



- ◆ High Density Tourist Destination
- ◆ 31,754 (ADT) Average Daily Traffic Count
- ◆ 1.2 Mile from Pigeon Forge Parkway (Traffic Light 3)

Free Standing Building

739 Wears Valley Road Pigeon Forge, TN 37863

For Sale
Retail/ Office

Contact: Keith Widmer
865-777-0000 Office
keithwidmer@sigreusa.com

Contact: Nick Widmer
865-567-4237 Cell
nickwidmer@sigreusa.com

Contact: Ed Thompson
865-599-3320 Cell
edthompson@sigreusa.com

SIGREUSA.COM
4823 Old Kingston Pike | Suite 130
Knoxville, TN 37919

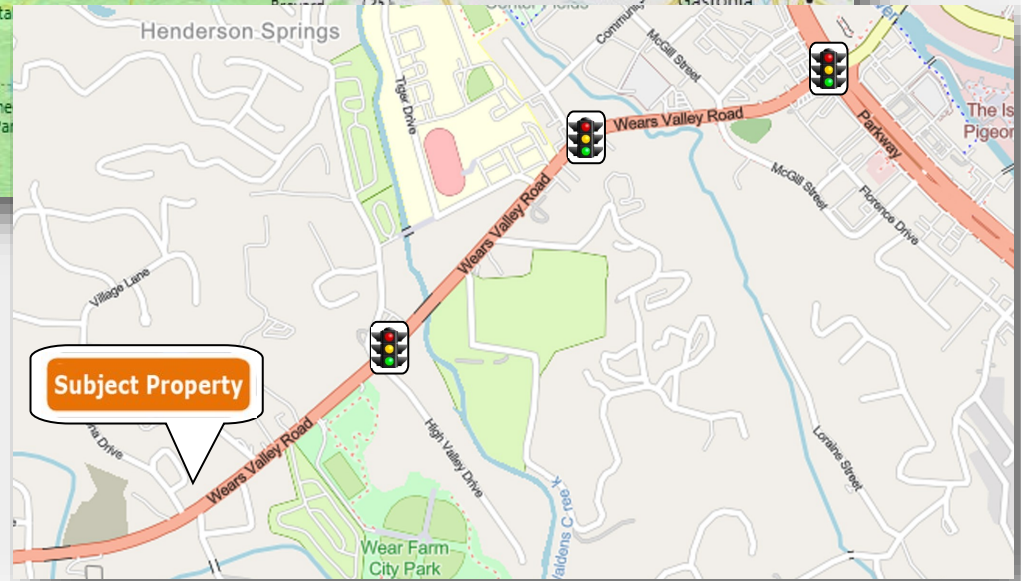
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Location Information

- ◆ Located (13) miles from Exit 407
- ◆ Located (8) miles from Gatlinburg
- ◆ 1.2 Miles from Pigeon Forge Parkway

Coordinates: 35.794592°/-83.593241°
[Link to Google Map](#)



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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.

PIGEON FORGE

Pigeon Forge Serves as the County Seat and the Main Entry Point along Winfield Dunn Parkway/ Highway 66 from Interstate 40/ Exit 407. Miller's Crossing is located across from Tanger Outlet Mall in Pigeon Forge, which is comprised of 500,000 SF of Retail, Restaurants and Attractions. Located in 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 2021 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 most visited National Park in the country with over 14 million visitors in 2021 and over 3.5 million entering through the Gatlinburg Entrance.

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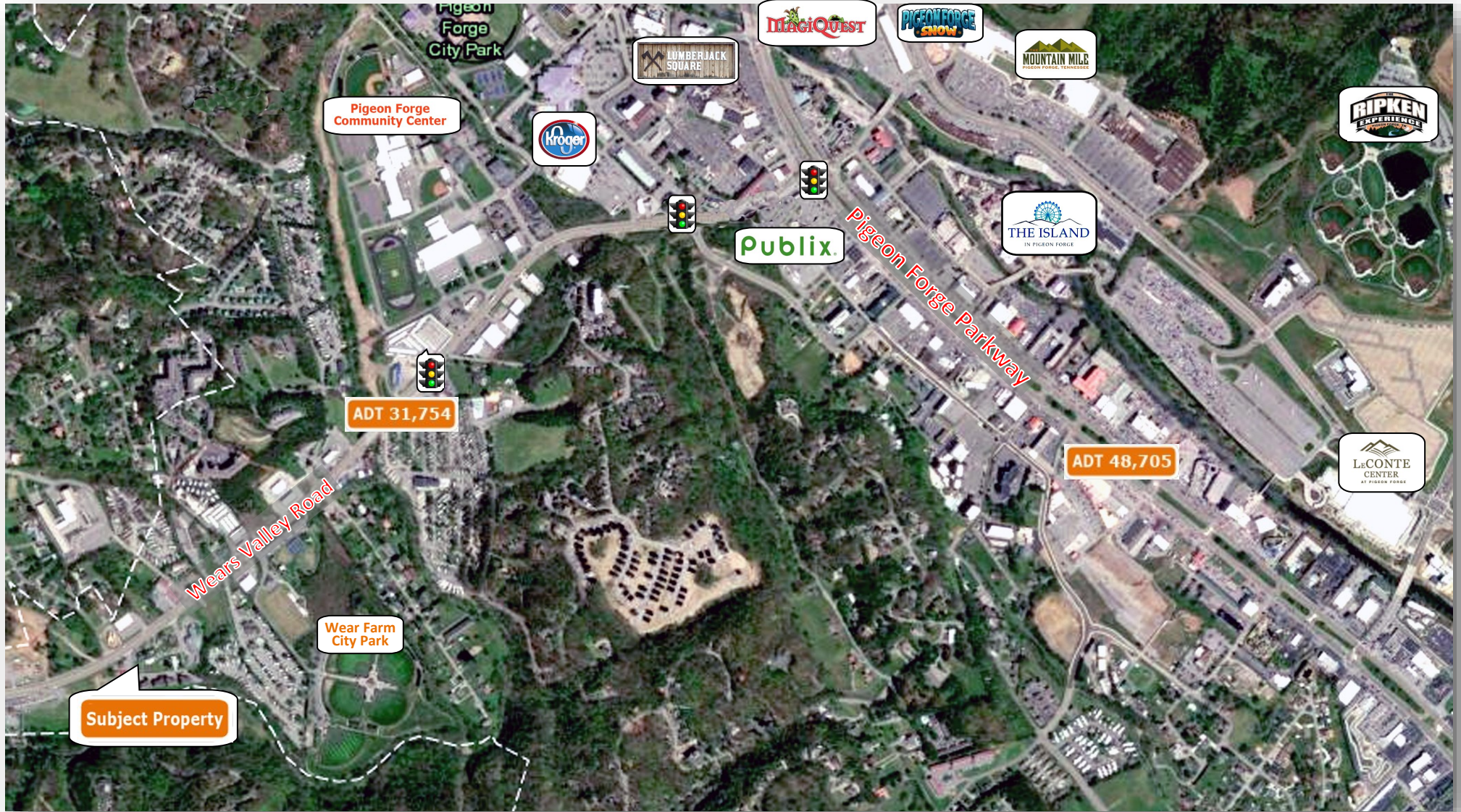
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Property Information

- ◆ Zoning C-6 - Commercial District
- ◆ 100 +/- Feet Wears Valley Road Frontage
- ◆ 176 +/- Feet Mays Loop Road Frontage



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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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