

- C-2 Commercial Zoning
- Development Opportunity
- (2.9) Miles from Downtown Gatlinburg



7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 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

SIG
REAL ESTATE

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 Billion Dollars.

NATIONAL PARK—The Great Smoky Mountains National Park is the most visited National Park in the country with over 14 million visitors in 2024. The park hosts more visitors annually than Yellowstone and Yosemite National Parks combined.

GATLINBURG—Gatlinburg serves as the Gateway to the Great Smoky Mountains National Park with over 3 Million Visitors Annually entering the park from the Gatlinburg Entrance. In the heart of Downtown Blake Shelton's Ole Red, Margaritaville Resort, Ripley's Aquarium in the Smokies and Anakeesta are all located within walking distance along with (2) City Multi Level Parking Lots and a number of other Public Parking Lots.

ARTS & CRAFTS COMMUNITY— With over 100 artists and craftsmen, Gatlinburg's Arts & Crafts Community is a living, breathing tribute to the history of Tennessee. The carvers, weavers, watercolor artists, casters, soap makers, potters, silversmiths and dozens of other artisans skillfully demonstrate their abilities before thousands of visitors. The community is located on an 8 mile loop road that's designated a Tennessee Heritage



7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 Office
keithwidmer@sigreusa.com

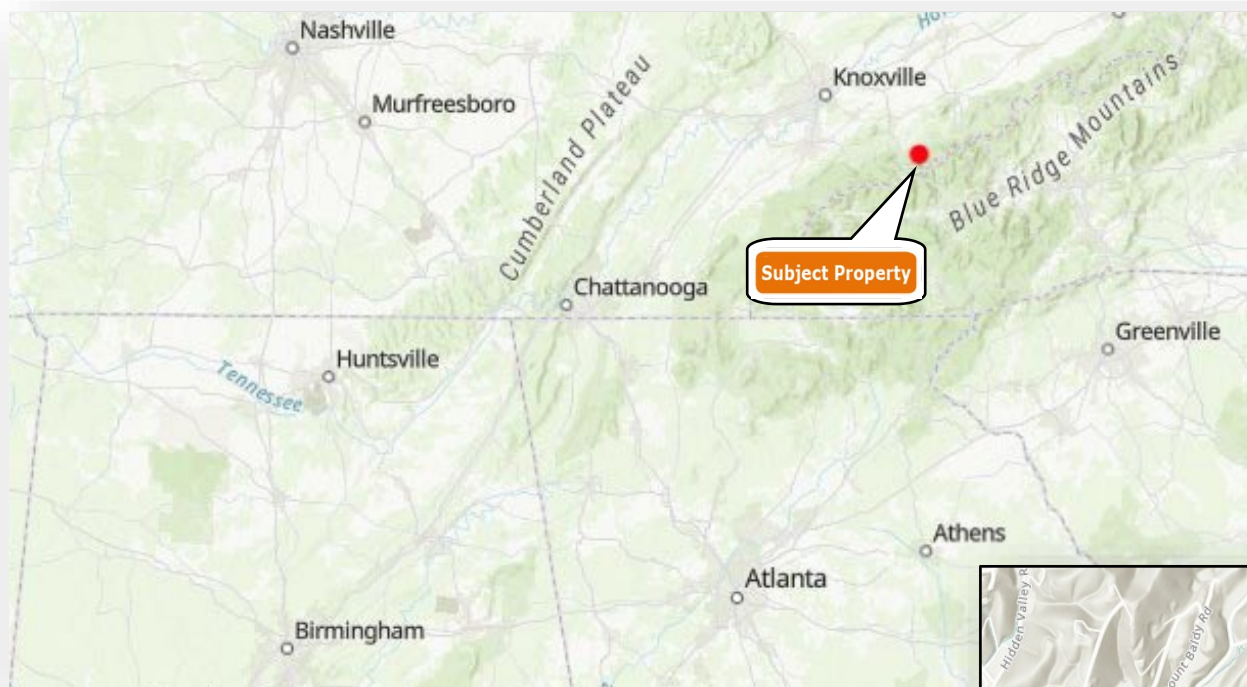
Contact: Nick Widmer
865-567-4237 Cell
nickwidmer@sigreusa.com

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

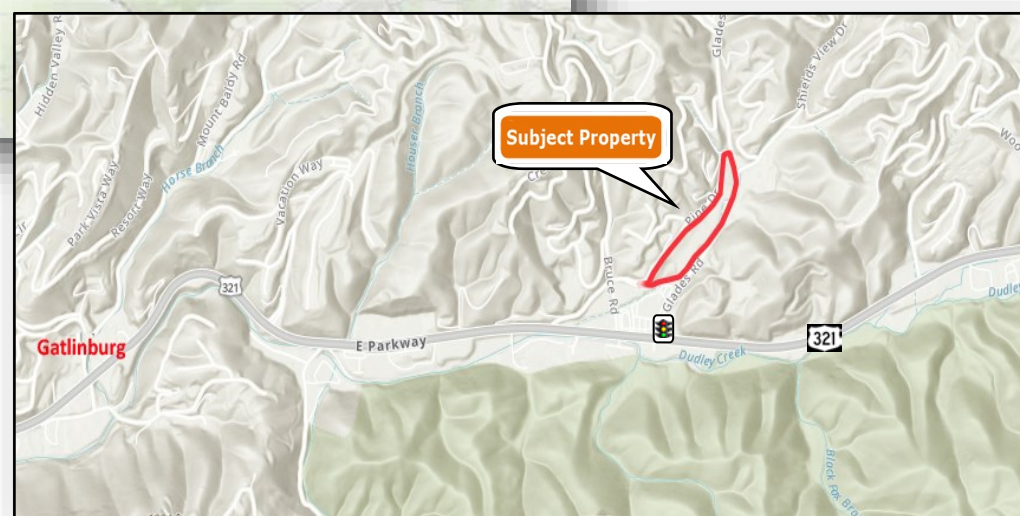
SIGREUSA.COM
4823 Old Kingston Pike | Suite 130
Knoxville, TN 37919



Location Information



Gatlinburg Trolley Stop on Hwy 321



- ◆ Located (2.9) miles from Downtown Gatlinburg
- ◆ Located (9.9) miles from Pigeon Forge
- ◆ Located (12.4) miles Dollywood/ Splash Country
- ◆ Located (24.9) miles from Interstate 40/ Exit 407

Coordinates: 35°43'43.7"N 83°28'09.9"W

[Link to Google Map](#)

7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 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

SIG
REAL ESTATE

Retail Map West of the Property



Gatlinburg City Hall

Food City serves as Gatlinburg largest grocery store. Gatlinburg City Hall, Fire Department located across the street.

Glades Road Intersection

Entrance to Galdes Arts and Crafts loop.



7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 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



Property Unit Mix

- 7.43 +/- Acre Total
(2) Parcels
- 1,382 Feet Road Frontage
along Glades Road
- Public Utilities Onsite

1343 Walnut Road
1,872 SF House
Built 1954
Parcel 117N E 007.00 000
Acreage 4.98 +/-

Parking Lot



205 Glades Road
1,648 SF House
Built 1960
Parcel 117N E 001.00 000
Acreage 2.45 +/-

Gatlinburg Greenway
Paved Walking Path located
along Hogpen Branch from
the Intersection of Walnut
Road Parking Lot to Pine
Road

7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 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

SIG
REAL ESTATE

Property Photos



1343 Walnut Road 1,872 SF House Built in 1954



205 Glades Road 1,648 SF House Built in 1960



7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 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



Property Photos



Gatlinburg Greenway Walnut Road Entrance



Gatlinburg Greenway Glades Road / Pine Road



Greenway Path
Parking Lot



Pine Drive

7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 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



Disclaimer

All materials and information received or derived from SiG Real Estate, LLC (hereinafter collectively "SiG Real Estate"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SiG Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SiG Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SiG Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SiG Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.

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.

7.43+/- Acre Development Opportunity

205 Galdes Road/ 1343 Walnut Road Gatlinburg, TN 37738

For Sale
Land

Contact: Keith Widmer
865-777-000 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

