

Snyder Road - Bartlett Drive Property

4162 Snyder Rd, Kodak, TN 37764



Listing ID:	30463523
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Agricultural, Multi-Family
Gross Land Area:	204.25 Acres
Sale Price:	\$7,400,000
Unit Price:	\$36,230 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	005 026.00
Zoning:	A-1 (AGRICULTURE AND FORESTRY)
Property Visibility:	Good
Highway Access:	Snyder Road, Bartlett Drive, Jones Drive



Overview/Comments

This beautiful land property consists of 204.25 acres, located 1.5 miles north of I-40 Exit 407 and east of Snyder Road, spanning 8 adjacent tracts in Sevier County and Jefferson County. The property, more or less unimproved, has Snyder Road frontage on three stretches, totaling over 1,900 feet. . The property includes a pond and a creek in the center, and has a rolling topography. . All individual lots, both in Sevier County and Jefferson County, are currently zoned A-1, Agriculture and Forestry. In Sevier County this allows for residential development, including cabin resort development. Multi-family and commercial development will require rezoning and possibly extension of sewer to the property. The lots in Sevier County are located in one of the two county's Opportunity Zones, which offers attractive tax opportunities for qualified investors. The location has shown a considerable increase in investment activities, including multifamily housing developments and major land acquisitions. . Utility water is available on Snyder Road. The closest utility sewer pump station is about 0.8 mile south of the property and could possibly be brought to the property. . The property is entirely outside the FEMA flood zone. . Attractive Scenic Landscape. . Small Pond; Creek. . Proximity and Accessibility to I-40. . Commercial and Residential Growth Area. . Partially in Opportunity Zone