

INTRODUCING
**DUMPLIN
CROSSING**

Exit 407 Gateway to the Great Smoky Mountains

ACROSS FROM
DUMPLIN CREEK

3424 Winfield Dunn Pkwy | Sevierville, Tennessee 37764

DUMPLIN CROSSING

Exit 407 Gateway to the Great Smoky Mountains

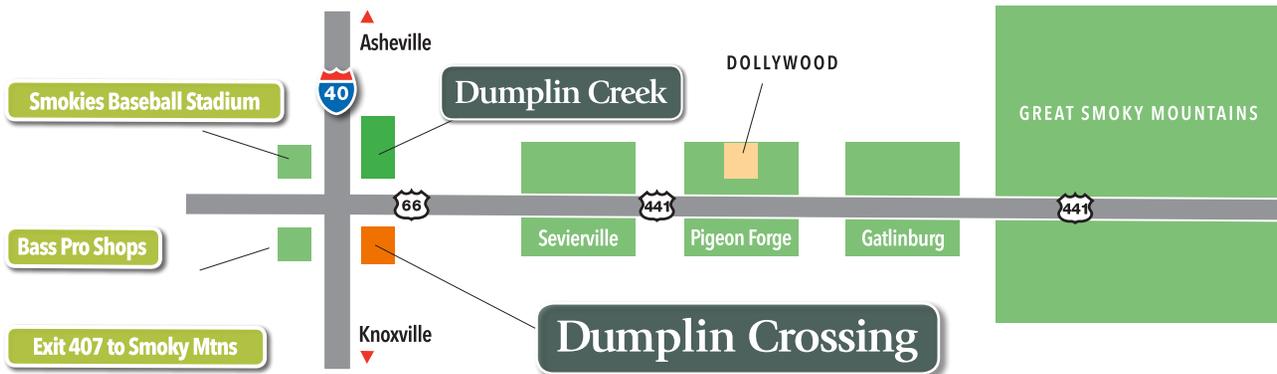
Dumplin Crossing is a 78+ acre commercial property located across from proposed **Dumplin Creek** at Tennessee's most traveled Interstate interchange, I-40 at State Route 66 in Sevierville, Tennessee.

With a quickly-growing local population, **Dumplin Crossing** and **Dumplin Creek** are positioned to become booming destinations for tourists and locals alike. These are truly unique properties at a unique location.

Dumplin Creek is proposed as a 198 acre commercial retail development and the 78+ Acre **Dumplin Crossing** is positioned to extend the Dumplin Creek experience or stand alone with its own unique personality.

Either way, both will take advantage of Tennessee's most traveled Interstate interchange at Exit 407 on I-40, one of America's busiest tourist corridors.

The Developments border I-40 to the north and straddle SR-66. State Route 66 carries approximately 12 million visitors a year and serves 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

- 78 + Acres

Potential Development

- 1,000,000 Square Feet

Zoning

- C-4 Arterial Commercial District

Population

(within 30 minute drive) 361,500

- **7 commercially zoned tracts**
- **40,362 ADT on Winfield Dunn**
- **72,123 ADT on I-40**
- **Over 12 million visitors a year**
- **Leased 7800 sq ft building**





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AVAILABLE
Exit 407 Gateway to the Great Smoky Mountains

Bass Pro Shops

Smokies Baseball Stadium

72,123 ADT

Dumplin Creek

Dumplin Crossing

Proposed Interchange

AVAILABLE



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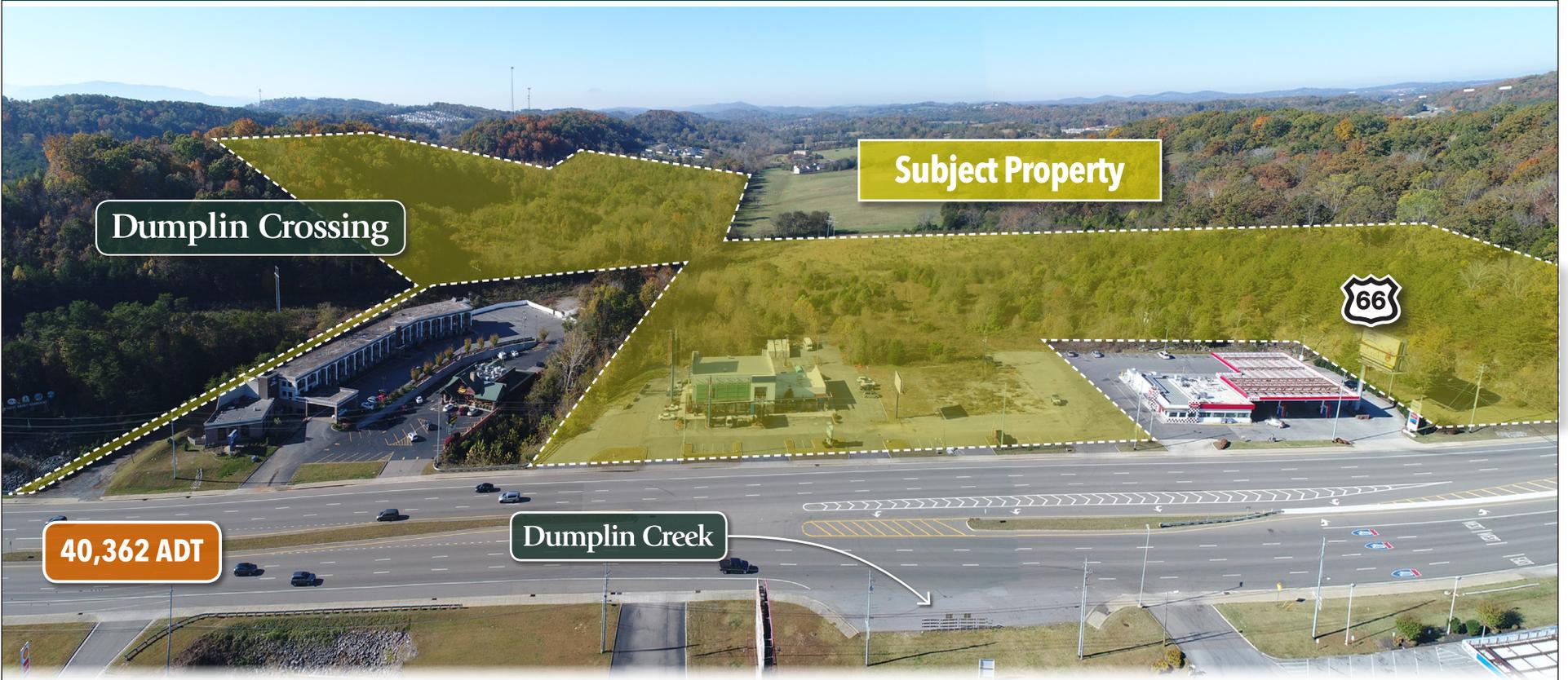


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AVAILABLE

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SUBJECT PROPERTY ACROSS FROM DUMPLIN CREEK ENTRY CONCEPT



Gatlinburg

Pigeon Forge

Sevierville



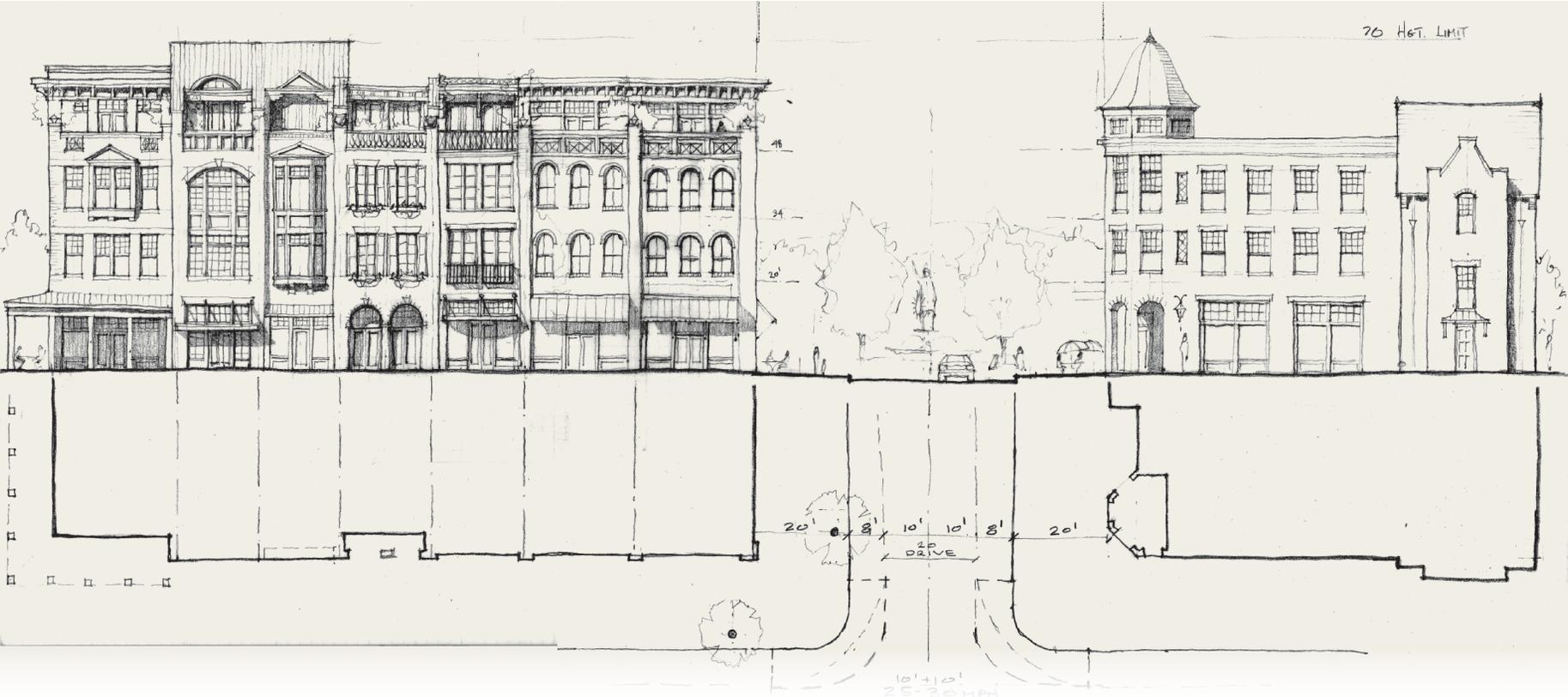
Dumplin Crossing

Dumplin Creek



DUMPLIN CREEK CONCEPTUAL RETAIL ELEVATIONS





DUMPLIN CREEK CONCEPT PLAN AND RETAIL ELEVATIONS



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

Watch Our Movie



Sevier County Data

 A screenshot of a table titled "Number and Type of Business" showing business types and their total sales in 2016. A large orange play button icon is overlaid on the table.

Business Type	Per.	Total Sales 2016
Amusements		\$ 20,610,27
Retail Business		\$ 1,313,986.5
Eatery		\$ 174,838.82
Lodging		\$ 107,665.54