



**Unobstructed Views of the National Park
Proposed (5) Parcel Development Opportunity
Borders the National Park Convenient to Downtown**

4.88+/- Acre Development Opportunity

Oakley Heights Road Gatlinburg, TN 37738

For Sale
Vacant Land

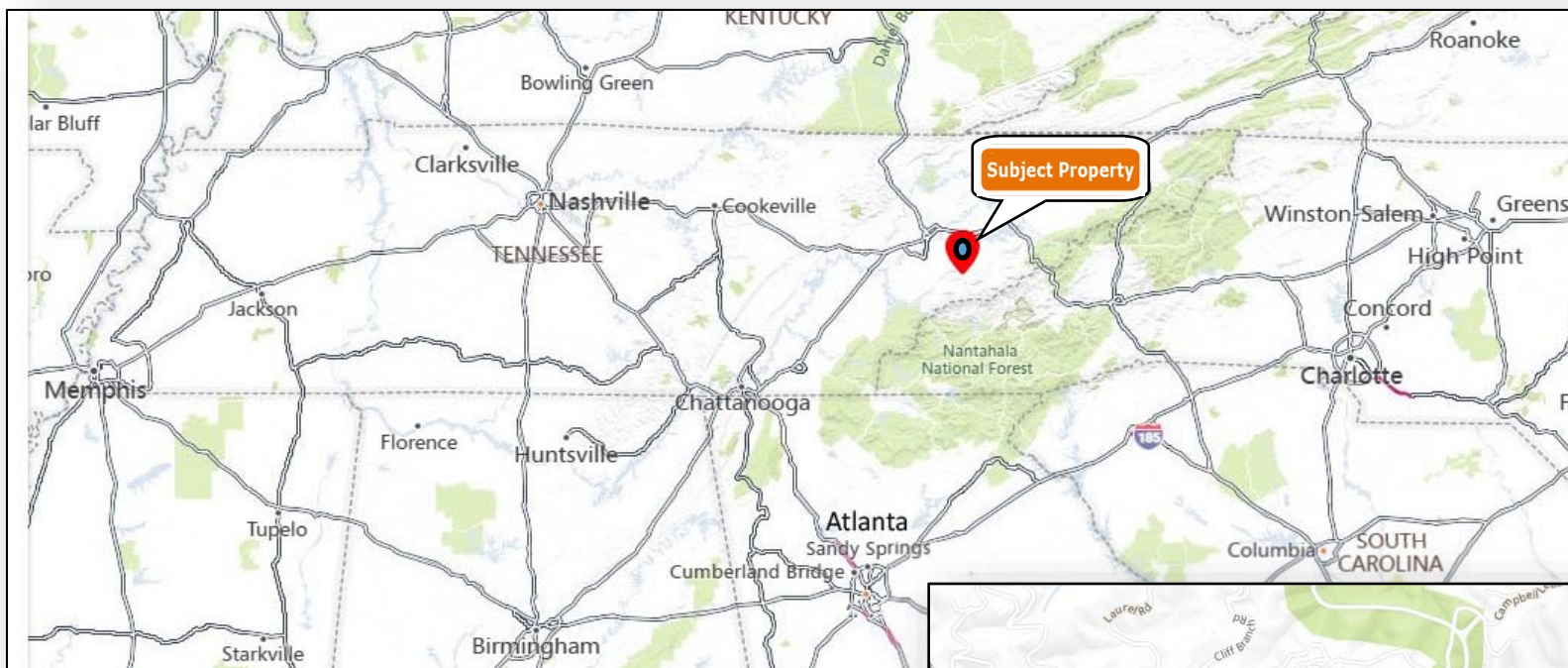
Contact: Keith Widmer
865-777-0000 Office
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SIGREUSA.COM
4823 Old Kingston Pike | Suite 130
Knoxville, TN 37919

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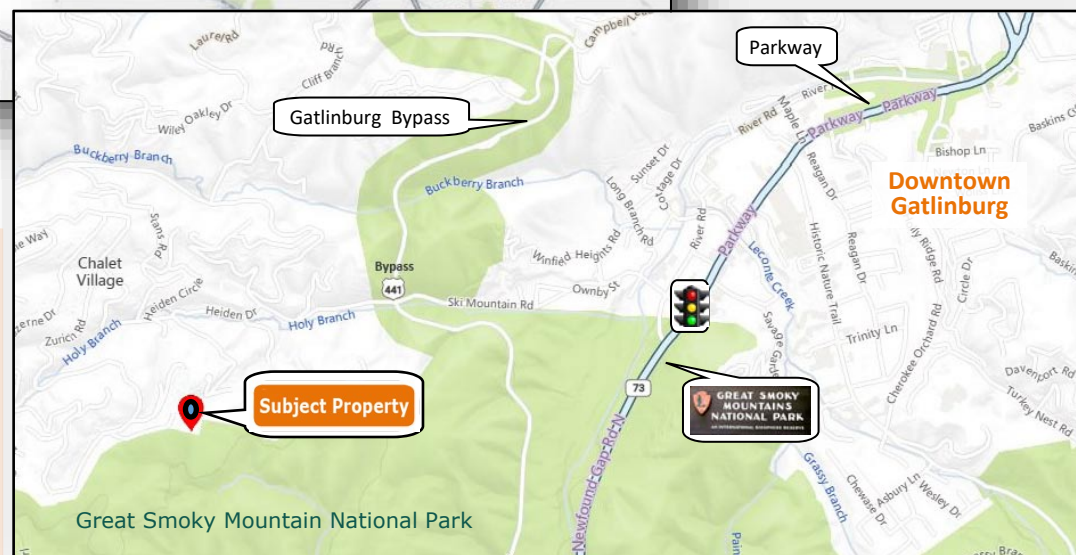


Location Information

- ◆ Located (1.4) miles National Park Entrance
- ◆ Located (10.3) miles from Pigeon Forge
- ◆ Located (11.7) miles from Dollywood/ Splash Country
- ◆ Located (26) miles from Interstate 40/ Exit 407

Coordinates: 35.703151, -83.541243

[Link to Google Map](#)



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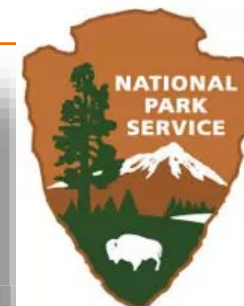
Market Information

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



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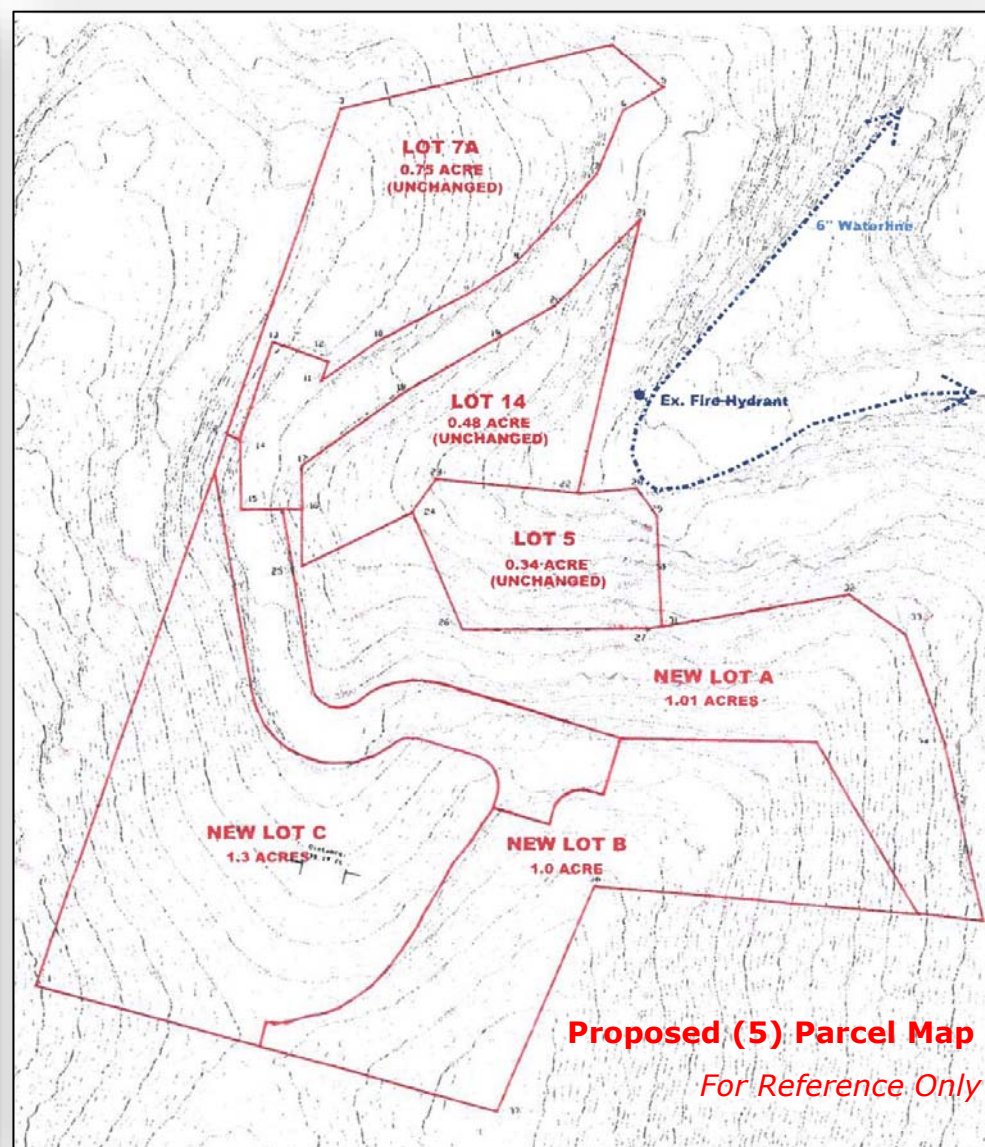
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SiG Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SiG Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.

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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