



5+/- Acre Development Land

Smoky Resort Phase 2/ Parkway/Highway 321
Pigeon Forge TN 37863

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

For Sale
Development Land

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REAL ESTATE



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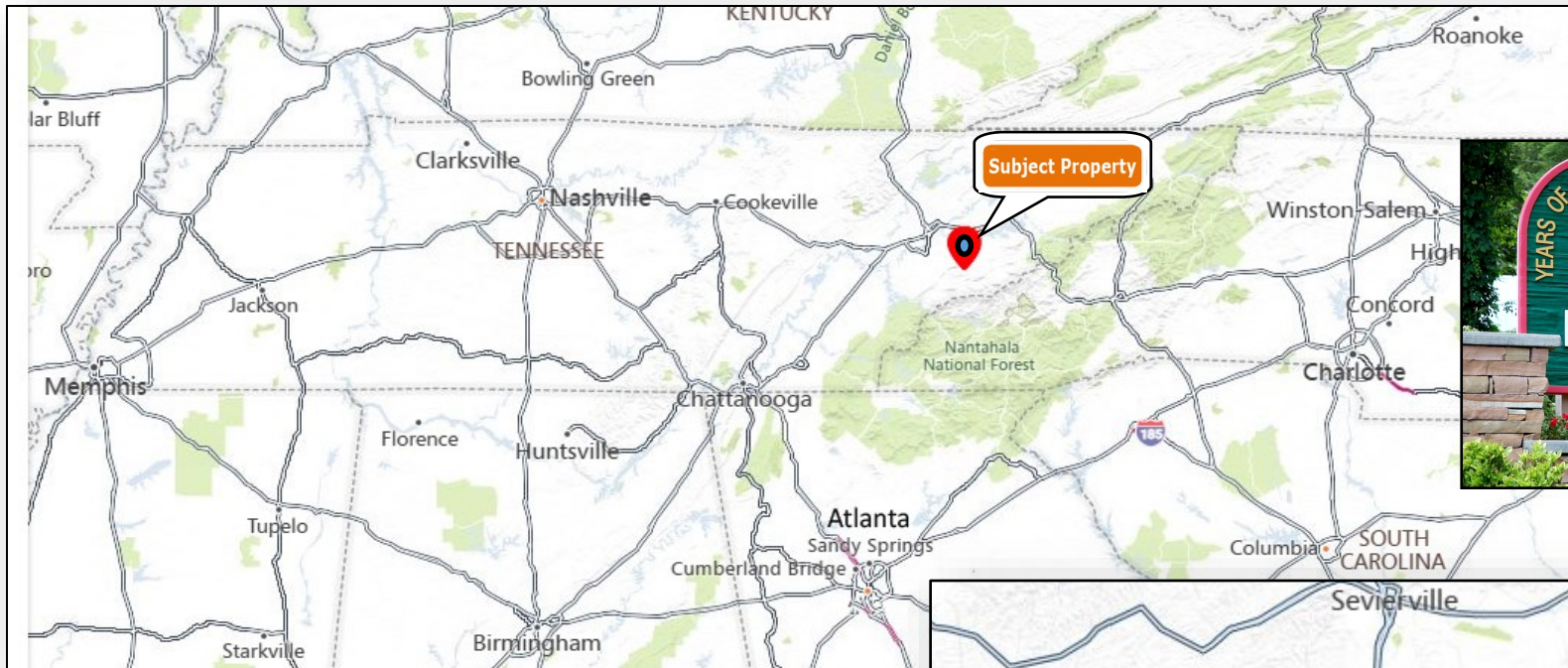
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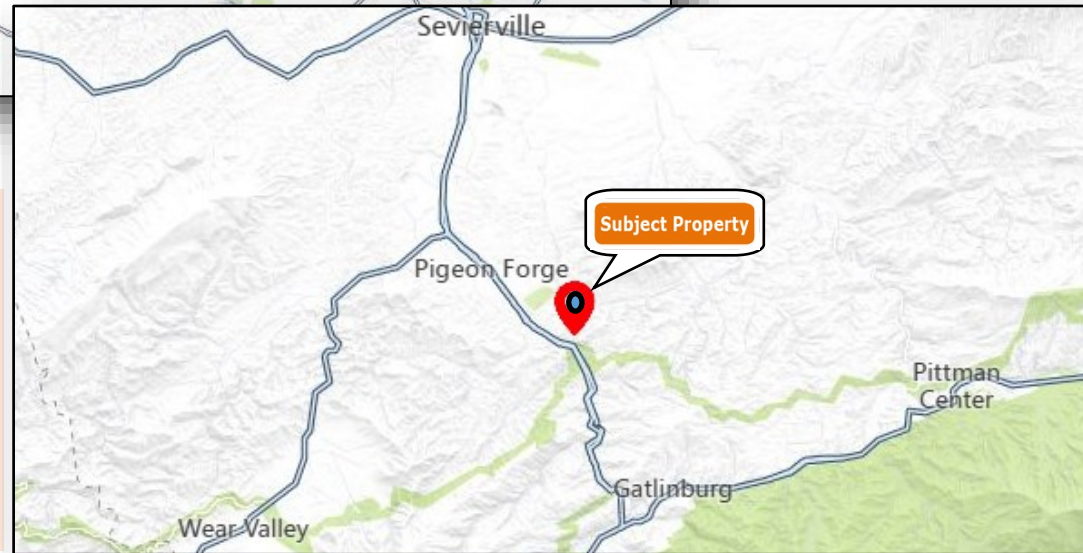


Location Information

- ◆ Located (3.8) miles from Dollywood/ Splash Country
- ◆ Located (6) miles from Gatlinburg
- ◆ Located (7.2) miles National Park Entrance
- ◆ Located (16) miles from Interstate 40/ Exit 407

Coordinates: 35.77159, -83.53296

[Link to Google Map](#)



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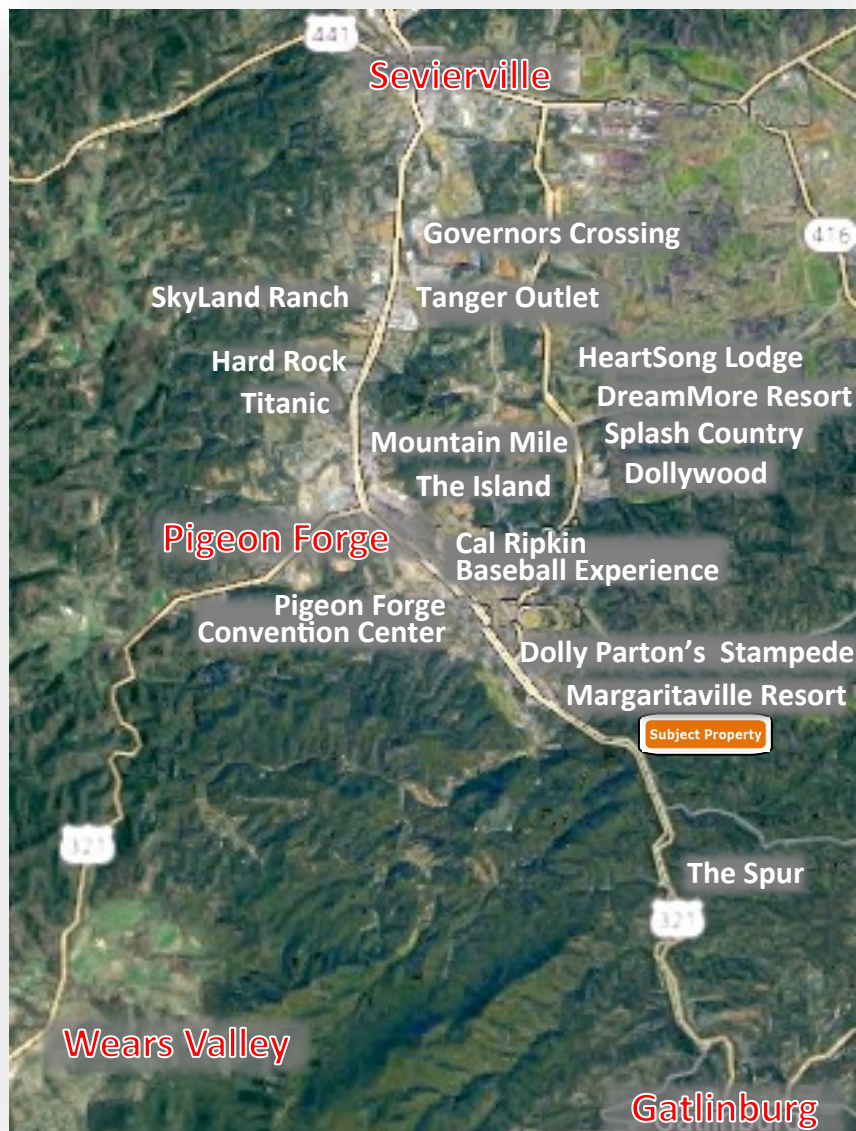
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Market Information

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.

SEVIERVILLE

Sevierville Serves as the County Seat and the Main Entry Point along Winfield Dunn Parkway/ Highway 66 from Interstate 40/ Exit 407. Tanger Outlet Mall in Sevierville, which is comprised of 500,000 SF of Retail, Restaurants and Attractions. Located in the Governor's Crossing Shopping Center near the Restaurant and Theater District and North of Pigeon Forge, TN.

PIGEON FORGE

Home to Dollywood Amusement Park, Dollywood Splash Country, Dolly Parton's Stampede Dinner Show, Dollywood HeartSong Lodge, 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 2022 Gross Receipts for the City of Pigeon Forge were approximately \$2.19 Billion Dollars.

GREAT SMOKY MOUNTAINS NATIONAL PARK

The Great Smoky Mountains National Park is the Number One Most Visited National Park in the country with over 14 million visitors in 2022 and over 3.5 million entering through the Gatlinburg Entrance.

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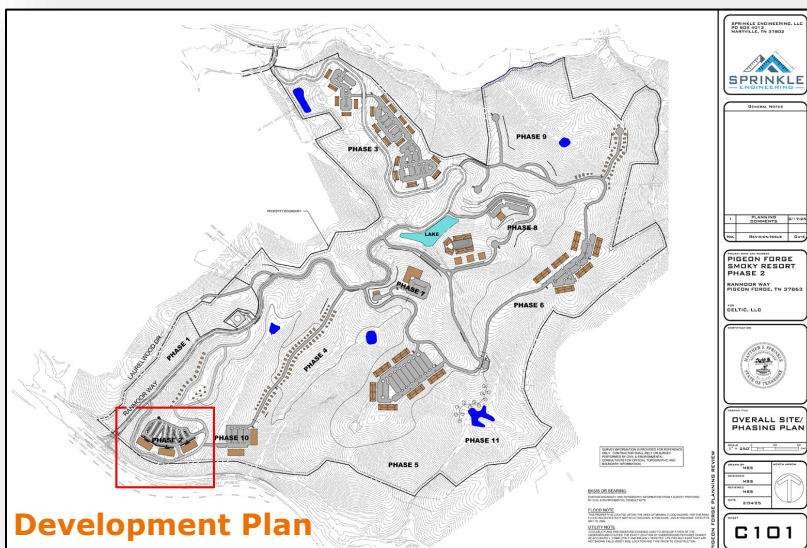
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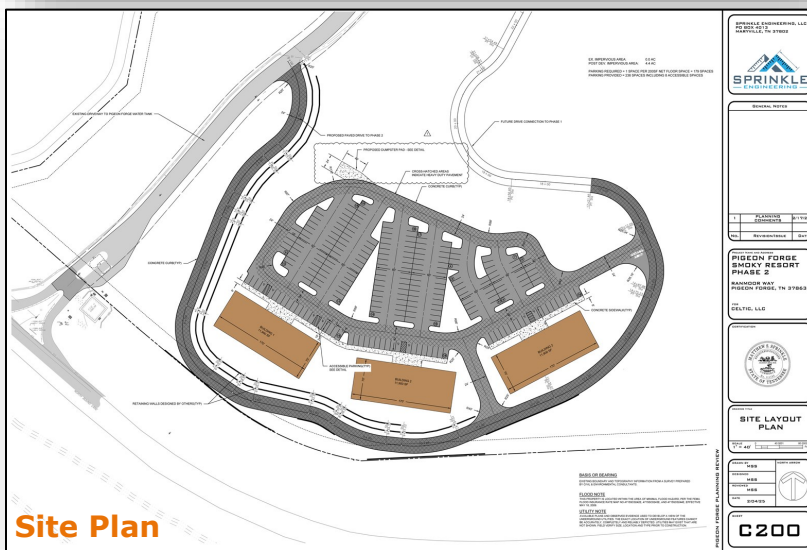
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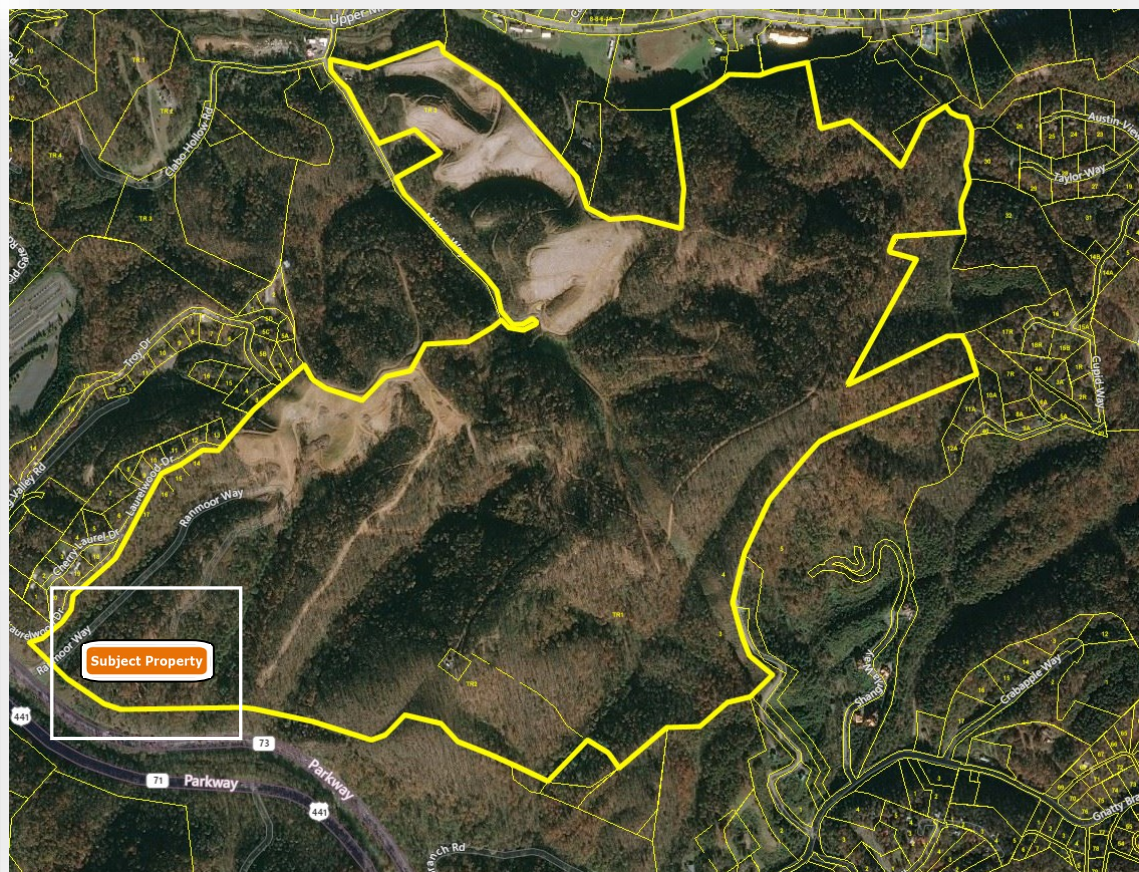
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Development Plan



Site Plan



Property Information

- ◆ +/- 327 Acre Overall Tract
- ◆ Planned Mixed Use Development
- ◆ C-4 Commercial P.U.D. City of Pigeon Forge

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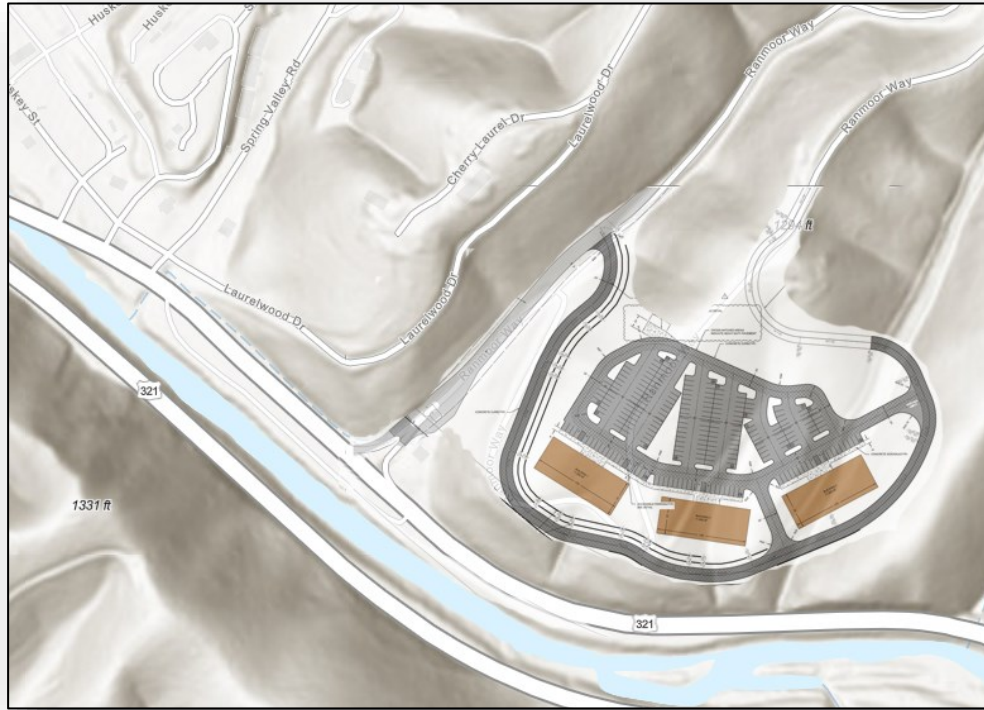
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Site Plan Overlay



Terrain Map Prior to Site Work

- ◆ **Multi-Phase Development Project**
- ◆ **(236) Parking Spaces including (8) Accessible Parking Spaces**
- ◆ **Concept Plan could support (3) 11,800 SF Buildings measuring 170' x 70'**

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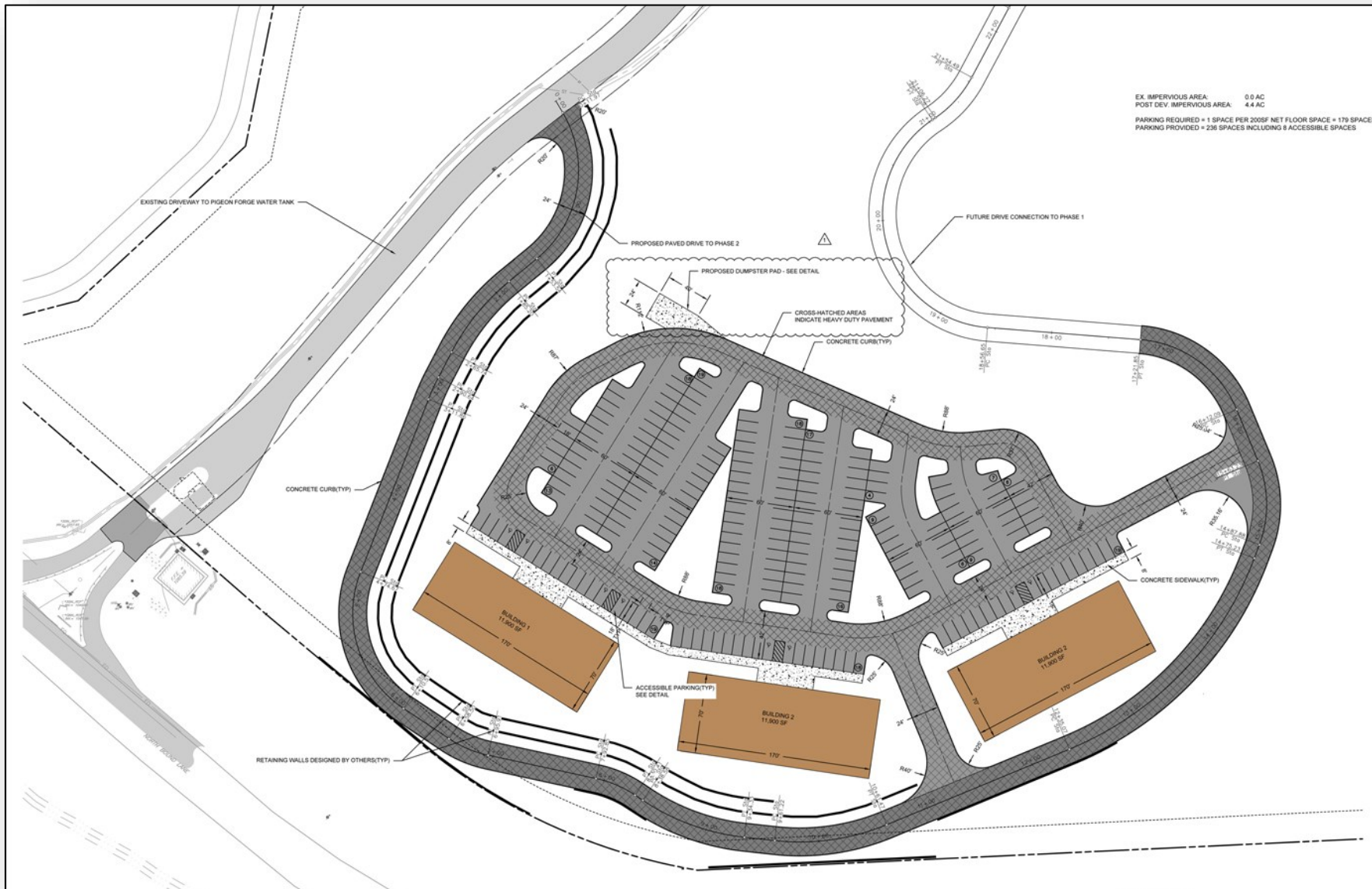
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EX. IMPERVIOUS AREA: 0.0 AC
 POST DEV. IMPERVIOUS AREA: 4.4 AC
 PARKING REQUIRED = 1 SPACE PER 200SF NET FLOOR SPACE = 179 SPACES
 PARKING PROVIDED = 236 SPACES INCLUDING 8 ACCESSIBLE SPACES

SPRINKLE ENGINEERING, LLC
 PO BOX 4013
 MARYVILLE, TN 37802



GENERAL NOTES

NO.	REVISION/ISSUE	DATE
1	PLANNING COMMENTS	2/17/25

PROJECT NAME AND ADDRESS
PIGEON FORGE SMOKY RESORT PHASE 2
 RANMOOR WAY
 PIGEON FORGE, TN 37863
 FOR
 CELTIC, LLC



DRAWING TITLE
SITE LAYOUT PLAN
 SCALE
 1" = 40'
 DRAWN BY
 MBS
 NORTH ARROW

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Property Photos



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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.

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