



449 Lonesome Valley Road

Sevierville, Tennessee 37862

Property Features

- Apple Valley Farm is located in the heart of Sevier County, minutes away from the area's major attractions and activities.
- Great Smoky Mountain National Park – the most visited national park in the United States. Boasts twice as many annual visitors as the Grand Canyon
- Over 50 major tourist destinations
- More than 150 restaurants ranging from white table cloth to casual dining
- Outdoor activities including golfing, hiking, snow skiing, fishing, horseback riding, and water parks
- Over 12 million visitors to Sevier County annually, with over 10 million traveling past the entrance to Apple Valley Farm
- 7.8 million overnight visitors annually – ahead of Nashville and Branson



For more information:

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For Sale

Apple Valley



Property Summary

Sale Price: \$6,995,000

Lot Size: 84.0 Acres

APN #:

Market: Sevierville

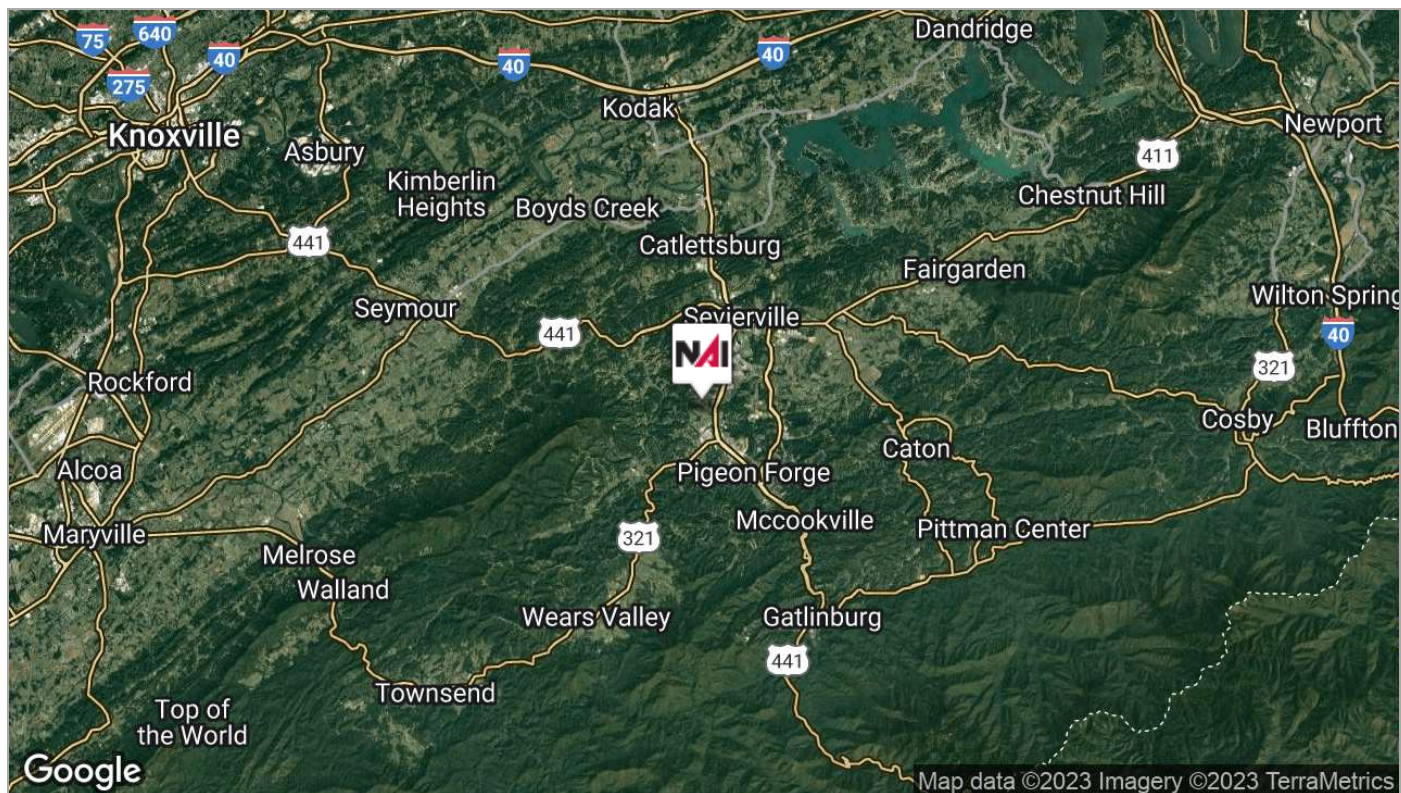
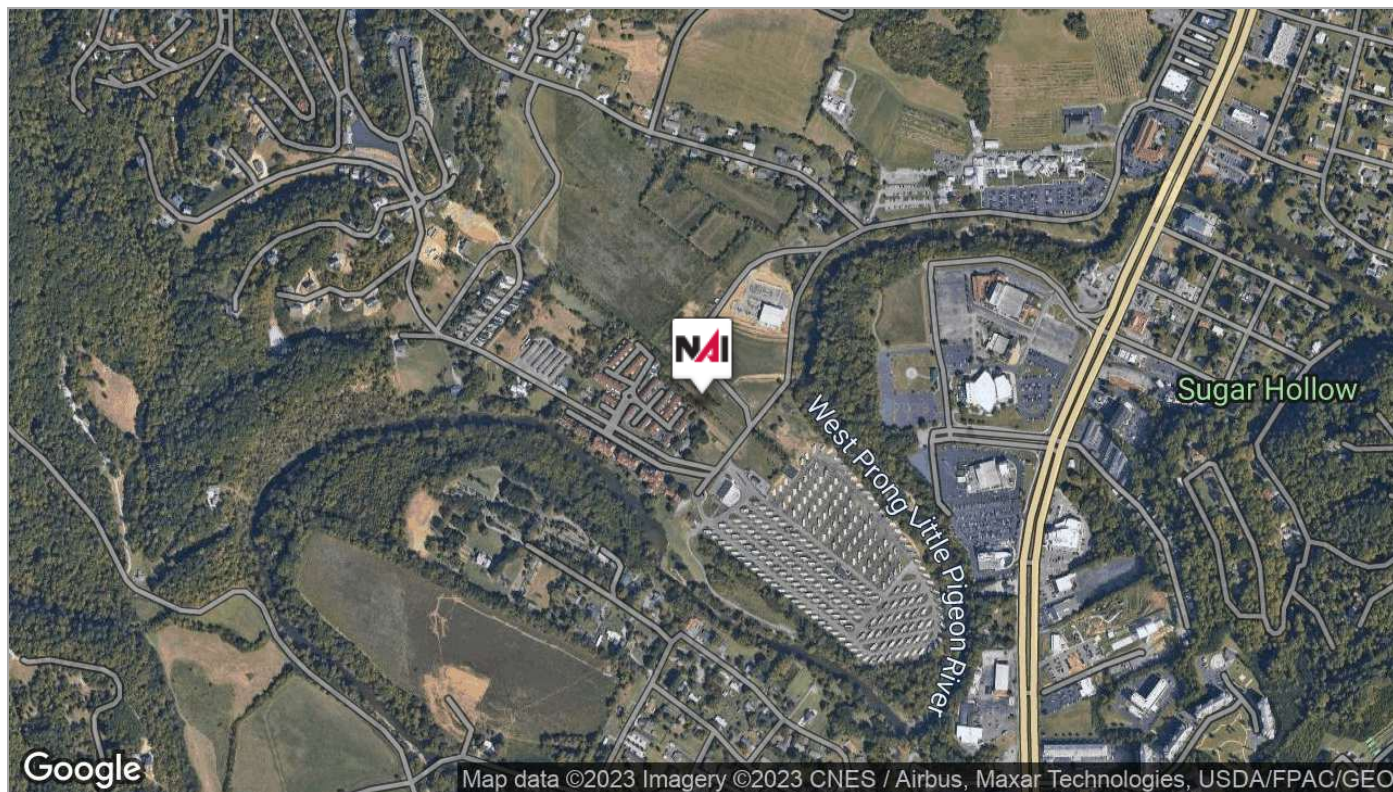
Property Overview

Avison Young and NAI Knoxville are pleased to offer for purchase Apple Valley Farm (the Property), an 84-acre site located at 449 Lonesome Valley Road in Sevierville, Tennessee. Zoned within the Visitor Accommodation District, Apple Valley Farm offers a unique development opportunity, where the possibilities are endless for users seeking to develop the parcels for a variety of tourism uses. Some of the permitted uses include hotels/resorts, RV parks, game or exercise rooms and spaces, conference buildings, and restaurants.

Apple Valley Farm is located in the heart of Sevier County on the banks of the Little Pigeon River near numerous popular tourism destinations. The Property is adjacent to several popular museums and entertainment venues and less than 15 minutes from Gatlinburg, TN and the Great Smoky Mountain National Park the most visited national park, with approximately 10 million visitors annually.

For Sale

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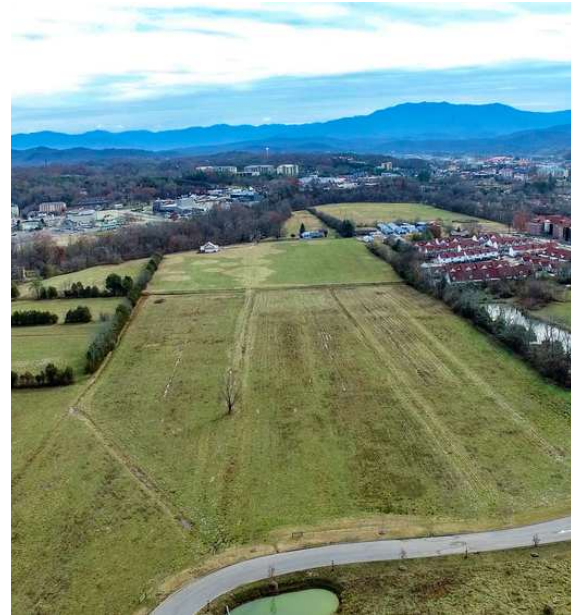
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Location Overview

From US441-S, turn onto Apple Valley Road. Property is approximately a half mile up and to the left. Property abuts the Little Pigeon River and is behind WonderWorks, Hard Rock Cafe, and Smoky Mountain Opry.

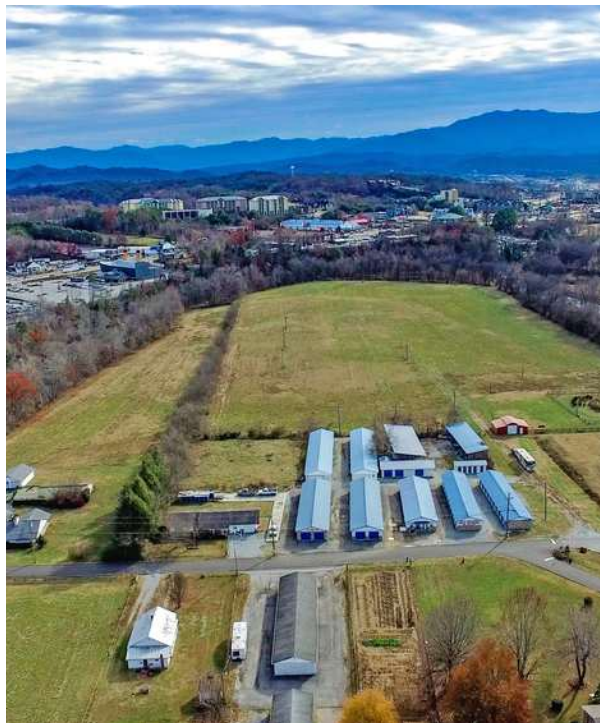


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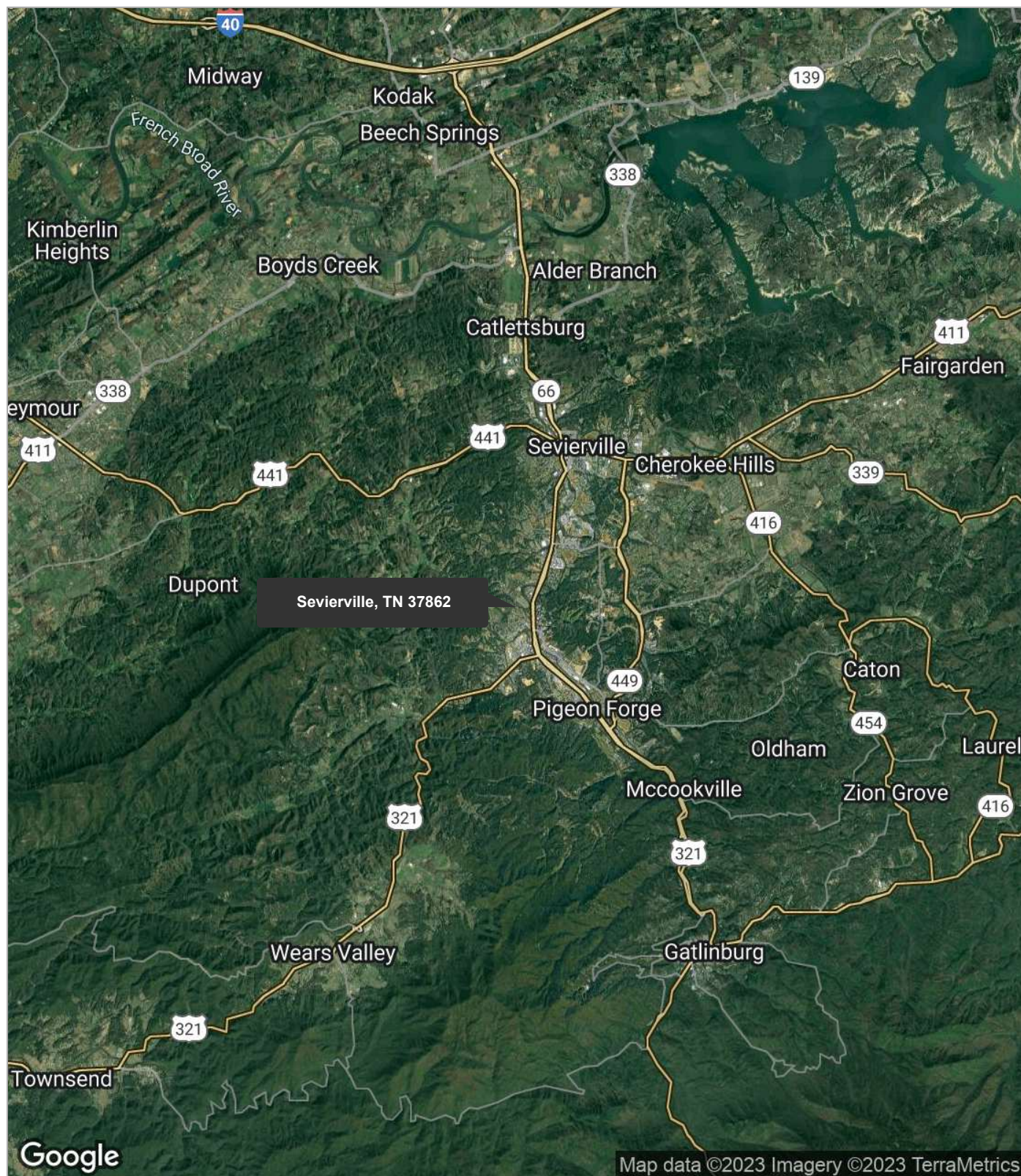
Property Highlights

- Apple Valley Farm is located in the heart of Sevier County, minutes away from the area's major attractions and activities.
- Great Smoky Mountain National Park – the most visited national park in the United States. Boasts twice as many annual visitors as the Grand Canyon
- Over 50 major tourist destinations
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- Over 12 million visitors to Sevier County annually, with over 10 million traveling past the entrance to Apple Valley Farm
- 7.8 million overnight visitors annually – ahead of Nashville and Branson
- 7th most visited overnight leisure destination in the US
- Southern Living Magazine's 2009 Readers' Choice Awards – #1 Weekend Getaway
- Third highest travel-generated sales in the state
- 75% of the US population is within a day's drive of Sevier County
- Less than 35 miles from Knoxville's McGhee Tyson Airport, which is served by 7 major commercial airlines making 63 daily departures and 5 fixed-based private and charter service operators



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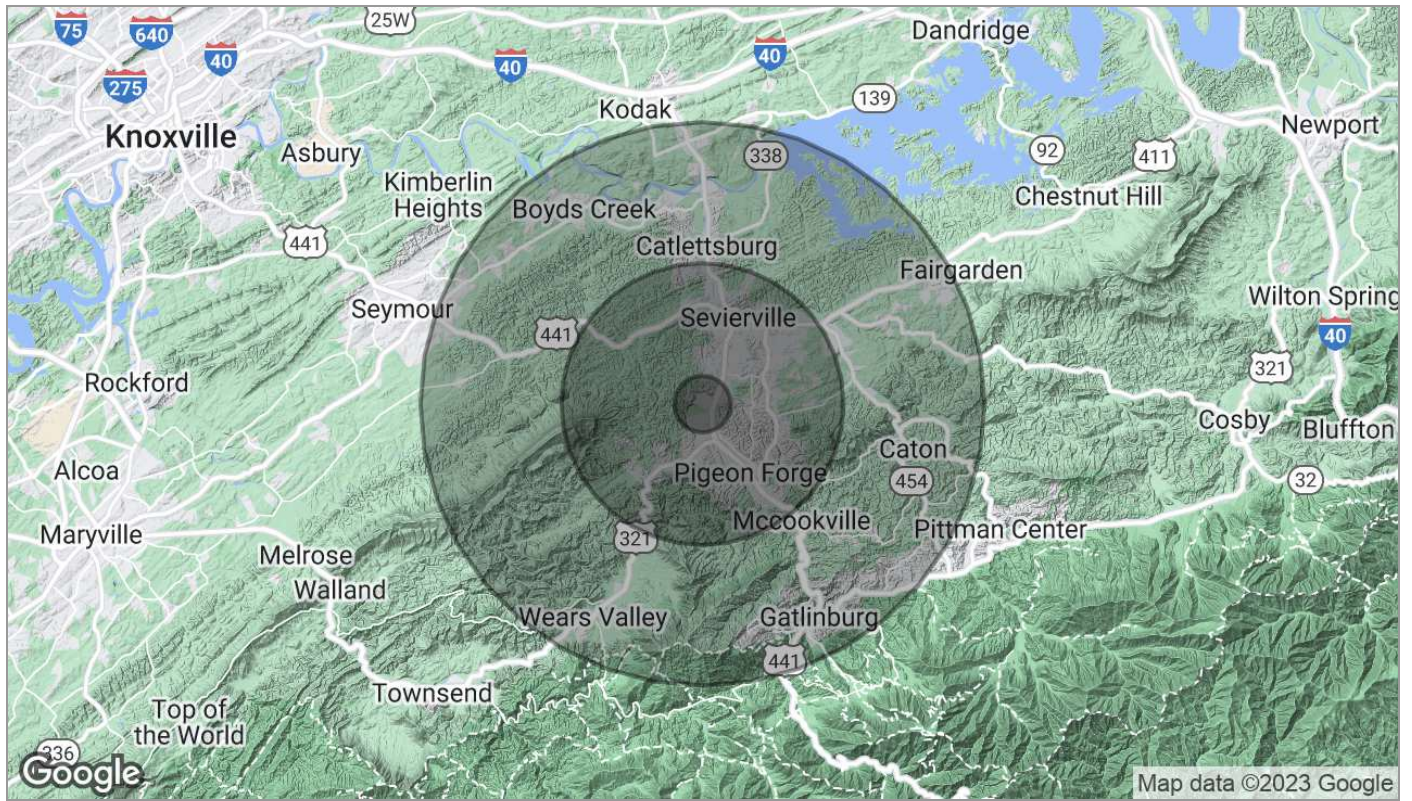
For Sale

Apple Valley



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Apple Valley



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,475	22,782	66,780
MEDIAN AGE	34.8	37.9	40.5
MEDIAN AGE (MALE)	32.4	35.9	39.0
MEDIAN AGE (FEMALE)	40.3	41.4	42.3
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	653	10,180	29,380
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$48,066	\$49,586	\$52,762
AVERAGE HOUSE VALUE	\$202,152	\$214,449	\$218,004

* Demographic data derived from 2020 ACS - US Census