



- ◆ +/- 875 Feet of Highway Frontage
- ◆ +/- 500 Feet of River Frontage
- ◆ (C-4) Commercial Zoning *City of Sevierville*

+/- 7.32 Acre Commercial Property

Winfield Dunn Parkway/ Hwy 66 Sevierville, TN 37862

For Sale
Vacant Land

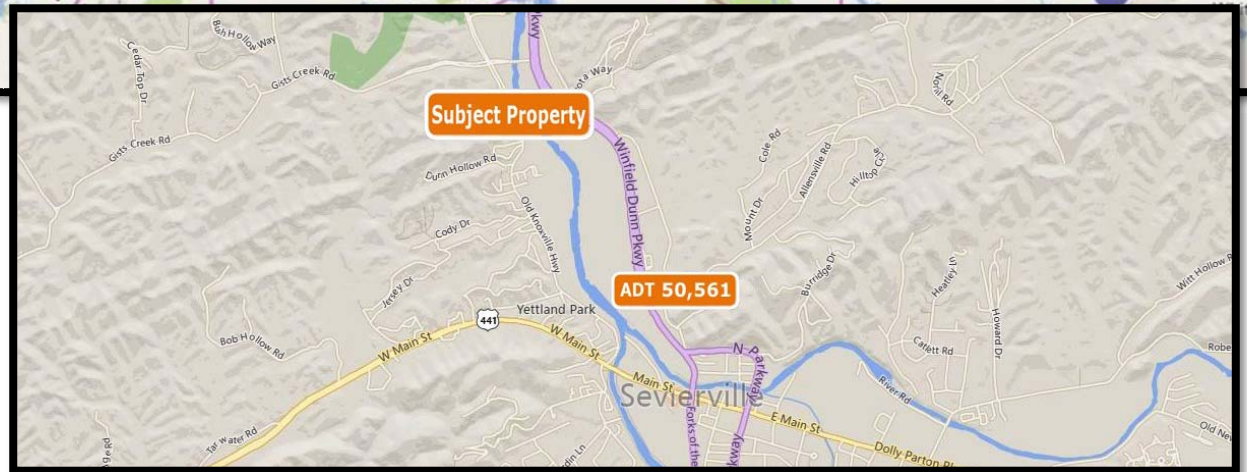
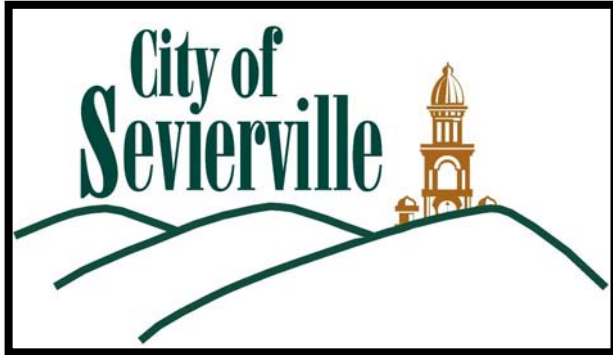
Contact: Keith Widmer
865-777-0000 Office
keithwidmer@sigreusa.com

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

SIGREUSA.COM
11470 Parkside Drive | Suite 300
Knoxville, TN 37934



Less than (1) mile from Sevierville Convention Center/ Wilderness at the Smokies and Area Retail Shopping Kroger, Lowes, Home Depot, Dick's Sporting Goods, Staples, Hobby Lobby, Ross Dress for Less, Aldi, etc...



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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 12 million annual visitors. Total revenues are over \$3 Billion Dollars.

SEVIERVILLE

Sevierville Serves as the County Seat and the Main Entry Point along Winfield Dunn Parkway/ Highway 66 from Interstate 40/ Exit 407. The Sevierville Convention Center is located off of Winfield Dunn Parkway and offers 108,245 SF of Meeting Space for Conventions. Wilderness at the Smokies adjacent to the Convention Center is home to the Wild Waterdome, Tennessee's Largest Indoor Water Park. Wilderness has announced a \$90MM (50) acre Soaky Mountain Water Park opening Summer 2020. Horne Properties has announced a 155,000 SF Development including Publix and Hamrick's located South of the Subject Property.

GREAT SMOKY MOUNTAINS NATIONAL PARK

The Great Smoky Mountains National Park is the most visited National Park in the country with over 11 million visitors in 2017 and over 3.5 million entering through the Gatlinburg Entrance.

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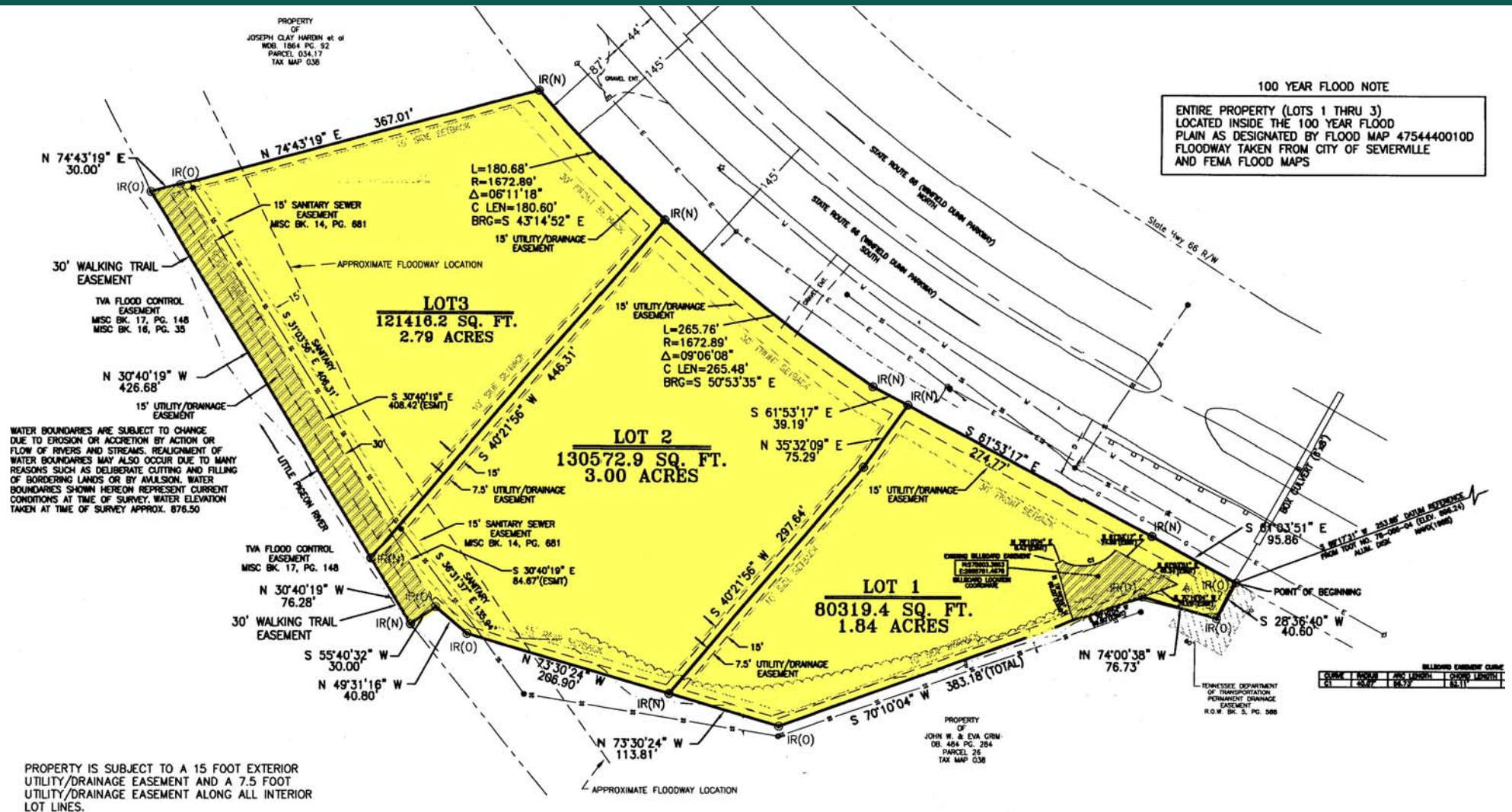
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HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT C-4 ZONING

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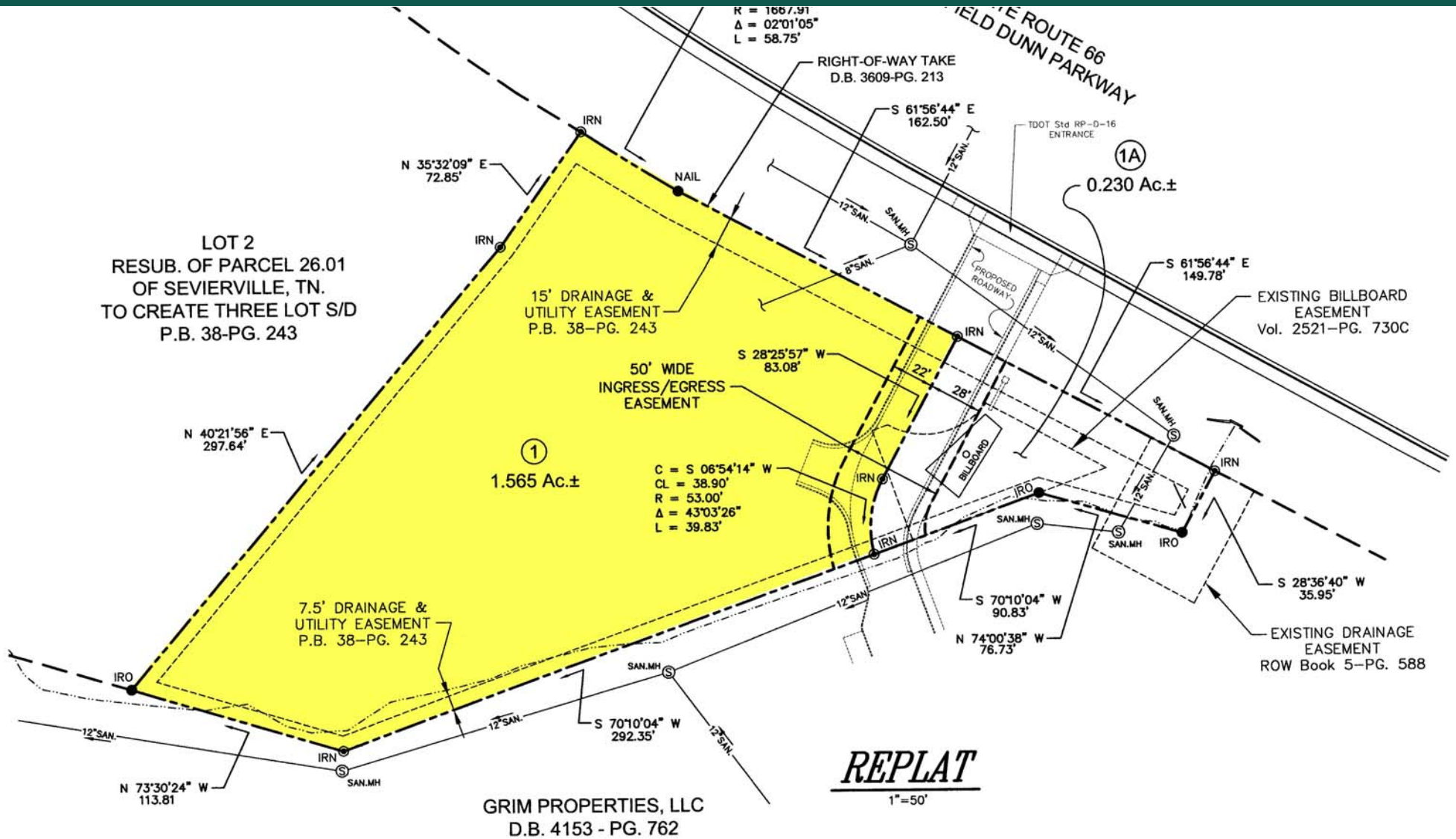
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875 Feet +/- Winfield Dunn Parkway/Highway 66 Frontage



Curb Cut Entrance onto Property



Curb Cut Entrance onto Property



500 Feet +/- Little Pigeon River Frontage

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