

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



## + / - 7.35 Acre Commercial Property

Winfield Dunn Parkway/ Hwy 66 Sevierville, TN 37862

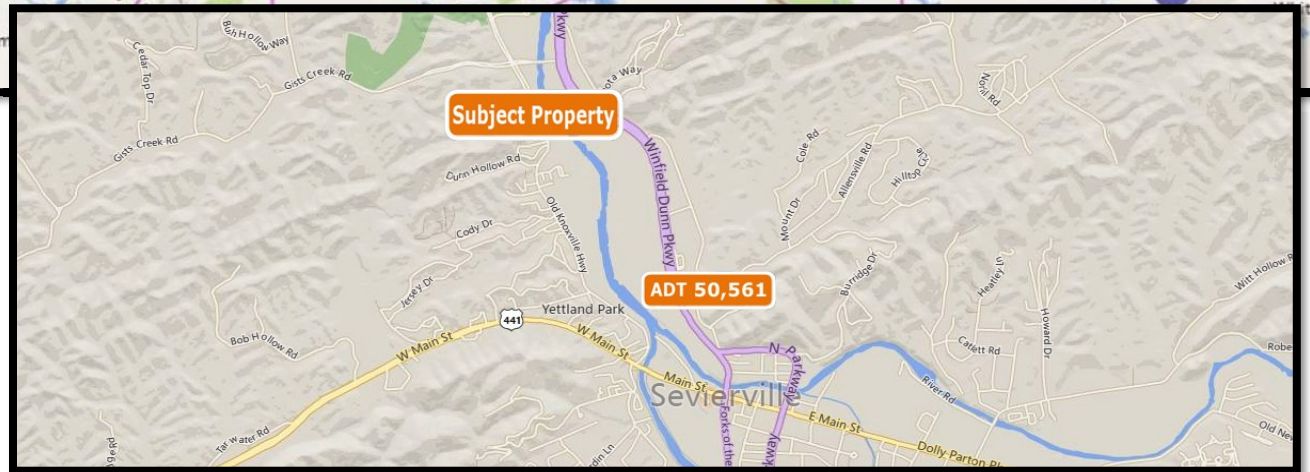
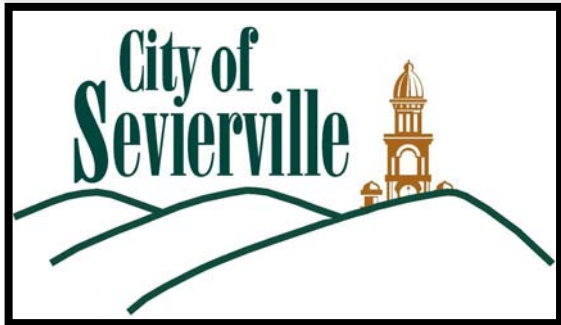
**For Sale**  
**Vacant Land**

Contact: Keith Widmer  
865-777-0000 Office  
[keithwidmer@sigreusa.com](mailto:keithwidmer@sigreusa.com)

Contact: Ed Thompson  
865-599-3320 Cell  
[edthompson@sigreusa.com](mailto:edthompson@sigreusa.com)

[SIGREUSA.COM](http://SIGREUSA.COM)  
4823 Old Kingston Pike, Suite 130  
Knoxville, TN 37919

**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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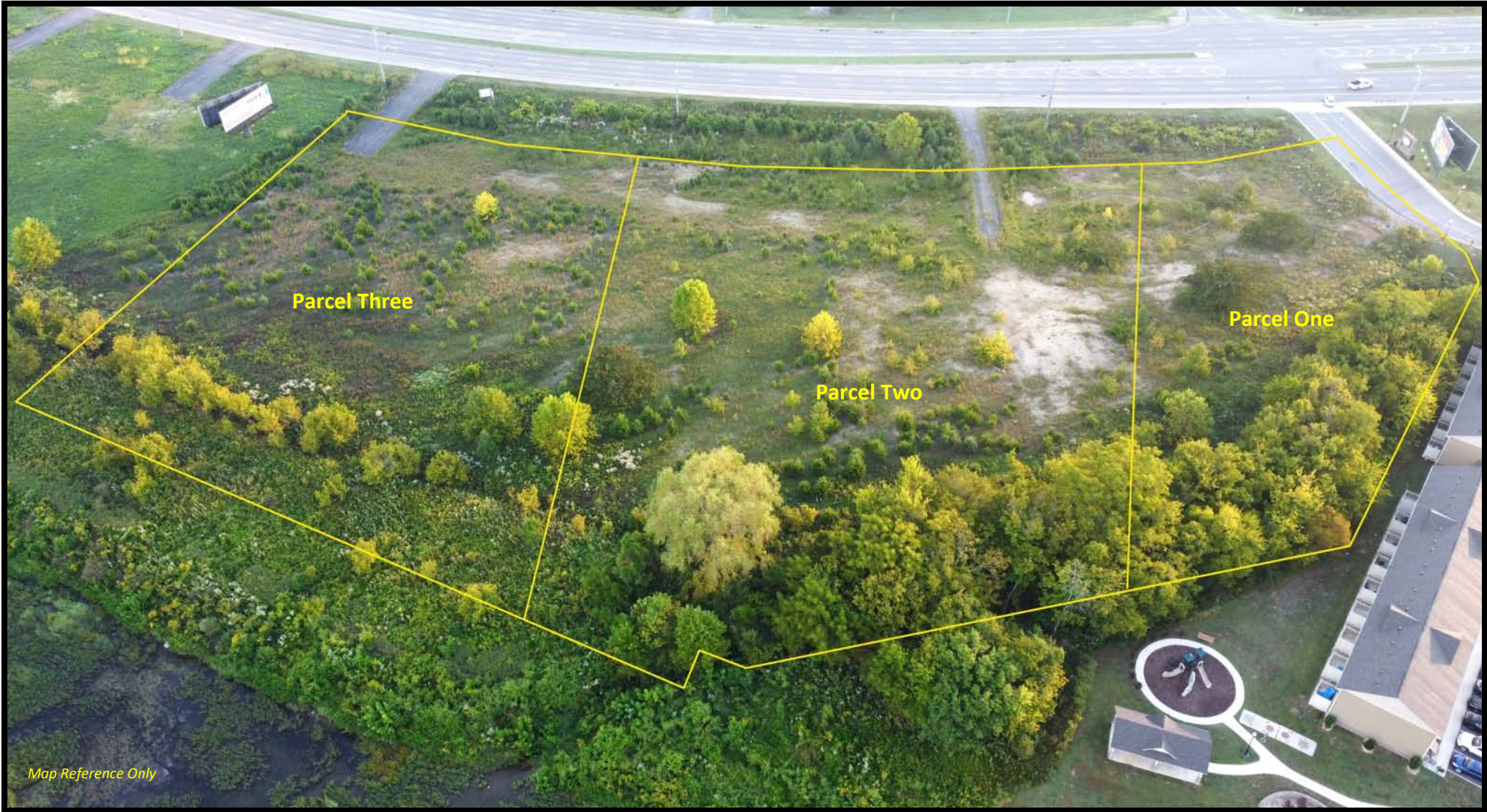
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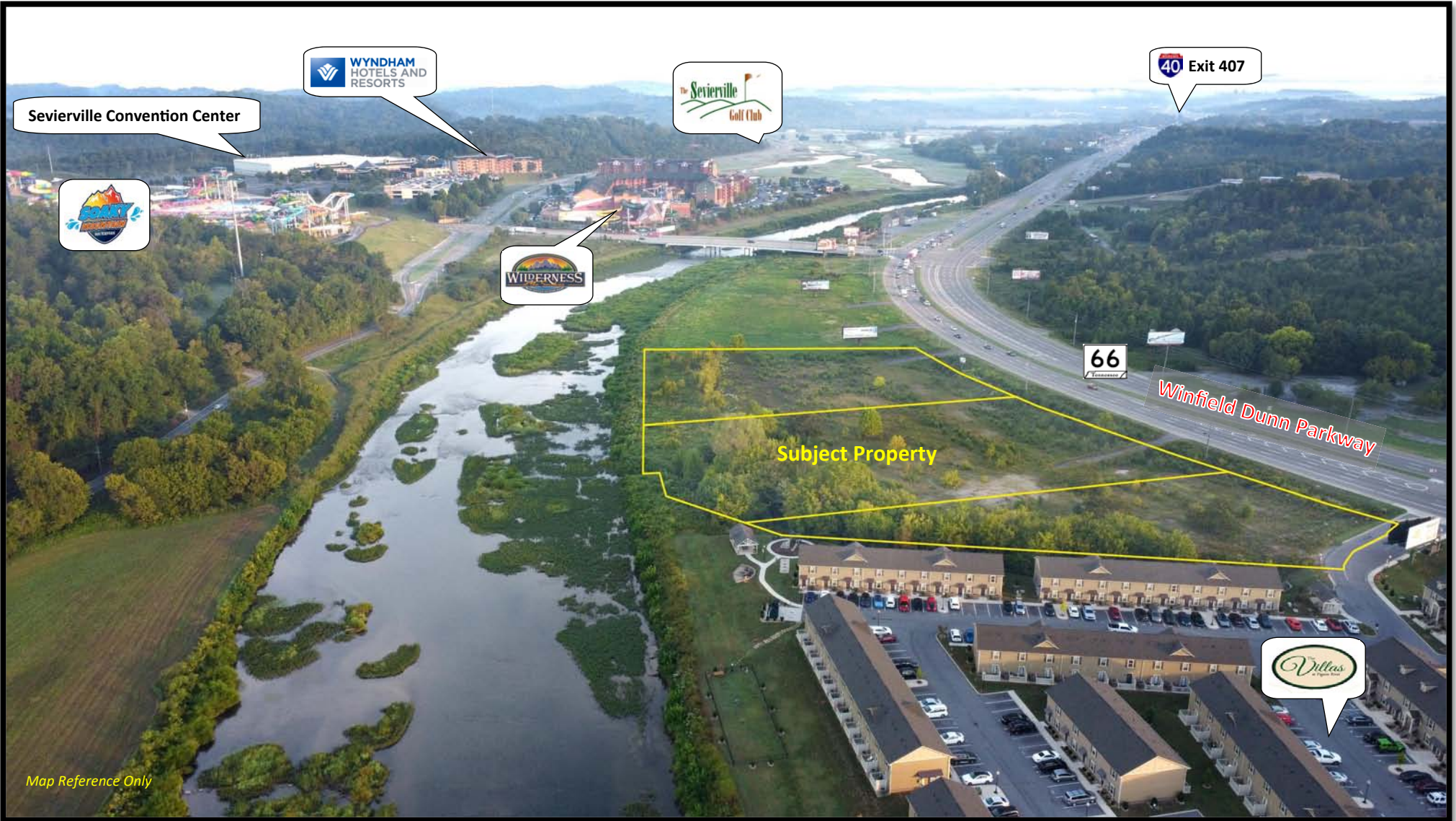
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## Market Information

### 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 14 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. Target has announced development South of the Subject Property.

### GREAT SMOKY MOUNTAINS NATIONAL PARK

The Great Smoky Mountains National Park is the Number One most visited National Park in the country with over 14 million visitors in 2021 and over 3.5 million entering through the Gatlinburg Entrance.

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SiG Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SiG Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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