

MATTHEWS™



THE SHOPS AT SEVIERVILLE I

739 Dolly Parton Parkway | Sevierville, TN 37862

Strip Center Investment Opportunity

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



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EXECUTIVE OVERVIEW

The Shops At Sevierville I
739 Dolly Parton Parkway Sevierville, TN



EXECUTIVE SUMMARY

\$2,738,833

List Price

8.00%

Cap Rate

\$199.96

Price Per SF

\$219,106

NOI

±13,697 SF

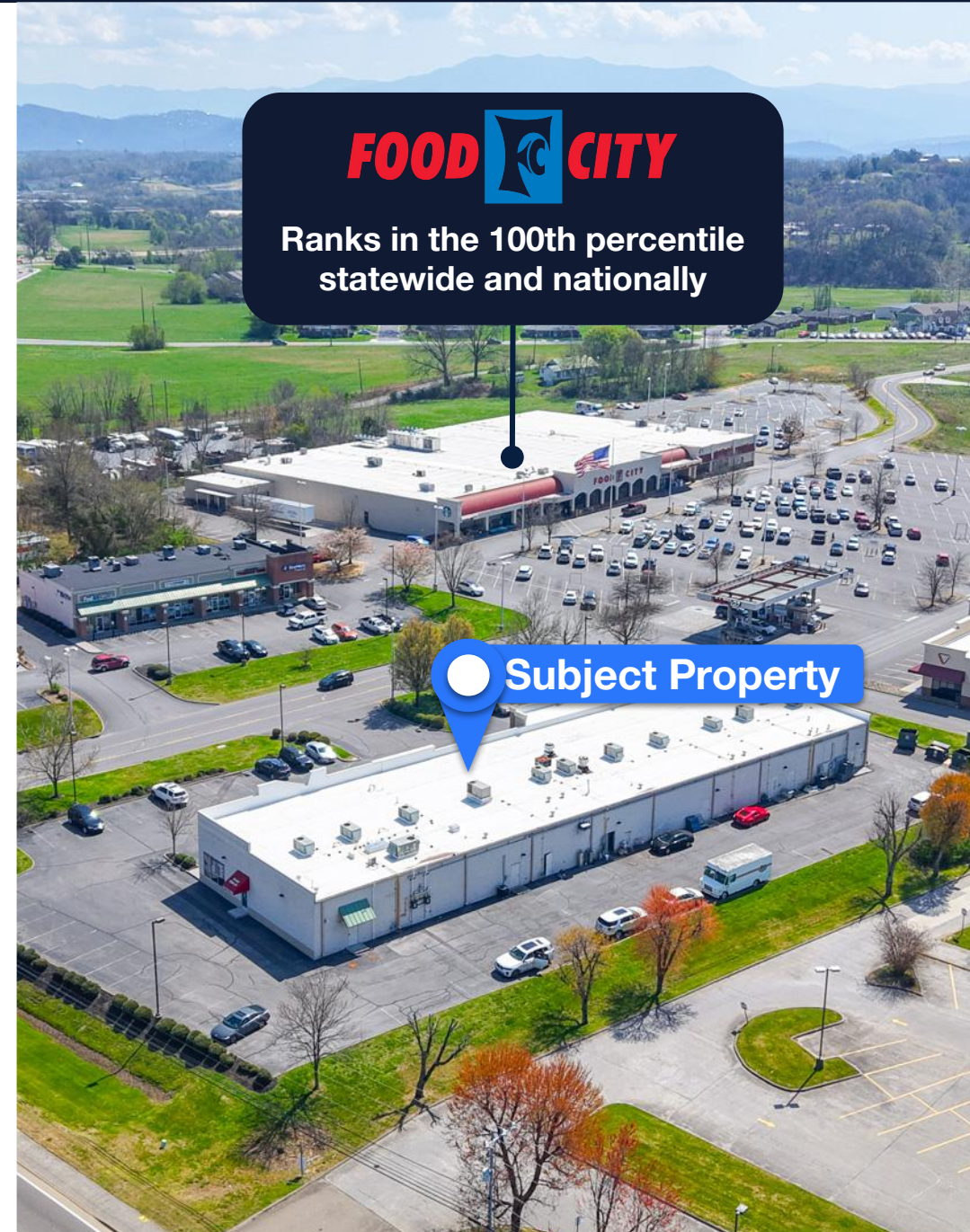
GLA



EXECUTIVE SUMMARY

Investment Highlights

- **100% Leased | Absolute NNN Structure** – Fully leased asset featuring an absolute NNN lease, delivering truly passive ownership with zero landlord responsibilities; all operating expenses (taxes, insurance, maintenance, etc.) are reimbursed by the tenant.
- **Secure, Passive Cash Flow** – Provides stable, predictable income with a hands-off investment profile and no exposure to operating expense volatility.
- **Prime Outparcel to Food City** – Strategically positioned as an outparcel to a top-performing grocery anchor, driving consistent foot traffic and long-term location viability.
- **High Traffic Exposure** – Located along Dolly Parton Parkway with over 40,000 vehicles per day, offering excellent visibility and accessibility.
- **Top-Tier Retail Synergy** – The adjacent Food City ranks in the 100th percentile statewide and nationally, while nearby AutoZone ranks in the 95th percentile in Tennessee and 96th percentile nationally (per Alpha Maps), highlighting the strength of the immediate retail corridor.
- **Dominant Retail Corridor in Sevierville** – Positioned within a prime commercial corridor serving the surrounding trade area, benefiting from strong local and tourist-driven traffic.
- **Inflation-Resistant Investment** – The NNN structure helps hedge against rising costs, preserving NOI and investor returns over time.
- **Generational Hold Opportunity** – Nearly three decades of remaining ground lease term offer a rare opportunity for long-term, passive income with minimal near-term risk.



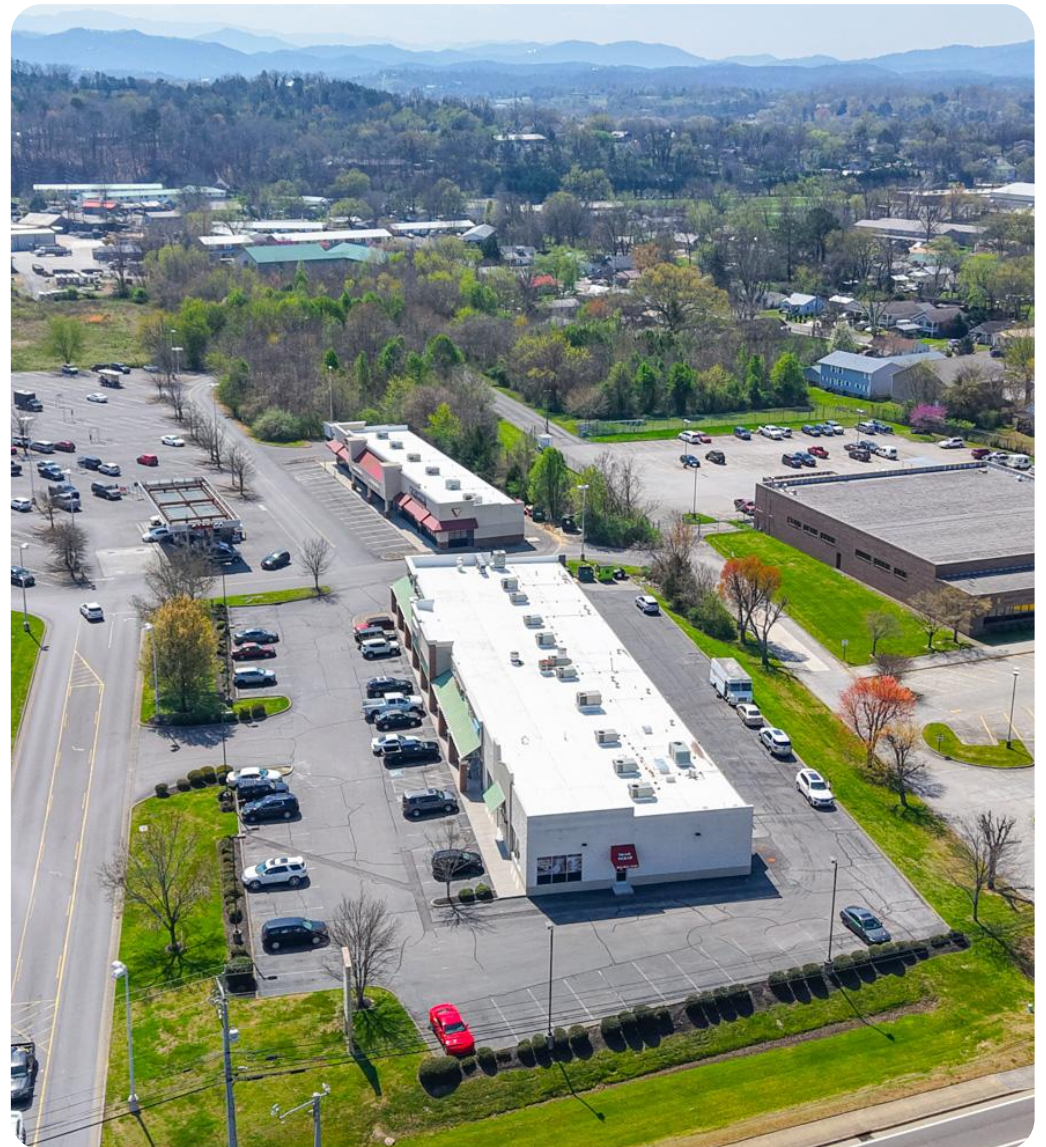
ASSET OVERVIEW

The Shops At Sevierville
739 Dolly Parton Parkway Sevierville, TN



ASSET OVERVIEW

Property Type	Retail Strip Center (Leasehold Interest)
Year Built	2005
Gross Leasable Real Area	±13,697 SF
Total Tenants	6
Current Occupancy	100.0%
WALT	±4.4 Years
Ground Lease Term	±19.0 Years
Ground Lease Options	Two , 5-Year Options
Ground Lease Increases	10% Every 5 Years
Ground Lease Rent	\$68,958 / Year



Dolly Parton Pkwy ± 40,640 VPD





 **Sevier County High School**
±925 Students

Ogle Furniture Outlet
ANTIQUES & ART GALLERY

Walmart
Neighborhood Market

Andy's
Frozen Custard
Bojangles
Wendy's
McDonald's

KFC
TACO BELL

Citizens

Culver's
FROZEN CUSTARD
BUTTERBURGERS

Prime Motors

FIREHOUSE SUBS
FOUNDED BY FIREMEN

FOOD CITY

Auto Zone

FedEx
Ship Center



Subject Property

Dolly Parton Pkwy ± 40,640 VPD

UNITED STATES POSTAL SERVICE

Nail Spa

Western Union



RENT ROLL

Tenant	Lease	Square	% of GLA	Contract Rental Rate	Rent \$ PSF	Rent Increases		Lease
	End	Feet		Year	Month	\$ PSF/Yr.	\$ PSF/Mo.	Structure
Chicken Salad Chick	Estimated July-36	3,500	25.6%	\$82,250	\$6,854	\$23.50	\$1.96	NNN
Jackson Hewitt	May-30	1,800	13.1%	\$34,200	\$2,850	\$19.00	\$1.58	NNN
China 1 Chinese	Nov-29	1,800	13.1%	\$41,400	\$3,450	\$23.00	\$1.92	NNN
Papa John's Pizza	Dec-29	1,263	9.2%	\$29,049	\$2,421	\$23.00	\$1.92	NNN
Cricket Wireless	Jan-28	1,237	9.0%	\$28,800	\$2,400	\$23.28	\$1.94	NNN
Le Conte Thrift	Feb-28	4,097	29.9%	\$73,746	\$6,146	\$18.00	\$1.50	NNN
Occupied Totals		13,697	100.0%	\$289,445	\$24,120	\$21.13	\$1.76	
Vacant Total		0	0.0%	\$0	\$0	\$0.00	\$0.00	
Total (100%)		13,697	100.0%	\$289,445	\$24,120	\$21.13	\$1.76	

MARKET OVERVIEW

The Shops At Sevierville
739 Dolly Parton Parkway Sevierville, TN



Market Demographics

29,792

Population
Current Year Estimate
Within 5 Mile Radius

\$83,667

Average Household Income
Within 5 Mile Radius

\$329,685

Median Property Value
Within 5 Mile Radius

SEVIERVERVILLE, TN

Great Smoky Mountains

Local Market Overview

Sevierville's local market is driven by a strong mix of tourism, small business activity, and steady residential growth. As a gateway to the Great Smoky Mountains and a close neighbor to major attractions in Pigeon Forge and Gatlinburg, the city benefits from consistent visitor traffic year-round. This tourism base supports a healthy retail, hospitality, and short-term rental market, while also fueling demand for services, dining, and entertainment.

The housing market in Sevierville remains active, with continued interest from both primary residents and investors. Demand is supported by job opportunities tied to tourism, healthcare, and local services, as well as by buyers seeking vacation homes or income-producing properties. While pricing has increased in recent years, the market still offers a range of options compared to larger metropolitan areas, helping attract retirees, remote workers, and relocating families.

Overall, Sevierville's market outlook is stable and growth-oriented. Ongoing infrastructure improvements, a business-friendly environment, and the area's natural appeal continue to position the city as an attractive place to live, work, and invest.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,702	18,089	29,792

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,406	7,371	11,950

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$72,267	\$83,434	\$83,667

SEVIERVILLE, TN

Economy & Nearby Attractions

Sevierville, Tennessee has an economy that is strongly driven by tourism, making it one of the most important economic centers in eastern Tennessee. Located in Sevier County, the area generates nearly **\$3.9 billion in annual tourism revenue**, supporting thousands of jobs in hotels, restaurants, retail, and entertainment. A large portion of local businesses depend on visitors, and tourism helps keep local taxes lower for residents. Because of its location near major attractions, Sevierville continues to grow as a gateway city for visitors coming to the Smoky Mountains.

One of the biggest attractions near Sevierville is the **Great Smoky Mountains National Park**, the most visited national park in the United States. It brings in approximately **12–14 million visitors each year**, drawing people for hiking, wildlife viewing, and scenic mountain landscapes. Another major attraction is **Dollywood** in nearby Pigeon Forge, which attracts about **3 to 4 million visitors annually**. These two destinations are key drivers of the region's tourism economy and bring millions of people through Sevierville every year.

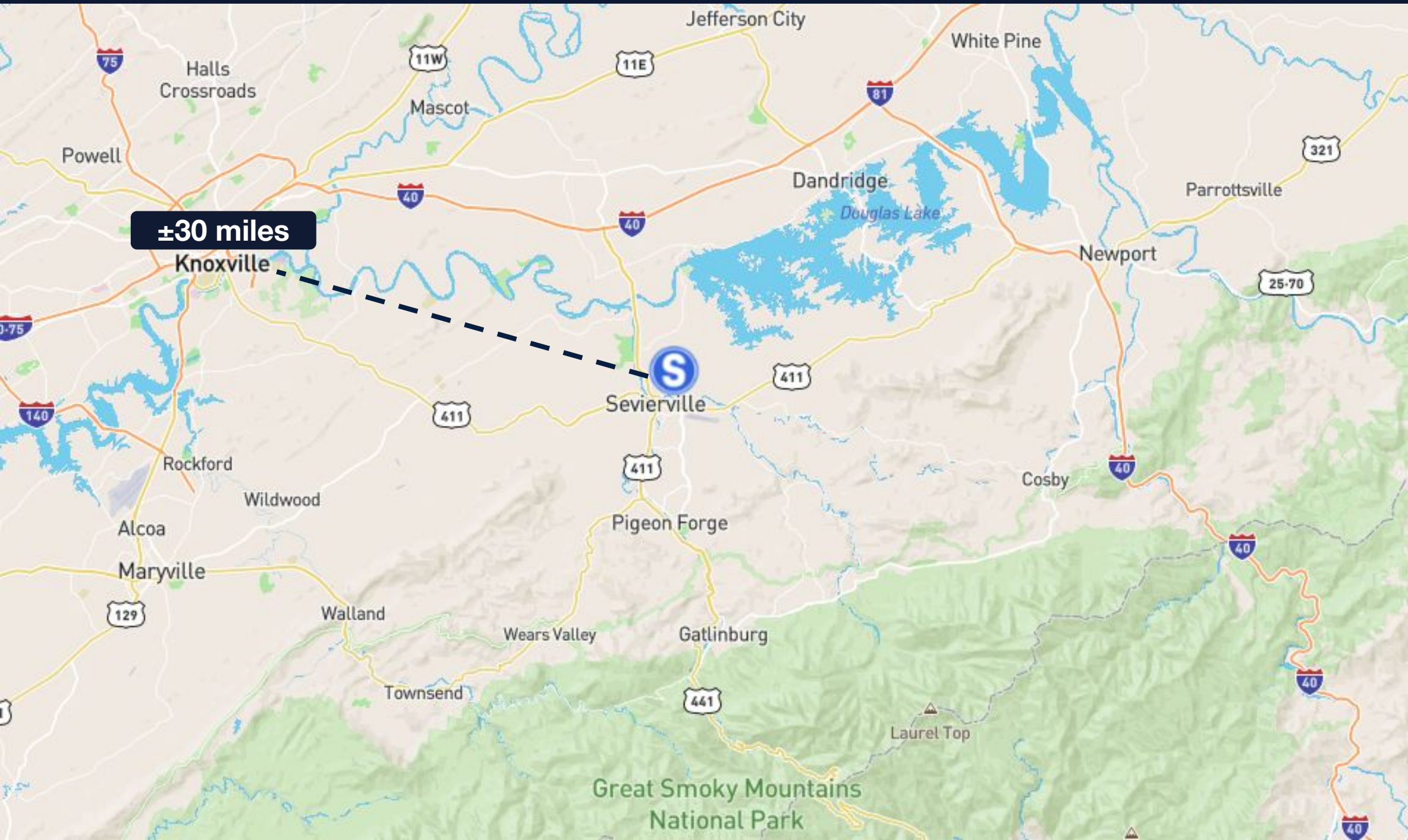
In addition to these major sites, **Douglas Lake** (also called Douglas Reservoir) is a popular nearby attraction known for boating, fishing, and vacation rentals, especially during the summer months. The broader Sevier County area, including Sevierville, Pigeon Forge, and Gatlinburg, welcomes **over 14 million visitors annually** when combining all attractions and activities. Together, these destinations create a year-round tourism industry that fuels economic growth, supports local businesses, and makes Sevierville a major tourist destination in Tennessee.

14+ MILLION
Visitors Per Year

\$3.9 BILLION
Annual Tourism Revenue



REGIONAL MAP



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