

1960 Blackthorn Trail

Sevierville, TN 37876

12 Bed | 13 Bath | 5,856 SF | Sleeps 56 | Asking \$2,299,900

GRANDFATHERED	SLEEPS 56	\$275K	\$140K+
STR PERMIT	GUESTS	2026 PROJECTED	ALREADY BOOKED

WHY THIS PROPERTY IS IRREPLACEABLE

Sevier County has dramatically tightened STR regulations. New large-group lodges with 56-guest capacity cannot be permitted under current rules. This property is fully grandfathered — legally protected, fully compliant, and operating under its original permit. You cannot build or buy this regulatory status anywhere else in the county. This is the single most valuable feature of this asset.

PROVEN RENTAL INCOME HISTORY

Year	Gross Revenue	Capacity	Notes
2021	\$284,912	56 guests	Strong post-COVID recovery
2022	\$295,721	56 guests	Peak performance year
2023	\$269,565	56 guests	Consistent market demand
2024	\$198,211	56 guests	Renovation & refurbishing year
2026 (proj.)	\$275,000	56 guests	\$140K+ already collected

Note: 2024 reflects a deliberate renovation and refurbishing period. The property was fully updated within the past 24 months and is now newly furnished, professionally staged, and tracking back to peak performance levels with forward bookings confirming the recovery.

INVESTMENT METRICS

Asking Price	Gross Yield (2022 peak)	Gross Yield (2026 proj.)
\$2,299,900	12.9%	11.9%

PROPERTY HIGHLIGHTS

- 12 bedrooms, 13 bathrooms — designed and built to maximize group occupancy
- Legally approved for 56 guests — grandfathered status under Sevier County STR ordinance
- Fully furnished and turnkey — new furnishings within past 24 months, nothing to do
- Breathtaking mountain views including Mt. Le Conte — premium guest experience
- Located minutes from Pigeon Forge, Gatlinburg, and Dollywood — premier Smokies location
- Built 2012 — prior to sprinkler requirements, preserving lawful operating status
- Cul-de-sac lot, 0.69 acres, walkout basement, cathedral ceilings, hardwood floors
- Immediate income — \$140,000+ already booked and collected for 2026

This asset cannot be replicated. Contact Kelly White to schedule a showing or request financials.

REVISED LISTING DESCRIPTION

Instructions for Kelly: Please replace the current Zillow/MLS description with the text below. Lead with the grandfathered permit — that is the #1 buyer trigger for this asset class. Address 2024 explicitly. Bold text suggestions are for emphasis where the platform allows it.

--- BEGIN LISTING DESCRIPTION ---

ONE OF SEVIER COUNTY'S LAST FULLY GRANDFATHERED 56-GUEST STR PERMITS — A REGULATORY STATUS THAT CANNOT BE BOUGHT, BUILT, OR REPLICATED UNDER CURRENT LAW.

This is not just a cabin — it's a permitted, income-producing lodge business with irreplaceable legal standing. Sevier County's STR ordinance changes have made large-group permits like this virtually impossible to obtain for new properties. Buying 1960 Blackthorn Trail means acquiring a protected operating right that gives you a permanent competitive advantage in the Smoky Mountain rental market.

THE PROPERTY: Custom-built luxury log lodge, 12 bedrooms, 13 bathrooms, 5,856 SF, legally approved for 56 guests. Built in 2012 — prior to current sprinkler requirements — preserving its full grandfathered, compliant operating status. Breathtaking mountain views including Mt. Le Conte by day, star-filled skies at night. Fully furnished and turnkey with all-new furnishings and updates within the past 24 months. Located minutes from Pigeon Forge, Gatlinburg, and Dollywood.

PROVEN INCOME HISTORY:

2021: \$284,912 | 2022: \$295,721 (peak) | 2023: \$269,565 | 2024: \$198,211 (renovation year — property fully updated) | 2026 Projected: \$275,000 with \$140,000+ already booked and collected.

2024 CONTEXT FOR INVESTORS: The 2024 income dip reflects a deliberate investment period — the property underwent a full interior renovation and refurbishing. It was not a demand or market issue. Forward bookings for 2026 confirm the full recovery, with \$140,000+ already secured, tracking toward the \$275,000 projection.

WHY INVESTORS ARE BUYING THIS:

Gross yield over 12% at peak. Immediate income from existing 2026 bookings. Zero exposure to future STR regulation changes — legally grandfathered. Turnkey asset, nothing to update or furnish. Premier Smoky Mountain location in the most-visited national park destination in the United States attracting over 12 million visitors annually.

Offered fully furnished. Seller is motivated and open to qualified investor conversations. Financials and booking history available upon request to serious buyers.

--- END LISTING DESCRIPTION ---

ADDITIONAL RECOMMENDATIONS FOR KELLY

- Post this property on LoopNet.com under 'Hospitality / STR Investment' category in addition to MLS
- Submit to BizBuySell.com as an income-producing lodging business
- Share the investor one-pager (page 1) directly to STR investor Facebook groups and networks
- Reach out to The Maloney Team and other Sevier County STR specialists about co-marketing or referral
- Consider a price reduction to \$2,199,900 if no offer within 30 days — \$100K reduction often unlocks new buyer tier
- Target buyers who recently sold an investment property and need a 1031 exchange — they move fast and pay full price