



Cantilever Barn with Commercial Kitchen & Multiple-Use Zoning

7264 E Lamar Alexander Pkwy
Townsend, Tennessee 37882

Property Highlights

- Architectural Landmark: 6,488 SF cantilever barn, a recognized local icon.
- Expansive Grounds: 1.8 acres with award-winning gardens, outdoor areas, and mountain views.
- Commercial Kitchen: Fully equipped, ideal for restaurant or catering use.
- Redevelopment Potential: B-1 zoning allows retail, hospitality, food-and-beverage, boutique lodging, or multi-rental units.
- Strategic Location: Next to a planned 50+ unit glamping resort in a growing destination corridor.
- Turnkey Venue: Successfully operated as an event venue with established reputation and income.

OFFERING SUMMARY

Sale Price	\$1,750,000
Lot Size	1.8 Acres
Building Size	6,488 SF

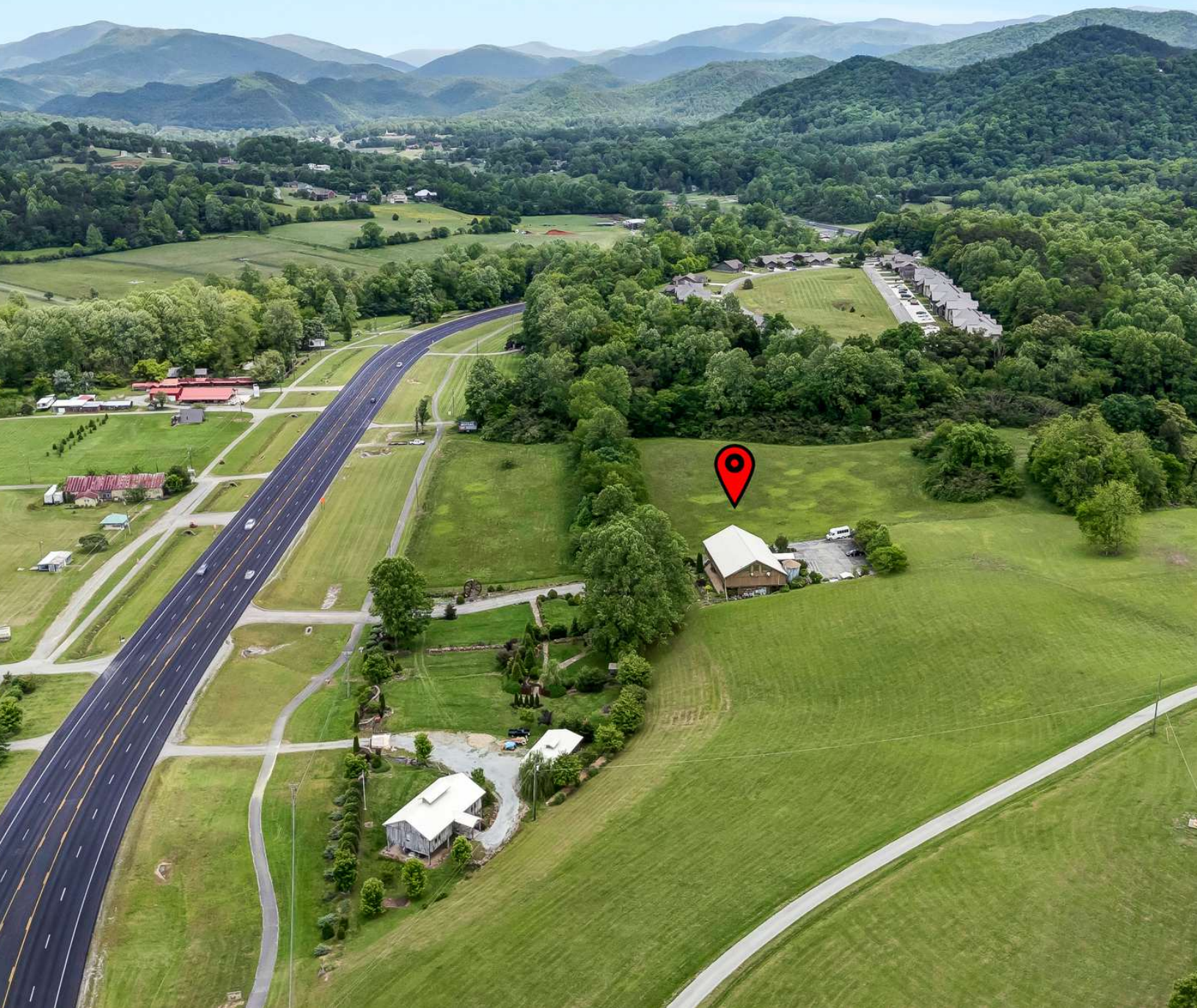
VIEW PROPERTY VIDEO

For more information

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Additional Photos



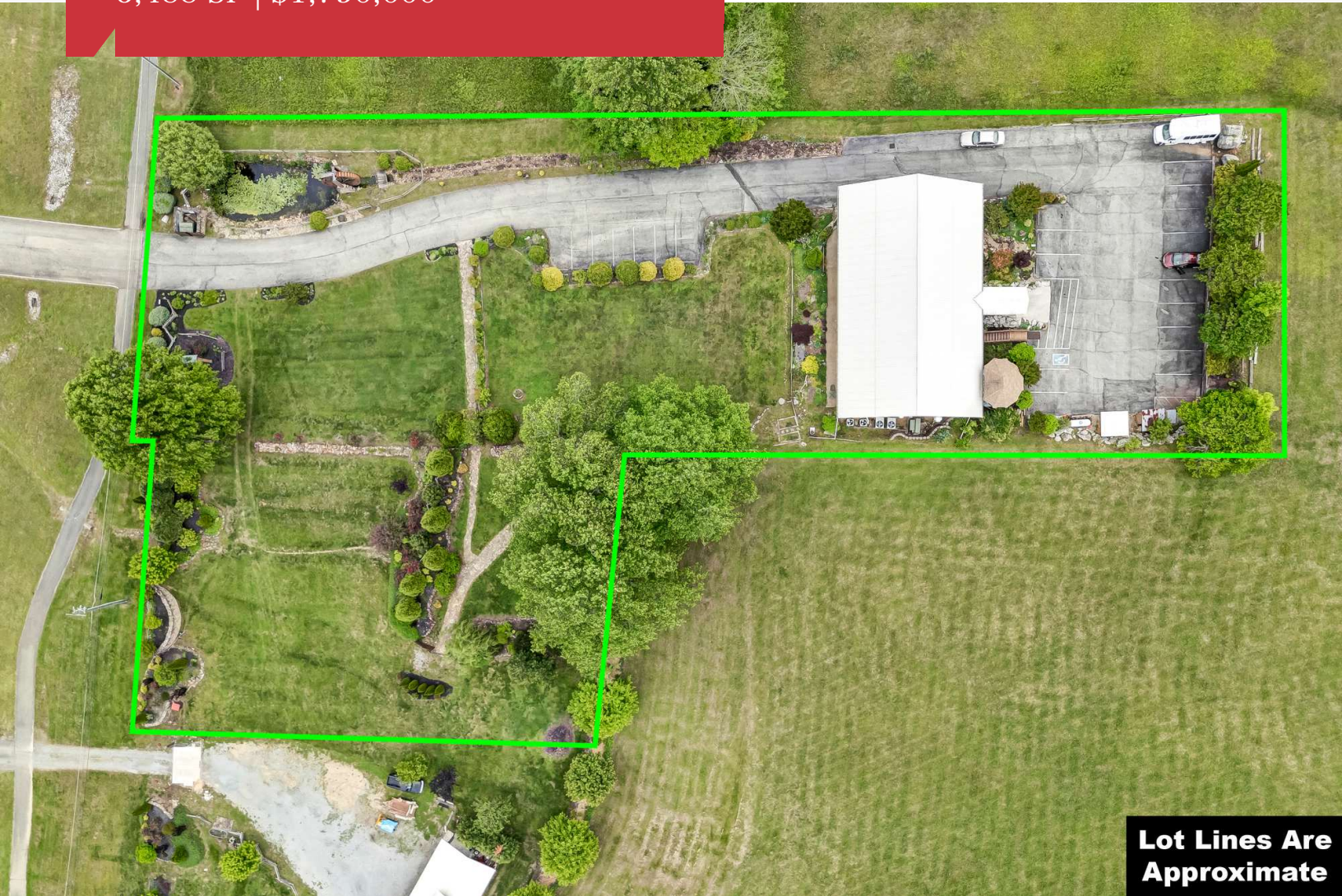
Additional Photos



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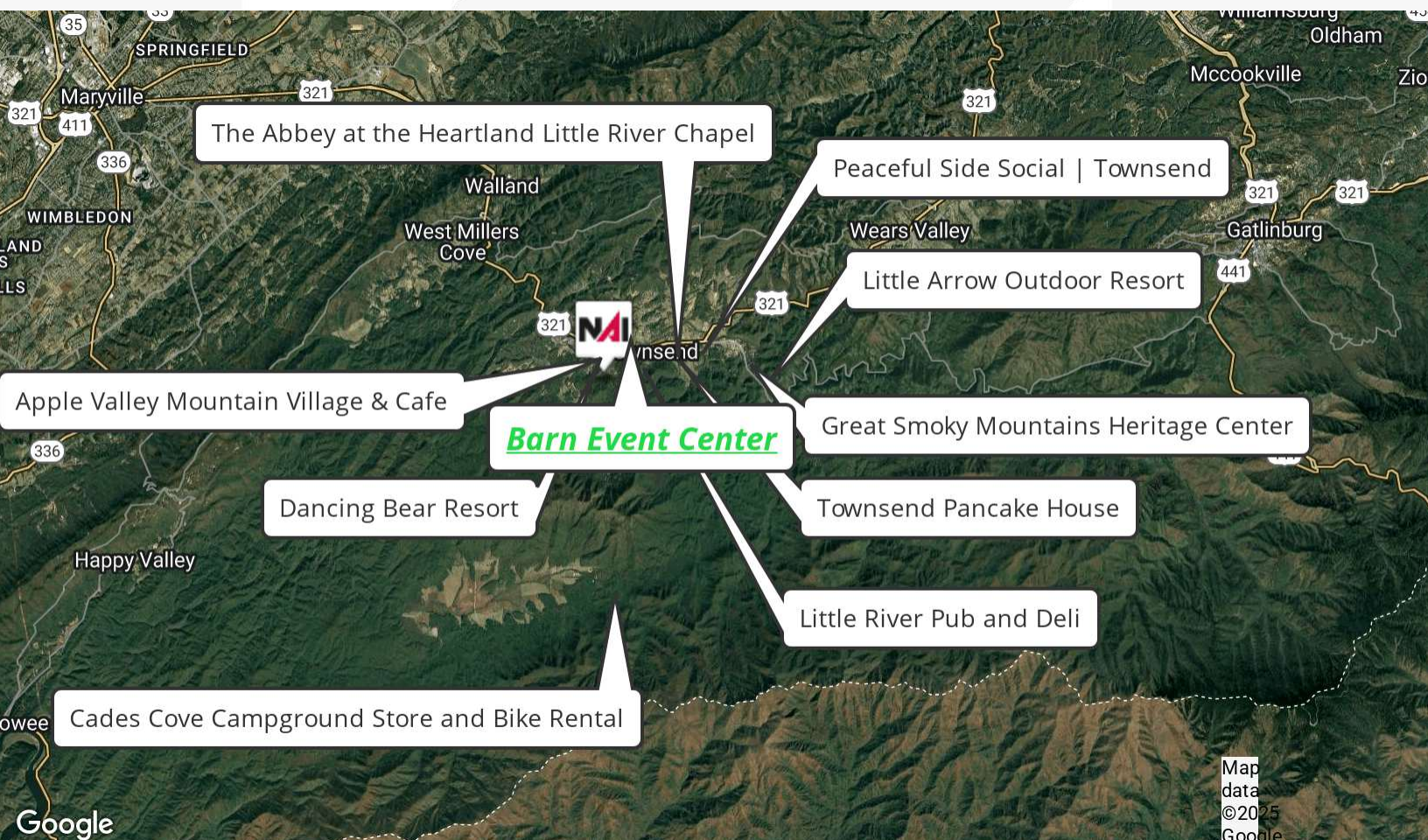
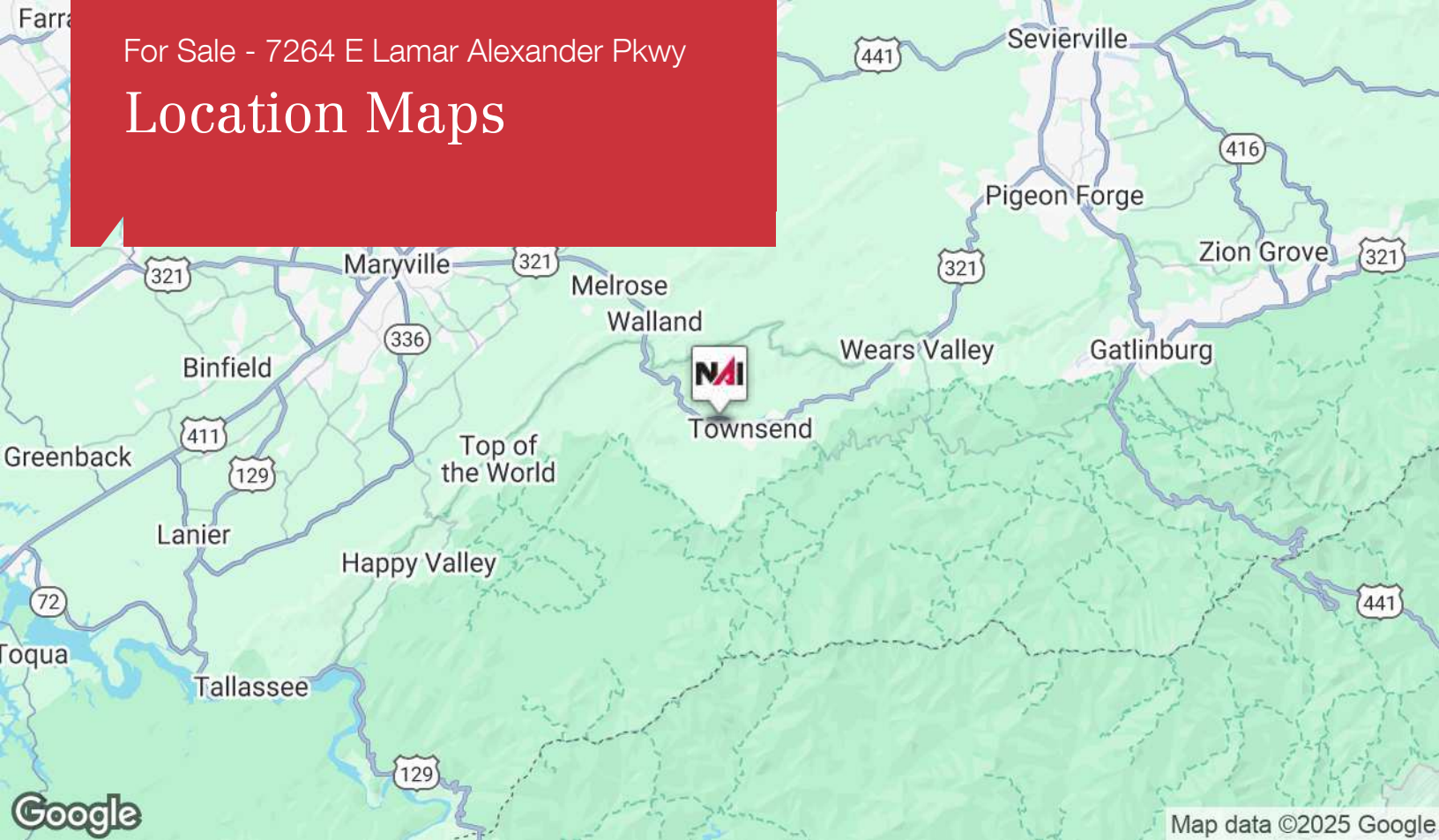
Additional Photos

6,488 SF | \$1,750,000



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Location Maps



Things To Do In Townsend

WELCOME TO THE PEACEFUL SIDE OF THE SMOKIES • LEARN MORE AT EXPLORETOWNSEND.COM



Welcome to TOWNSEND TENNESSEE

Somewhere along the Tuckaleechee Cove, you will find Townsend, Tennessee or "The Peaceful Side of the Smokies". Rich in history, and archaeologically dating back to 2000 B.C., this "peaceful valley" as the Cherokees donned it long ago, is the perfect place to come for uninterrupted relaxation. Townsend offers visitors boundless family-fun, excursions and activities, inside or outside.



THE LITTLE RIVER

Winding throughout Townsend and along Hwy 321 is the Little River. The river flows out of the national park, through Townsend, and eventually to Ft. Loudon Lake. The Little River is clean and cool along much of its length and hosts a wide variety of fish and other wildlife. The Little River is the perfect destination for fishing, relaxing, tubing, picnics, family time, water sports and wildlife watching.

THE TOWNSEND RAILROAD MUSEUM

At the Little River Railroad & Lumber Company Museum visitors can see the original Shay locomotive used for Townsend logging operations. The depot at Walland was moved to Townsend and memorabilia is on display from the days of the railroad and lumber operations. The Museum seeks to preserve the history of life on the Little River.

TOWNSEND BIKE TRAIL

Locals and visitors alike use the scenic Townsend Bike Trail for walking, running and especially bicycling. The paved trail features gentle slopes and scenic vistas as it meanders through the entire 5-mile length of central Townsend. The trail loop parallels both sides of Hwy US 321 and is linked by tunnels in strategic locations while providing convenient access to restaurants, shops, motels and community landmarks. The bike trail is the perfect way to explore Townsend.

THE GSM HERITAGE CENTER MUSEUM

Located near the entrance to the National Park, The Great Smoky Mountains Heritage Center houses a variety of galleries that share the history and culture of the Southern Appalachians. Townsend, and the Great Smoky Mountains National Park. The Native American Gallery, Vintage Car Gallery, and Appalachian Village present exhibitions and programs for educational and cultural enrichment for all ages! Visit gsmheritagecenter.org to learn more.

CADES COVE AND THE NATIONAL PARK

The 11-mile Cades Cove Loop Road is world renown. This gem of The Great Smoky Mountains National Park is a premier destination for Townsend Visitors. Whether you prefer four wheels or two, this scenic drive boasts numerous historical buildings, bicycle rentals, and breathtaking 360-degree views of the ancient Smokies in any season!

TUCKALEECHEE CAVERNS

Tuckaleechee Caverns is known as the "Greatest Site Under the Smokies". A mile-long guided tour includes the "Big Room" which is over 400 ft long, 300 ft across, and 150 ft deep. It features 24 ft tall stalagmites, and a 210 ft high double waterfall called Silver Falls. The water is so pure that guests are encouraged to take a drink. The caverns are also home to the most sensitive Seismic Station ON EARTH which is monitored 24/7 worldwide.

Don't miss these important Townsend destinations!

- | | |
|--|------------------------------|
| 1. APPLE VALLEY GENERAL STORE | 17. TOWNSEND VISITOR CENTER |
| 2. APPLE VALLEY CAFE | 18. IGA MARKET & DELI |
| 3. SMOKY MOUNTAIN OUTDOOR CENTER | 19. TOWNSEND POST OFFICE |
| 4. THE DANCING BEAN COFFEE HOUSE | 20. TRILLIUM COVE VILLAGE |
| 5. DANCING BEAR LODGE & APPALACHIAN BISTRO | 21. DOGWOOD CABINS |
| 6. THE LILY BARN | 22. CADES COVE JEEP OUTPOST |
| 7. TUCKALEECHEE CAVERNS | 23. RIVER RAT |
| 8. LITTLE RIVER CAMPGROUND & FARM | 24. TALLY HO INN |
| 9. COUNTRY MANOR ACRES: LODGING & RIDING | 25. GSM HERITAGE CENTER |
| 10. SMOKY CABINS | 26. BURGERMASTER |
| 11. TOWNSEND ARTISAN GUILD GALLERY | 27. LITTLE ARROW RESORT |
| 12. LITTLE RIVER RAILROAD & LUMBER MUSEUM | 28. GSM INSTITUTE AT TREMONT |
| 13. THE TOWNSEND ABBEY | |
| 14. THE CHOCOLATE B'AR | |
| 15. HIGHLAND MANOR | |
| 16. TOWNSEND CITY HALL | |

PRESENTING SPONSOR

Great Smoky Mountains
HERITAGE CENTER
GSMHERITAGECENTER.ORG



Advisor Bio



MARY ELLEN KILBURN

Senior Advisor

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PROFESSIONAL BACKGROUND

Mary Ellen Kilburn is a Senior Advisor with NAI Koella Moore serving clients in the East Tennessee market with a focus on the Pigeon Forge/Sevierville/Gatlinburg/Knoxville markets. She has built a portfolio of clients and opportunities from the ground up through networking, business development prospecting, social media engagement, and industry associations. Her active use of LinkedIn has created thousands of views and engagements leading to multiple business opportunities for the NAI Koella Moore team. In addition, her participation in various industry organizations has led to various development projects in the area including a premier historic hotel property development in downtown Knoxville and several outdoor hospitality projects in the Pigeon Forge/Sevierville tourism markets. Prior to joining NAI Koella Moore, Kilburn worked as a Senior Associate with Avison Young where she served as the firm's specialist in retail, entertainment, and hospitality properties. Kilburn also served as a Commercial Real Estate and Business Development Specialist for The Mountain Mile Entertainment District based in Pigeon Forge, Tennessee where she managed a full range of daily operations including sales, marketing, and leasing for commercial properties in East Tennessee and North Carolina, including national retail chains. Kilburn's first career before entering the commercial real estate industry included a variety of management and executive roles for food manufacturing and consumer packaged food businesses including Frito-Lay and Harvest Direct. Kilburn took a leave of absence from professional life for 12 years to raise her three sons and invest herself in community organizations including Friends of the Smokies and the Lakeshore Park Conservancy. Kilburn graduated from Louisiana State University with a B.S. in Marketing. She has made Knoxville and East Tennessee her home for over 25 years.

EDUCATION

B.S. in Marketing from Louisiana State University

MEMBERSHIPS

Knoxville Area Association of Realtors
International Conference of Shopping Centers (ICSC)
International Association of Amusement Parks & Attractions
American Glamping Association

Urban Land Institute
CCIM (Certified Commercial Investment Member)
Tennessee Real Estate Commission
Chamber of Commerce Pigeon Forge and Sevierville

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