

100% Occupied
Located on Gatlinburg Trolley Line
Located (5.9) Miles from Downtown Gatlinburg



(19) Unit Multifamily Development

1901 East Parkway Gatlinburg, TN 37738

For Sale
Multifamily

Contact: Ed Thompson
865-599-3320 Cell
edthompson@sigreusa.com

SIGREUSA.COM
4823 Old Kingston Pike | Suite 130
Knoxville, TN 37919



Market Information

SEVIER COUNTY—Sevier County is located about 20 miles southeast of Knoxville, TN. There are three cities and one town, and a population of approximately 100,000. The county's economic base is tourism, with approximately 14 million annual visitors. Total revenues are over \$3 Billion Dollars.

NATIONAL PARK—The Great Smoky Mountains National Park is the most visited National Park in the country with over 14 million visitors in 2024. The park hosts more visitors annually than Yellowstone and Yosemite National Parks combined.

GATLINBURG—Gatlinburg serves as the Gateway to the Great Smoky Mountains National Park with over 3 Million Visitors Annually entering the park from the Gatlinburg Entrance. In the heart of Downtown Blake Shelton's Ole Red, Margaritaville Resort, Ripley's Aquarium in the Smokies and Anakeesta are all located within walking distance along with (2) City Multi Level Parking Lots and a number of other Public Parking Lots.

ARTS & CRAFTS COMMUNITY— With over 100 artists and craftsmen, Gatlinburg's Arts & Crafts Community is a living, breathing tribute to the history of Tennessee. The carvers, weavers, watercolor artists, casters, soap makers, potters, silversmiths and dozens of other artisans skillfully demonstrate their abilities before thousands of visitors. The community is located on an 8 mile loop road that's designated a Tennessee Heritage



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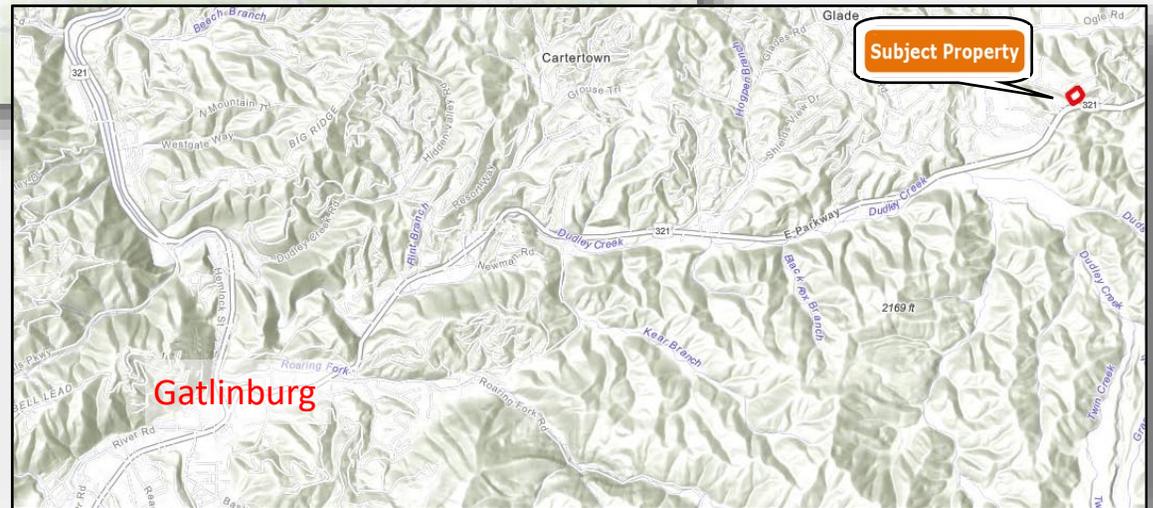
Location Information



Looking West on East Parkway



Looking East from Mills Park and East Parkway



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Retail Map East of the Property



Rocky Top Sports World

Rocky Top Sports World in Gatlinburg, Tennessee, has received both national and international attention for its state-of-the-art facilities and amenities. An 80 acre state-of-the-art Sports Campus in the heart of the Great Smoky Mountains.

86,000 Sq Ft Indoor Facility
 7 Outdoor Fields
 6 Basketball Courts + 4 more on site
 12 Volleyball Courts + 5 more on site
 Team Rooms/ Referee Locker Rooms

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- 2.56 +/- Acre Parcel
- 173 Feet Hwy Frontage / 227' Frontage Mills Park Road
- Public Utilities
- Commercial C-2 Zoning (City of Gatlinburg)
- Located on City Trolley Line



- Metal Roof installed 2014/ 2023
- Second Floor Apartment (2 Bedrooms / 1 Bath)
- Several Air Conditioner Condensers have been Replaced

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Property Unit Mix



Second Floor Unit
(1) Unit *(Highlighted in Red)*
2 Bedroom/ 1 Bath

Former Office Area
(4) Units
1 Bedroom/ 1 Bath

Main Building (14) Units
1 Bedroom/ 1 Bath

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Former Office (Five Units)



Open Space in front of Main Building

Main Building Fourteen Units (1 Bedroom/ 1 Bath)
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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