

# Commercial Development Tract in Premier Sevierville

## Location



1331 Dolly Parton Parkway, Sevierville, TN 37862

Listing ID:	30424638
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Office, Retail
Gross Land Area:	35.86 Acres
Sale Price:	\$6,900,000
Unit Price:	\$192,414 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	050 079.01
Zoning:	AC - ARTERIAL COMMERCIAL
Property Visibility:	Excellent
Highway Access:	Dolly Parton Parkway (US 411); Newport Highway



## Overview/Comments

This prime commercial development tract is located on one of Sevier County's major traffic corridors. It features extensive frontage on Dolly Parton Parkway (US 411), with additional back frontage on Old Newport Highway. The arterial commercial zoning encompasses a wide variety of uses. The location, size, and accessibility of the property suggests major retail development, such as a major retailer-anchored center. The property is improved with a 2,229 square foot single family residential building, built in 1960. No economic value is attributed to this building.

### Arterial Commercial (AC) Zoning

All municipal utilities available

Impressive traffic count

Front and back road access

Convenient to medical, retail, restaurants, residential subdivisions, and government offices

Not in FEMA flood hazards zones