

# Sevierville, TN Development Tract

## 1111 Middle Ridge Road, Sevierville, TN 37862



Listing ID:	29650443
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Office, Retail
Gross Land Area:	4.35 Acres
Sale Price:	\$890,000
Unit Price:	\$204,597 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	072 158.01
Zoning:	C-4
Road Type:	Highway
Property Visibility:	Excellent
Highway Access:	Veterans Blvd.; Middle Ridge Road



### Overview/Comments

Investment property located at two traffic-controlled intersections. It is located on heavily traveled Veterans Boulevard, with frontage on Veterans Boulevard, Middle Creek Road, and Middle Ridge Road. It has approximately 994 feet of road frontage. It would be a great location for a convenience store, retail center, restaurant, or medical office complex. The property is improved with an old rock house and large barn, which are uninhabitable, and have been given no consideration in the pricing of the property.

- Superior highway visibility
- Heavy traffic flow
- Fronts Veterans Boulevard & 2 city streets
- Signalized intersection
- Buildings have no economic value

