



131 Parkway

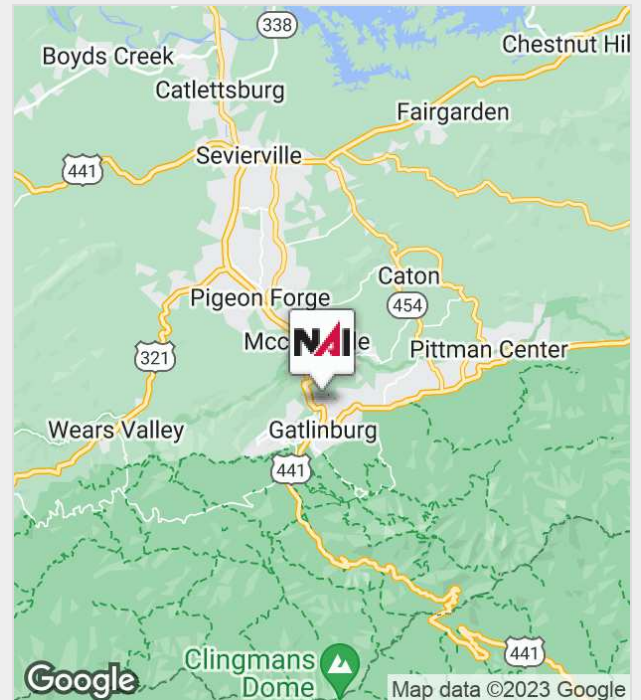
Gatlinburg, Tennessee 37738

Property Features

- Average Daily Traffic Count: 32,711
- 1,155 feet of Parkway frontage ensures easy access and superior visibility
- Red light access at the intersection of Parkway & Dudley Creek
- Gatlinburg, TN is the Gateway to the Great Smoky Mountains National Park
- The Great Smoky Mountains National Park is the most visited national park in the country
- Over 11,000,000 visitors to Gatlinburg annually

Parcel Info

- 5.6 acres, fee simple - \$8,000,000
- 1.82 acres, long-term ground lease - \$750,000



For more information:

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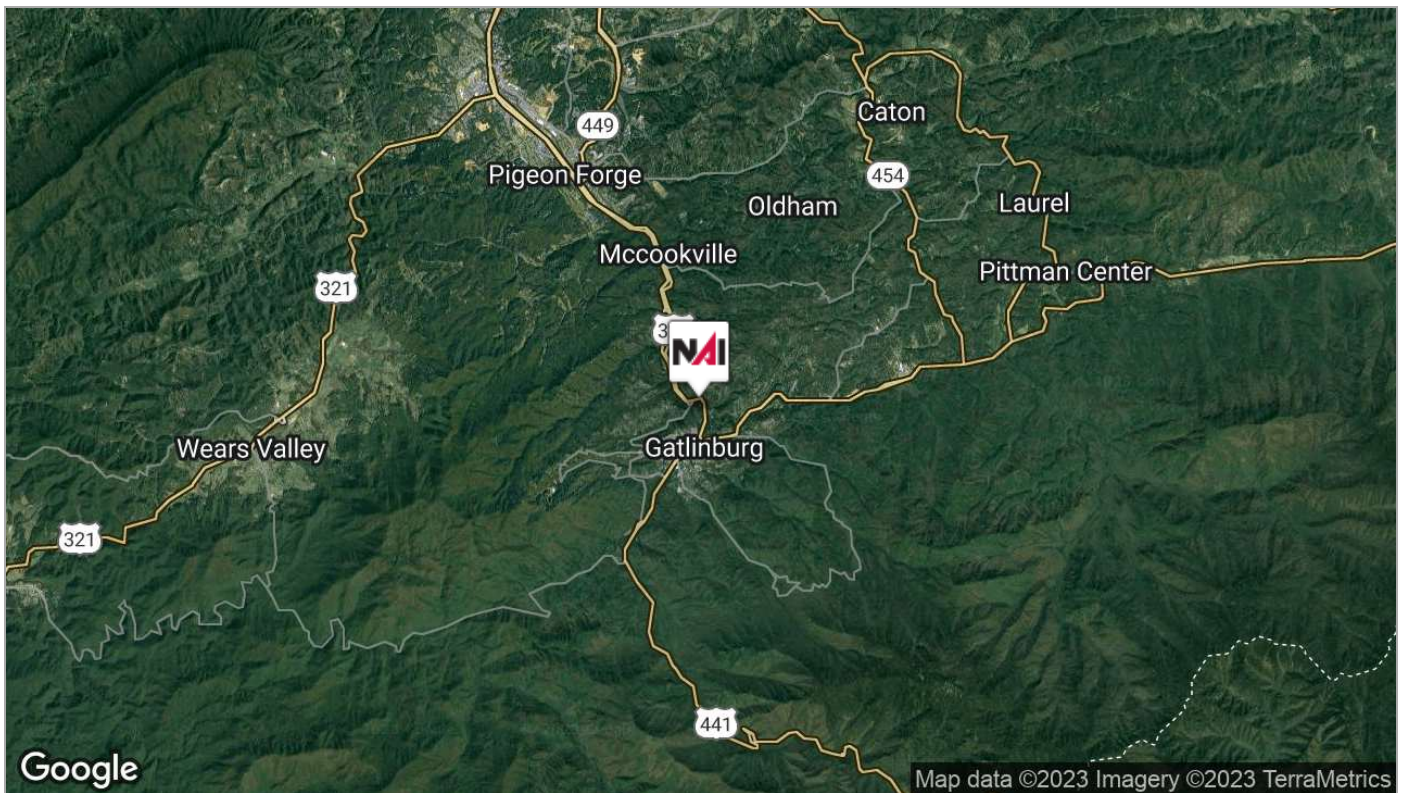
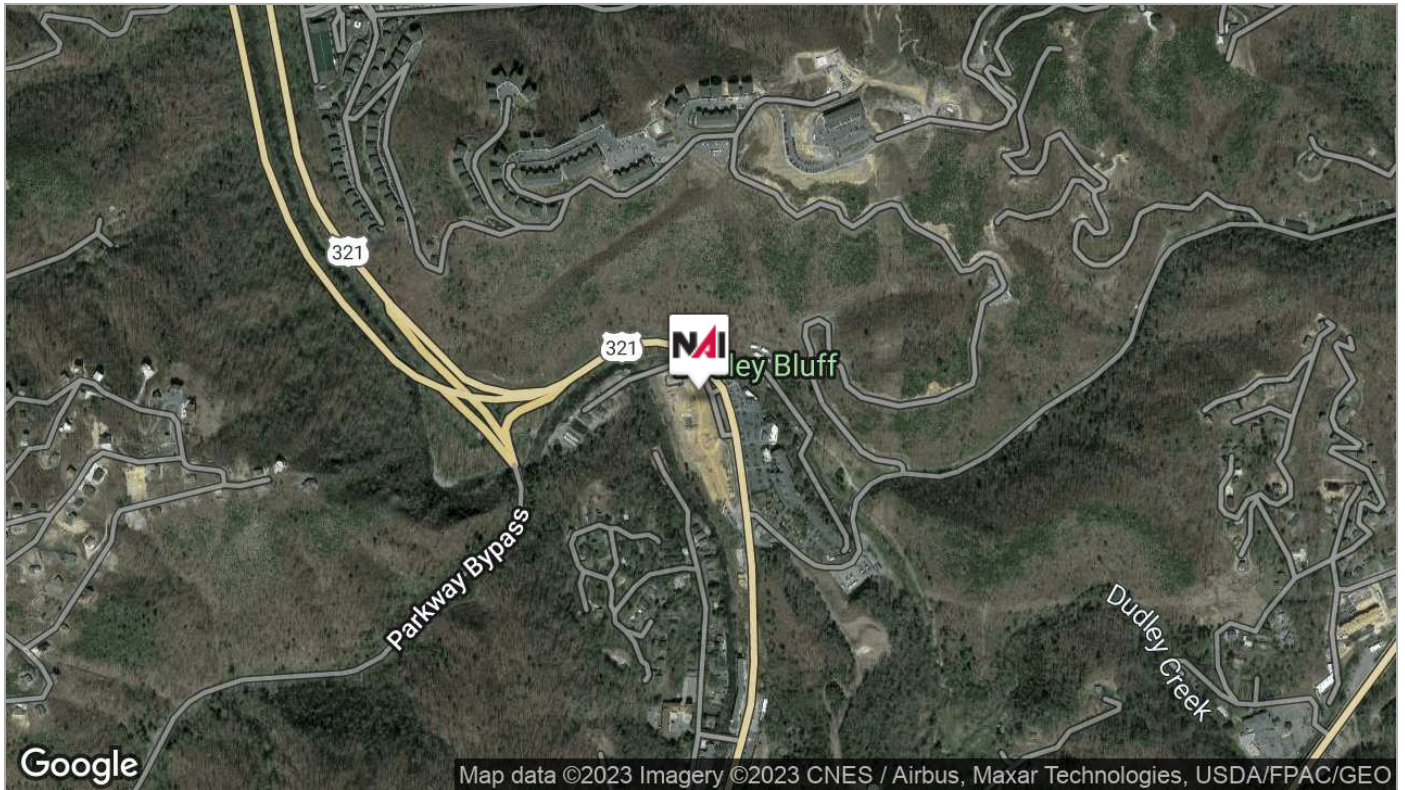
For Sale

Gateway Gatlinburg | Parkway Development Site



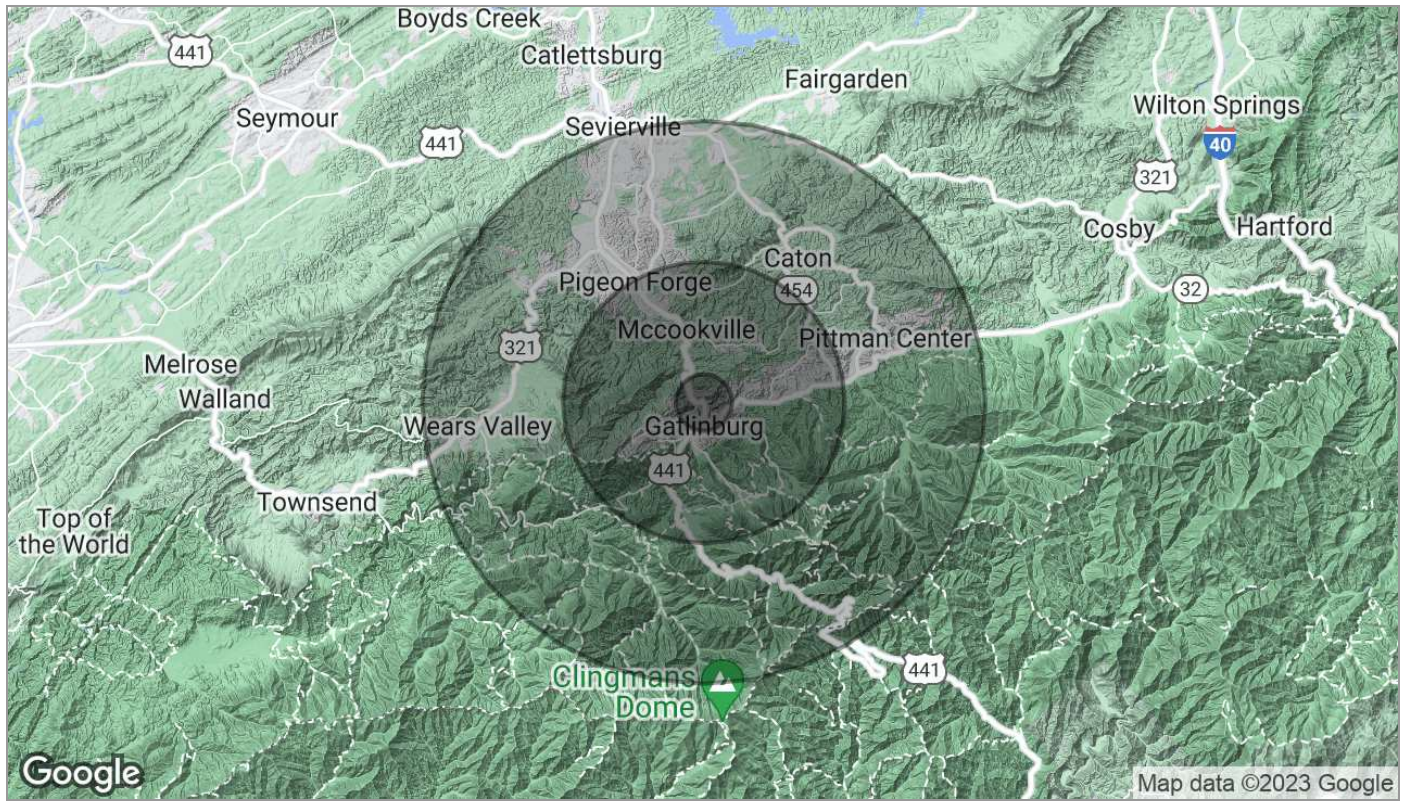
For Sale

Gateway Gatlinburg - Parkway Development Site



For Sale

Gateway Gatlinburg - Parkway Development Site



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	684	10,194	36,819
MEDIAN AGE	47.5	45.2	41.1
MEDIAN AGE (MALE)	48.0	46.3	40.5
MEDIAN AGE (FEMALE)	47.2	44.6	42.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	345	4,776	16,620
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$50,028	\$50,651	\$52,174
AVERAGE HOUSE VALUE	\$205,028	\$221,711	\$217,618

* Demographic data derived from 2020 ACS - US Census