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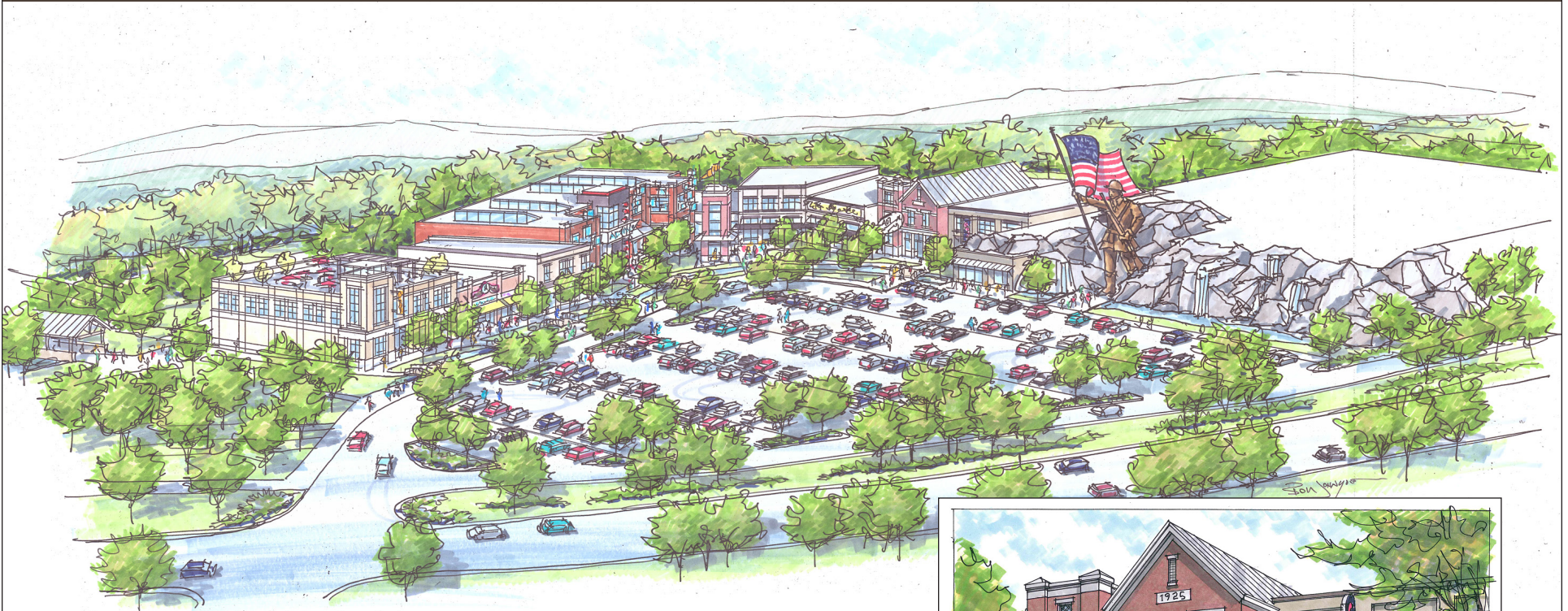
SIG
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The **407**



GATEWAY TO ADVENTURE

Located at I-40 exit 407: the primary gateway to the Great Smoky Mountains National Park.

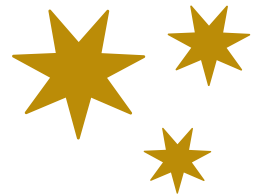


The **407** 
GATEWAY TO ADVENTURE



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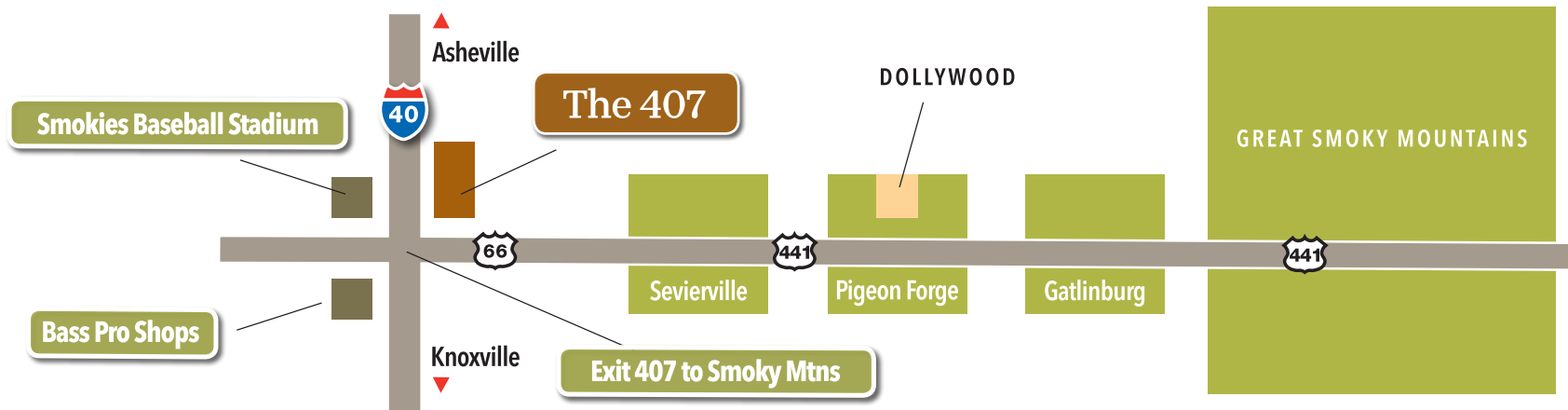
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GATEWAY TO ADVENTURE

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GATEWAY TO ADVENTURE

The 407: Gateway to Adventure is a 198 acre commercial retail development located at Tennessee's most traveled Interstate interchange, I-40 at State Route 66 in Sevierville, Tennessee.

3424 Winfield Dunn Pkwy | Sevierville, Tennessee 37764

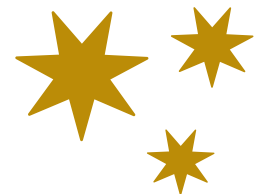


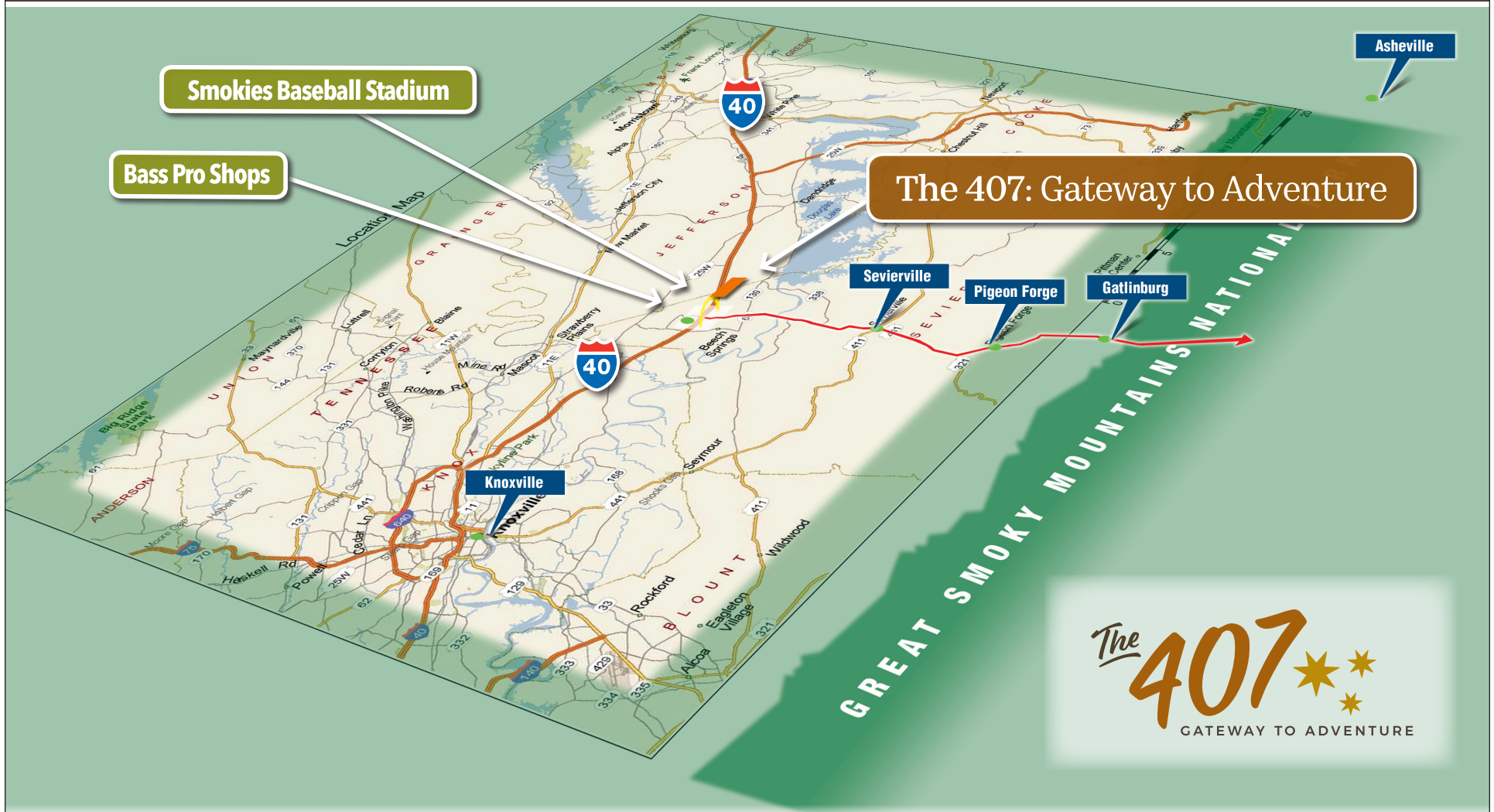
1-Mile of Interstate Frontage • 198 Acres • 12-Million Visitors to Sevier County • 4-Billion in Sales



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- Located at the SE corner of I-40 and Hwy 66 (Exit 407)- where over 12 MILLION people per year access the Great Smoky Mountains, Sevierville, Pigeon Forge, and Gatlinburg
- Across the interstate exchange from Bass Pro Shops and Tennessee Smokies Baseball Stadium.



THE 407:

Gateway to Adventure

celebrates the many adventures that await when the whole family gets in the car and drives the open road together. Both a stop for travelers passing through as well as a sought-after destination, the 407 development includes shops, restaurants, themed experiences, unique photo ops, parks, and hotels.



The 407 Gateway stretches for 1-Mile along I-40, one of America's busiest tourist corridors. The Development is bordered by I-40 to the north and by SR-66 to the east. State Route 66 carries approximately 12 million visitors a year while serving as the main artery to the popular tourist destinations of the Great Smoky Mountains National Park, Dollywood, Pigeon Forge, Sevierville, and Gatlinburg. Route 66 has been widened to 6 lanes from I-40 to Sevierville.

Location

I-40 @ SR 66 (Exit 407) Sevier County, Tennessee the Gateway to Great Smoky Mountain National Park

Land Area

198 Acres

Potential Development

1,000,000 Square Feet

Zoning

C-4 Arterial Commercial District

Infrastructure

All utilities are available with sufficient capacity Interstate access via State Route 66; New signalized intersection on SR 66 at entrance to the development

Anchor Tenant

Buc-ee's Family Travel Center; 74,000 sf on 31 acres; Largest in the United States; Opening 2Q 2023



Smoky Mountains

Gatlinburg

Pigeon Forge

Sevierville

The 407: Gateway to Adventure



Smokies Baseball Stadium

Bass Pro Shops



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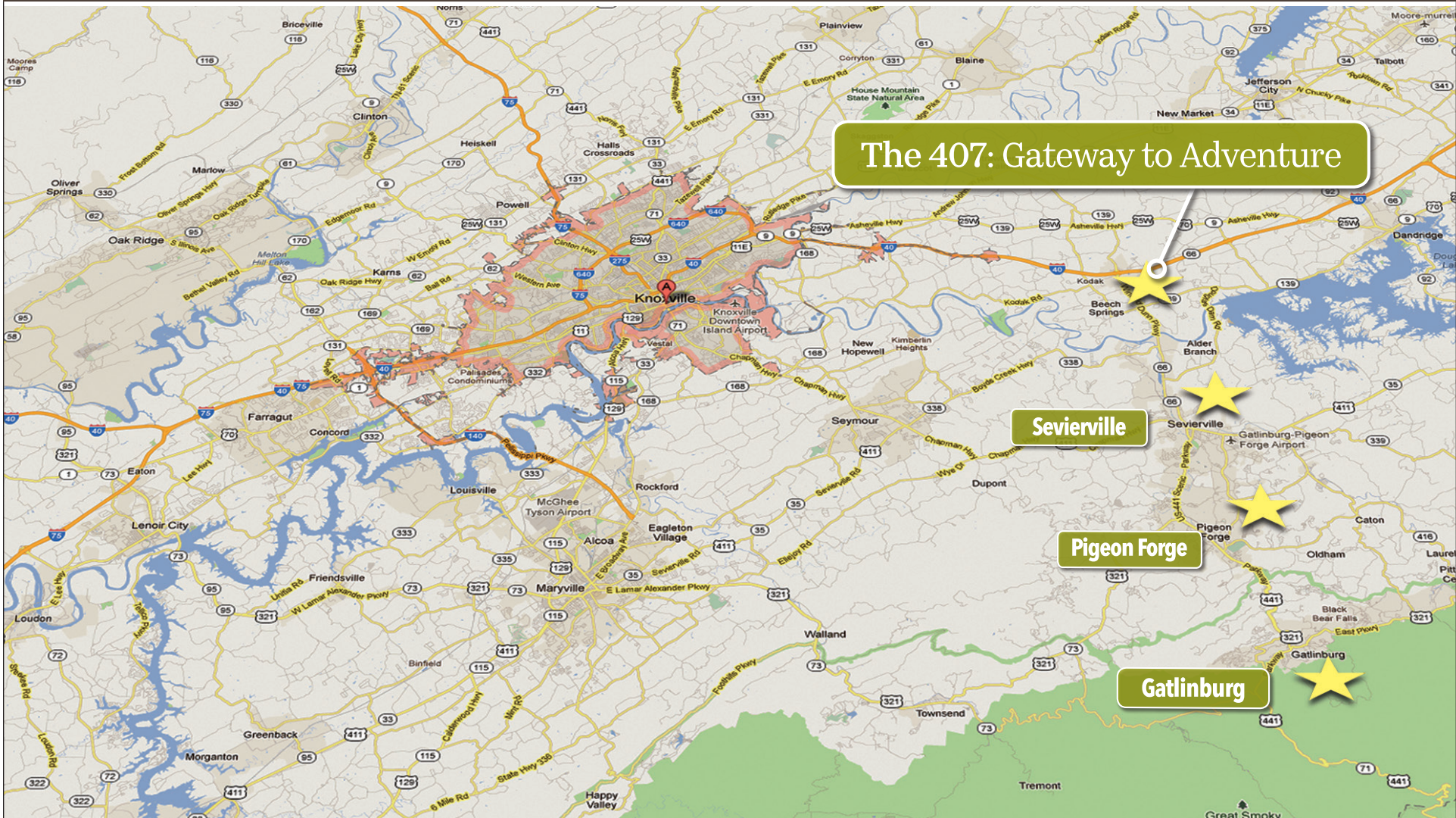




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The 407: Gateway to Adventure

Sevierville

Pigeon Forge

Gatlinburg



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TENANT SPACES

A	PUY DU FOU SHOW	45,600 S.F.
B	PUY DU FOU RETAIL / TICKET SALES	5,000 S.F.
C1	OPEN	7,560 S.F.
C2	THE 407 SOUVENIR SHOP	5,000 S.F.
D1	KRYPTONITE CHARACTER STORE	2,627 S.F.
D2	THE SOUTHERN SPORTZ STORE	2,627 S.F.
E	SMOKY MOUNTAIN MOONSHINE	7,367 S.F.
F	ACTIVATE / BREAKOUT GAMES	12,754 S.F.
H1	RESTAURANT	6,000 S.F.
H2	FANNIE FARKLE'S	5,000 S.F.
H3	CRAZY MASON	2,966 S.F.
K	FUTURE	25,000 S.F.
Total		127,501 S.F.



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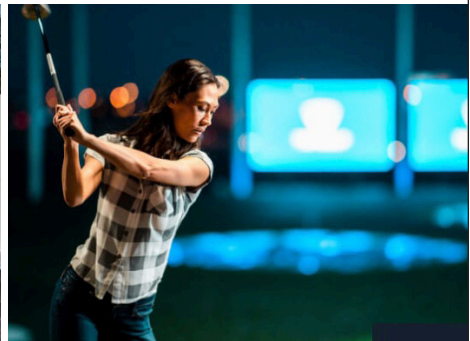


The **407** 
GATEWAY TO ADVENTURE

ADT: 40,754

Smokies Baseball Stadium

Bass Pro Shops



Population	5 Miles	10 Miles	50 Miles
TOTAL POPULATION	19,522	69,403	1,359,921
MEDIAN AGE	40.4	40.2	39.4
MEDIAN AGE (MALE)	39.3	38.1	38.2
MEDIAN AGE (FEMALE)	41.1	42.2	40.7

Households & Income	5 Miles	10 Miles	50 Miles
TOTAL HOUSEHOLDS	7,908	28,715	561,757
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$59,811	\$53,268	\$56,055
AVERAGE HOUSE VALUE	\$206,734	\$191,323	\$178,762

