

# Development Opportunity - Prime Commercial Lot

Next to the Great Smoky Mountains National Park

## Property Details

- Address: 7911 E Lamar Alexander Pkwy, Townsend, TN 37882
- Parcel ID: 096 071.00
- Size: 3.71 Acres
- Asking Price: \$1.3 Million
- Zoning: B-1 (General Business), City of Townsend

## Key Features

- Directly across from the Townsend Visitor Center
- Approximately 2 miles from the entrance to Great Smoky Mountains National Park
- Flat, buildable land with direct US Hwy 321 frontage
- High-visibility location with tourist and local traffic
- Surrounded by established businesses (e.g., Dollar General, restaurants)

## Zoning Information

- Classification: B-1 (General Business)
- Zoning Authority: City of Townsend
- Permitted Uses: Retail, restaurant, office, tourism-focused businesses, mixed-use development
- Source: BlountGIS - Last updated Friday at 8:28 AM

## Flood Zone Overview

- Not located in a designated flood zone
- No special floodplain restrictions
- Simplified permitting for commercial development

## Development Potential

- Ideal for: tourism-focused retail/restaurants, boutique hotel, or office
- Utilities nearby and access road in place
- Neighboring anchor tenants increase viability