

For Sale

Development Land

88.86 Acres | \$3,700,000



Rainbow Road Development Land

Rainbow Road
Sevierville, Tennessee 37862

Property Highlights

- 88.86 acres of Land Just Across the River from Tanger Outlets
- Great Site for Campground or Resort Users
- Over a Half Mile of Frontage on the West Prong Little Pigeon River
- Potential for Parkway Access
- Great Mountain and River Views

Property Description

88.86 acres of land located in Sevierville. This site is located just across the river from the Tanger Outlets. This property contains both flat pasture and gently sloping wooded area. This is a great site for a campground or resort user. This property has over a half a mile of river frontage.

OFFERING SUMMARY

Sale Price	\$3,700,000
Lot Size	88.86 Acres

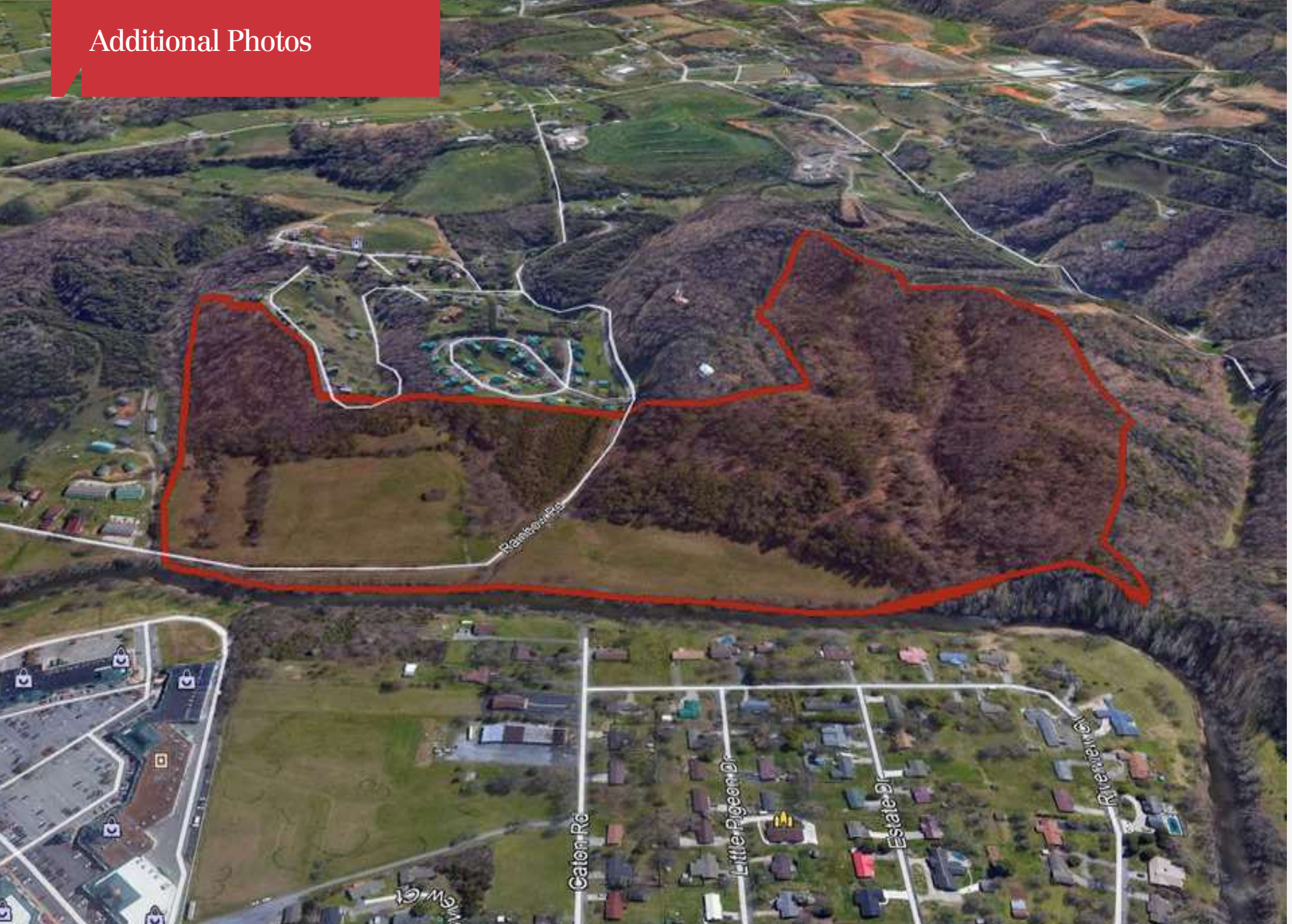
DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,779	\$40,844
5 Miles	26,396	\$50,350
10 Miles	66,029	\$52,735

VIEW PROPERTY VIDEO

For more information
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Additional Photos





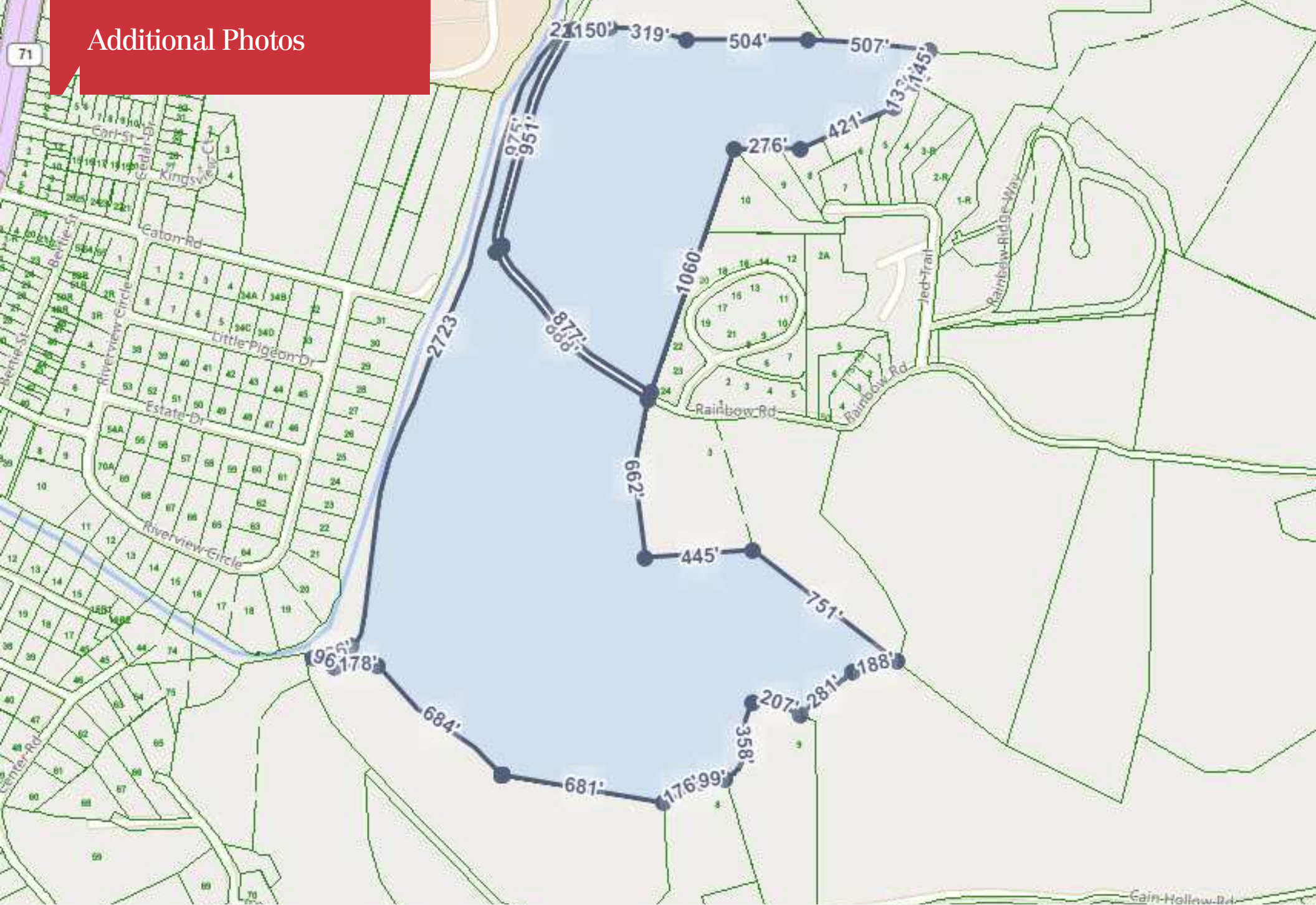
Additional Photos



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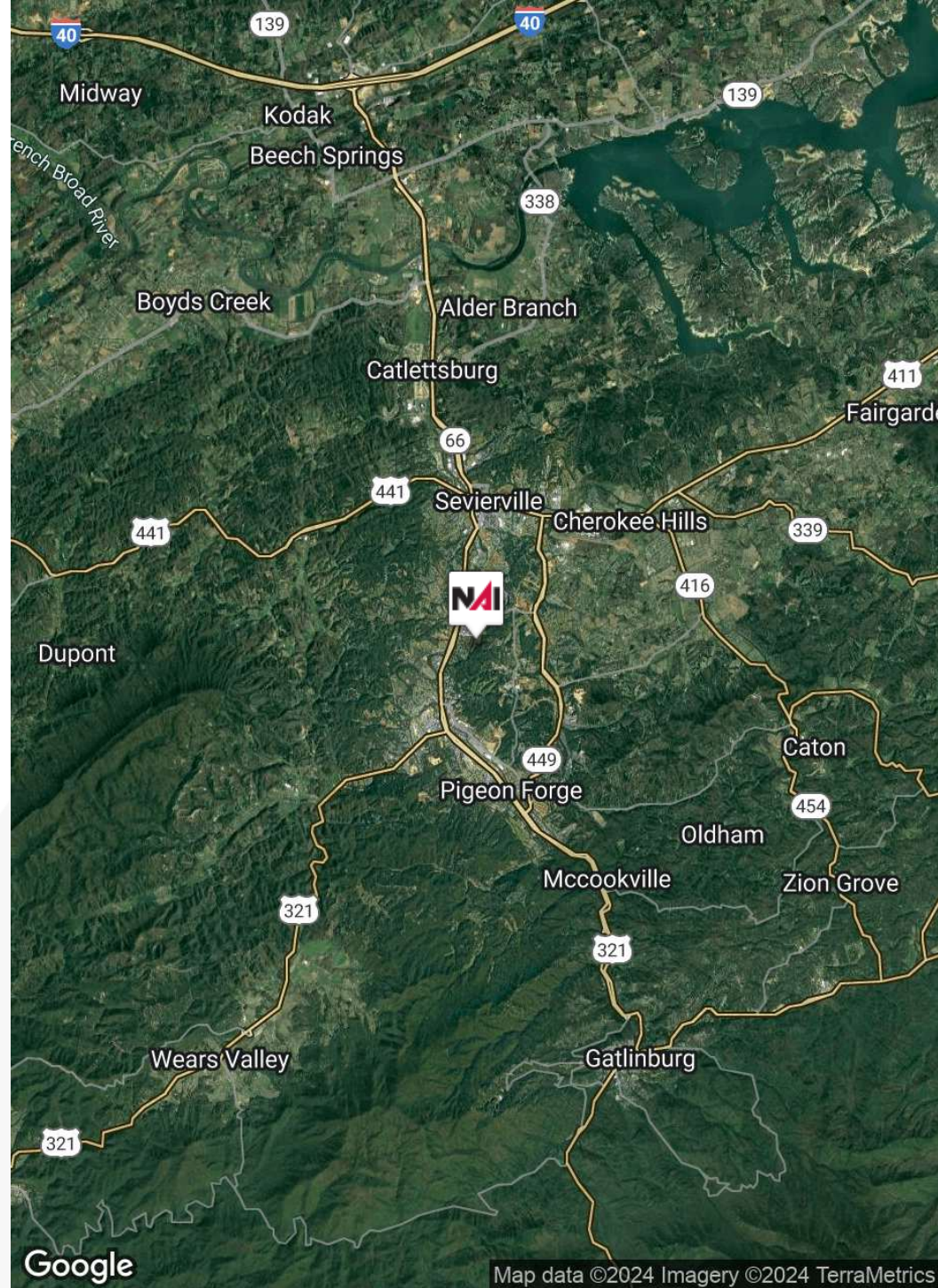
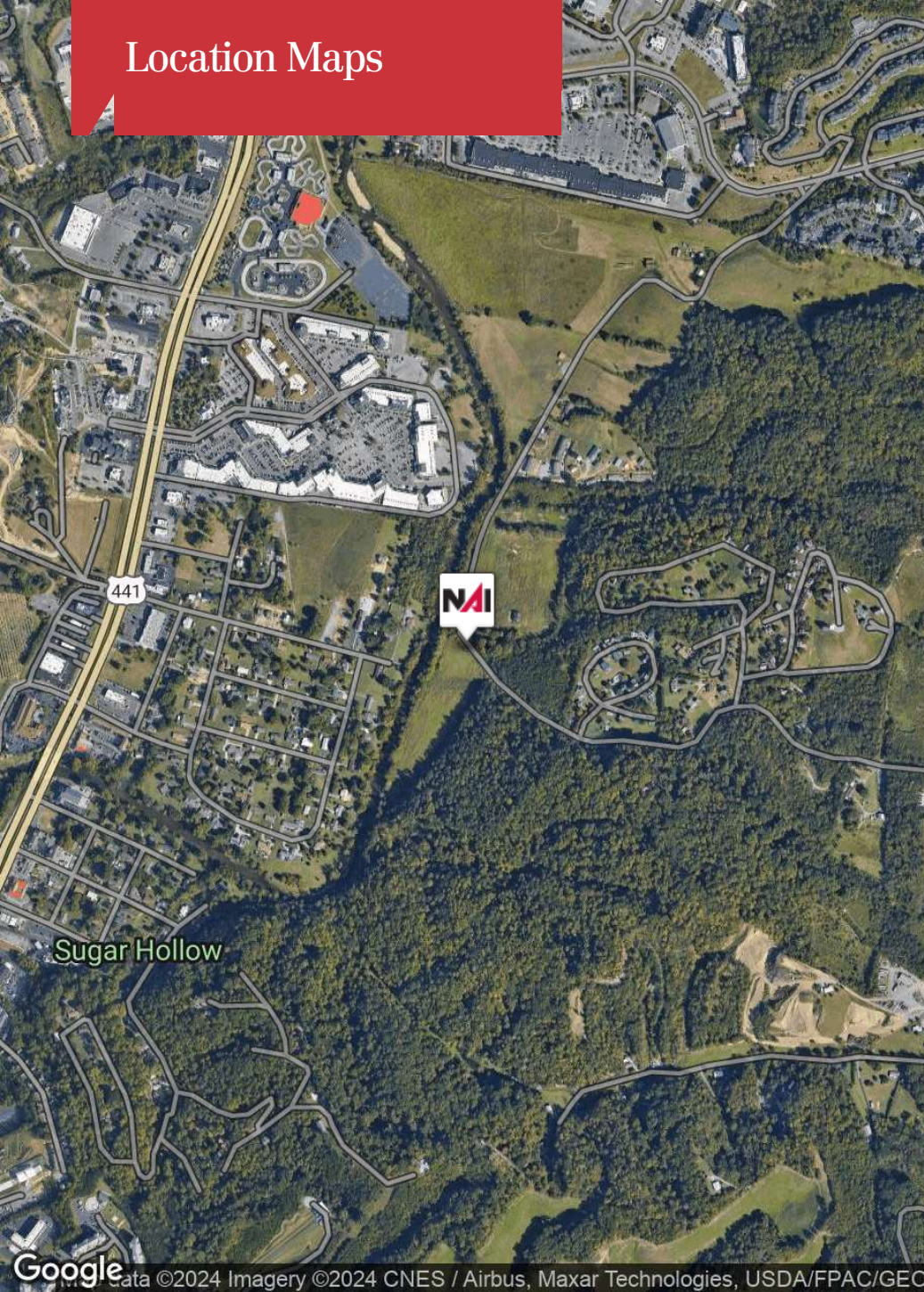
Topo Map



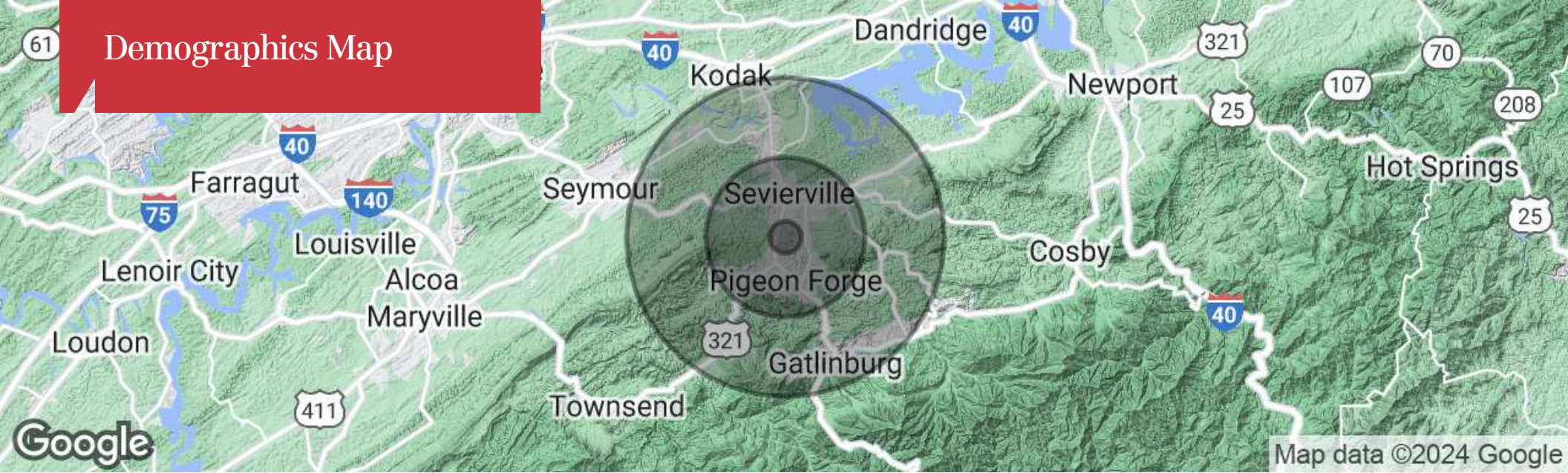
Retailer Map



Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
Total Population	1,779	26,396	66,029
Median Age	33.8	37.8	40.5
Median Age (Male)	31.5	35.6	39.2
Median Age (Female)	37.9	41.4	42.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	784	11,869	29,095
# of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$40,844	\$50,350	\$52,735
Average House Value	\$203,773	\$210,681	\$217,850

Race

	1 Mile	5 Miles	10 Miles
% White	87.3%	94.5%	95.6%
% Black	6.5%	1.8%	0.9%
% Asian	2.2%	1.3%	1.1%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.4%	0.3%	0.3%
% Other	2.3%	0.8%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% Hispanic	12.0%	8.8%	5.8%

* Demographic data derived from 2020 ACS - US Census