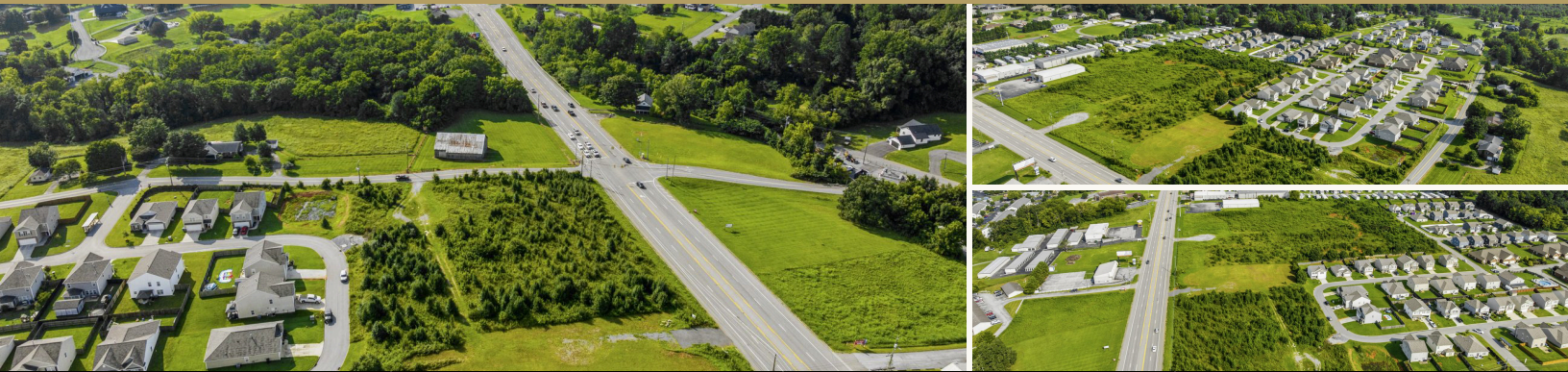


FOR SALE

Entitled Car Wash Development Site

LAND • GROUND-UP DEVELOPMENT OPPORTUNITY

11760 Chapman Highway, Seymour, TN 37865 • Sevier County • Knoxville, TN MSA



LOT SIZE	ZONING	TRAFFIC COUNT	OFFERING PRICE
2.13 AC	C-2 Hwy Comm.	±20,726 VPD	\$900,000

INVESTMENT HIGHLIGHTS

- Entitled site, permitted for an express wash**
Fully permitted with a conceptual site plan on file: ±4,200-SF building, 120-FT tunnel, 3 pay stations and 20 vacuum spaces.
- The corridor linking Knoxville to the Smokies**
Chapman Highway (US 441/SR 71) is the primary route to Sevierville, Pigeon Forge and Gatlinburg — gateway to the most-visited national park in the U.S., ±14M visitors a year.
- \$45M TDOT widening already under construction**
A state IMPROVE Act investment spanning the 10.3-mile Knoxville-to-Seymour section — four to five lanes with a center turn lane on the exact road this site fronts.
- Affluent, fast-growing small town**
Seymour has grown 10%+ since the 2020 census at better than 2% annually, with median household income of \$82K–\$88K — well above state and national averages.
- Established daily-needs retail in place**
Food City, Walgreens, Tractor Supply, AutoZone, McDonald's, Taco Bell and Dollar General already anchor the immediate corridor.
- Active development pipeline**
Curt's Ace Hardware broke ground April 2026; D.R. Horton's Macon Townhomes are selling now; a ±\$7M Seymour community park is proposed.
- Tourism upside without strip competition**
Sevier County visitor spending reached an estimated \$3.93B in 2024 — captured at a Seymour land basis rather than inside the saturated Pigeon Forge/Gatlinburg strip.

DEMOGRAPHICS

METRIC	1-MI	3-MI	5-MI
Population	3,059	14,452	25,330
Households	1,214	5,705	9,995
Avg HH Inc.	\$108.6K	\$98.3K	\$96.5K
Med HH Inc.	\$90.0K	\$81.0K	\$77.4K
Avg HH Vehicles	2	2	2

3-mile consumer spending of \$192.8M, including \$53.5M on transportation and maintenance. Source: CoStar, 2026.

SITE SUMMARY

Property Type	Land — No Improvements
Ownership Interest	Fee Simple
Site Status	Fully Permitted
Building Footprint	±4,200 SF
Points of Access	2 (Chapman & N Rogers)

Site plan, entitlement detail and the full Offering Memorandum are available upon signed NDA.

Land only — no operating business. Available individually or alongside additional Big Peach locations. Click to email a request — the Confidentiality Agreement comes right back.

REQUEST THE OM

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