



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE



FOR SALE

CORNER LOT ON VETERANS BLVD

3404 HAZELWOOD LN, PIGEON FORGE, TN 37863

STEVE GOLDMAN

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goldman Partners Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY



Market: Sevier County

Great opportunity for multifamily or retail development on Veterans Blvd. C-6 Zoning. Assemblage of two parcels.

Located just south of Veterans Blvd. Excellent location with close proximity to shopping and retail. Less than 1 mile from Dollywood.
Traffic count on Veterans Blvd: 25,382 ADT
Frontage on Two Roads:
Veterans Blvd: 158'
Hazelwood Ln: 51'
Access will be from Hazelwood Ln



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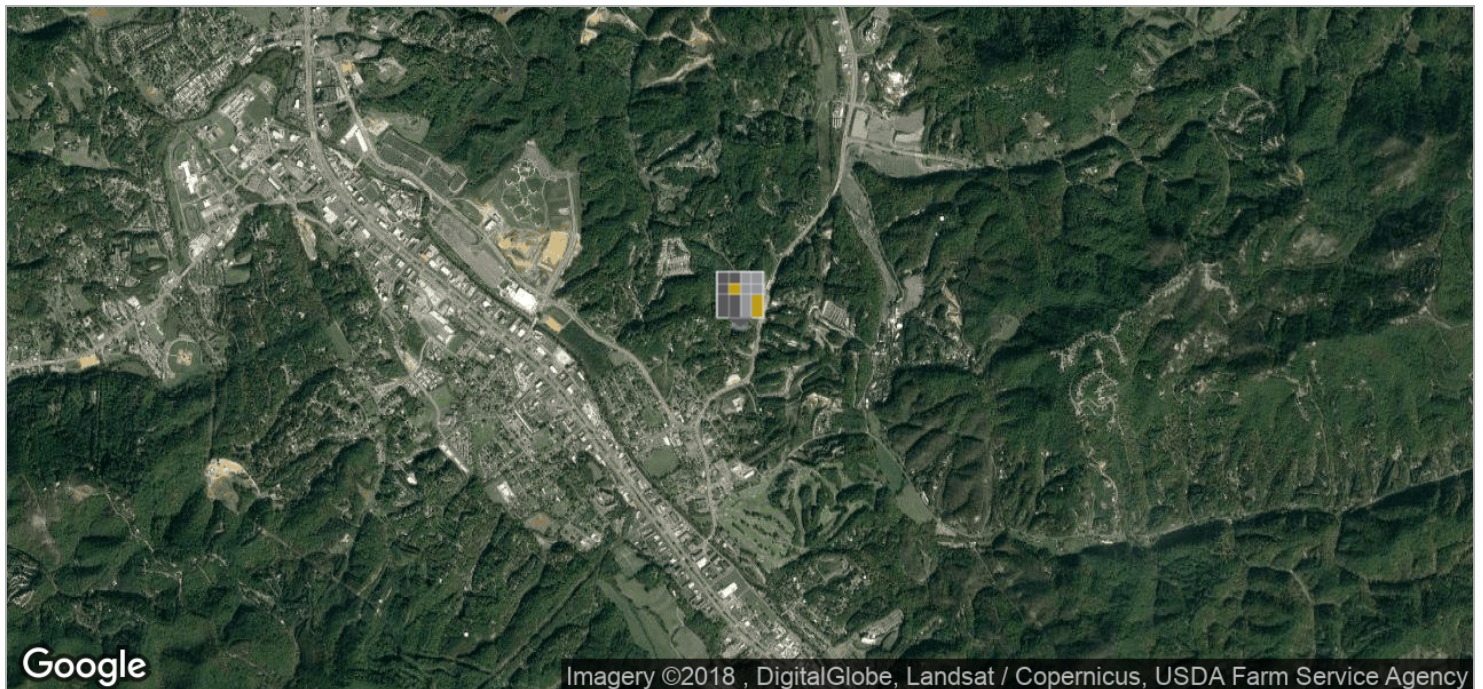
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LOCATION MAPS



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PARCEL MAP



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ADDITIONAL PHOTOS



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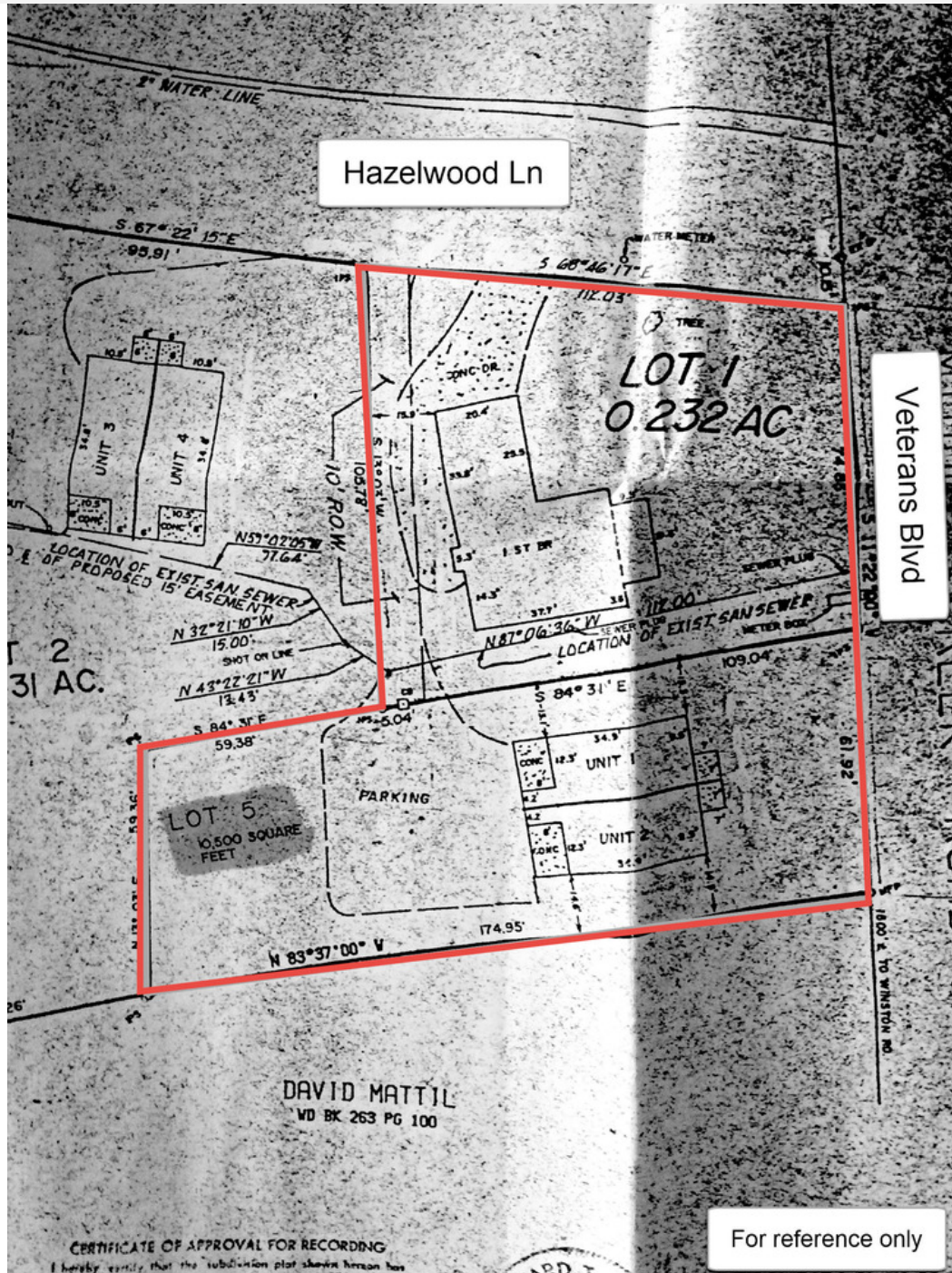
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SURVEY



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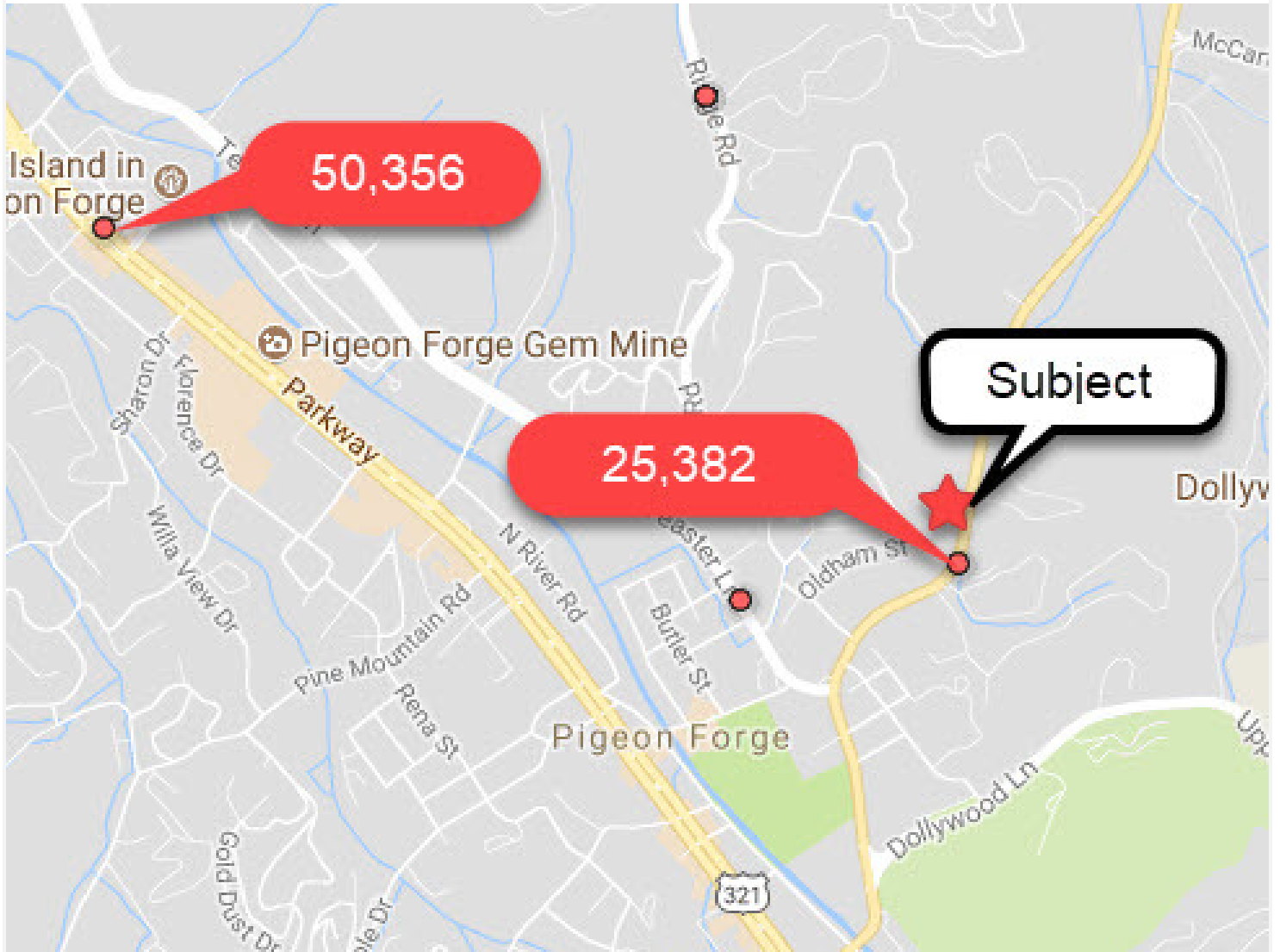
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TRAFFIC COUNTS



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ZONING MAP



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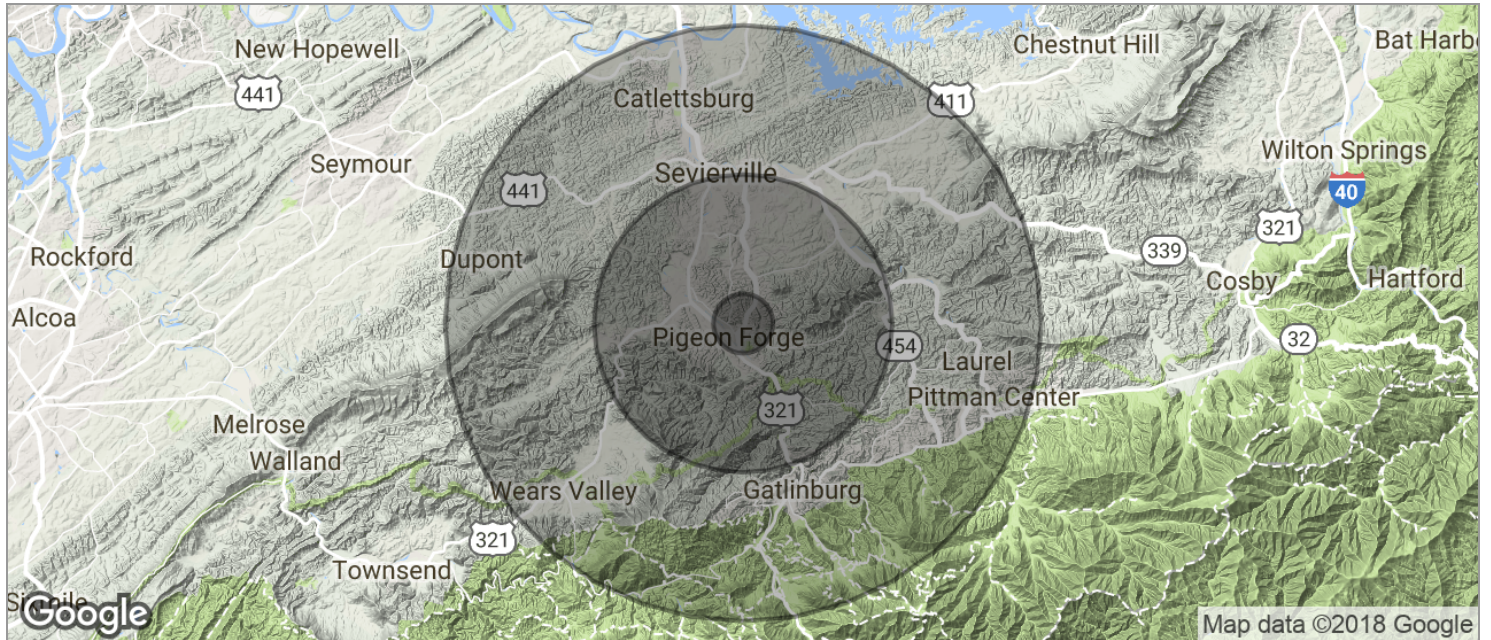
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	812	24,487	56,129
MEDIAN AGE	39.2	38.9	40.6
MEDIAN AGE (MALE)	42.3	37.8	39.5
MEDIAN AGE (FEMALE)	37.7	41.5	42.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	327	10,883	25,166
# OF PERSONS PER HH	2.5	2.3	2.2
AVERAGE HH INCOME	\$46,769	\$51,519	\$51,123
AVERAGE HOUSE VALUE	\$199,010	\$218,176	\$216,216

* Demographic data derived from 2010 US Census



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