

FOR SALE

Super Prime Development Site | ± 74 Acres
21 Million Tourists | Interstate Access

3411 Winfield Dunn Parkway | Kodak, TN 37764

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Purchaser acknowledges that CBRE is acting on behalf of Owner as exclusive broker in connection with the sale, and also acknowledges that CBRE is not the agent of the Purchaser. Purchaser agrees to pay all brokerage commissions, finder's fees, and other compensation to which any broker (except CBRE) finder or other person may be entitled in connection with the sale of the Property if such claim or claims for commissions, fees or other compensation are based in whole or in part on dealings with Purchaser or any of its representatives; and Purchaser agrees to indemnify and hold harmless CBRE and Owner, their respective affiliates, successors, and assigns, employees, officers, and directors against and from any loss, liability or expense, including reasonable attorneys fees arising out of any claim or claims by any broker, finder or similar agent for commissions, fees, or other compensation for bringing about any sale of the property to Purchaser if such claim or claims are based in whole or in part on dealings with Purchaser or any of its representatives.

Disclaimer

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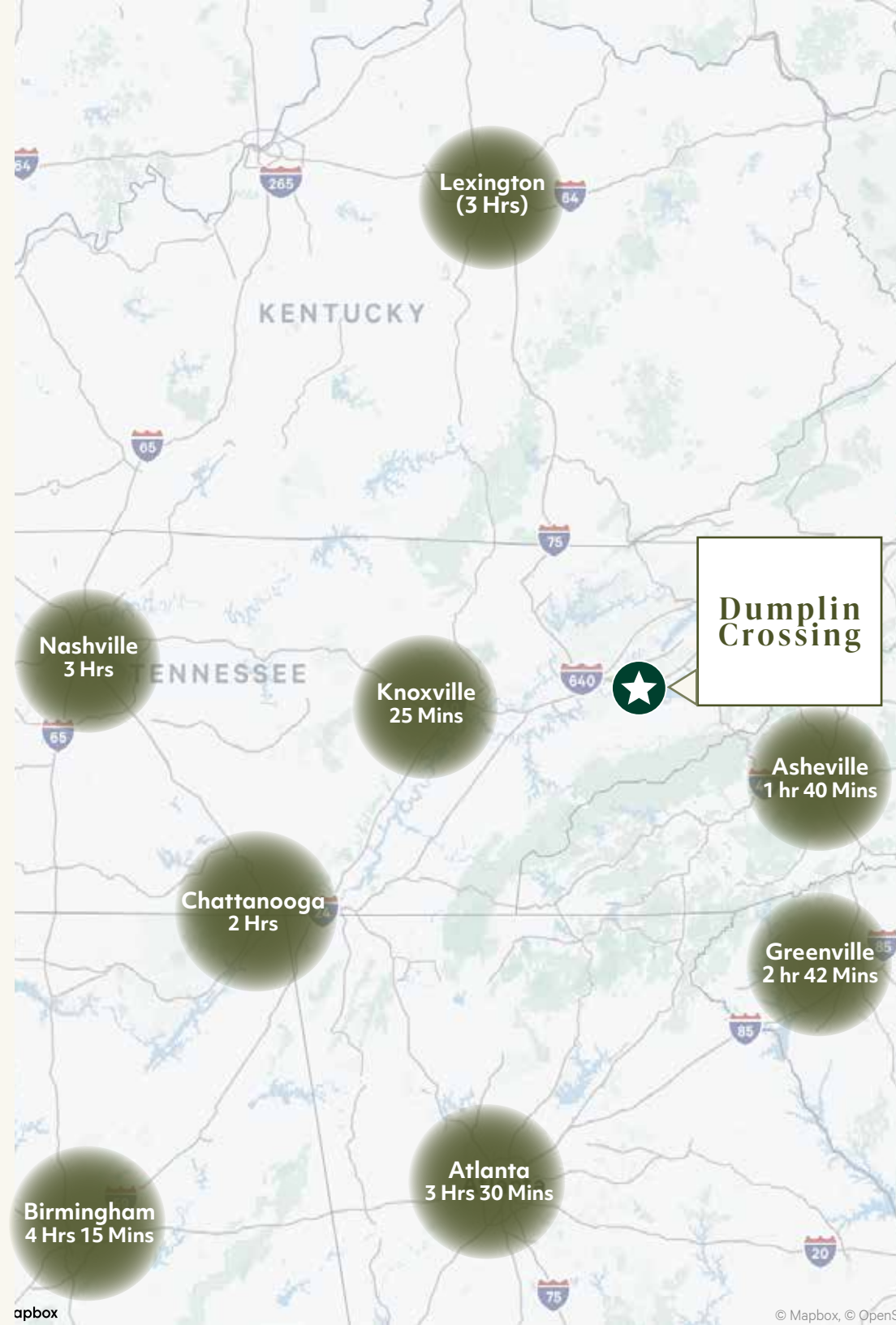


EXECUTIVE SUMMARY

CBRE is pleased to offer for sale two prime development tracts totaling over 74 acres at the gateway to The Great Smoky Mountains National Park, which hosts over 21 million tourists annually. This offering consists of two tracts, approximately 45 and 29 acres, which can be acquired together or individually. The site is located just off Interstate 40 at the only interchange connecting to the communities of Sevierville, Pigeon Forge, and Gatlinburg. The area is a hotbed for tourism and boasts top performing retail and lodging operators.

INVESTMENT HIGHLIGHTS

- Leading US Tourist Destination
- Top Performing Retail and Hospitality
- Interstate Access



PROPERTY OVERVIEW

	TRACT 1	TRACT 2
PRICE	\$250,000 / AC	\$120,000 / AC
PARCEL ID	008 146.03	008 152.00
SITE SIZE	± 29.28 AC	± 45.07 AC
ZONING	C-3 Intermediate Commercial (IC)	C-4 Arterial Commerical (AC)
FRONTAGE	± 700 ft	± 48 ft
ACCESS	5-lane, full movement at signalized intersection off Winfield Dunn Pkwy	Curb cut at Winfield Dunn Parkway and W Mt Road
TOPOGRAPHY /GEOLOGY	The site is characterized by elongated ridges formed on sandstone and shale. Between ridges, broad valleys and rolling hills are formed primarily on limestone, dolomite, and shale. The site undulates 15-18% from north to south and is estimated to require approximately 30 feet of cut & fill.	
UTILITIES	Gas: Sevier County Utility District (SCUD) - 6" line along both sides of Winfield Dunn Pkwy (Hwy 66) Electric: Sevier County Electric System (SCES) - 3-phase located behind Liquor Store Water/Sewer: Sevierville Water Department - 8" water line & 12" gravity fed sewer line located approximately 130' from the property boundary	
TRAFFIC COUNTS	Winfield Dunn Parkway: 53,522 AADT I-40: 90,894 AADT	

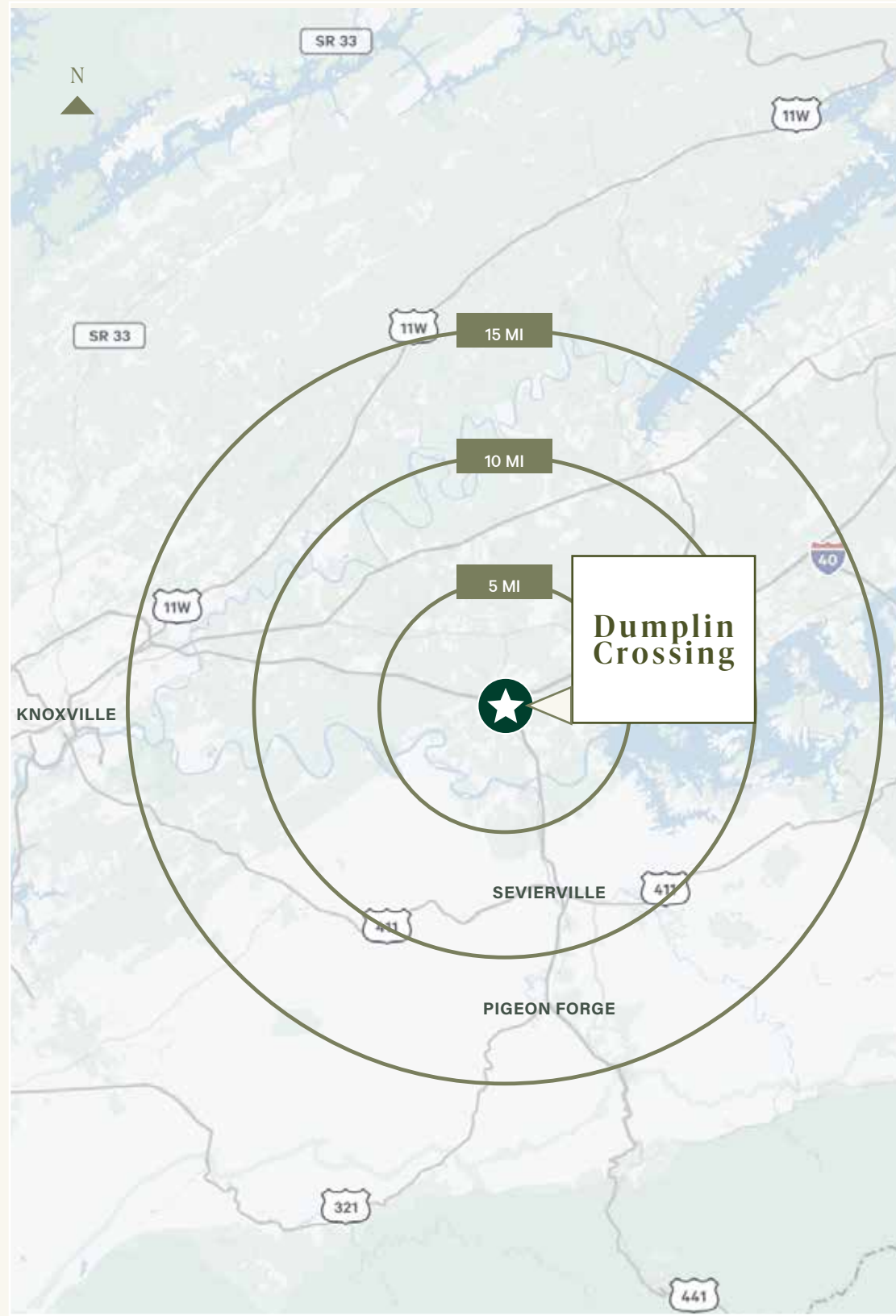


SITE DIMENSIONS



ZONING GUIDELINES

	C-3 INTERMEDIATE COMMERCIAL - IC	C-4 ARTERIAL COMMERCIAL - AC
Maximum height (ft)	64'	44'
Minimum front yard setback (ft)	20'	30'
Minimum side yard setback (ft)		
1-4 Stories	10' each side	10' each side
5 Stories	15' each side	20' each side
6 Stories	15' each side	30' each side
Minimum rear yard setback (ft)	25'	20'
Permitted Uses	<ul style="list-style-type: none"> Multifamily Single-family/two-family housing Upper Floor housing Short-Term Rental Units Nursing Home Hotel/Motel Hospital/Medical Museum/Art Gallery Public Park Religious Assembly School Office Special Assembly Venue Country/Tennis Club Retail QSR 	<ul style="list-style-type: none"> Upper Floor Housing Short-Term Rental Units (permitted on review) Hotel/Motel Hospital Museum/Art Gallery Public Park Office Outdoor Entertainment Indoor Amusement Retail QSR



AREA DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
2024 Population	24,396	84,219	193,049
2029 Population - Projection	25,690	87,522	199,796
Annual Population Growth Rate	1.04%	0.77%	0.69%
2024 Median Age	43	43	44
High School Diploma +	89.5%	89.5%	90.7%
2024 Households	9,180	33,120	76,879
2029 Households - Projection	9,627	34,390	79,698
Annual Household Growth Rate	0.96%	0.76%	0.72%
2024 Average Household Income	\$83,826	\$86,817	\$87,764
2024 Median Household Income	\$66,717	\$64,794	\$66,512
2024 Per Capita Income	\$31,855	\$34,274	\$34,974
2024 Median Value Households	\$309,481	\$333,145	\$336,007
2024 Average Value Households	\$343,846	\$343,802	\$386,306
2024 Businesses	435	2,327	5,970
2024 Employees	4,233	24,693	67,353

SEVIER COUNTY

A LEADING TOURIST DESTINATION

As its name suggests, Dumplin Crossing is strategically located at the entrance to one of the leading tourist destinations in the United States. The origin of this vacation destination is the Great Smoky Mountains National Park, which was dedicated in 1940, consists of over 500,000 acres of protected wilderness, and is the most visited national park in the US by a factor of three. Visitors come for the abundant outdoor activities such as hiking, camping, fishing, and hunting, but also great shopping theme parks, theaters and live entertainment, local festivals and events.

The area is within a day's drive of 150 million Americans (66% of the population) and is comprised of three cities within the county; Sevierville, Pigeon Forge, and Gatlinburg. The area hosts approximately 21.5 million guests every year, with over 12.2 million visitors to the National Park in 2024, and an average of 3.5M to Dollywood amusement park. Within Sevier County there are over ±40,000 hotel/resort rooms, condominiums, cabins and chalets to support this activity. Recent developments have delivered more than 1,300 new hotel rooms to the city of Sevierville, as well as new retail, adventure attractions, wineries, restaurants, and a convention center.



PLACER.AI STATS



1 of 3,881 in US, 5.4M Visitors

TOP MSA IN RETAIL AND HOSPITALITY

± **21,500,000**
Tourists visit Sevier County annually

\$2.1B
Of total retail sales in Sevier County, 2024

66%
Of the American Population within one day's drive

± **40,000**
Hotel Rooms, Equivalent Condominiums, Cabins and Chalets

#3
Rank in Tourism Spending

#9
Sevier County rank among 95 Tennessee counties, in total retail sales



1 & 2 of 132 in US, 1.8 & 1.4M Visitors



102 of 1,228 (91% Percentile) in US; 4 of 113 (97% Percentile) in TN



1 of 41 in US; 9.1M Visitors



1 & 7 of 73 in US; 919K Visitors



573 of 12,829 (95% percentile) in US, 858k Visitors



187 of 2,294 in US (91% Percentile)



1&4 of 169 in US; 975K Visitors



90 of 1,088 (91% Percentile) in US; 644K Visitors



13 of 93 (87% Percentile); 964K Visitors



23 of 109 in US (79% Percentile)



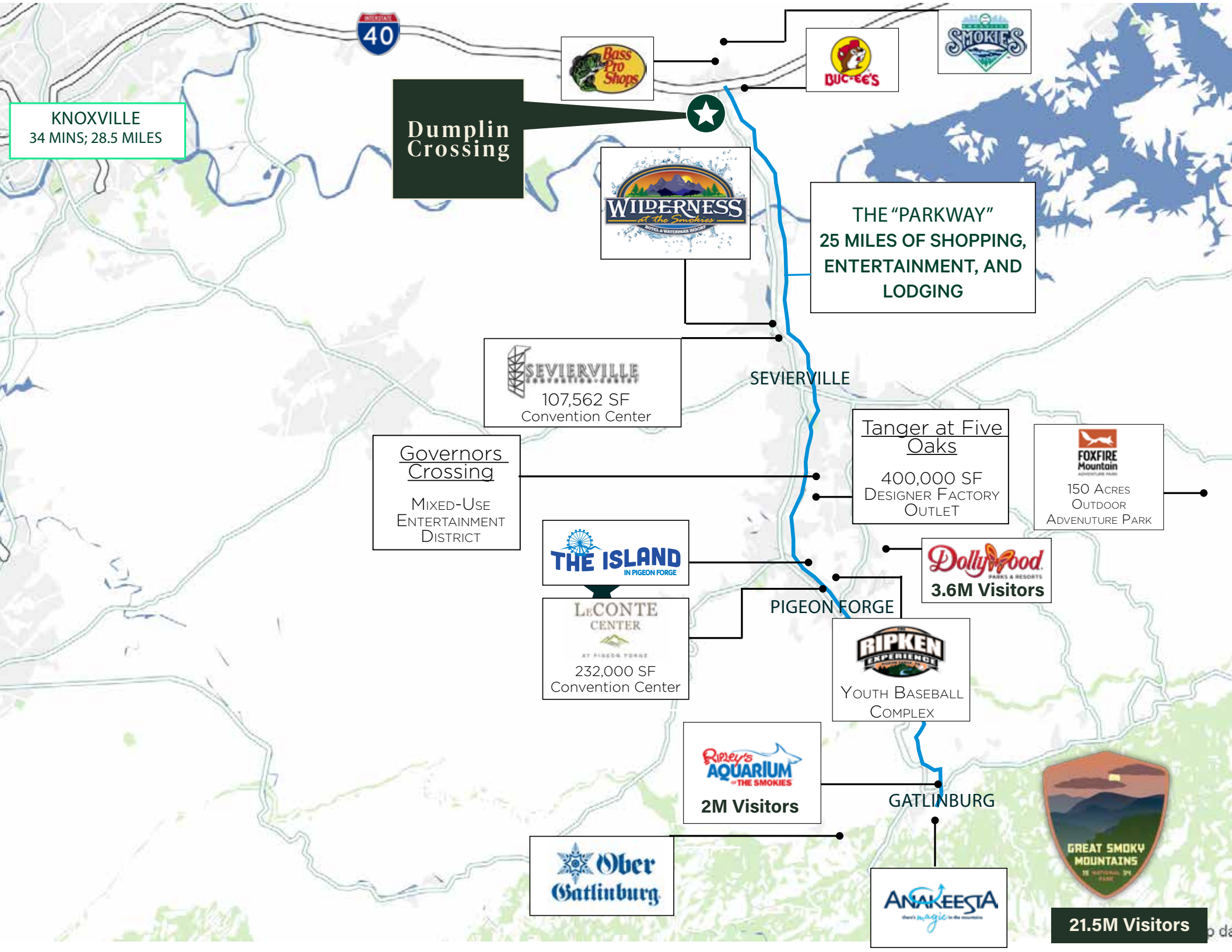
Great Smoky Mountain National Park - 21.5M Visitors



Wilderness at the Smokies - 1.2M Visitors



Dollywood - 3.6M Visitors



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Dumplin Crossing

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