

**Oliver Smith Realty & Development Co.**  
**www.oliversmithrealty.com**

**THE WANDER HOTEL**

**929 PARKWAY**  
**GATLINBURG, TN**



**HOTEL PROPERTY FOR SALE**

**Property Information**

- ◆ **±1.45 Acres, Fee Simple**
- ◆ **\$18,000,000**
- ◆ **May be purchased with adjoining property at 937 Parkway**
- ◆ **Three building hotel with 104 recently renovated rooms and an indoor pool and hot tub**
- ◆ **Located in the heart of Gatlinburg and at the entrance to the Great Smoky Mountains National Park, the most visited national park in the U.S.**
- ◆ **12.2 million visitors to Great Smoky Mountains National Park in 2024**
- ◆ **Traffic Count: 49,000 VPD US-441/Parkway**
- ◆ **Retail Nearby: Gatlinburg Convention Center, Gatlinburg Sky Park Starbucks, Mellow Mushroom, Melting Pot, Bubba Gump Shrimp Co, Five Guys, Walgreens**

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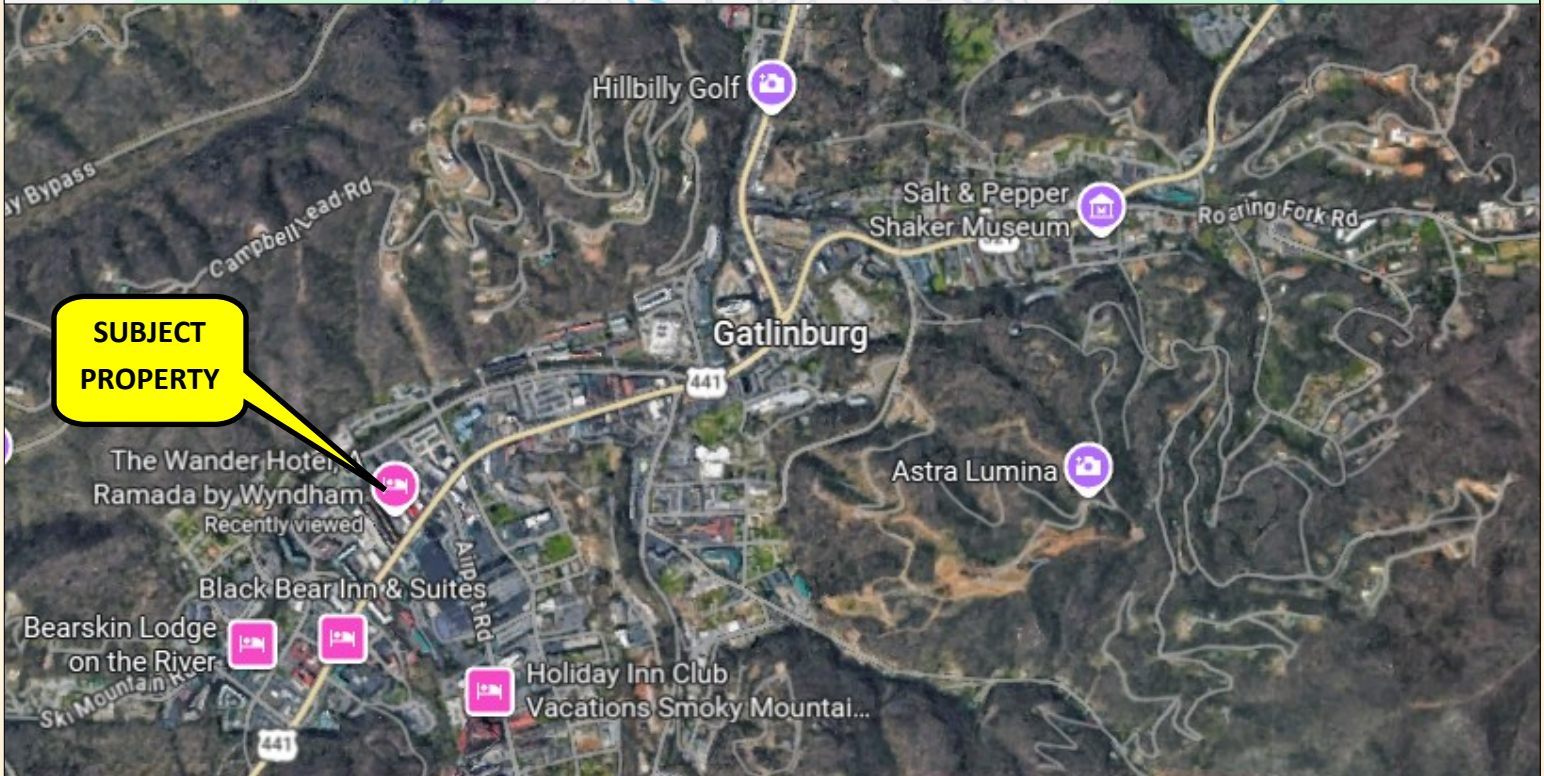
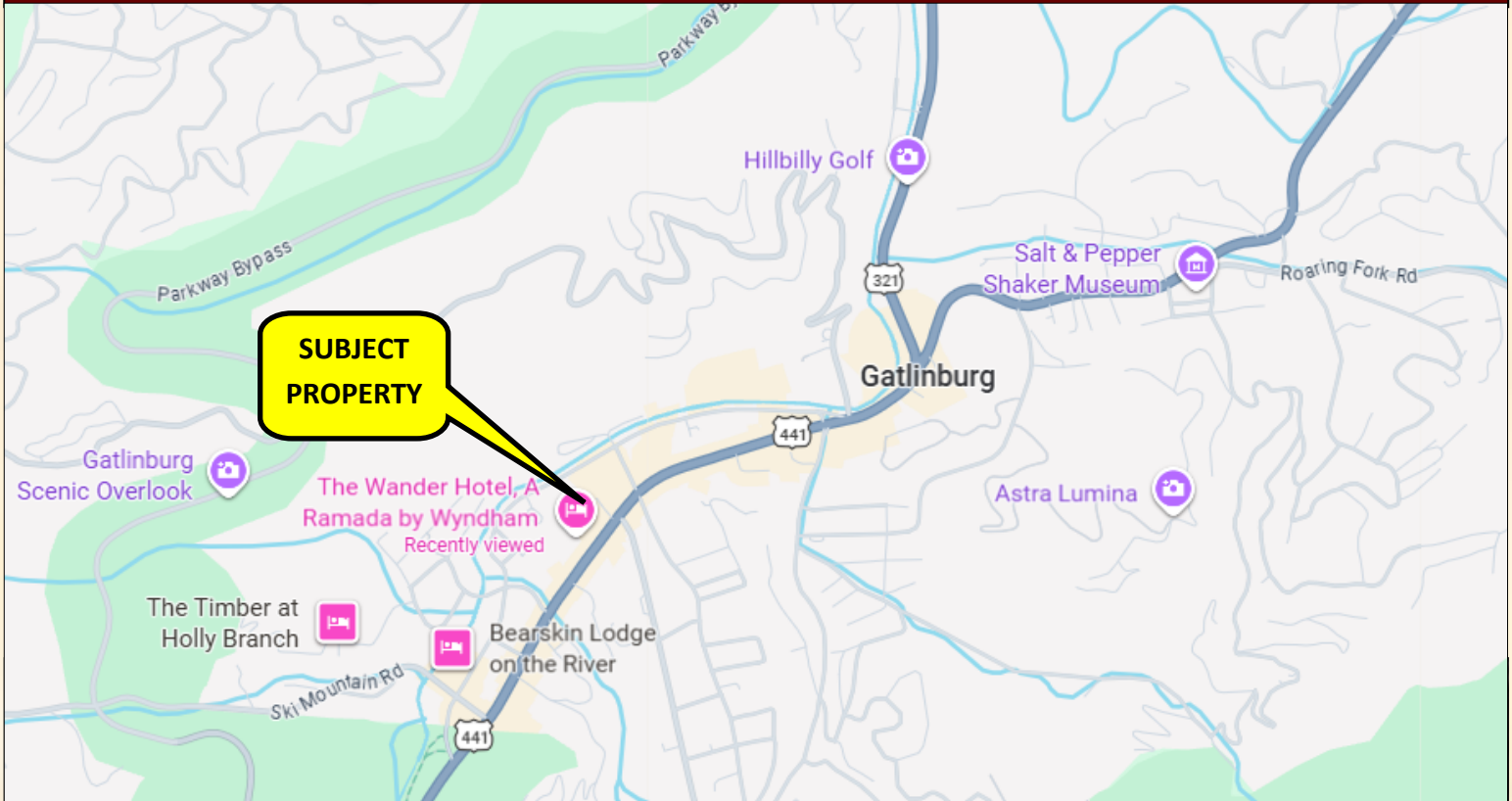
**7216 Wellington Drive, Suite One**

**Knoxville, Tennessee 37919**

**Office: (865) 584-2000**

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## Regional Map



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## Trade Area Aerial



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**Room Types**

<b>Room Type</b>	<b>Amount</b>
1 King Deluxe	13
1 King 1 Queen 2 Bedroom Suite Jetted Tub Private Balcon	1
1 King Mobility Access Roll In Shower	1
1 King Standard	5
1 King Suite Jetted Tub	3
2 King Suite Mountain View Jetted Tub	15
2 Queen Deluxe	29
2 Queen 1 Bedroom Sleeper Deluxe	2
2 Queen Beds Deluxe Private Balcony	21
2 Queen Beds Standard Pet Friendly	12
2 Queen Deluxe Mobility Access Roll In Shower	1
3 Queen 2 Bedroom Private Balcony	1

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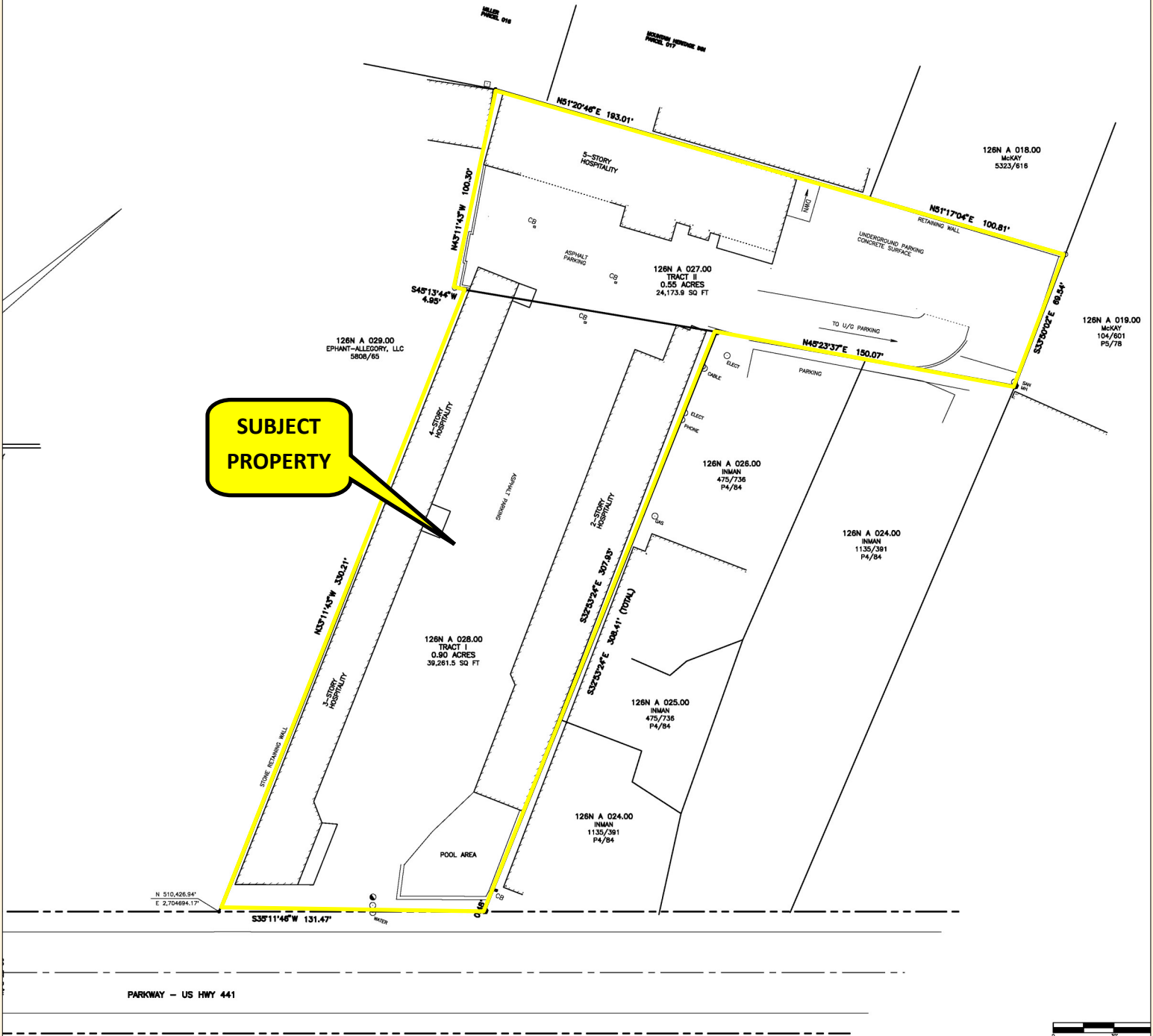
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**Survey**

**SUBJECT  
PROPERTY**



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**Interior Photos**



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## **Indoor Pool and Hot Tub**



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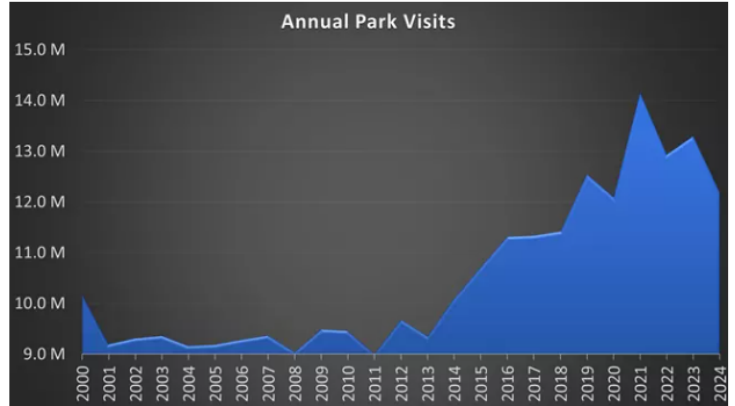
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# Gatlinburg

## Visitation Statistics

**12.2 million visitors** came to Great Smoky Mountains National Park in 2024. Over the last decade, there has been a **20% increase** in visitation. In 2023, park visitors spent an estimated **\$2.2 billion** in local gateway regions while visiting Great Smoky Mountains National Park. These expenditures supported a total of **33.7 thousand jobs** in local gateway economies surrounding the park.



The chart shows annual visitation to Great Smoky Mountains National Park from 2000 to 2025.  
 NPS graph

## THE MOUNTAINS ARE CALLING

Welcome to the Gateway to the Smokies! For over seven decades, Gatlinburg has served as a basecamp for countless families, friends and solo explorers visiting Great Smoky Mountains National Park. Folks from all walks of life have traveled to our town, finding no shortage of exciting attractions, local entertainment or natural beauty during their stays, and we can't wait for you to discover even more. Let the adventure begin.

TRAVEL+  
LEISURE

10 Best  
Mountain Towns  
in the South

10 USA TODAY  
10Best

Best Place  
to Visit  
for Fall

Southern Living

20 Best Things  
to Do in  
Gatlinburg,  
Tennessee

TRIPS+DISCOVER

14 Affordable  
Vacation  
Destinations  
for Summer

TRAVEL+  
LEISURE

The Best Small  
Towns in the U.S.

lonely planet

18 Best Things to  
Do in Gatlinburg  
and Beyond

TRAVEL+  
LEISURE

10 Best  
Mountain Towns  
in Tennessee

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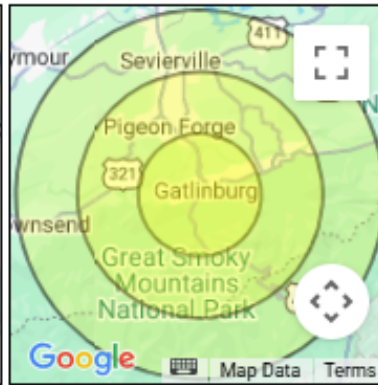
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## Demographics



### **EASI Updated Site Selection Reports & Analysis Executive Summary**

**Address: 929 Parkway Gatlinburg TN**  
**Latitude: 35° : 42' : 37"**  
**Longitude: -83° : 31' : 13"**



Description	5 Miles	10 Miles	15 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	4,637	24,440	49,000
Population (4/1/2010)	5,159	29,540	58,866
Population (4/1/2020)	4,669	31,084	63,165
Population (1/1/2025)	4,841	31,893	64,874
Population (1/1/2030)	4,933	32,518	66,133
Percent Growth (2025/2020)	3.68	2.60	2.71
Percent Forecast (2030/2025)	1.90	1.96	1.94
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	2,045	10,085	20,102
Households (4/1/2010)	2,181	11,882	23,643
Households (4/1/2020)	2,035	12,498	26,095
Households (1/1/2025)	2,084	12,674	26,524
Households (1/1/2030)	2,118	12,885	26,978
Percent Growth (2025/2020)	2.41	1.41	1.64
Percent Forecast (2030/2025)	1.63	1.66	1.71
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	46.4	45.7	45.1
Male	2,528	16,842	33,029
Female	2,313	15,051	31,845
Density	23.2	95.1	121.2
Urban	0	14,498	25,738
Rural	4,841	17,395	39,136

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## Demographics

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2025)	2,084	12,674	26,524
Families	1,188	8,483	16,883
Non-Family Households	896	4,191	9,641
Average Size of Household	2.29	2.49	2.42
Median Age of Householder	58.5	59.2	57.4
Median Value Owner Occupied (\$)	283,199	262,674	247,314
Median Rent (\$)	846	793	792
Median Vehicles Per Household	2.2	2.5	2.5
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	5,782	23,054	41,128
Housing, Owner Occupied	1,523	8,832	18,012
Housing, Renter Occupied	561	3,842	8,512
Housing, Vacant	3,698	10,380	14,604
<b>POPULATION BY RACE</b>			
White Alone	3,740	25,030	52,809
Black Alone	21	227	510
Asian Alone	112	777	1,170
American Indian and Alaska Native Alone	30	153	308
Other Race Alone	520	3,150	4,853
Two or More Races	418	2,556	5,224
<b>POPULATION BY ETHNICITY</b>			
Hispanic	776	4,940	8,166
White Non-Hispanic	3,556	23,674	50,521
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	151,696,554	1,034,196,030	1,985,905,813
Total Household Income (\$)	149,466,865	1,028,241,397	1,972,313,576
Median Household Income (\$)	54,589	61,541	54,692
Average Household Income (\$)	71,721	81,130	74,360
Per Capita Income (\$)	31,336	32,427	30,612
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	513,438	2,640,953	3,226,861
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	158,334.9	986,684.8	2,015,760.7
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	8,033	32,286	39,015
Establishments, Total (by Place of Work)	510	1,891	2,540
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	98	100	100
EASI Total Crime Index (US Avg=100; A=High)	164	119	124
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	8	28	50

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