

W E L C O M E T O

DUMPLIN CREEK

Exit 407 Gateway to the Great Smoky Mountains

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

PROUDLY OFFERED BY

SIG
REAL ESTATE

Dumplin Creek is a 198 acre commercial retail development located at Tennessee’s most traveled Interstate interchange, I-40 at State Route 66 in Sevierville, Tennessee.

Dumplin Creek 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.

With a quickly-growing local population, Dumplin Creek is positioned to become a booming Regional Shopping destination for tourists and locals alike. This is truly a unique property at a unique location.

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

Population

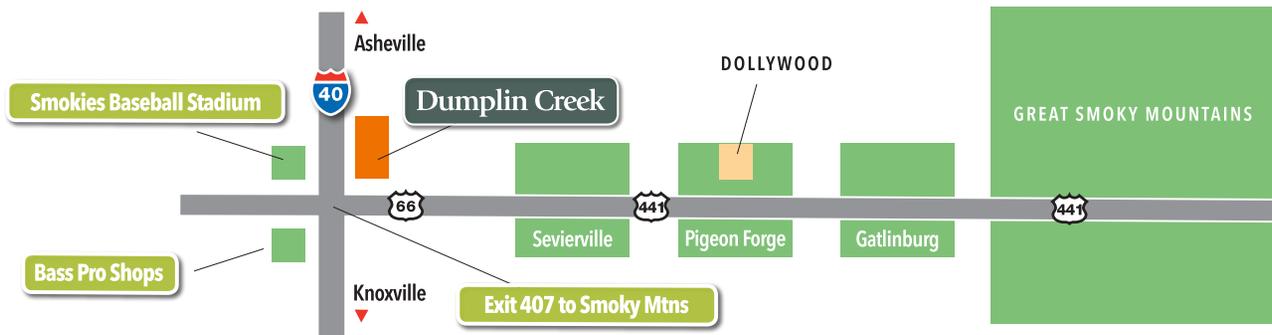
(within 30 minute drive)
361,500

75 % Complete

1 million cubic yards left to move; roads and utilities to install

Infrastructure

All utilities are available with sufficient capacity Interstate access via State Route 66

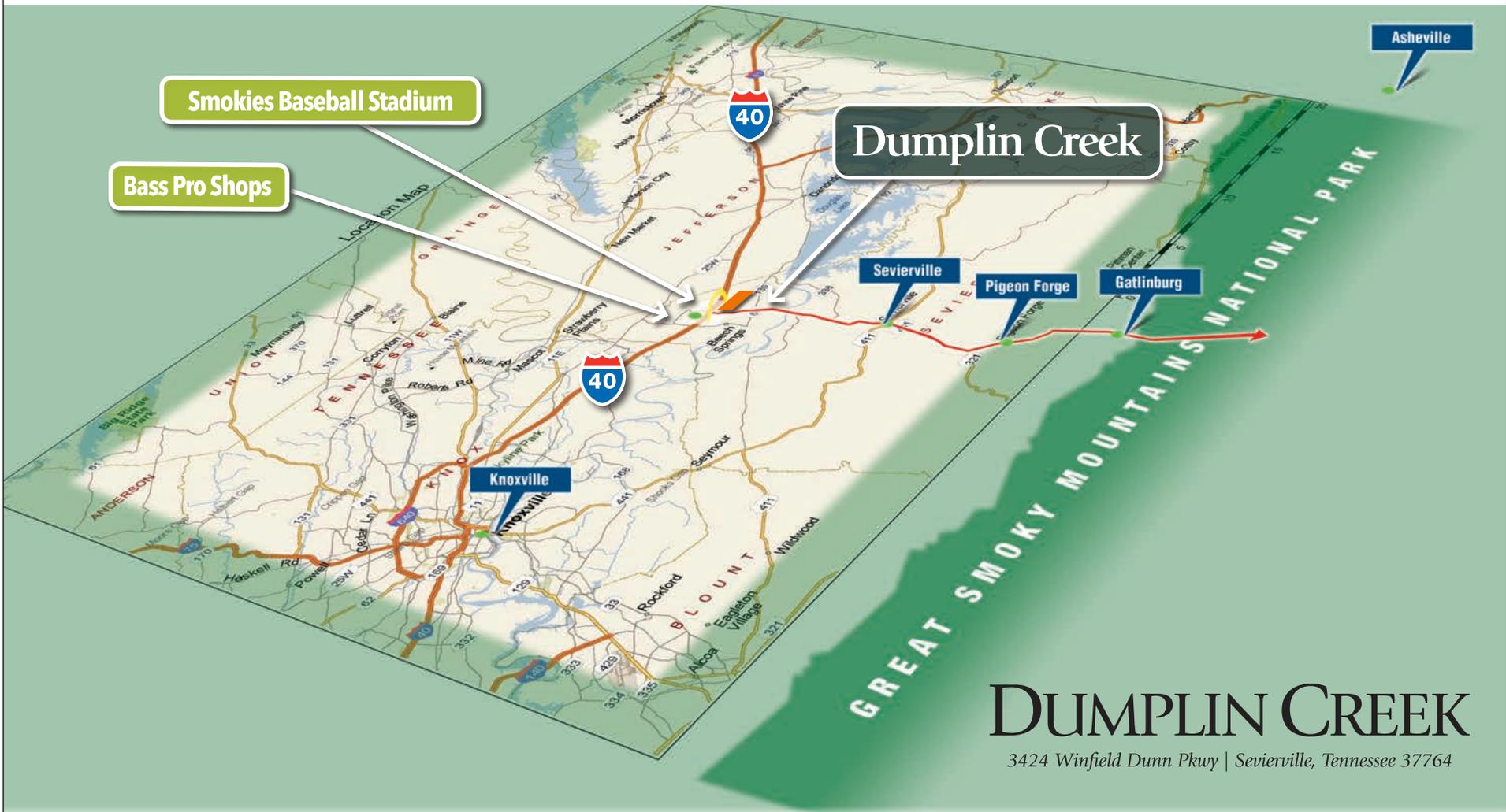


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DUMPLIN CREEK

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- 198 acre partially graded retail development site.
- 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.

Smoky Mountains

Gatlinburg

Pigeon Forge

Sevierville

Dumplin Creek



Smokies Baseball Stadium

Bass Pro Shops

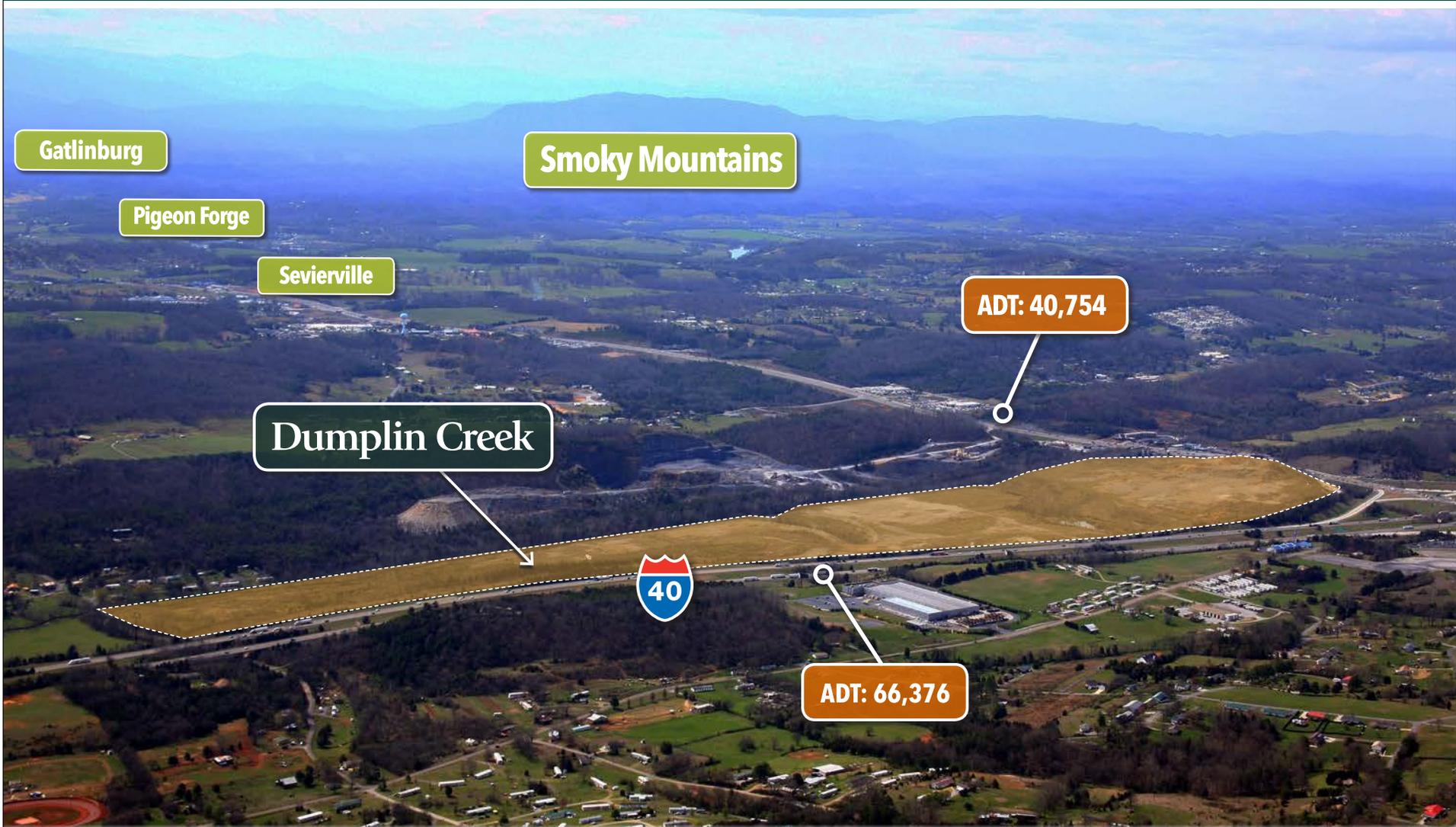


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ADT: 40,754

To Knoxville



Bass Pro Shops

Smokies Baseball Stadium

Dumplin Creek

To Asheville

ADT: 66,376



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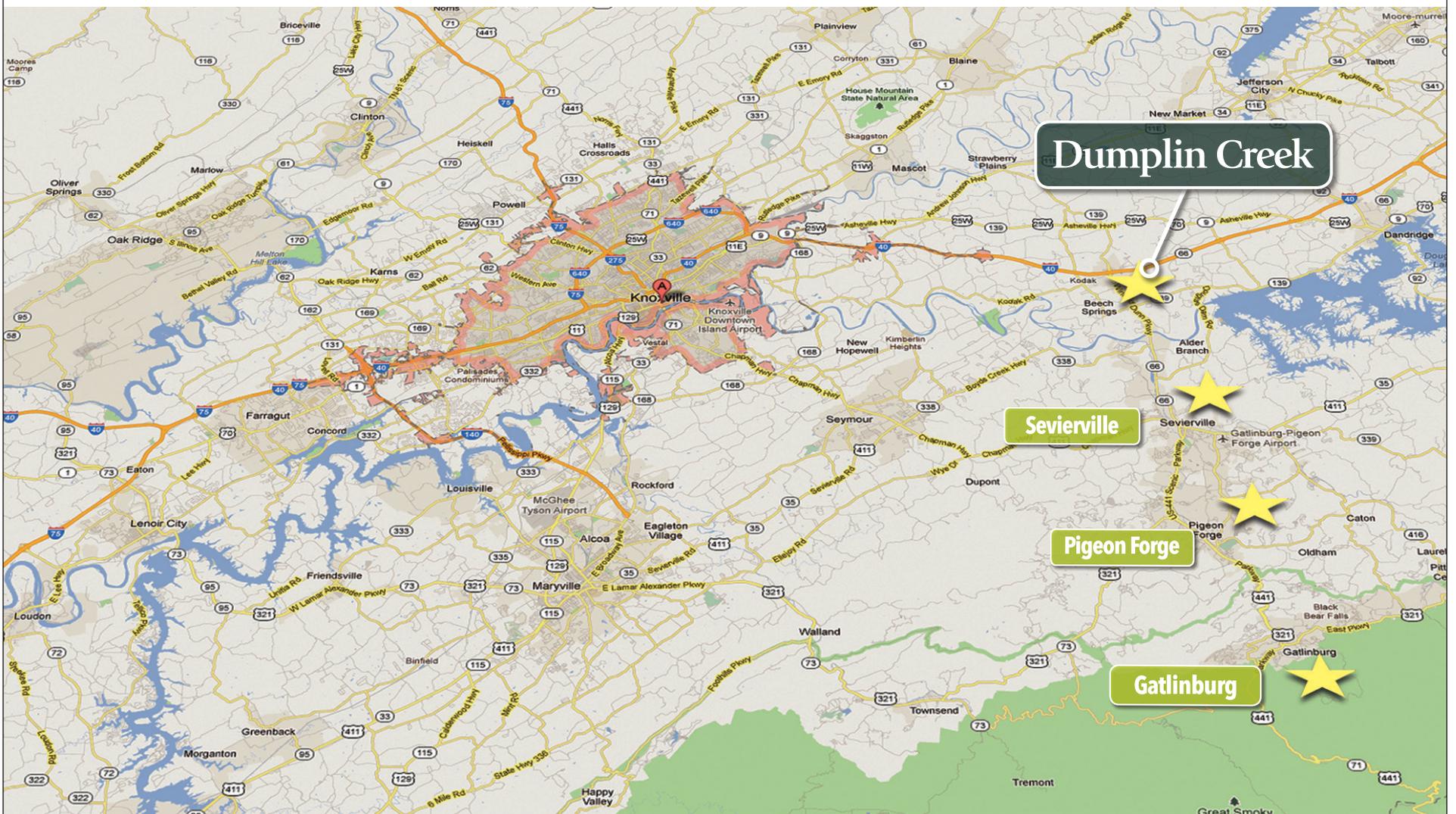


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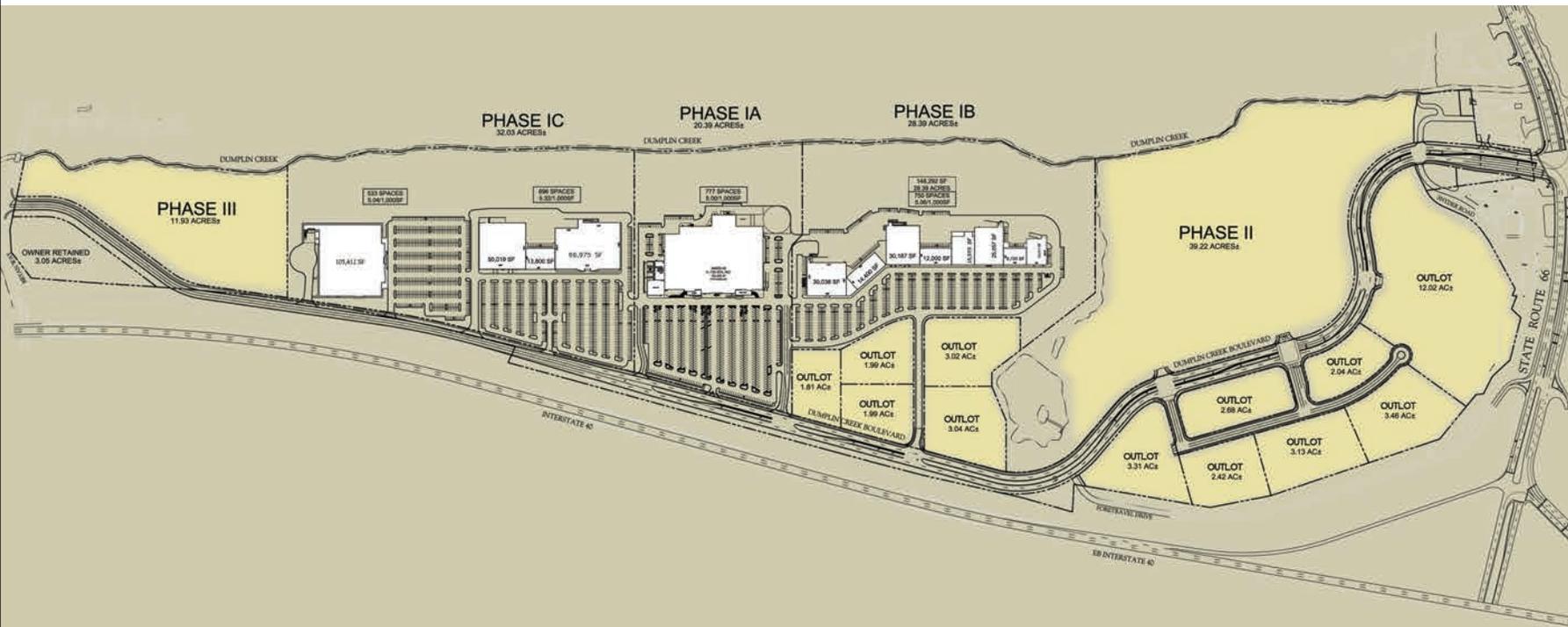


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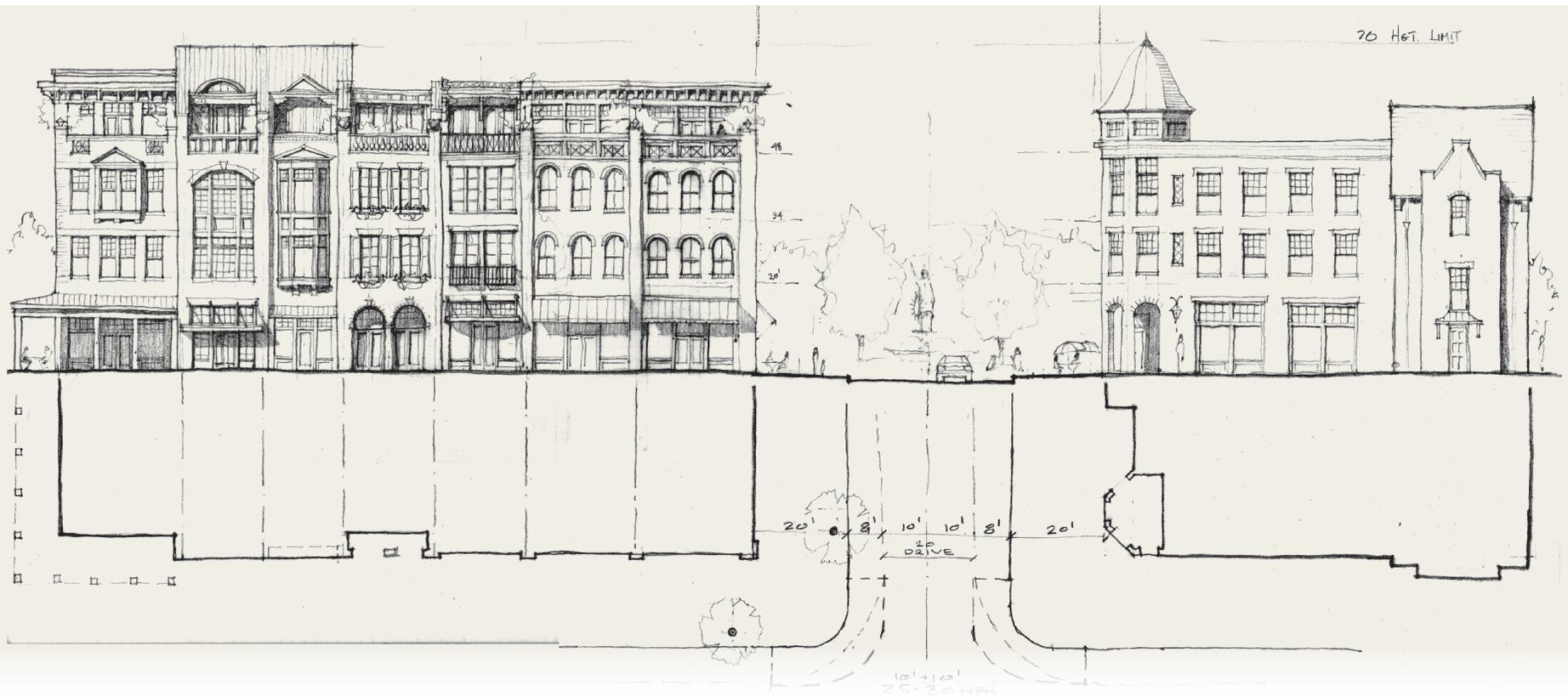
DUMPLIN CREEK CONCEPTUAL SITE PLAN AND ENTRANCE





DUPLIN CREEK CONCEPTUAL SITE PLAN AND RETAIL ELEVATIONS





DUMPLIN CREEK CONCEPTUAL 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 table titled "Number and Type of Business" with a play button overlay. The table lists business types and their total sales in 2016.

Business Type	Per.	Total Sales 2016
Amusements	\$	20,610,27
Retail Business	\$	1,313,986.5
Eatery	\$	174,838.87
Lodging	\$	107,665.54