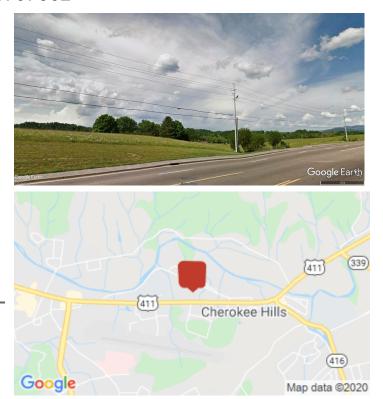
Commercial Development Tract in Premier Sevierville Location 1331 Dolly Parton Parkway, Sevierville, TN 37862

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



Conversion

PROPERTIES INC

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

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