



2253 Boyds Creek Highway



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SEYMOUR, TN 37865

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Property Information

PROPERTY SUMMARY

2253 BOYDS CREEK HIGHWAY

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OFFERING SUMMARY

SALE PRICE:	\$1,200,000
TOTAL SF:	6,200 SF (approx.)
OFFICE SF:	1,200 SF
WAREHOUSE SF:	4,050 SF
OUTBUILDING SF:	950 SF
LOT SIZE:	3.72 Acres
POWER:	400 Amp
PARKING:	Concrete
CEILING HEIGHT (MIN-MAX)	18'-22'
DRIVE-IN DOORS:	Yes
ZONING:	C-2

PROPERTY SUMMARY

Prime commercial opportunity in the heart of Sevier County. This well-equipped building on 3.72-acres offers versatile infrastructure suited to a wide range of business operations, including manufacturing, retail, office, service to light industrial and agricultural commercial uses.



PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Situated on Boyds Creek Highway in Seymour, the property has great visibility and accessibility while remaining in a lower-traffic business-friendly corridor of Sevier County. Convenient access to Sevierville, Pigeon Forge, Winfield Dunn Parkways, Gatlinburg, Knoxville, and the broader East Tennessee market.

SITE DESCRIPTION

This versatile commercial property opportunity is in excellent condition. Built in 2021, this property offers a range of high-quality amenities across 3.72 acres. The main building consists of 5,250 sq ft of space adaptable for self-storage, retail, warehouse, production, flex/office use. It includes restrooms and is professionally landscaped. It features a 400-amp electrical service to support equipment-intensive operations. Additionally, there is a detached 950 SF air-conditioned office ideal for administrative functions or separate tenant. The site includes a large concrete parking lot to provide ample space for outdoor storage, parking, or future expansion for cabins or RV park. The grounds include one pond and man-made ponds that can be filled if additional space is needed. The property is serviced by high-capacity well (approximately 1 million gallons per month) and is zoned (General Commercial) under Sevier County's Zoning Resolution allows for a broad range of retail and service uses, making it an ideal fit for nurseries, agricultural processing, or manufacturing.

PROPERTY PHOTOS



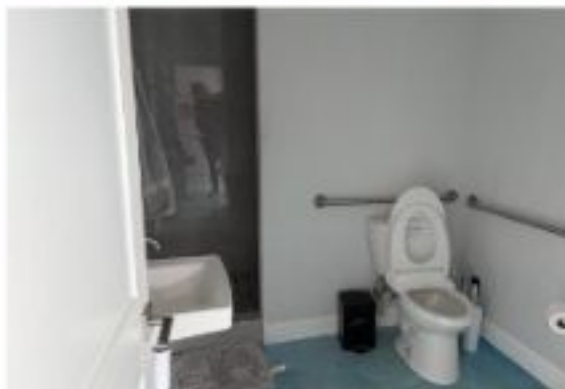
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Location Information





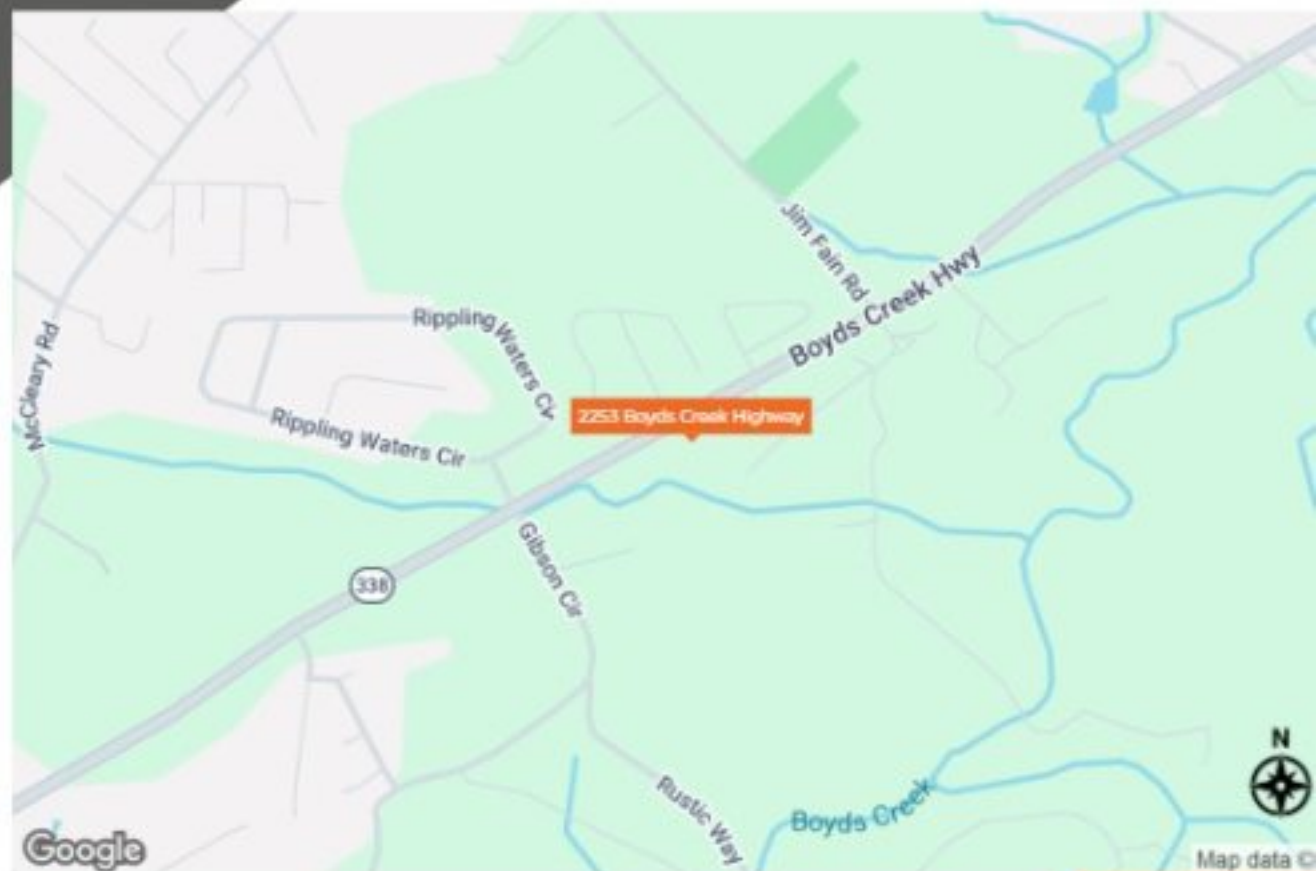
LOCATION DESCRIPTION

Situated on Boyd's Creek Highway in Seymour, the property benefits from visibility and accessibility while remaining in a lower-cost, business-friendly corridor of Sevier County. Convenient access to Sevierville, Pigeon Forge, Winfield Dunn Parkway, Gatlinburg, Knoxville, and the broader East Tennessee market.

PROPERTY OUTLINE



REGIONAL MAP





EMPLOYMENT & ECONOMY

Sevier County Major Employers:

- Dollywood: 4,500
- Sevier County Schools: 3,000
- Tanger Outlet Mall: 2,500
- Charles Blalock & Sons, Inc: 840
- Wilderness in the Smokies: 718
- City of Sevierville: 650
- Sevier County Government: 650

stats.org

Sevier County's workforce is predominantly employed in tourism industries, with jobs ranging from hotel staff and restaurant waiters to entertainers and retail associates. Seasonal fluctuations in tourism influence employment patterns, with peak seasons seeing higher demand for workers. Historically, Sevier County has experienced steady employment growth, largely driven by its tourism industry. While tourism is the economic driver, the area also has a growing presence in industries like healthcare, education, manufacturing, and construction, offering a range of job opportunities to its residents.

NEARBY AMENITIES

SEVIER COUNTY, TN

- Apple Barn Cider Mill
- Gracie Burgers
- Anakeesta
- Great Smoky Mountains National Park
- Ancient Lovers Village
- Dollywood
- Tanger Outlet Mall
- Flagjack's Pancake Cabin
- Surfline Diner
- The Old Mill Restaurant
- Titanic Museum Attraction
- Dolly Parton's Stampede
- Hollywood Wax Museum
- Comedy Barn Theater
- Wonderworks Museum





Demographics



DEMOGRAPHICS MAP & REPORT

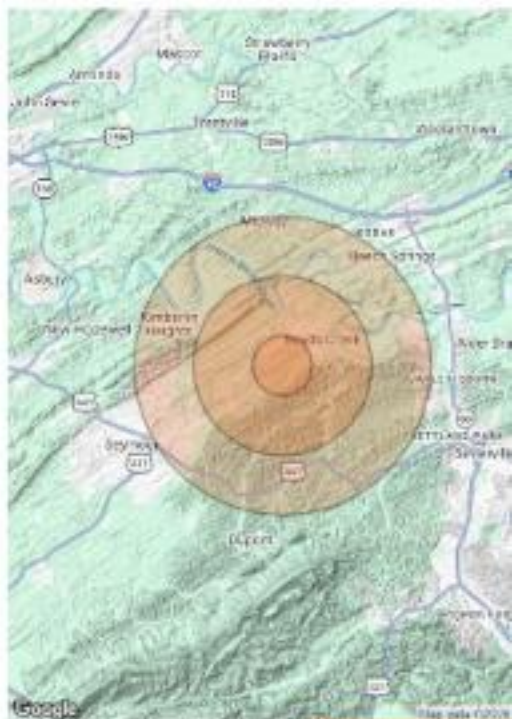
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,273	18,812	25,438
AVERAGE AGE	43.7	45.2	43.2
AVERAGE AGE (MALE)	44.2	45.2	42.8
AVERAGE AGE (FEMALE)	43.8	44.2	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	496	3,800	5,028
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$51,283	\$51,223	\$53,737
AVERAGE HOUSE VALUE	\$223,128	\$217,506	\$250,756

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
HISPANIC	0.0%	0.0%	1.2%

RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	134	8,005	23,048
TOTAL POPULATION - BLACK	14	158	252
TOTAL POPULATION - ASIAN	9	68	135
TOTAL POPULATION - HAWAIIAN	0	0	8
TOTAL POPULATION - AMERICAN INDIAN	0	5	26
TOTAL POPULATION - OTHER	0	385	610

2023 American Community Survey (ACS)





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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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