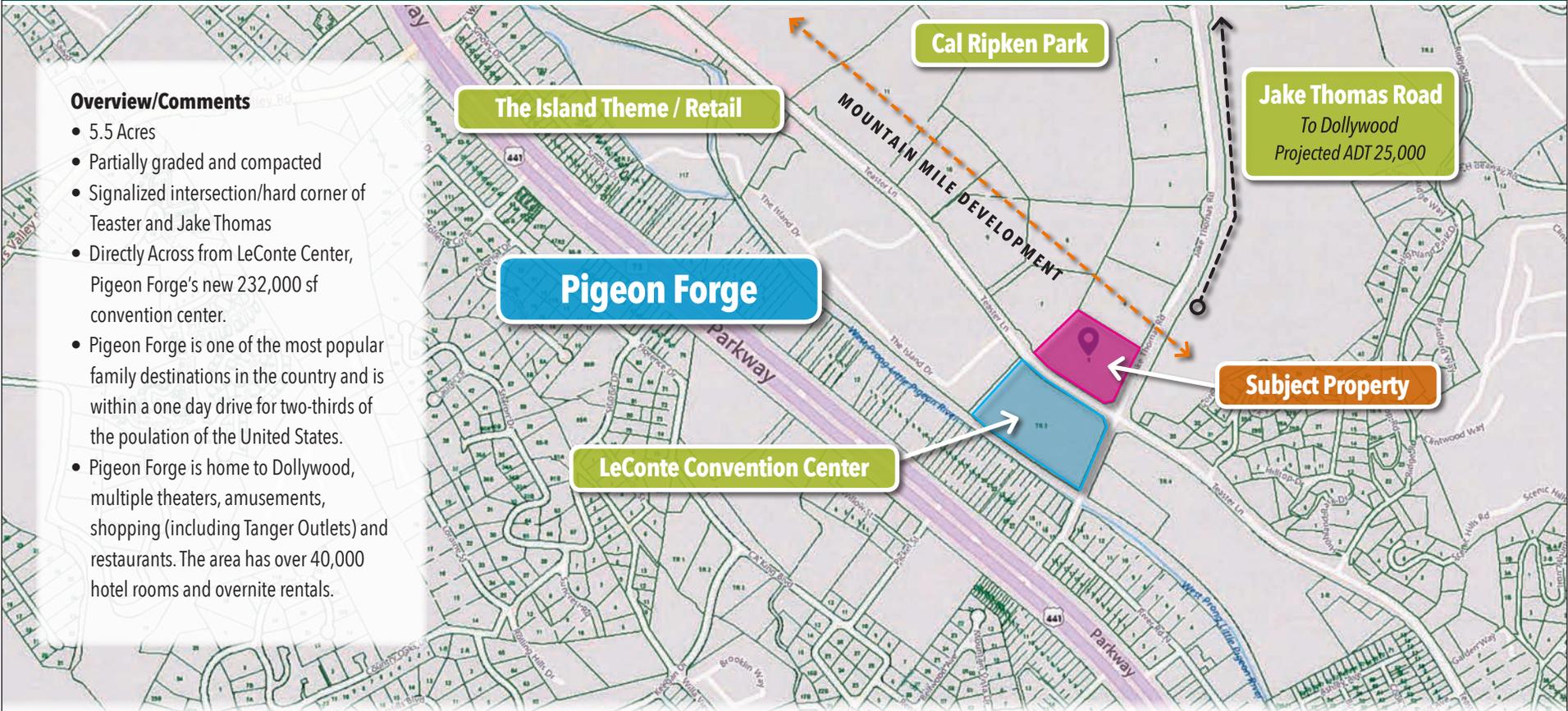


Overview/Comments

- 5.5 Acres
- Partially graded and compacted
- Signalized intersection/hard corner of Teaster and Jake Thomas
- Directly Across from LeConte Center, Pigeon Forge's new 232,000 sf convention center.
- 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.



Mountain Mile Corner Property

Strategically Significant Property on Corner of Teaster and Jake Thomas



MOUNTAINMILEPIGEONFORGE.COM



Contact: Keith Widmer
 865-777-0000 Office
 keithwidmer@sigreusa.com

SIGREUSA.COM
 11470 Parkside Drive | Suite 300
 Knoxville, TN 37934

FOR SALE

5.5 ACRES IN PIGEON FORGE, TN

Mountain Mile Corner Property



Cal Ripken Park

The Island

LeConte Center



Subject Property

Jake Thomas Road
To Dollywood
Projected ADT 25,000

Strategically Significant Property on Corner of Teaster and Jake Thomas



Contact: Keith Widmer
865-777-0000 Office
keithwidmer@sigreusa.com

SIGREUSA.COM
11470 Parkside Drive | Suite 300
Knoxville, TN 37934

FOR SALE

5.5 ACRES IN PIGEON FORGE, TN



Road Extension Under Construction



Contact: Keith Widmer
865-777-0000 Office
keithwidmer@sigreusa.com

SIGREUSA.COM
11470 Parkside Drive | Suite 300
Knoxville, TN 37934

REPORT FROM 2017:

Work continues on the extension of Jake Thomas Road to link Parkway and Veterans Boulevard, public works director Mark Miller said. "We have both ends finished, and now we're ready to connect," he said. Remaining construction should take until about 2020 on the \$30 million project, done in partnership with the state, according to Miller.

SIGREUSA.COM

Mountain Mile Corner Property

PLAY MOVIE



Contact: Keith Widmer
865-777-0000 Office
keithwidmer@sigreusa.com

SIGREUSA.COM
11470 Parkside Drive | Suite 300
Knoxville, TN 37934

FOR SALE

5.5 ACRES IN PIGEON FORGE, TN