



1.24 - 3.1 acres

COMMERCIAL LAND FOR SALE

CBRE

Stadium Drive Kodak, TN 37764

The Offering



Property Highlights

- Prime Location
- Property faces Smokies Baseball Park
- High Visibility and Quick Access from I-40
- Will divide, from 1.24 acres up to 3.1 acres with frontage of 170' to 476'
- Perfectly Suited for Restaurant, Hotel or Retail
- Buc-ee's Travel Stop, opened May 2023 on opposite side of interstate.

Offering Summary

Asking Price:	\$2,250,000
Price Per Acre:	\$725,806.45
Available:	1.24 acres to 3.1 acres
Zoning:	C-5 Tourist Commercial District

Location Details

Stadium Drive is located off of I-40 at Exit 407 on one of the busiest sections of interstate in the US. This exit serves as the gateway to the Smoky Mountains, which boasts over 12 Million visitors in 2022, making it one of the Top 15 tourist destinations in the US.

Stadium Drive is also located directly in front of the Tennessee Smokies Park, home to the Chicago Cubs AA affiliate, the Tennessee Smokies. The Smokies are scheduled to relocate to a new stadium in Knoxville in 2025 and the Eastern Band of Cherokee Indians have purchased 122 acres surrounding the Stadium. The EBCI have already begun developing their 198 acres on the south side of I-40 with Buc-ee's having opened in 2023, but timing and plans for their land around the stadium have not been announced. Sevierville is famous for being Dolly Parton's hometown and her family amusement park, Dollywood. But is also well known for spectacular shopping, dining and numerous outdoor activities.

Photo Gallery



Market Overview



Demographics

STADIUM DRIVE

1 MILE

1,169
2022 Population

78
2022 Businesses

\$75,444
2022 Average Household
Income

3 MILES

9,466
2022 Population

216
2022 Businesses

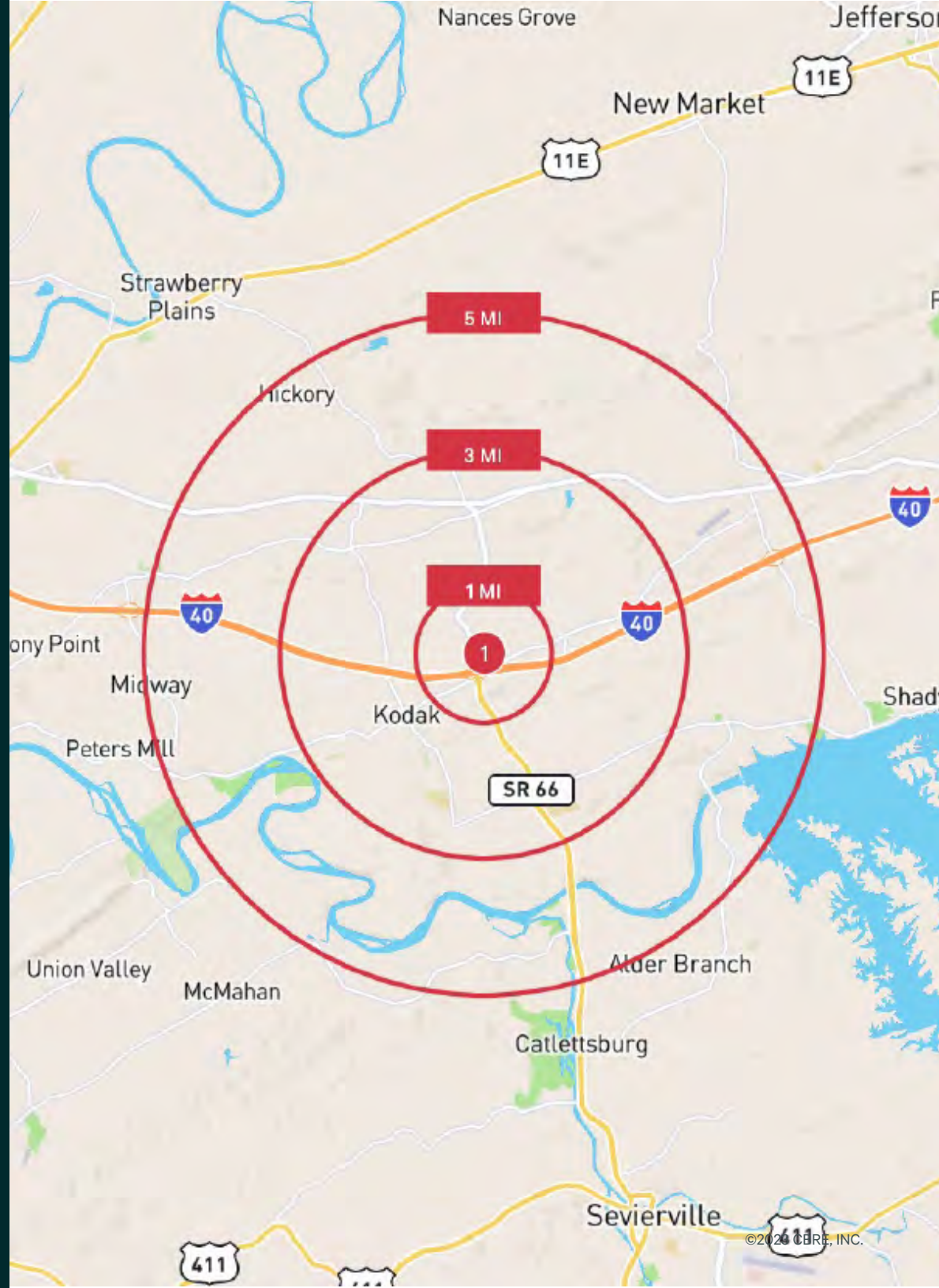
\$79,451
2022 Average Household
Income

5 MILES

22,253
2022 Population

362
2022 Businesses

\$81,768
2022 Average Household
Income



Contact Us

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