NOTICE TO DEVELOPERS
REQUEST FOR DEVELOPMENT PROPOSALS
TO BE ACCEPTED SEPTEMBER 14, 2017

The City of Pigeon Forge is accepting Request for Development Proposals for the purchase and redevelopment of a parcel of City owned property located at 2450 Parkway, Pigeon Forge, Tennessee. This property is strategically located in the C-2 tourism commercial district and has 235 feet of roadway frontage. The City is seeking a developer that will purchase and repurpose the property so it creates a positive impact to the Pigeon Forge economy. Request for Development Proposal instruction packets can be obtained at the Pigeon Forge City Hall, 225 Pine Mountain Road, Pigeon Forge, Tennessee, 37863. Proposals are due on or before 4:00 p.m. September 14, 2017. For information call 865-453-9061.

REQUEST FOR DEVELOPMENT PROPOSALS
PARKWAY PARCEL
CITY OF PIGEON FORGE, TENNESSEE

The City of Pigeon Forge, Tennessee is seeking development proposals for a prime piece of real estate located on the Parkway in our tourist commercial district. Since tourism is the primary business for the City, it is essential the proposal must show how the proposed development will have a positive influence on our tourism industry, and how it would fit within our current business model of being a year-round vacation destination for all ages. The City of Pigeon Forge has been a rapidly growing City over the past 10-15 years.

Description of Property

The property is located at 2450 Parkway which is within the city limits of Pigeon Forge. This parcel of property was the former location of the Welcome Center for Tourism, and is situated between a high volume retail specialty business, known as the Christmas Place, and an upscale/high occupancy hotel, known as the EconoLodge. The property is located directly on the west side of the Parkway and has 235 feet of road frontage. The site is an irregular, roughly rectangular shaped tract containing 0.93 acres or approximately 40,511 square feet of land and is zoned C-2 (tourist commercial district). This site has excellent exposure to traffic along the Parkway with two driveway entrances. Currently, the property has a 4,580 square foot structure that is in fair condition which was built in 1982. This is a prime piece of property for development, with an average daily traffic count of approximately 46,786 vehicles per day. The property has on-site parking for 33 vehicles. The property must be purchased outright.

Note: The City of Pigeon Forge has a complete appraisal report dated July 18, 2017, that is available upon request. This document can be transmitted electronically.

Area Description

Pigeon Forge is located in East Tennessee between Sevierville and Gatlinburg at the entrance to the Great Smoky Mountains National Park. Home to Tennessee's most visited theme park Dollywood, Pigeon Forge hosts approximately 11 million visitors annually which are drawn by the area's natural beauty of the mountain setting with the family-oriented music, magic, and comedy shows, amusements rides and family fun oriented attractions. Tourism is the number one industry for Pigeon Forge, and the area provides a wide range of high end hotels, restaurants, shopping areas, numerous outlet malls, arts and crafts gift shops, and lots of family fun.

Minimum Qualifications

To qualify as an eligible proposer all developers must meet the following minimum qualifications:

- Licensed to conduct business in the State of Tennessee
- Be an established business under the same name for at least five (5) years
- Show proof of at least two (2) other developments that meet the size and scope of this request
- Be able to provide a certified financial statement showing the ability to fund the project

- Provide assurance the development will be completed within a two (2) year period

Contents of the Proposal

Interested parties should submit the following information in their proposal for the city's initial evaluation:

1. All proposals must have a cover letter stating the intent of the company and must be signed by a person that is authorized to negotiate and approve contracts within the company.

2. A written description of the proposed development that details the proposed usage, including land use(s), general size of structure, etc. All proposed uses must conform to local zoning ordinances.

3. An initial financial feasibility analysis for the project along with information concerning the development entity and its financial capability.

4. Any other information the developer deems helpful such as a description of themed elements, if any, a preliminary site plan, schematic design ideas, etc.

5. A business portfolio showing detailed information of the current business, other developments with the last five years of equal scope and size, and resumes of key business owners and partners.

6. Purchase Price Offer must be shown in letters and numbers.

   NOTE: *All closing costs, attorney fees, appraisal, survey etc. shall be paid for by the buyer.* ***The property is being sold as is.*** *Final determination for approval will be based on both the development proposed and the price offered. The City reserves the right to select a developer based on how the development will positively impact the City of Pigeon Forge.*

Submission of Proposals

Proposals should be submitted to the City of Pigeon Forge P.O. Box 1350 Pigeon Forge, TN 37868, by 4:00 pm on or before September 14, 2017. All proposals must be in a sealed envelope with proposers name and address on outside and marked "Tourism Building Proposal". The City reserves the right to reject any or all proposals or to accept the proposal most favorable to the City.

City, State, and Federal Requirements

The City of Pigeon Forge is an equal opportunity affirmative action employer, drug-free with policies of non-discrimination on the basis of race, sex, religion, color, national or ethnic origin, age, disability or military service.

The City of Pigeon Forge in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation subtitle A. Office of the Secretary, Part 21, nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award. General Contractors are encouraged to actively solicit the participation of minority subcontractors.

Contacts

For more information or to inspect the property please call Eric Brackins, Assistant City Manager, at (865) 453-9061or Lanny Goodwin, Director of Parks and Recreation, 865-429-7373.