

# CABIN PORTFOLIO FOR SALE

SEVIERVILLE & PIGEON FORGE, TN

# 18 Unit Cabin Portfolio



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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 PWA Properties in compliance with all applicable fair housing and equal opportunity laws.

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## Section 1

# PROPERTY INFORMATION



# Property Summary



## PROPERTY DESCRIPTION

This portfolio includes 18 fully furnished cabins located across Sevierville and Pigeon Forge, two of the most active short-term rental markets in the Smoky Mountain region. Each property features modern finishes and a variety of amenities such as hot tubs, pool tables, theater rooms, swimming pools, and fire pits.

The portfolio offers a mix of cabin sizes and layouts designed to attract a large range of guests and to maintain a high occupancy. All units are well maintained and positioned within minutes of major area attractions, including Dollywood, downtown Pigeon Forge, and the Great Smoky Mountains National Park. Currently self-managed by the owner, the portfolio offers upside potential through professional management.

Available as a complete portfolio or in small groupings, this offering provides flexibility for investors seeking well-performing hospitality assets in a premier year-round tourism market.

## PROPERTY HIGHLIGHTS

- 18 fully furnished cabins in Sevierville and Pigeon Forge, TN
- Operated as established short-term rentals with strong performance
- Modern finishes and amenities including hot tubs, theaters, fire pits, and pools
- Minutes from Dollywood and the Great Smoky Mountains National Park
- Located in one of the nation's most visited tourism markets

## OFFERING SUMMARY

<b>Sale Price:</b>	\$15,750,000
<b>Number Of Cabins:</b>	18

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# Additional Photos



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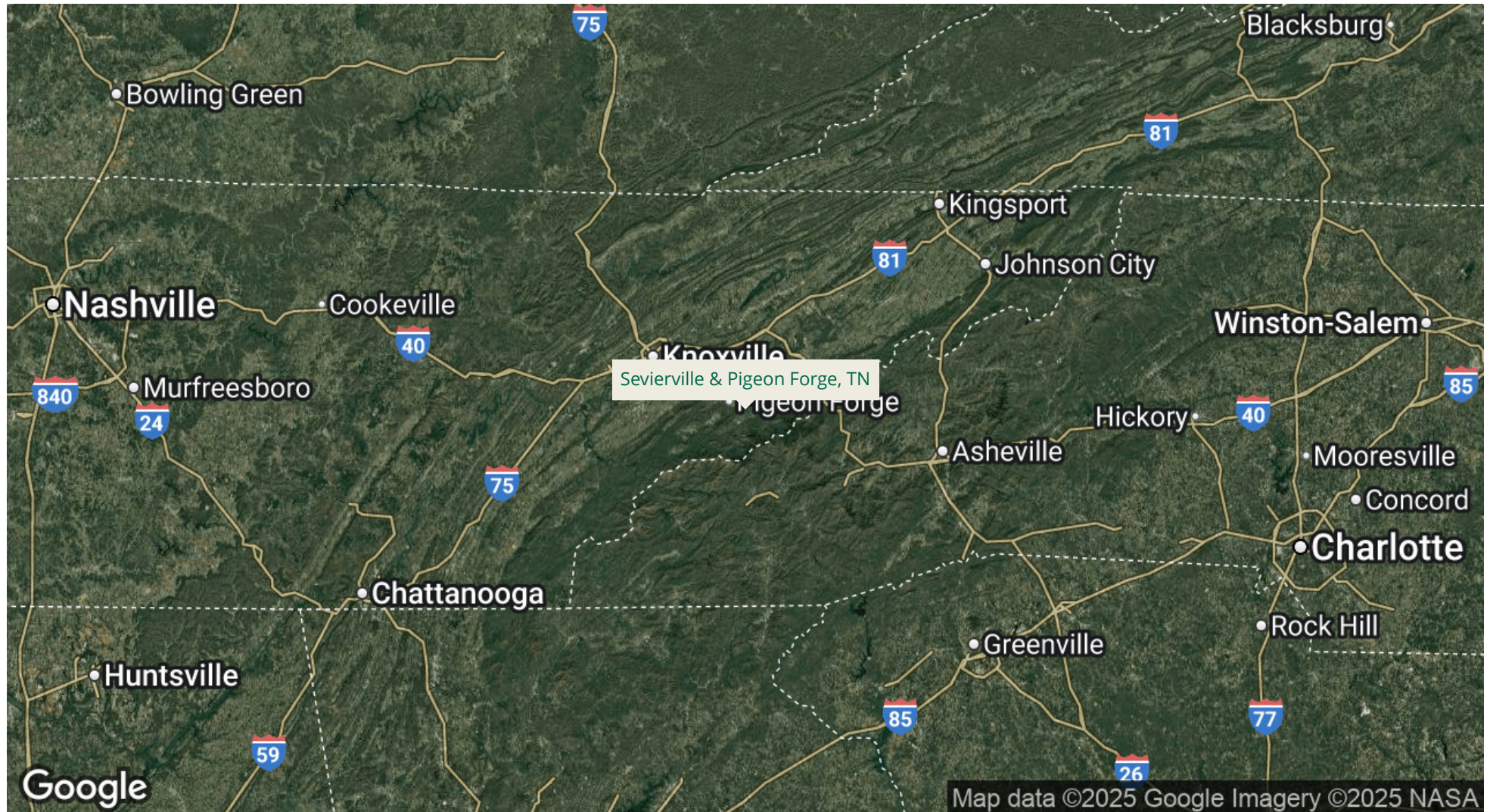


## Section 2

# LOCATION INFORMATION



# Regional Map



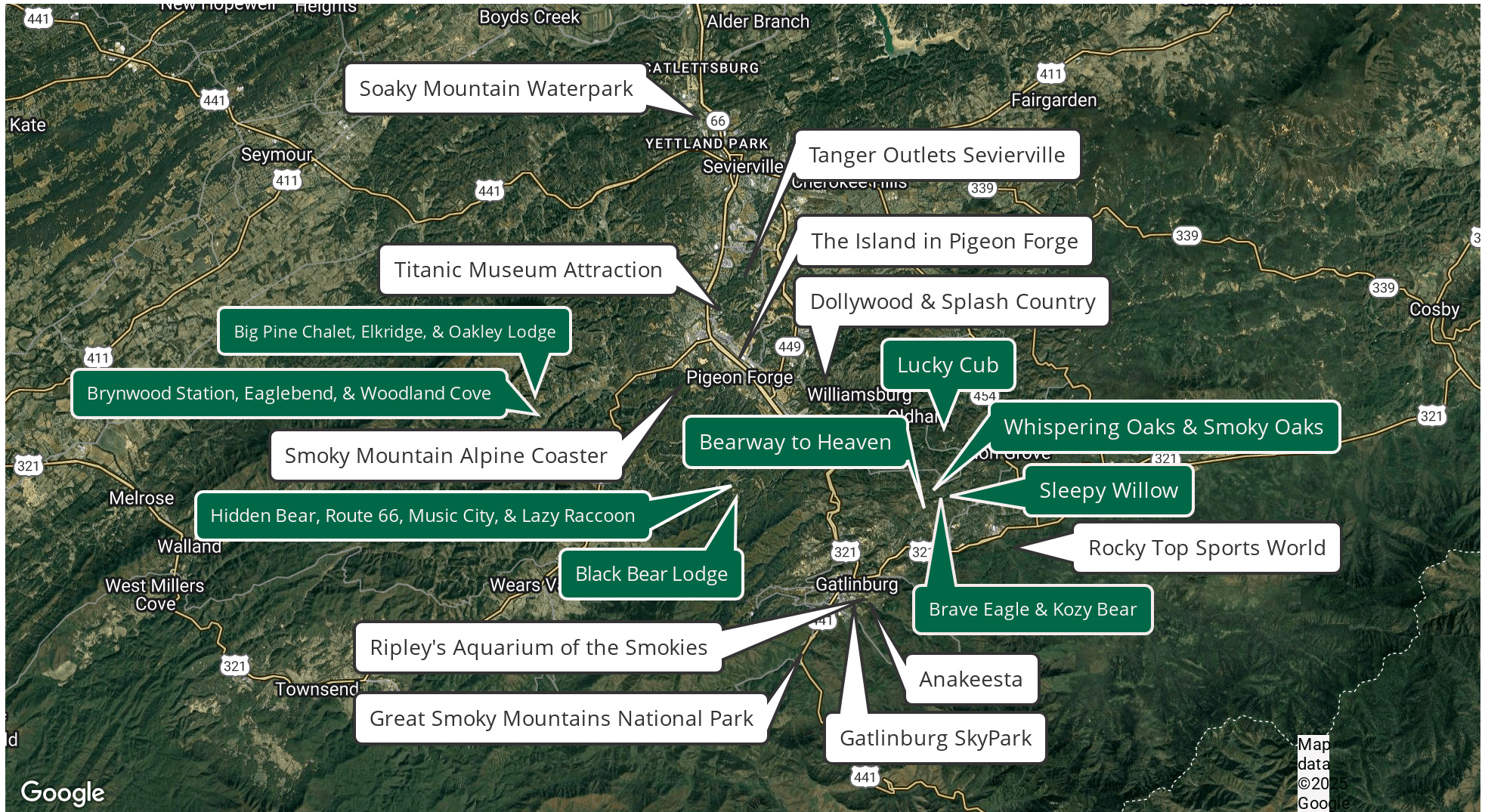
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# Retailer Map



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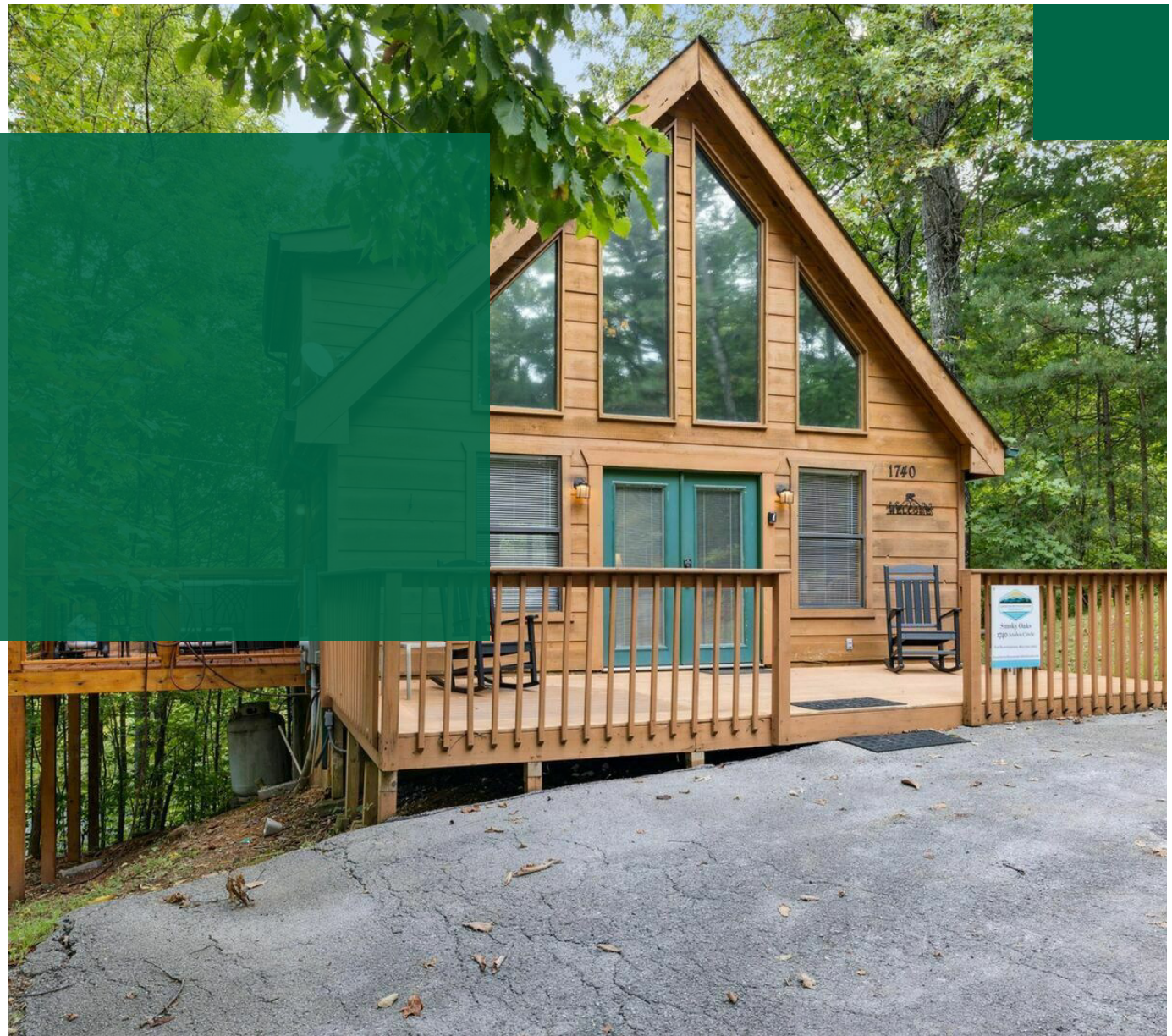
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# Section 3

## ADVISOR BIOS



# Peyton Hyatt



**PEYTON HYATT**

Advisor

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Direct: **865.244.6884**

## PROFESSIONAL BACKGROUND

Peyton Hyatt is a commercial real estate broker with PWA Properties, specializing in retail, office, and land brokerage throughout East Tennessee. A graduate of the University of Tennessee and an enrolled member of the Eastern Band of Cherokee Indians, Peyton combines entrepreneurial drive with deep regional roots and cross-market expertise.

While in college, he founded, scaled, and sold Volunteer Marine Detailing, a profitable business he built from the ground up before successfully exiting to pursue real estate full-time. Since then, Peyton has represented clients across residential and commercial markets, with a growing focus on investment-minded and development-driven opportunities. He has worked closely with startups and established businesses on site selection, including securing new office space for Empirix Partners and actively representing AquaKnox Marine in their search for a new Malibu/Axis dealership site.

Dually licensed in Tennessee and South Carolina, Peyton offers clients a broad regional perspective and strong connections with developers, contractors, and investors. Through PWA's in-house development services, he helps clients streamline projects from site acquisition through delivery, reducing risk and accelerating timelines.

Known for responsiveness, integrity, and detail-driven follow-through, Peyton is committed to delivering long-term value and dependable outcomes for every client.

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# Kevin Tipton



**KEVIN TIPTON**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Kevin Tipton is a commercial real estate agent at PWA Properties who specializes in multifamily sales. After graduating from South Young High School in Knoxville, Kevin joined the United States Navy and served in Operation Desert Storm aboard the USS Goldsborough DDG-20 sailing out of Pearl Harbor, Hawaii. Kevin obtained his real estate license in May of 2000 and has since specialized in working with investors looking for single and multifamily investment properties in East Tennessee. With over 25 years of experience, Kevin has watched his hometown and surrounding communities be transformed through real estate sales and development.

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# Cohl Morgan



**COHL MORGAN**

Executive VP

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Direct: **865.603.9887**

## PROFESSIONAL BACKGROUND

Cohl Morgan is the co-founder and Executive Vice President of PWA Properties. Cohl is an East Tennessee native and alumni from the University of Tennessee where he majored in Finance. Cohl specializes in multifamily sales and has recently brokered over \$300,000,000 of multifamily properties.

Cohl has received multiple awards and recognition for his sales performance. He was awarded the East Tennessee Realtors Rising Star Award in 2020. In 2023, Cohl was a member of the Knox News 40 Under 40 Class for his professional achievements and service to the Knoxville community. In 2025, Cohl founded the Vols Beat Cancer Scholarship Endowment at the University of Tennessee following his own battle with cancer. The endowment will provide scholarships to any student at UT who has been affected by a cancer diagnosis.

With a focus on the sale of multifamily properties across the Southeast, Cohl leverages his extensive network, market knowledge, and collaborative approach to deliver optimal results for his clients.

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