



Property Features

- 2.49 acres in 3 parcels available fee-simple
- Desirable location for hotel development
- Easy access to The Island, The Cal Ripken Experience, Dollywood, Dixie Stampede and the Track
- Surrounded by Pigeon Forge's best performing hotels including:
 - The Inn at Christmas Place
 - Marriott Spring Hill Suites
 - Hampton Inn
 - Hilton Garden Inn
 - Hilton Home 2 Suites

Sales Price For All 3 Parcels

\$2,012,766

For more information, contact:

Trey Miller

+1 865 777 3044

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For Sale | 2.49 Acres
Teaster Ln in Pigeon Forge



Listing Price per Parcel

	Acres (approx.)	Total Price
Site 1	2.07	\$1,600,000
Site 2	0.23	\$200,000
Site 3	0.19	\$212,766
TOTAL	2.49	\$2,012,766

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Demographics

	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	788	23,399	56,125
MEDIAN AGE	39.5	38.9	40.6
MEDIAN AGE (MALE)	42.5	37.7	39.6
MEDIAN AGE (FEMALE)	38.0	41.5	42.5
Households & Income			
TOTAL HOUSEHOLDS	319	10,387	25,195
# OF PERSONS PER HH	2.5	2.3	2.2
AVERAGE HH INCOME	\$47,123	\$51,181	\$50,934
AVERAGE HOUSE VALUE	\$202,865	\$220,115	\$217,138