

For Sale

Neighborhood Commercial

0.67 Acres | \$300,000.00



Neighborhood Commercial Opportunity- Waldens Creek Rd

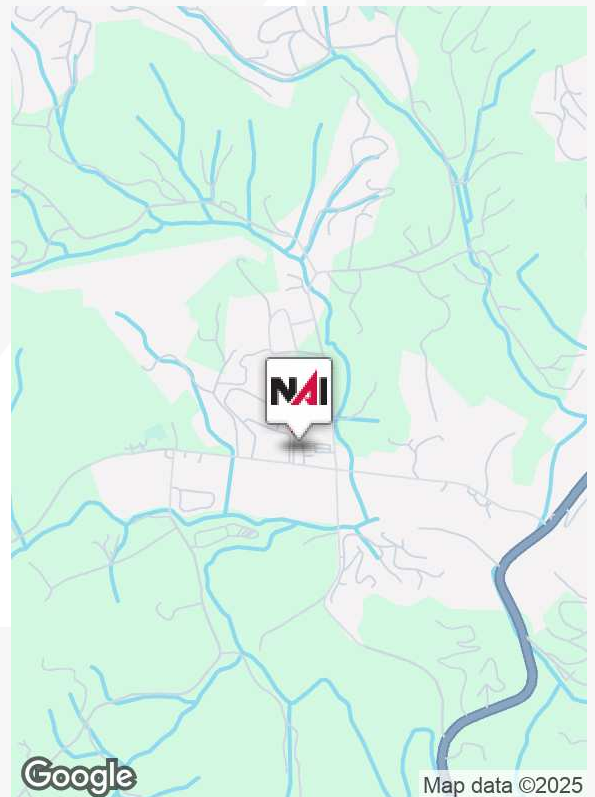
Waldens Creek Road
Sevierville, Tennessee 37862

- 80' + feet of Waldens Creek Rd. Frontage
- Neighborhood Retail/Commercial hub
- 3.5 miles from the Parkway
- Sevierville C-3 zoning

Property Description

Located in Waldens Creek neighborhood retail hub, this parcel offers 80' + feet of Waldens Creek Rd frontage. Adjacent neighbors include: Pigeon Forge School (enrollment 700 students +/-), Dollar General, Whaley's Country Store, Kenjo Markets and numerous single family homes and resort rentals.

Situated on the quiet side of the Parkway and less than 3.5 miles from the intersection of The Parkway and Wears Valley Rd., the location offers quick access to all parts of Gatlinburg and Pigeon Forge. Ideal uses may include QSR, pediatric dental and medical, general retail and all other uses permitted in Sevierville C-3 zoning.



For more information

Michael Moore

O: 865 531 6400

mmoore@koellamoore.com



255 N Peters Road, Suite 101

Knoxville, TN 37923

865 531 6400 tel

koellamoore.com



For Sale - Waldens Creek Road

Additional Photos

0.67 Acres | \$447,761 / AC



I (we) hereby certify that I am (we are) the owner(s) of the property shown on the attached map and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date _____, 20____

Owner Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Pigeon Forge Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Subdivision Regulations.

Date _____, 20____

Surveyor	Registration #
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CERTIFICATION OF APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

Date _____, 20____

County Health Officer or His Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities and _____ have been installed in _____ an acceptable manner and according to specifications, or (2) that a surety bond in the amount of \$ _____ has been posted with the Planning Commission to assure completion of all required improvements in case of default

Date _____

City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Pigeon Forge, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date

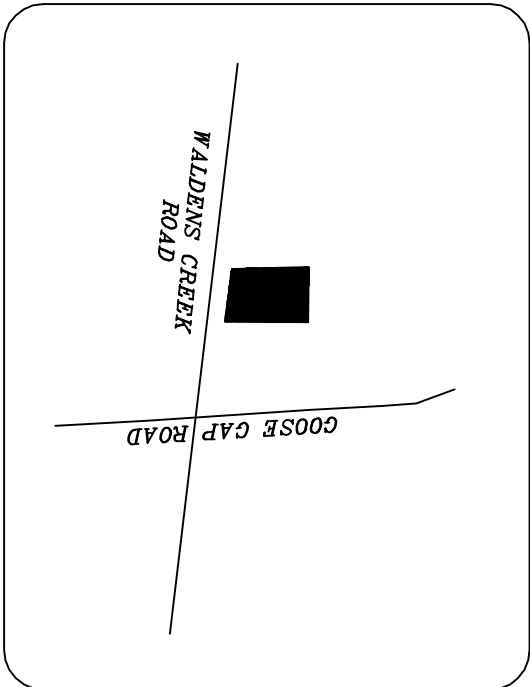
Secretary, Planning Commission

Register of Deeds

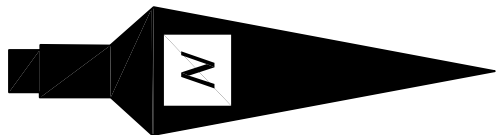
Know what's below.
Call before you dig.



SCALE : 1" = 40'



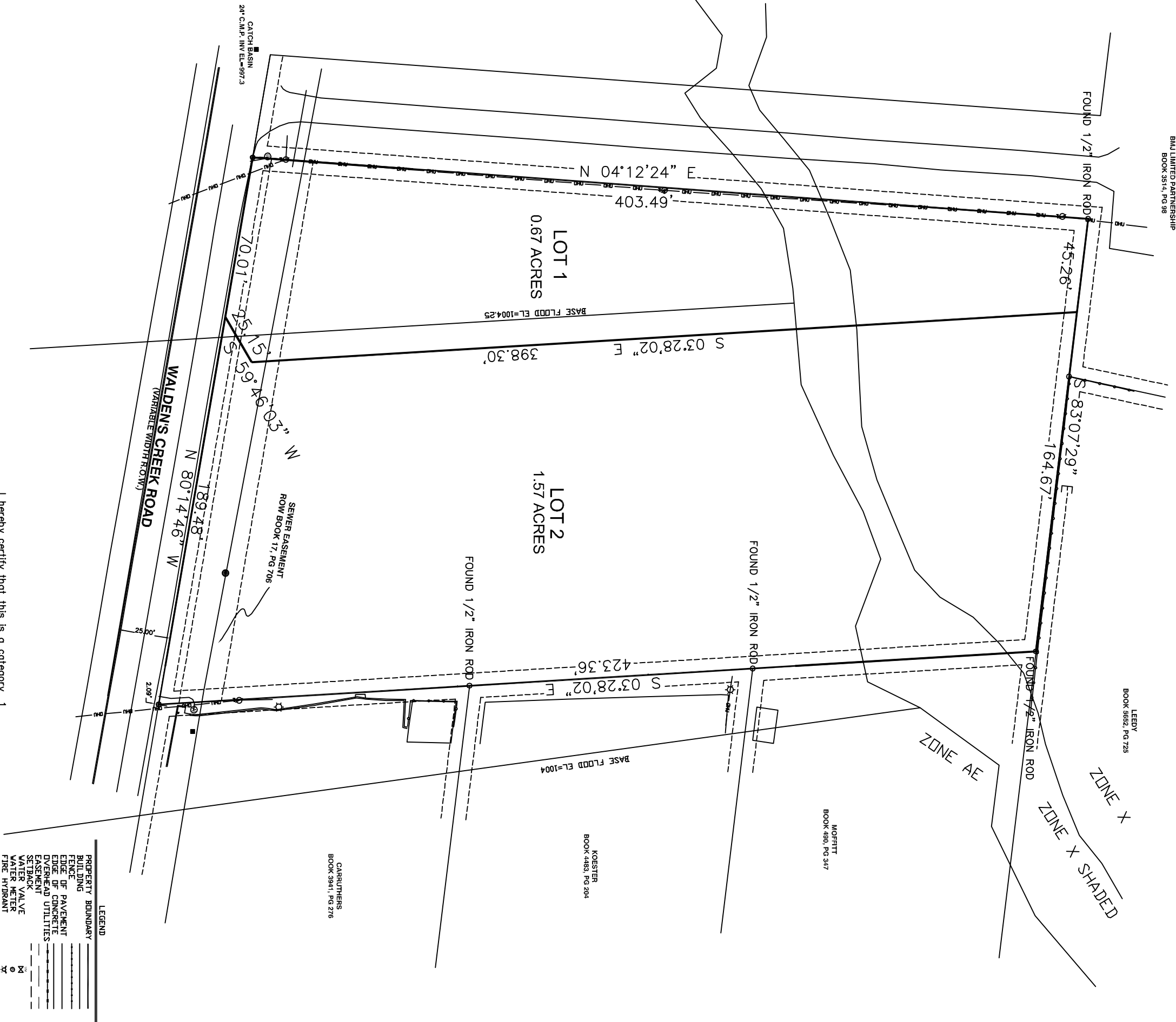
VICINITY MAP
NOT TO SCALE



BEARING BASIS:
GRID NORTH

Notes:

1. Parcel ID 09338 B 004, 00
2. No. Of Lots - 2.
3. The Purpose of this plat is to create two lots out of one.
4. Area Subdivided - 2.24 AC.
5. Iron Pins At All Corners; All Pins Are Set $\frac{1}{2}$ " Iron Rod Unless Noted otherwise.
6. This Property is Zoned C-3.
7. Deed Reference Book #416, Page 566.
8. THE F.I.R.M., FLOOD MAPS have designated the hereon described property lie within flood zone "x" unshaded, taken from map #417155c0220e, with an effective date of may 18, 2009.
9. Setbacks: 35' Front, 20' Rear, 20' Sides.
10. Boundary survey work completed with Spectra Robotic Total Station.
11. Property Address: Waldens Creek Road.



RE-SUBDIVISION OF LOT 7 OF THE FINAL PLAT OF
ELDRIDGE OWNBY FARM

PIGEON FORGE PLANNING COMMISSION

TOTAL ACRES	2.24	TOTAL LOTS	2
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ACRES NEW ROADS 0 MILES NEW ROAD 0

OWNER JMB INVESTMENT COMPANY, INC. **CIVIL DISTRICT** 16

SURVEYOR DEAN M. GERCHAR **CLOSURE ERROR** 1:10,000

SCALE 1" = 50'

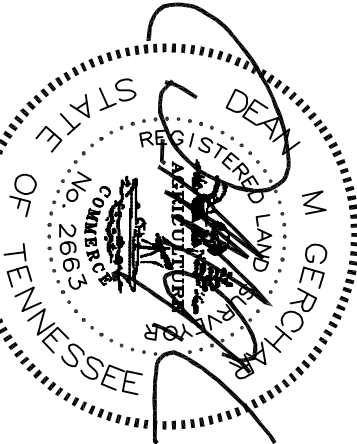
A horizontal scale bar with alternating black and white segments. It is marked with '0', '50', and '100' at the right end. Above the bar, the text 'SCALE 1" = 50'' is written.

[illegible]

PINNACLE
Land Surveying, Inc.

OWNER:
JMB Investment Company, Inc.
325 Erin Drive
Knoxville, TN 37919

Dean M Gerchar, RLS
TN Registration No. 2663



I hereby certify that this is a category 1 survey and the ratio of precision of the undadjusted survey is better than 1:10,000 as shown hereon.

LEGEND

- | ITEM | DESCRIPTION | QTY | UNIT | PRICE | TOTAL |
|------|-----------------------|-----|------|-------|--------|
| 1 | PIPE | 100 | FT | 1.50 | 150.00 |
| 2 | FLANGE | 1 | PC | 10.00 | 10.00 |
| 3 | WELD | 1 | HR | 15.00 | 15.00 |
| 4 | EDGE OF CONCRETE | 1 | LF | 1.00 | 1.00 |
| 5 | DIVERSIFIED UTILITIES | 1 | HR | 15.00 | 15.00 |
| 6 | SEWER | 1 | HR | 15.00 | 15.00 |
| 7 | WATER VALVE | 1 | PC | 10.00 | 10.00 |
| 8 | WATER METER | 1 | PC | 10.00 | 10.00 |
| 9 | FRONT VALVE | 1 | PC | 10.00 | 10.00 |
| 10 | UTILITY RISER | 1 | PC | 10.00 | 10.00 |
| 11 | WELD POWER POLE | 1 | HR | 15.00 | 15.00 |
| 12 | WELD POWER POLE | 1 | HR | 15.00 | 15.00 |
| 13 | TRAFFIC SIGNAL BOX | 1 | PC | 10.00 | 10.00 |
| 14 | TRAFFIC SIGNAL | 1 | PC | 10.00 | 10.00 |
| 15 | BOLLARD | 1 | PC | 10.00 | 10.00 |
| 16 | WELD BOLLARD | 1 | HR | 15.00 | 15.00 |
| 17 | GAS VALVE | 1 | PC | 10.00 | 10.00 |
| 18 | TRAFFIC LIGHT POLE | 1 | PC | 10.00 | 10.00 |
| 19 | SEWER MANHOLE | 1 | PC | 10.00 | 10.00 |
| 20 | IRON ROD (FLYING) | 1 | PC | 10.00 | 10.00 |
| 21 | IRON ROD (SET) | 1 | PC | 10.00 | 10.00 |
| 22 | NAIL (SET) | 1 | PC | 10.00 | 10.00 |
| 23 | TRAFFIC POLE LID | 1 | PC | 10.00 | 10.00 |
| 24 | CLEAN OUT | 1 | PC | 10.00 | 10.00 |
| 25 | HAND HOLE | 1 | PC | 10.00 | 10.00 |

RE-SUBDIVISION OF LOT 7 OF THE FINAL PLAT OF ELDRIDGE OWNBY FARM			
PIGEON FORGE PLANNING COMMISSION			
TOTAL ACRES	2.24	TOTAL LOTS	2
ACRES NEW ROADS	0	MILES NEW ROAD	0
OWNER JMB INVESTMENT COMPANY, INC.	CIVIL DISTRICT	16	
SURVEYOR DEAN M. GERCHAR	CLOSURE ERROR	1:10,000	
SCALE 1" =	50'	50	0
		50	100
Pinnacle Land Surveying, Inc.		Revisions	
212 Battle Front Trail Knoxville, TN 37934 Phone: 865.548.2385		-	
		Issued for review 11/28/23	
Drafted By: RMT 11/28/23		Project Number 23-111	
		Drawing Number 2	

BMJ LIMITED PARTNERSHIP
BOOK 3514, PG 98

LEEDY
BOOK 5652, PG 725

ZONE X
ZONE X SHADED

MOFFITT
BOOK 490, PG 347

KOESTER
BOOK 4483, PG 204

CARRUTHERS
BOOK 3941, PG 276

CATCH BASIN
24" C.M.P. INV EL=997.3

Certificati

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Additional Photos

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Additional Photos

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Land

1 photo



Land For Sale

0.67 Acres

\$300,000

[Generate Report](#)

Listing was last managed by agent on 5/22/2025

Listing Details

List Price	\$300,000	List Price Per Acre	\$447,761
List Date	1/04/2024	Last Updated	12/23/2024
Days On Market	519 days		
Listing ID			39519531

.7 Acres for Sale or Lease on Waldens Creek

.7 acres for sale or lease commercially zoned on Walden's Creek. Adjacent to new Dollar General currently under construction. See attached plat/site plan. Call broker for more details.

Space Details

Total Available	0.67 Acres	Primary Use	Land
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Contact



Nick Widmer

SIG Real Estate

★ East Tennessee
Realtors Member

[Contact This Agent](#)



Keith Widmer

SIG Real Estate

★ East Tennessee
Realtors Member

[Contact This Agent](#)



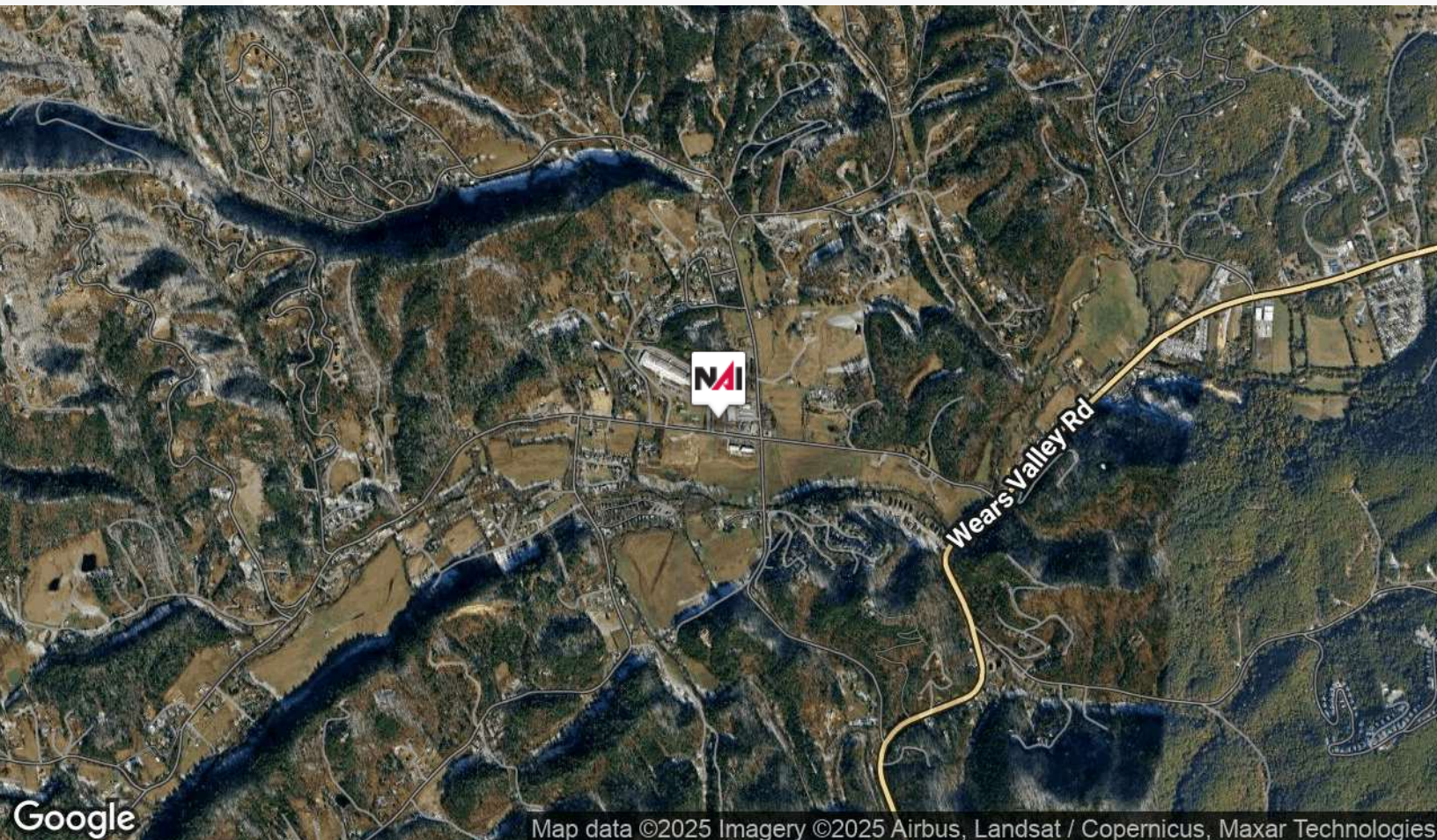
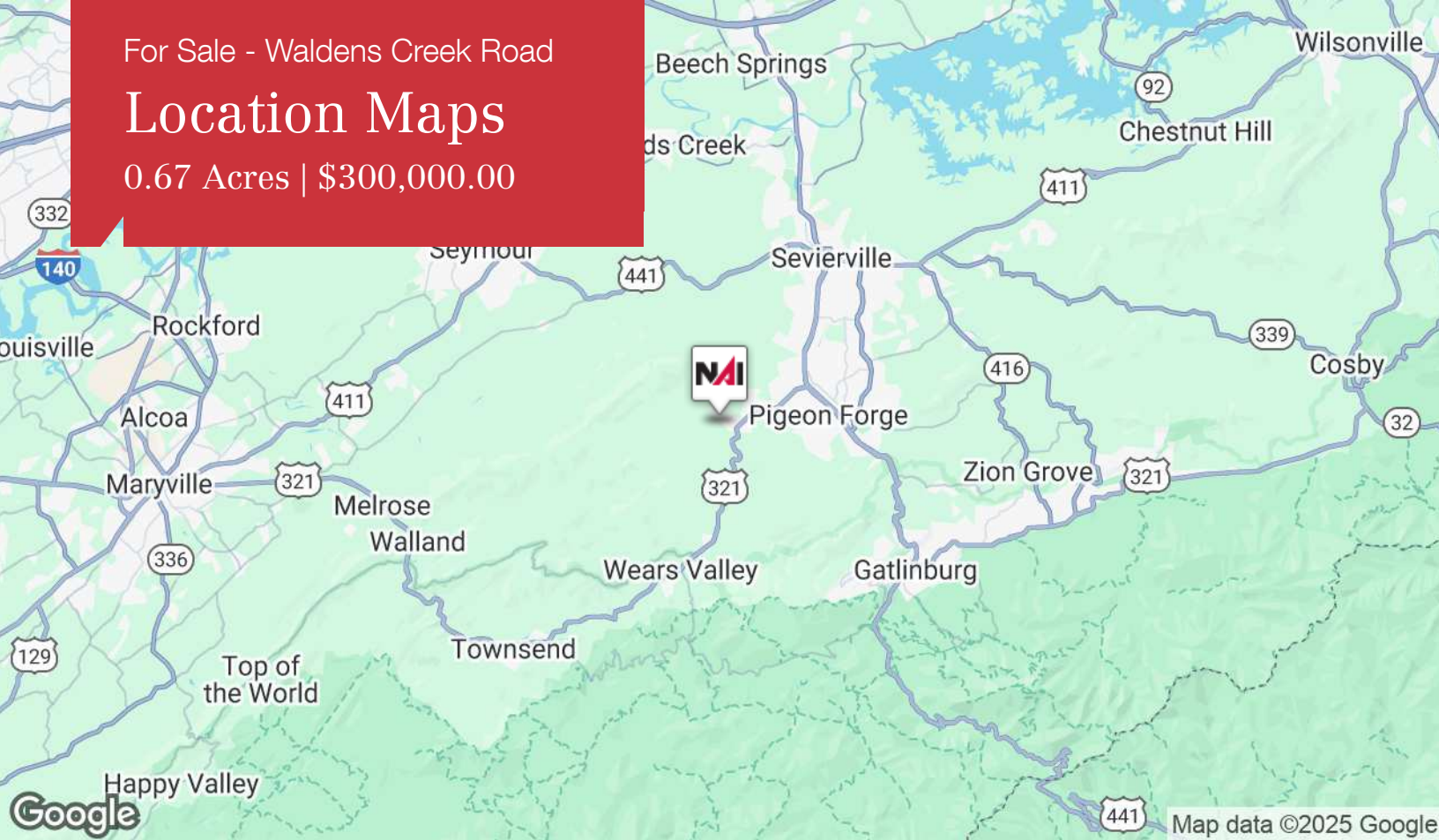
[Contact Agent](#)



For Sale - Waldens Creek Road

Location Maps

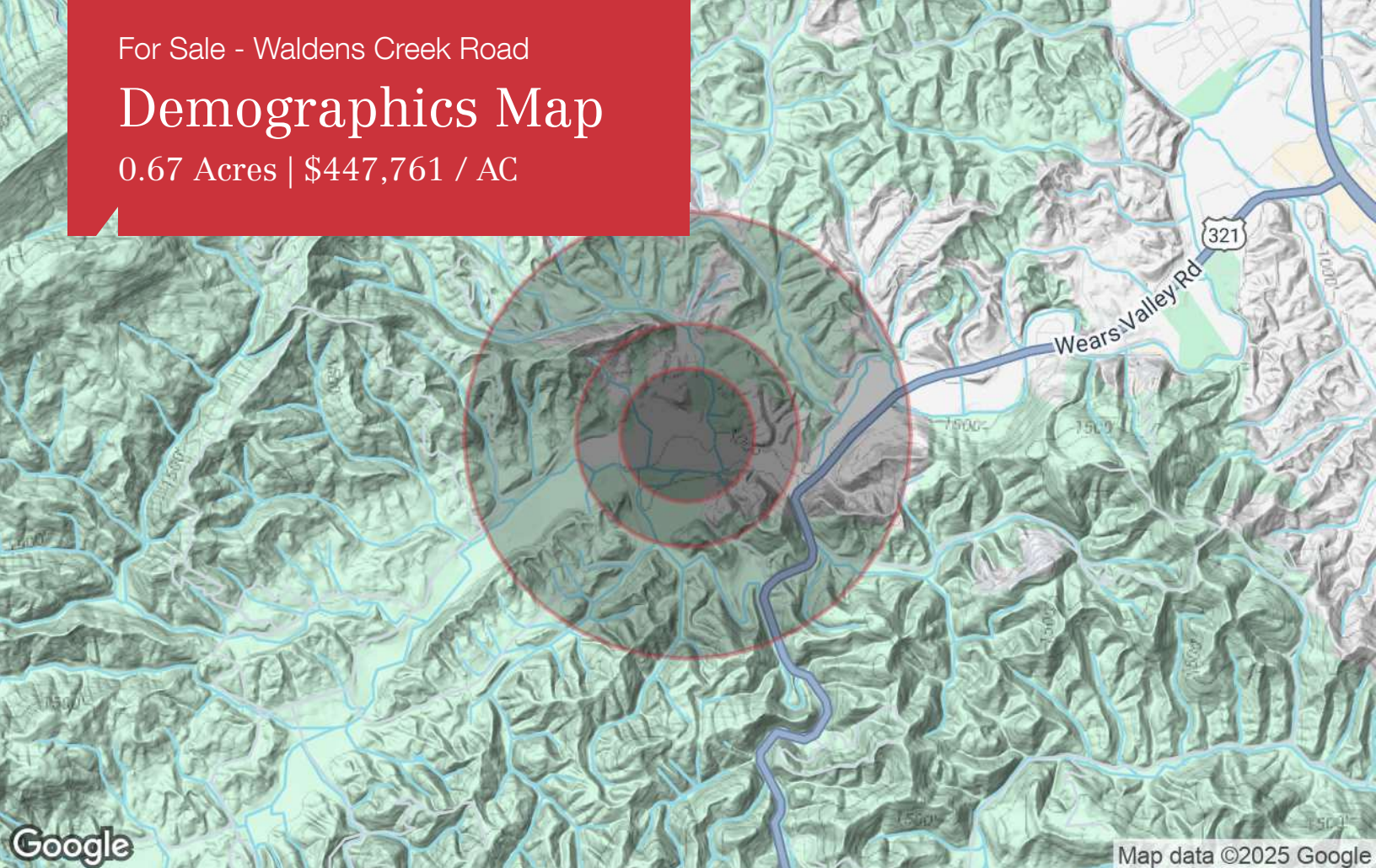
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Demographics Map

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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	8	47	177
MEDIAN AGE	51	50	51
MEDIAN AGE (MALE)	51	50	51
MEDIAN AGE (FEMALE)	51	51	51

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	4	21	80
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$92,214	\$84,619	\$90,656
AVERAGE HOUSE VALUE	\$443,881	\$422,614	\$439,519

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	100.0%	97.8%	97.1%
% BLACK	0.0%	0.0%	0.6%
% ASIAN	0.0%	0.0%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	2.2%	1.2%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	0.0%	4.3%	6.2%

* Demographic data derived from 2020 ACS - US Census