



Wide-angle northwest view of the site with Pigeon Forge in the distance.

Premier Mountain Resort Development Tract

340.4 Acres | Parkway | Pigeon Forge, TN 37863

PROPERTY HIGHLIGHTS

- 340 +/- Acre Assemblage of Numerous Tracts Under One New Tax Parcel
- Rezoned C-4 Commercial Planned Unit Development

AVAILABLE

A 2008/2009 preliminary development plan envisioned 1,500 residential units, a 95,000 SF resort commercial village space; a manmade lake and sites with 360 degree views



Keith Widmer

865-777-0000 Office

keithwidmer@sigreusa.com

Ed Thompson

865-777-0000 Office

edthompson@sigreusa.com

11470 PARKSIDE DRIVE | SUITE 300 | KNOXVILLE, TN 37934

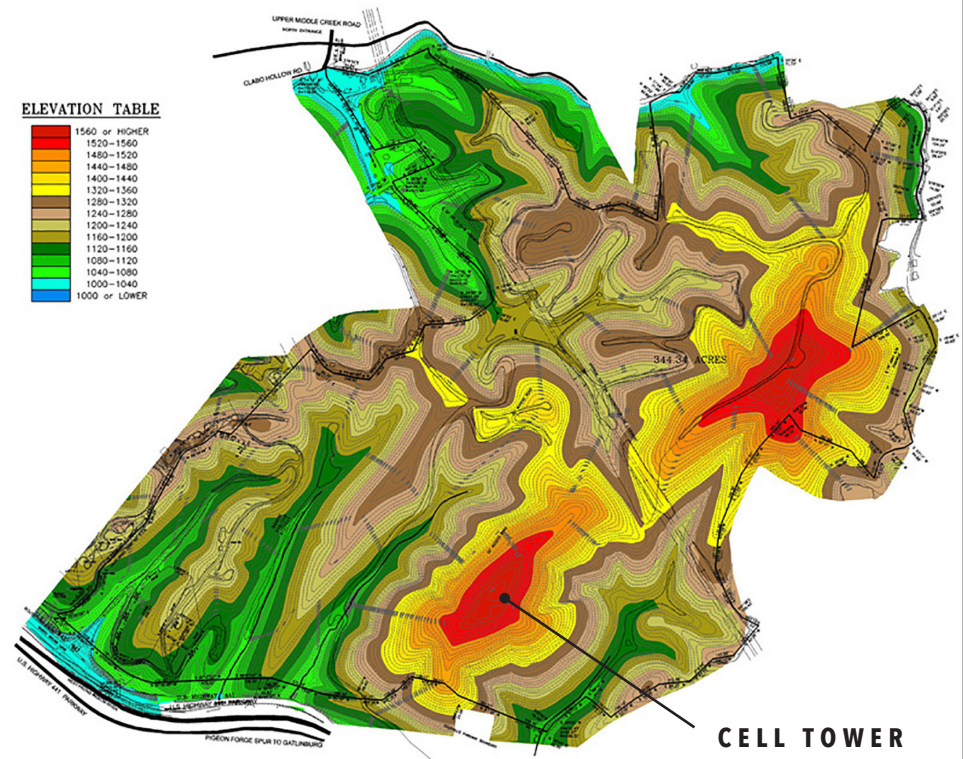
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Wide-angle southeast view of the site and Mount LeConte.

PROPERTY OVERVIEW

- The property consists of 340 acres of mountainous land with several ridges offering excellent views of Mt. LeConte and surrounding ranges. The land offers two primary points of access - off the Parkway (US 441) or Upper Middle Creek Road.
- Existing structures are deemed to have minimal economic value. A small area of 0.25 acres, along with access, is leased for a cellular transmission tower.
- The property was annexed into the City of Pigeon Forge in 2008 - 2009, and was rezoned to C-4 - Planned Unit Commercial District.
- In exchange for the previous owner's proposed development scheme, the City had agreed several years ago to grant two (2) water tank sites on the property. As part of the overall development, the City granted, or would require of the owners, the following:
 1. Four lane connector road between Highway 441 through the property to Upper Middle Creek Road
 2. Right to acquire 500 sewer taps over a two-year time period
 3. 75 acres to be dedicated as "green space"
- It is not known whether the city's agreement with the previous owners will still be offered to a new owner.





MARKET OVERVIEW

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 12 million annual visitors. Total revenues are over \$3 Billion Dollars.

PIGEON FORGE

Home to Dollywood Amusement Park, Dollywood Splash Country, Dixie Stampede, 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 2017 Gross Receipts for the City of Pigeon Forge were approximately \$1.3 Billion Dollars.

GATLINBURG

Gatlinburg serves as the Gateway to the Great Smoky Mountains National Park. The City of Gatlinburg gross tourism receipts are in excess of \$489 million. The recent opening of Rocky Top Sports World has already exceeded the gross revenue predicted.

OTHER

The Great Smoky Mountains National Park is the most visited National Park in the country with over 11 million visitors in 2017 and over 3.5 million entering through the Gatlinburg Entrance.



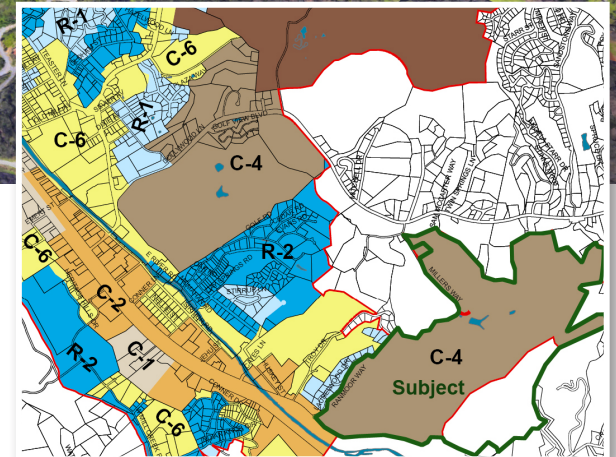
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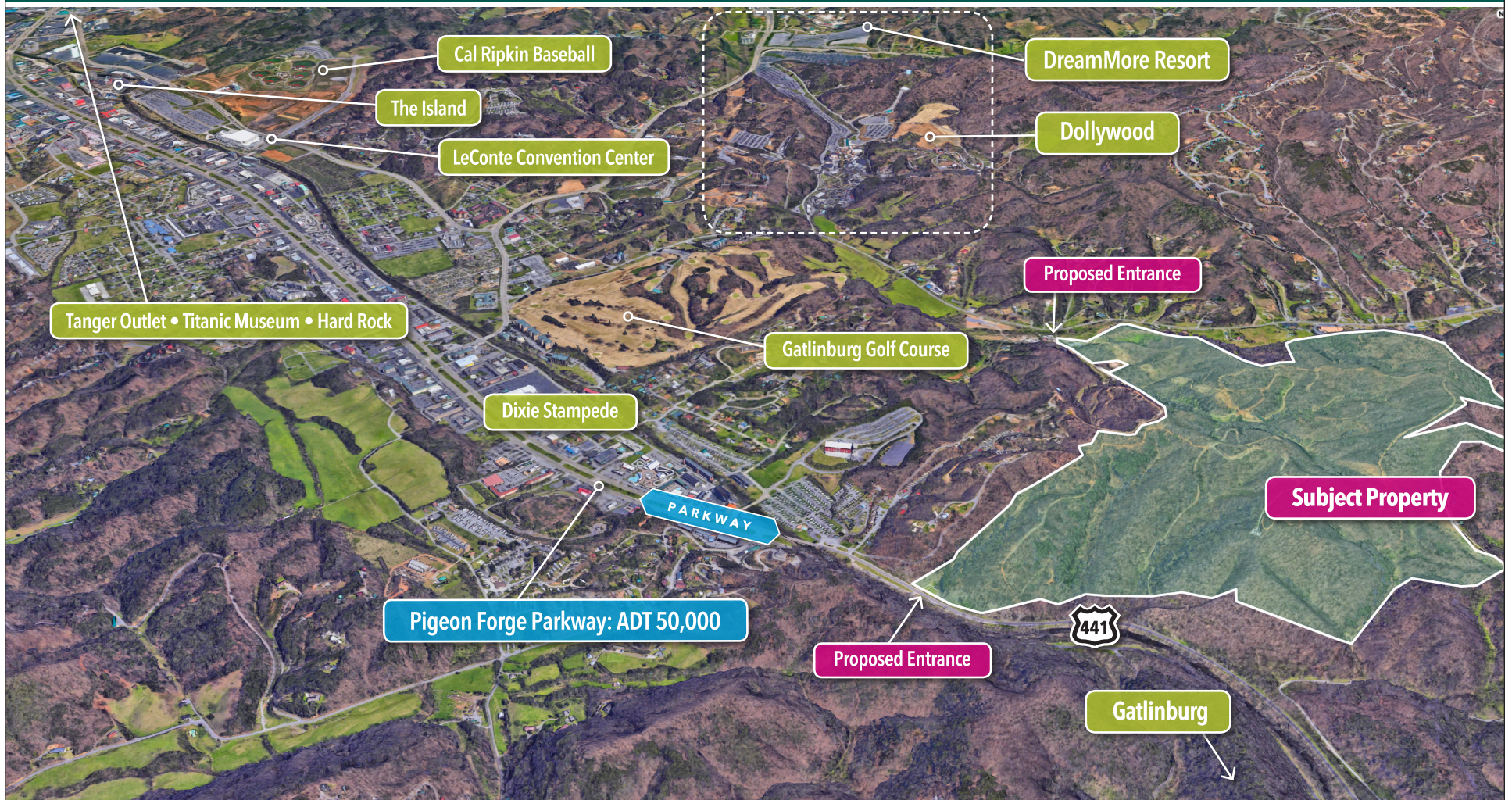
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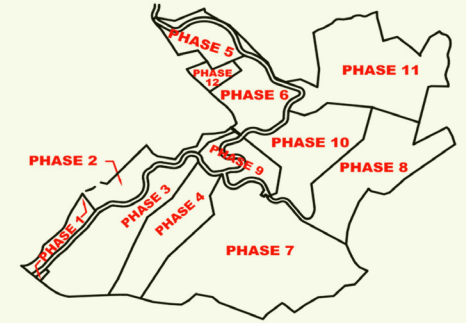
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AREA	Ac.	ZONE	PROPOSED USE	PROPOSED DENSITY
PHASE 1	6.40	C4	WELCOME CENTER	1,200 SQ. FT. COMMERCIAL SPACE
PHASE 2	11.47	C4	SINGLE-FAMILY RESIDENTIAL / RESORT	23 SINGLE-FAMILY UNITS
PHASE 3	40.77	C4	SINGLE-FAMILY RESIDENTIAL / RESORT	63 SINGLE-FAMILY UNITS
PHASE 4	25.94	C4	SINGLE-FAMILY RESIDENTIAL / RESORT	50 SINGLE-FAMILY UNITS
PHASE 5	13.53	C4	MULTI-FAMILY / EMPLOYEE HOUSING	144 MULTI-FAMILY/EMPLOYEE UNITS
PHASE 6	17.75	C4	MULTI-FAMILY / EMPLOYEE HOUSING	112 MULTI-FAMILY/EMPLOYEE UNITS
PHASE 7	81.89	C4	HIGH END RESORT / HOTEL	192 MULTI-FAMILY UNITS
PHASE 8	38.23	C4	HIGH END RESORT / HOTEL	204 MULTI-FAMILY UNITS
PHASE 9	12.06	C4	HIGH END RESORT / HOTEL	128 MULTI-FAMILY UNITS
PHASE 10	32.51	C4	AMENITY CORE AREA	72,262 SQ. FT. COMMERCIAL SPACE 60 MULTI-FAMILY UNITS
PHASE 11	50.15	C4	SINGLE-FAMILY RESIDENTIAL / RESORT	60 SINGLE-FAMILY UNITS
PHASE 12	4.13	C4	MAINTENANCE/LAUNDRY SUPPORT FACILITY	23,244 SQ. FT. COMMERCIAL SPACE

TOTAL # RESORT DWELLING UNITS= 780
 TOTAL # EMPLOYEE HOUSING UNITS= 256
 TOTAL SQ.FT. COMMERCIAL= 96,706



Development Concept



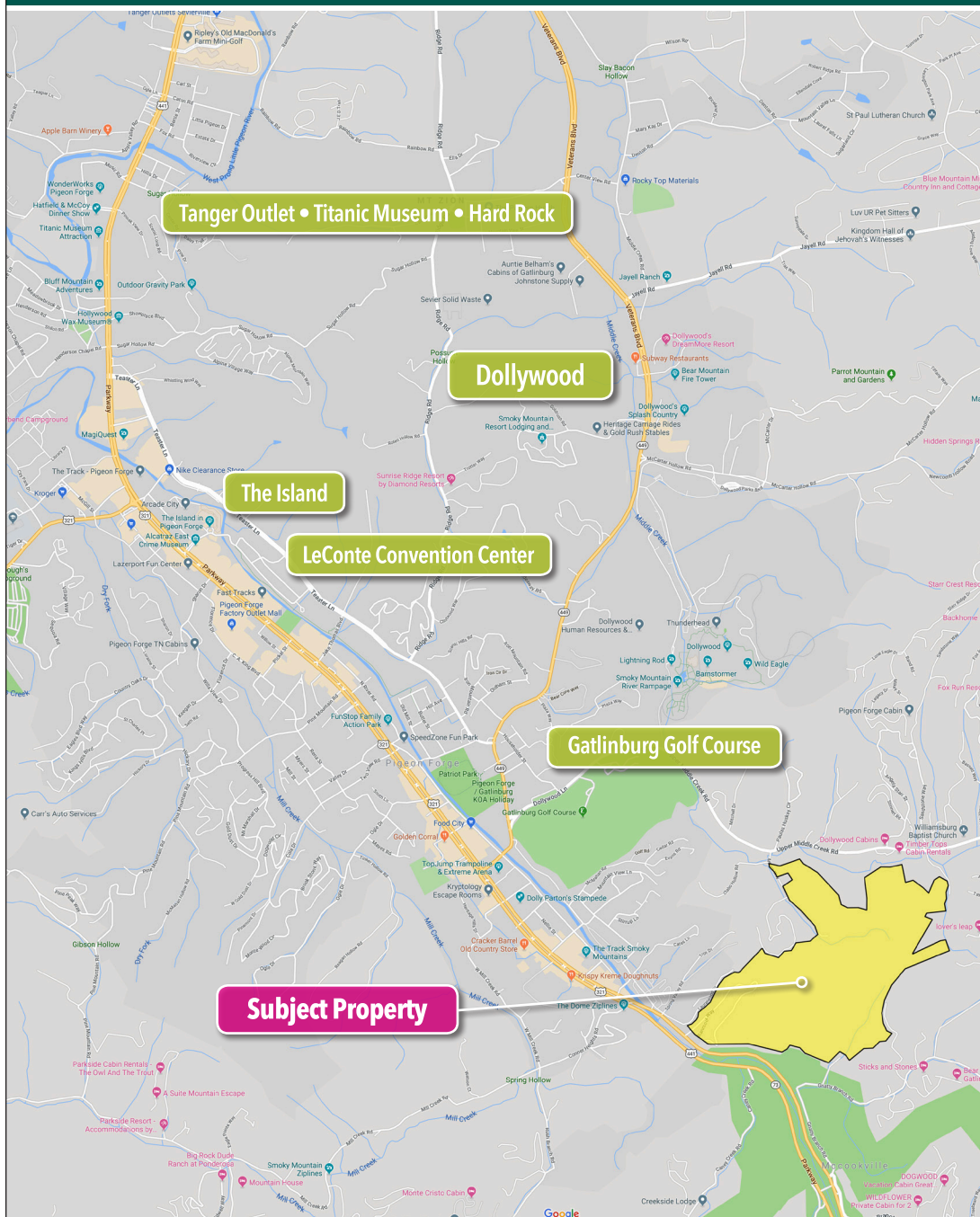
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- 11M+ annual visitors to area
- Pigeon Forge is one of the most popular family destinations in the country and is within a one day drive for two-thirds of the population of the United States.
- Pigeon Forge is home to Dollywood, multiple theaters, amusements, shopping (including Tanger Outlets) and restaurants. The area has over 40,000 hotel rooms and overnite rentals.

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