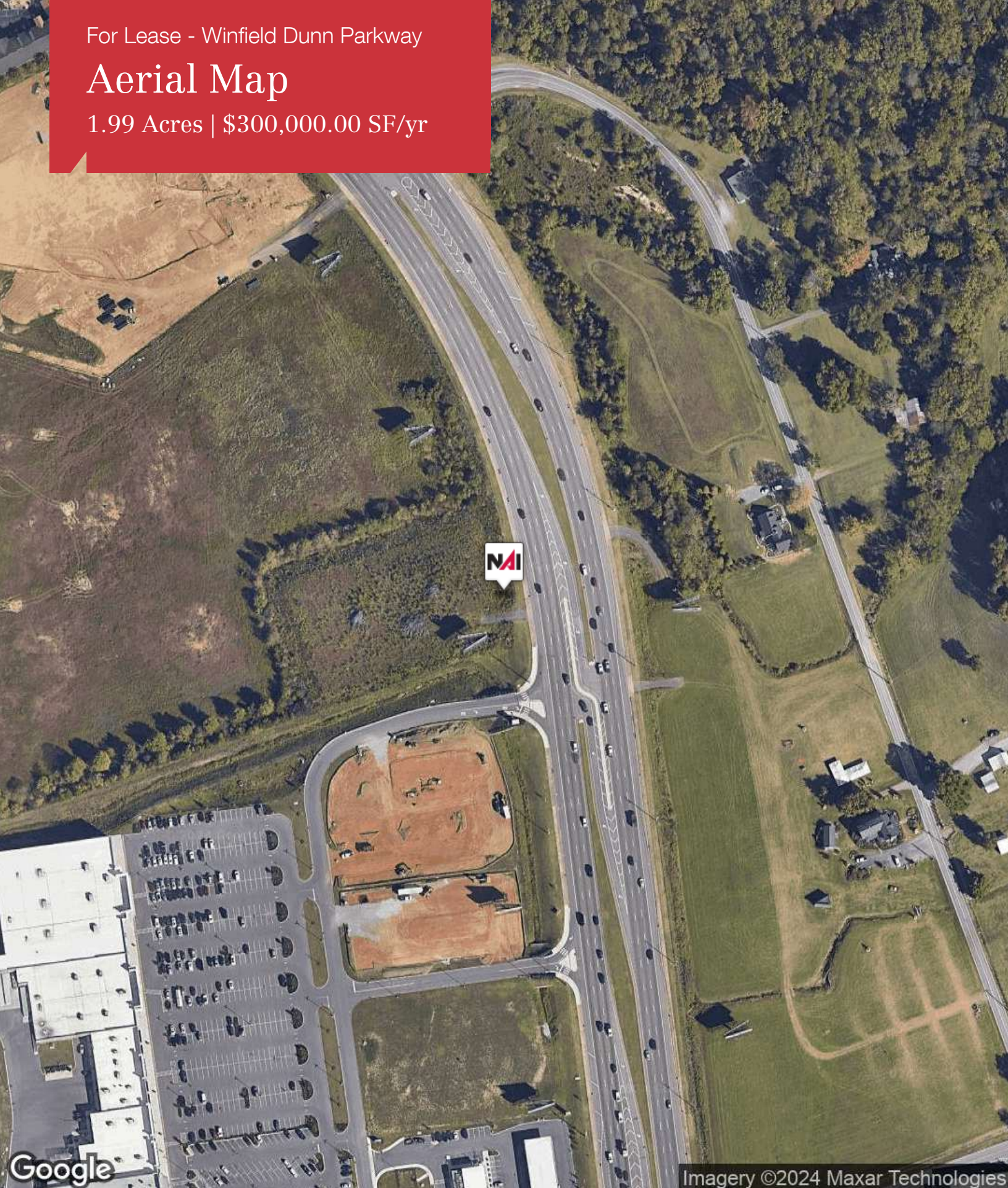
This is an outstanding opportunity to be on the inbound side to the park, offering ease of ingress and egress. Lodging, mixed use retail and food service may be ideal uses.

Offered for annual ground lease at \$300,000.00 annually. Owner may consider splitting the leasehold parcel for smaller user needs.

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Aerial Map

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Google

Imagery ©2024 Maxar Technologies

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Additional Photos

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AADT							
Year	AADT	DHV-30	K %	D %	PA	BC	Src
2023	55,547 ³		10	58	52,713 (95%)	2,834 (5%)	Grown from 2022
2022	55,826 ⁷		10	58	53,090 (95%)	2,736 (5%)	
2021	48,989 ⁸		10	58	44,726 (91%)	4,263 (9%)	Grown from 2020
2020	44,576 ³		10	58	40,654 (91%)	3,922 (9%)	Grown from 2019
2019	47,021		10	58			

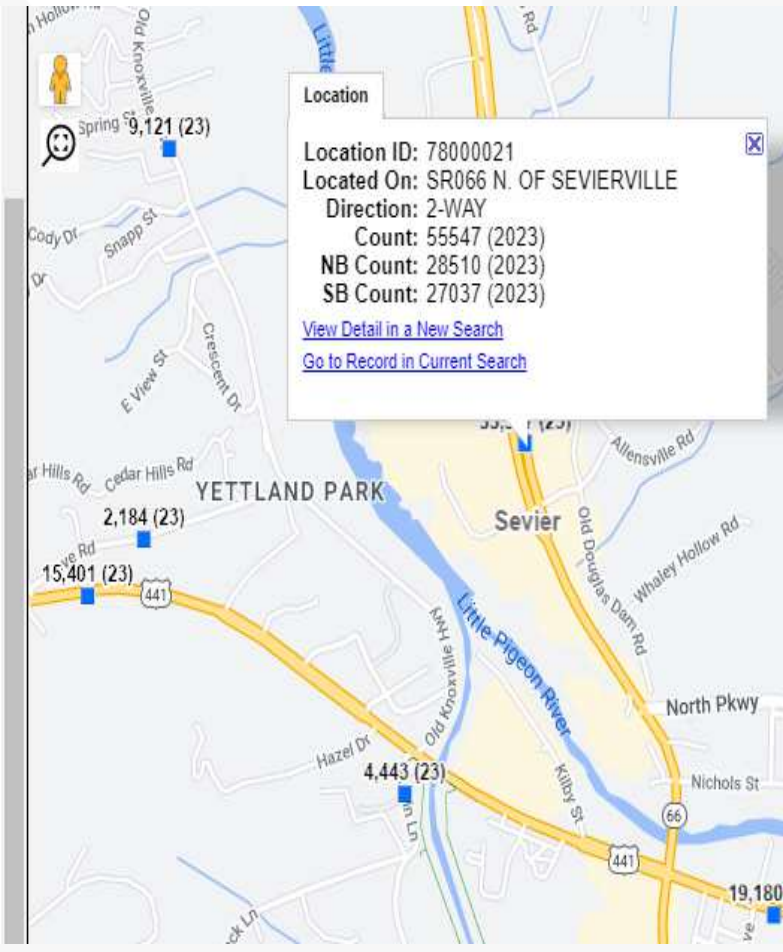
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Travel Demand Model									
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

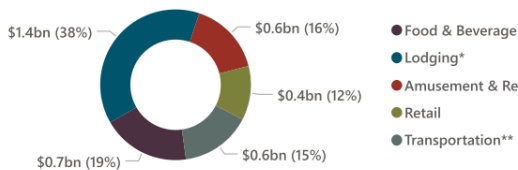
VOLUME COUNT			
	Date	Int	Total
-	Thu 6/23/2022	-	<i>i</i>
-	Wed 6/22/2022	-	<i>i</i>
<i>👁</i>	Wed 7/8/2009	60	47,546
<i>👁</i>	Wed 7/9/2008	60	44,772
<i>👁</i>	Thu 7/12/2007	60	52,374
<i>👁</i>	Mon 7/17/2006	60	46,000
<i>👁</i>	Tue 7/13/2004	15	41,377
-	Tue 7/22/2003	-	<i>i</i>

VOLUME TREND	
Year	Annual Growth
2023	0%
2022	14%
2021	10%
2020	-5%
2019	2%
2018	-9%
2017	5%
2016	22%
2015	-6%
2014	3%

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Direct Visitor Spending by Industry



This economic impact report attributes 59.8% of retail and non-retail sales in Sevier County to travel and tourism.

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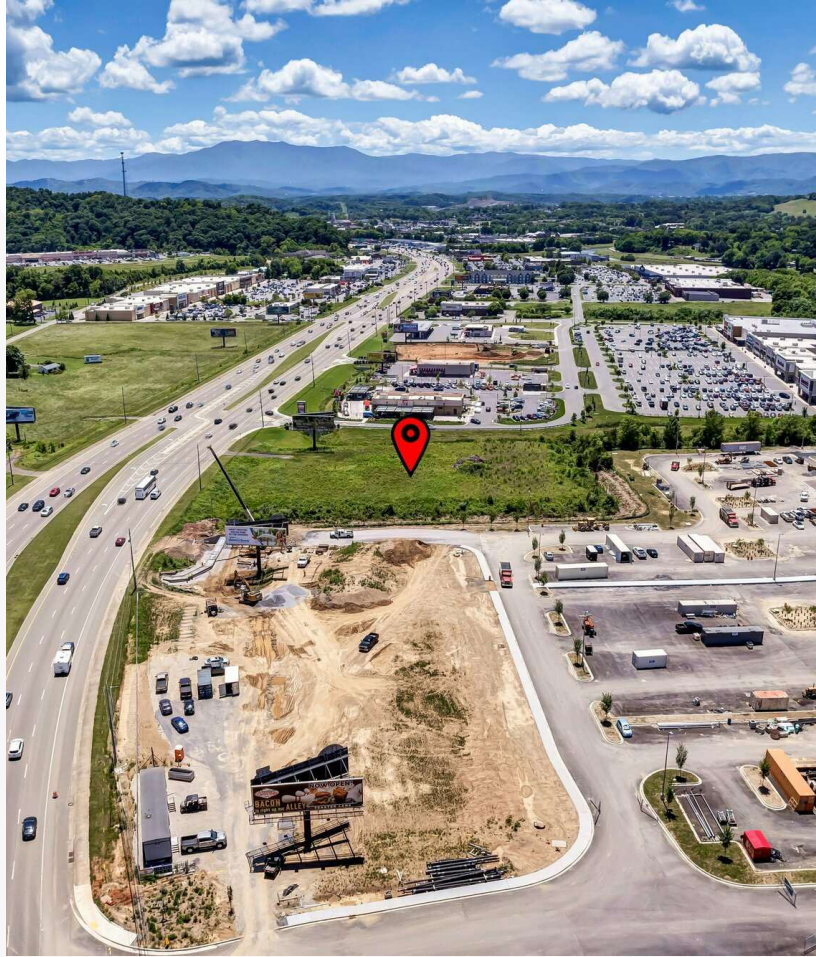
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For Lease - Winfield Dunn Parkway

Agent Profile & Contact 1

1.99 Acres | \$300,000.00 SF/yr



Michael Moore

Senior Advisor

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865.221.9442 cell
mmoore@koellamoore.com

Memberships & Affiliations

Knoxville Association of Realtor's CIE
Tennessee Association of Realtor's
Past Board Member of the Teton Board of Realtor's Ethics Council
2017, 2019, 2020, 2021 CoStar Retail Power Broker
2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups. Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

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Agent Profile & Contact 2

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Trey Miller, CCIM, MRED

Senior Advisor

865.531.6400 tel
cell
tmiller@koellamoore.com

Memberships & Affiliations

International Council of Shopping Centers (ICSC)
Certified Commercial Investment Member (CCIM)
Urban Land Institute (ULI)

Education

2007 Clemson University, Master of Real Estate Development (MRED), Clemson, SC

Joint degree program: College of Business and College of Architecture

Two Year Interdisciplinary Program with Classes in MBA, Finance, Law, Construction Management, Architecture, City and Regional Planning, and Real Estate Development

2004 University of Tennessee, Bachelor of Science in Business Administration (BSBA), Knoxville, TN
Majored in Finance

2000 Gatlinburg-Pitman High School, Gatlinburg, TN

Professional Background

Trey is a Senior Advisor who specializes in retail land sales. Trey's fifteen years of experience make him a valuable resource to his clients in the hospitality, retail, and multi-family industries. Trey holds a Masters in Real Estate Development, recently received his CCIM designation and has extensive experience in commercial real estate, land development, and research analysis.

Since joining NAI in 2008, Trey has completed \$263 million in closed transactions. The most notable being the \$31 million sale of The Lofts in Pigeon Forge, a \$14.5 million assemblage for a Publix anchored shopping center, the \$10.5 million sale of Belle Island Village, and a ground lease between his client, a third-party developer, and Dave & Buster's. All of these transactions are in Sevier County.

Trey strongly believes in the practice of multidisciplinary thinking in real estate, and it shows in his work style. Complicated deals and transactions often require a creative and multi-angled approach. This mindset and unique ability enable him to bring challenging projects across the finish line.