

View of downtown Gatlinburg from top of property.

Former Hotel Site Gatlinburg, TN



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AVAILABLE

12 Acres | Ground Lease or Sale

OVERVIEW

- 706, 710, 718 E Parkway, Gatlinburg TN
- 12 acres with 485 ft of Parkway frontage
- 1,400 sq ft home (currently rented)
- Access to 11 million visitors
- Minutes to Great Smokies National Park
- Seconds to Downtown Gatlinburg

Subject Property



16,994-ADT

Anakeesta

Aquarium

Downtown Gatlinburg

32,297-ADT

APPY Lodge

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■ SEVIER COUNTY

Sevier County is located about 20 miles southeast of Knoxville, TN. There are three cities and one town, and a population of approximately 100,000. The county's economic base is tourism, with approximately 12 million annual visitors. Total revenues are over \$3 Billion Dollars.

■ PIGEON FORGE

Home to Dollywood Amusement Park, Dollywood Splash Country, Dixie Stampede, and Dollywood DreamMore Resort. The Island opened in 2013 and is home to Jimmy Buffet's Margaritaville, Dick's Last Resort, Paula Deen's Kitchen, and various restaurants and retail. Cal Ripken's Baseball Experience opened in 2016 and generates \$42 million in revenue. The LeConte Center is the city's

232,000 square foot Convention and Events Facility. Annual 2017 Gross Receipts for the City of Pigeon Forge were approximately \$1.3 Billion Dollars.

■ GATLINBURG

Gatlinburg serves as the Gateway to the Great Smoky Mountains National Park. The City of Gatlinburg gross tourism receipts are in excess of \$489 million. The recent opening of Rocky Top Sports World has already exceeded the gross revenue predicted.

■ OTHER

The Great Smoky Mountains National Park is the most visited National Park in the country with over 11 million visitors in 2017 and over 3.5 million entering through the Gatlinburg Entrance.

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Downtown Gatlinburg



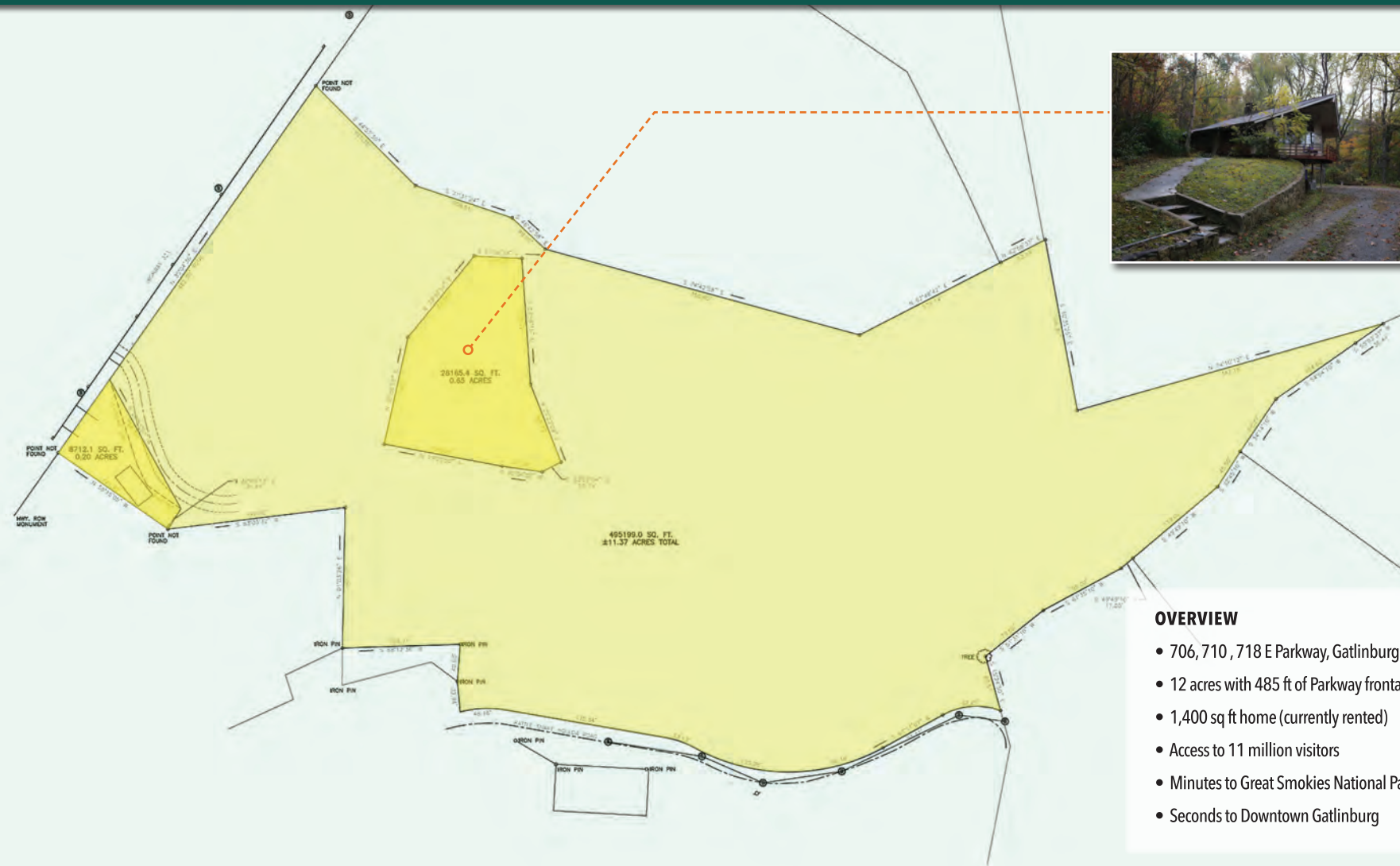
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Entrance





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PLAY MOVIE



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