

Dolly Parton Parkway Development Tract

Cherokee Circle, Sevierville, TN 37862



Listing ID:	30509255
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Multi-Family, Office
Gross Land Area:	1.34 Acres
Sale Price:	\$695,000
Unit Price:	\$518,656 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	050N 014.00
Zoning:	C-4 - ARTERIAL COMMERCIAL
Property Visibility:	Excellent
Highway Access:	Dolly Parton Parkway and Cherokee Circle



Overview/Comments

Commercial development tract for sale, with attractive road frontage and high visibility on Dolly Parton Parkway. The property consists of 1.34 acres and is conveniently located near the intersection with Newport Highway/Old Newport Highway/Pittman Center Road. The location benefits from easy accessibility and high traffic counts (29,537 vehicles at Dolly Parton Parkway in 2018). The lot is within the city limits of Sevierville and has utility water, sewer, and electricity available. Furthermore, the property is fully level on the Dolly Parton Parkway road side, and has a gentle slope in the wooded back area of the property on Cherokee Circle. Owner financing is available.

The property is entirely outside the FEMA flood hazard zone.

- 1.34 Acres with Attractive Road Frontage
- High Visibility and Easy Accessibility
- High Traffic Count
- Close to Intersection with Commercial Services
- Owner financing available