

## 294+/- Acre Mountain Development Land

Wears Valley Road Townsend, TN 37882

**For Sale**

Land

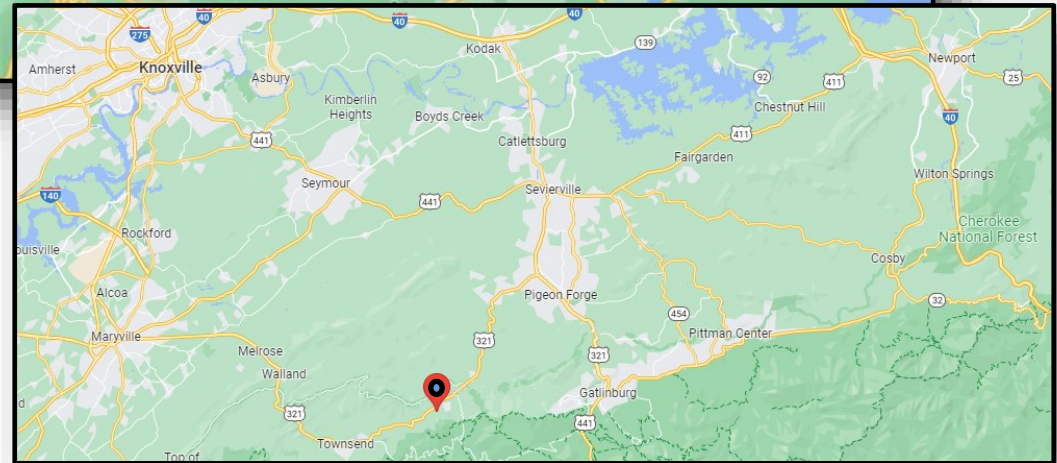
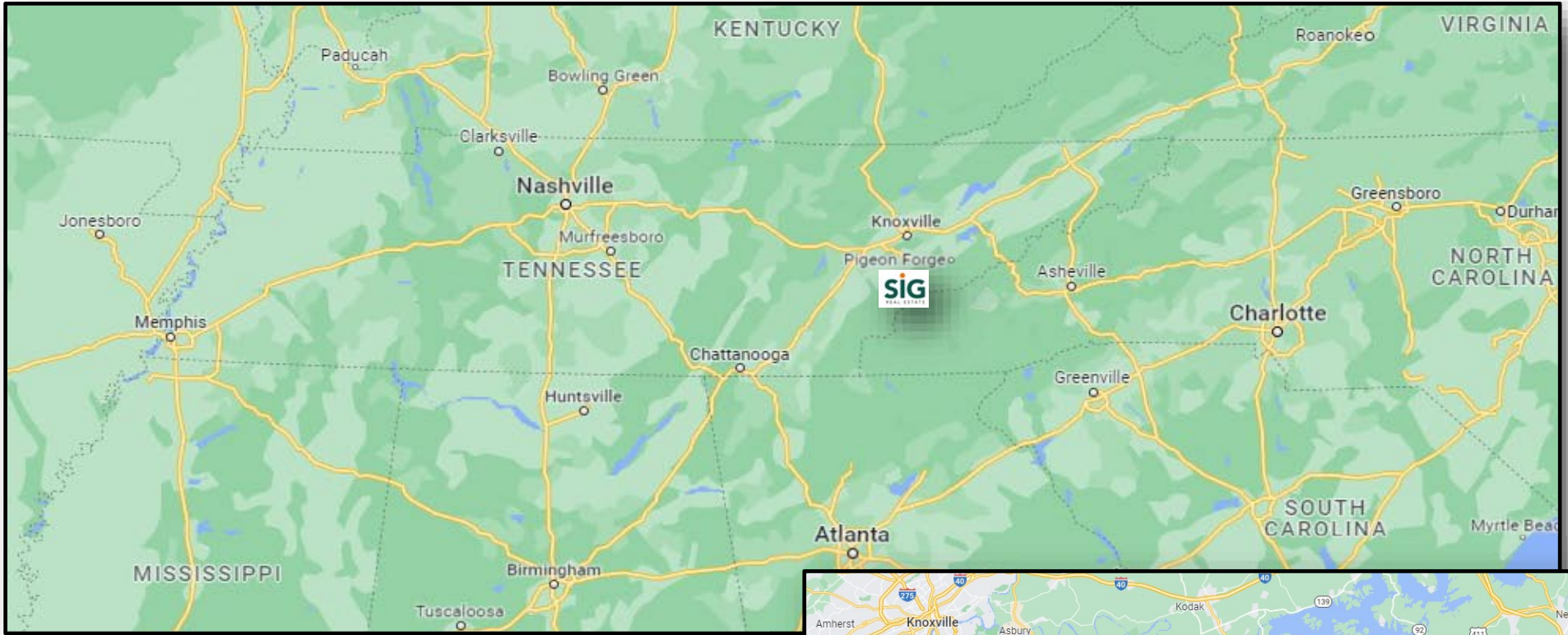
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[SIGREUSA.COM](http://SIGREUSA.COM)  
4823 Old Kingston Pike | Suite 130  
Knoxville, TN 37919

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## Location Information

- ◆ (3.5) miles from G.S.M. Townsend Entrance
- ◆ (18) miles from Downtown Gatlinburg
- ◆ (23) Miles from Knoxville Airport/ Maryville
- ◆ High Density Tourism Market

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## Market Information

### 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 14 million annual visitors. Total revenues are over \$3.5 Billion Dollars.

### SEVIERVILLE

Sevierville Serves as the County Seat and the Main Entry Point along Winfield Dunn Parkway/ Highway 66 from Interstate 40/ Exit 407. Tanger Outlet Mall in Sevierville, which is comprised of 500,000 SF of Retail, Restaurants and Attractions. Located in the Governor's Crossing Shopping Center near the Restaurant and Theater District and North of Pigeon Forge, TN.

### 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 2022 Gross Receipts for the City of Pigeon Forge were approximately \$1.54 Billion Dollars.

### GREAT SMOKY MOUNTAINS NATIONAL PARK

The Great Smoky Mountains National Park is the Number One Most Visited National Park in the country with over 14 million visitors in 2022 and over 3.5 million entering through the Gatlinburg Entrance.

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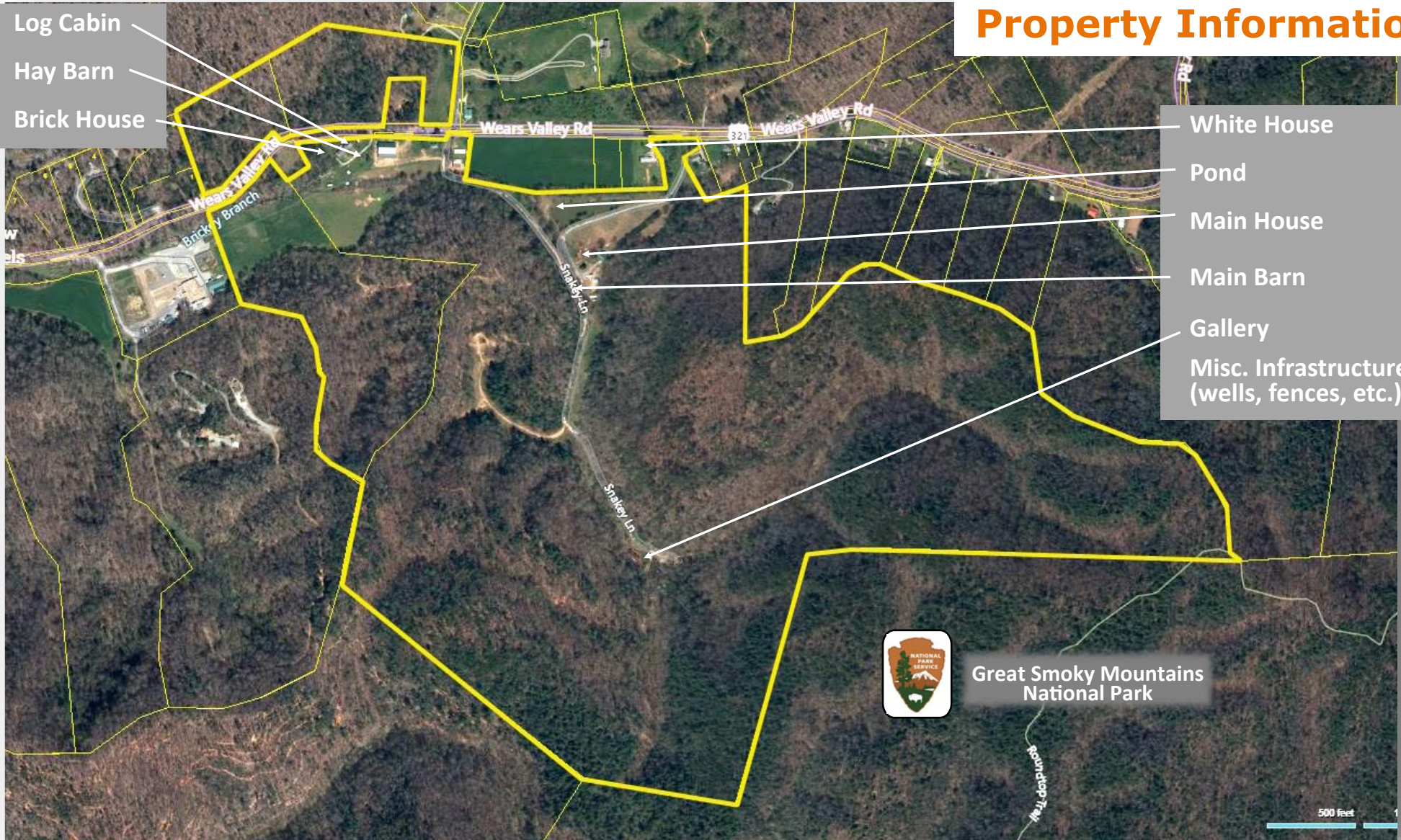
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Property Information

Log Cabin  
Hay Barn  
Brick House

White House  
Pond  
Main House  
Main Barn  
Gallery  
Misc. Infrastructure  
(wells, fences, etc.)



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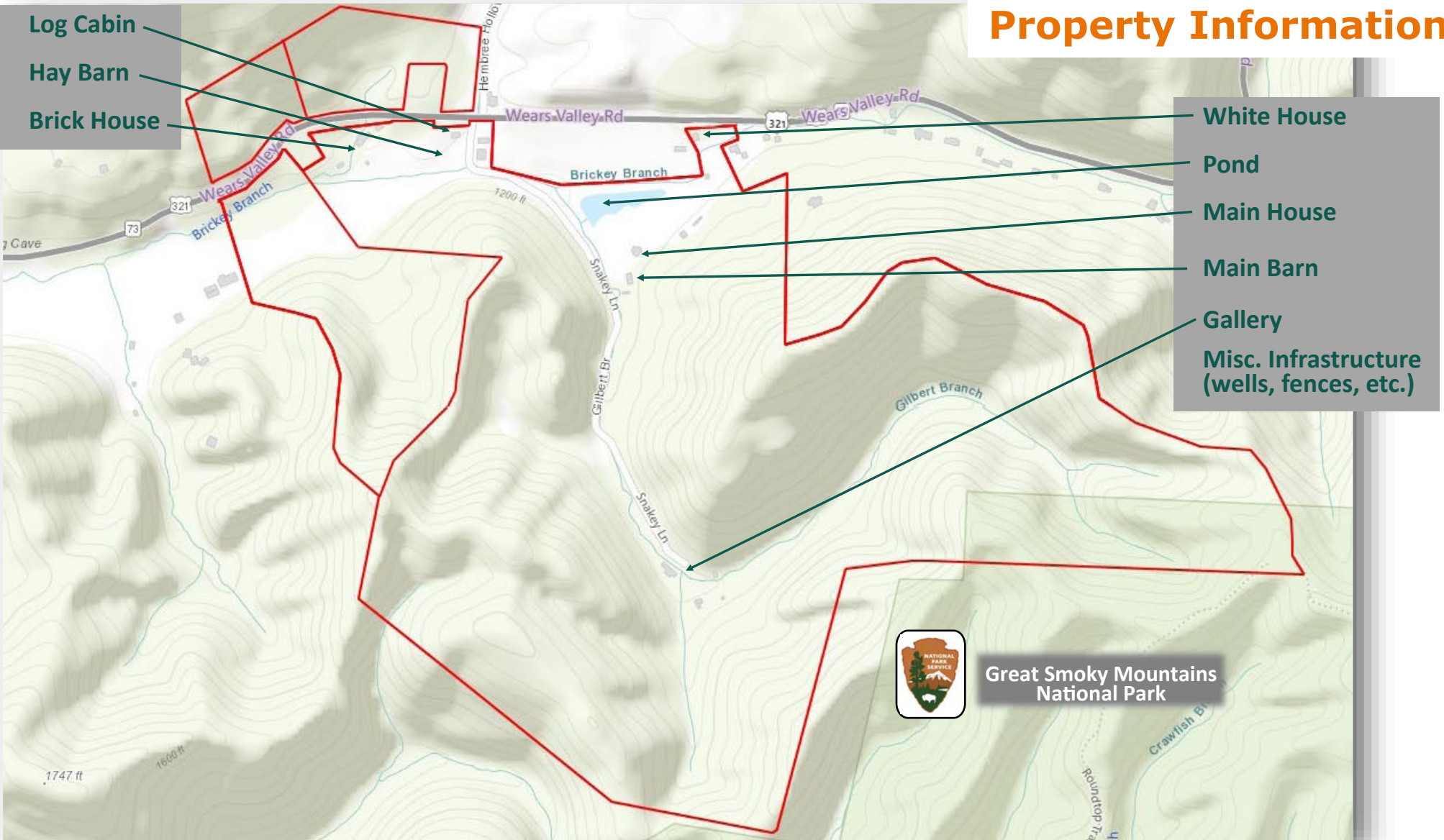
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Historic Log Cabin



Historic Log Cabin



Brick House



Brick House

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Hay Barn (Metal Construction)



White House (Located on Wears Valley Road)



Main House



Main House

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Gallery



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Parking Area for Gallery



Structures Near Gallery

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LAND FOR SALE



Watch Property Video

# EXECUTIVE SUMMARY



PARCEL SIZE  
**294.59 ACRES**



MAIN STREET FACING  
**WEARS VALLEY RD**

# 294± ACRE MOUNTAIN DEVELOPMENT LAND

736 WEARS VALLEY RD.,  
TOWNSEND, TN 37882



## ADDITIONAL INFO

- MULTIPLE RESIDENTIAL HOUSES
- NEWLY CONSTRUCTED METAL BARN
- POND
- ALMOST 2 MILES RUNNING ALONG THE NATIONAL PARK



### KEITH WIDMER

SIG REAL ESTATE  
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CALL US NOW



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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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