294+/- Acre Great Smoky Mountain Development Land

736 Wears Valley Rd, Townsend, TN 37882



Listing ID: 30862454 Status: Active

Property Type: Vacant Land For Sale
Possible Uses: Hospitality, Retail

Gross Land Area: 294 Acres
Sale Price: \$18,000,000
Unit Price: \$61,224 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

Rare 294+ acre development opportunity bordering the Great Smoky Mountains National Park. Located on Wears Valley Rd., 1.5 miles from Townsend, the "Peaceful Side of the Smokies," the property formally belonged to famed Smoky Mtn artist, Lee Roberson. His unique mountain art gallery buildings are still intact/useable as are the other buildings, homes, stables, etc. The property enjoys a spectacular 1 mile border with the National Park. Offering includes:

- a. Main House:
- b. Main Barn:
- c. Pond:
- d. Gallery:
- e. Log Cabin:
- f. Hay Barn:
- g. Burns White House:
- h. Burns Brick House:
- i. Henry House:
- j. Inez Burns Log Cabin:
- k. Road:
- I. Misc. Infrastructure (parking lot, wells, fences, etc.):

Electric

m. 294.59 acres

Topography: Available Utilities:

Please do not enter property without broker.



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More Information Online

https://www.etnrcre.com/listing/30862454

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: **Blount County** Possible Uses: Hospitality, Retail, Vacation/Resort, Other Tax ID/APN: 085 060.00 000 Sale Terms: Cash to Seller **Area & Location** Property Located Between: Townsend and Pigeon Forge Feet of Frontage: 1,298 Traffic/Vehicle Count: 6,808 Property Visibility: Excellent Largest Nearby Street: Hwy 321/ Hwy 73 **Land Related** Hilly Well Water Service:

Sewer Type:

Septic

Location

Address: 736 Wears Valley Rd, Townsend, TN 37882

County: Blount MSA: Knoxville



Property Images







Market Information

Senier County is located about 20 miles southeast of Knewille, TN. There are three cities and one town, and a population of appreximately 100,000. The county's economic base is tourism, with appreximately 14 million annual violators. Total revenues are over \$3.5 fillion Dollars.

Sevierville Serves as the County Seat and the Main Entry Point along. Winfield Durn Parkway! Highway 66 from Interestate 46/ Exit 407. Tanger Outlet Mail Sevierville, which is comprised 65/0000 57 of Restal, Restaurants and Attractions. Located in the Governor's Crossing Shopping Center near the Restaurant and Theater District and North of Pigeon Forgs, TN.

PICEON FORCE.

Home to Deliywood Amusement Park, Dollywood Splash Country, Dikle Stampede, and Dollywood Dreamhdore Researt. The Island opened in 2013 and is home to Jimmy Walferts Amagarithel, Dick's Last Besont, Paula Deces's Kitchen, and various residurants and retals. Call Righar's Baseball Experience opened in 2016 and generates \$42 million in revenue. The LeCounte Centro is the chip's 232,000 square foot Genvention and Events Facility, Annual 2022 Gross Receipts for the City of Pigenn Forge were approximately \$1,548 billion Dollars.
GREAT SMOKY MIGURITAIN'S 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 milion entering through the Gatlinburg Entrance.

294+/- Acre Mountain Development Land
Wears Valley Road Townsend, TN 37882
For Sale
Land

ParkFarm-3



ParkFarm-4



ParkFarm-5





ParkFarm-6

Hay Barn (Motal Construction)

White House (Located on Wears Valley Road)

Main House

2944,- Acre Mountain Development Land
Wears Valley Road Townsend, TN 37882

ParkFarm-7

Property Contacts



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