

OFFERING MEMORANDUM

WINFIELD DUNN PARKWAY

Sevierville, Tennessee 37876

PRESENTED BY:

DREW STATEN
O: 865.936.9999
drew.staten@svn.com



SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$1,600,000
PRICE / ACRE:	\$780,488
LEASE RATE:	\$1.40 SF/yr [Ground]
LOT SIZE:	2.05 Acres
APN:	012 213.01
MARKET:	SEVIER COUNTY

PROPERTY OVERVIEW

The offering consists of an approximately 2.05-acre tract of development land located on Winfield Dunn Parkway [Highway 66] in Sevier County. The property has access to a signalized intersection, offers above average visibility with an AADT of nearly 50,000, has access to municipal utilities, and is suitable for retail, restaurant, hospitality, and other commercial development types.

Sevier County itself is one of the most popular family destinations in the country and is home to Sevierville, Gatlinburg, and Pigeon Forge, where you can find various travel and entertainment destinations such as the Great Smokey Mountains, Dollywood, Ripley's Aquarium of the Smokies, Anakeesta, Bass Pro Shops, Tennessee Smokies minor league baseball, Tanger Outlets, and many more.



SECTION 2

LOCATION INFORMATION





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