

Main Tourist Artery Development Tract

Winfield Dunn Parkway, Sevierville, TN 37862



Listing ID:	30459890
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Office, Retail
Gross Land Area:	1.35 Acres
Sale Price:	\$450,000
Unit Price:	\$333,333 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	027 025.38
Zoning:	C-4
Property Visibility:	Excellent
Highway Access:	Winfield Dunn Parkway



Overview/Comments

Highly visible commercial development tract with excellent front footage on the northbound side of Winfield Dunn Parkway, the primary traffic artery for Sevier County's 15 million annual visitors. Located 3 miles north of Sevierville's Central Business District and 1.2 miles north of the bridge to the Sevierville Convention Center, Wilderness at the Smokies Indoor Waterpark Resort, and the recently announced Soaky Mountain Waterpark, a major planned new development. There is utility water to the property, and utility sewer is across the street.

Rolling Topography

48,083 Average Daily Traffic Count (T.D.O.T.)

Utility Water to Property

Utility Sewer Across Highway