# Long-term ground lease

## 1426 Winfield Dunn Parkway, Sevierville, TN 37876

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| Listing ID: | 28507113 |
| Status: | Active |
| Property Type: | Vacant Land For Lease |
| Possible Uses: | Retail |
| Gross Land Area: | 1.12 Acres |
| Lease Rate: | $5,000 (Monthly)<br>$1.23 PSF (Annual) |
| Base Monthly Rent: | $5,000 |
| Lease Type: | NNN |
| Nearest MSA: | Sevierville |
| County: | Sevier |
| Tax ID/APN: | 027 013.00 |
| Zoning: | C-4 ARTERIAL COMMERCIAL |
| Road Type: | Paved |
| Property Visibility: | Excellent |
| Highway Access: | Winfield Dunn Pkwy (Hwy. 66); I-40 |

## Overview/Comments

Property is offered as a long-term ground lease of 10+ years. Suitable for retail, restaurant, hospitality or other commercial development.

- Available for long-term ground lease
- C-4 arterial commercial zoning
- All city utilities available
- Excellent frontage, visibility and access



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