

4020 Parkway

Pigeon Forge, TN - 21.31 Acres



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NAI Koella
RM Moore

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Land | 21.31 Acres

- 21.31 Acres
- Available Fee Simple
- ADTC 44,654
- Site Visible for 1.55 miles
- Two Points of Ingress and Egress
- Spectacular Mountain and City Views
- Located within Pigeon Forge's Tourism Development Zone



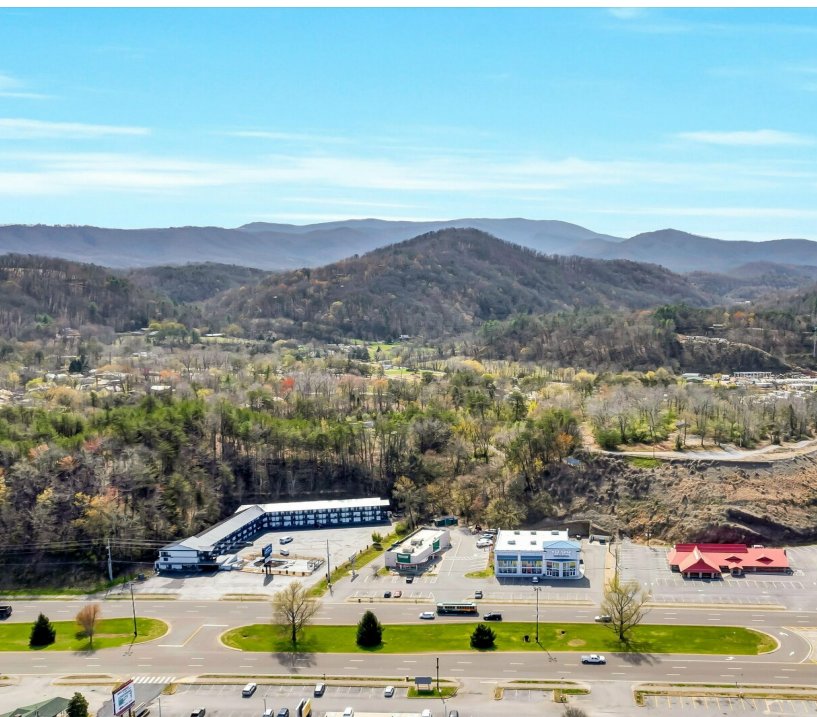
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Property Overview

This opportunity is the best resort development tract in Sevier County. The property consists of 21.31 acres located just off the Parkway in Pigeon Forge, TN. This opportunity is unique in many ways. It is a large fee simple tract directly off the Parkway with spectacular mountain views. However, the most important feature is this property's commanding visibility.

The property lays like a plateau - it is very steep near the Parkway but flattens out nicely on the top. The building site sits almost 100 feet above the grade of the Parkway. The combination of the elevated building footprint with the site's position relative to the Parkway results in a property that can be seen by all inbound traffic from 1.55 miles away. That totals an average of 43,556 cars per day for a duration of 3-10 minutes, depending on traffic.

While this property has unique topography, it tapers nicely on both sides and already has two points of ingress and egress as delineated below:

- Red light access, Parkway and Conner Heights
- Right-in, Right-out access near Golf Road

Location Overview

The property is located within Pigeon Forge's Tourism Development Zone (TDZ) which may allow for certain incentive programs depending on the size, scope, and projected economic impact of a project located within that zone.

Pigeon Forge had a revenue exceeding \$2.17 Billion in 2021

- Lodging Revenue Exceeded \$558M
- Restaurant Revenue Exceeded \$339M
- Amusement Revenue Exceeded \$429M
- Theater Revenue Exceeded \$108M
- Retail Revenue Exceeded \$205M

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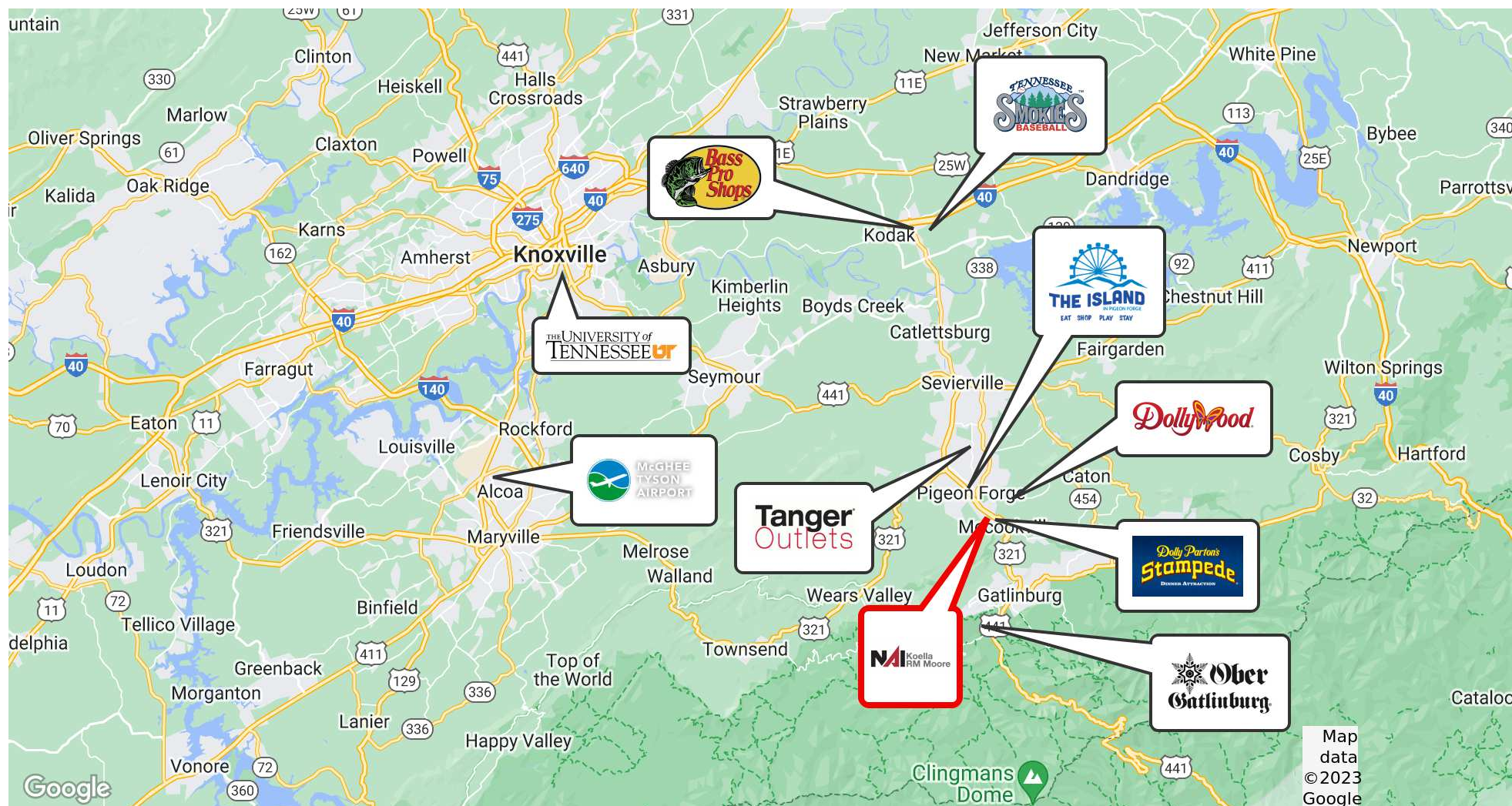
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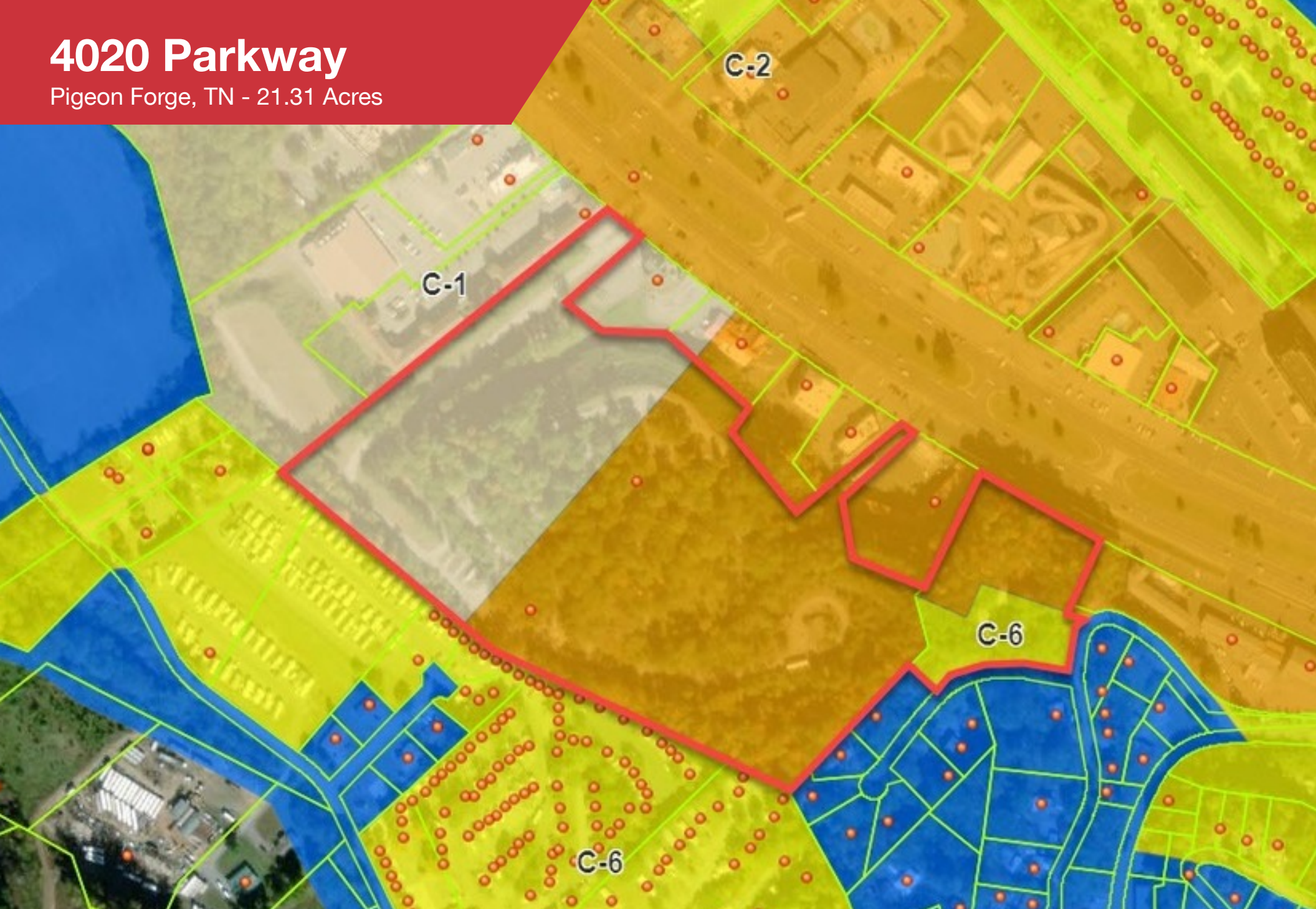
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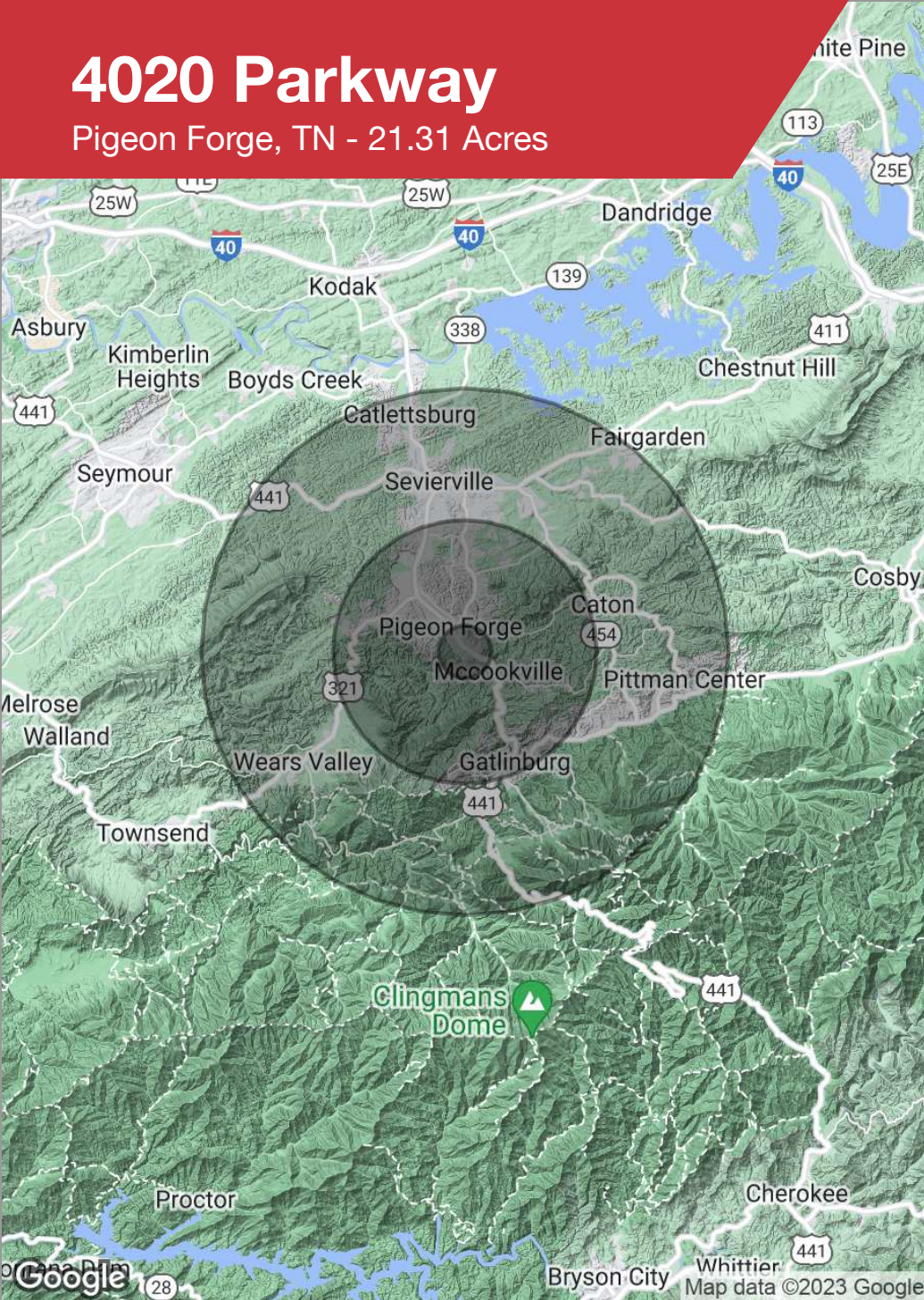
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Population

	1 Mile	5 Miles	10 Miles
Total population	688	19,297	51,675
Median age	40.7	41.2	40.7
Median age (male)	43.4	41.3	39.6
Median age (Female)	39.4	42.2	42.6

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	284	8,638	23,300
# of persons per HH	2.4	2.2	2.2
Average HH income	\$48,916	\$50,714	\$51,056
Average house value	\$215,774	\$223,351	\$216,708

* Demographic data derived from 2020 ACS - US Census

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