



**GREENBRIER**  
real estate advisors

# Land For Sale ~ Pigeon Forge

**1.47 +/- Acres**

**107 Appalachia Drive (Parkway Frontage)**

**Pigeon Forge, TN 37836**

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## Property Details

Name	Land For Sale ~ Pigeon Forge
Address	107 Appalachia Drive (Parkway Frontage) Pigeon Forge, TN 37836
Lot Size	1.47 +/- Acres
Sale Price	See Agent for details

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	1,173	12,891	28,525
Average Household Income	\$57,371	\$53,966	\$56,375

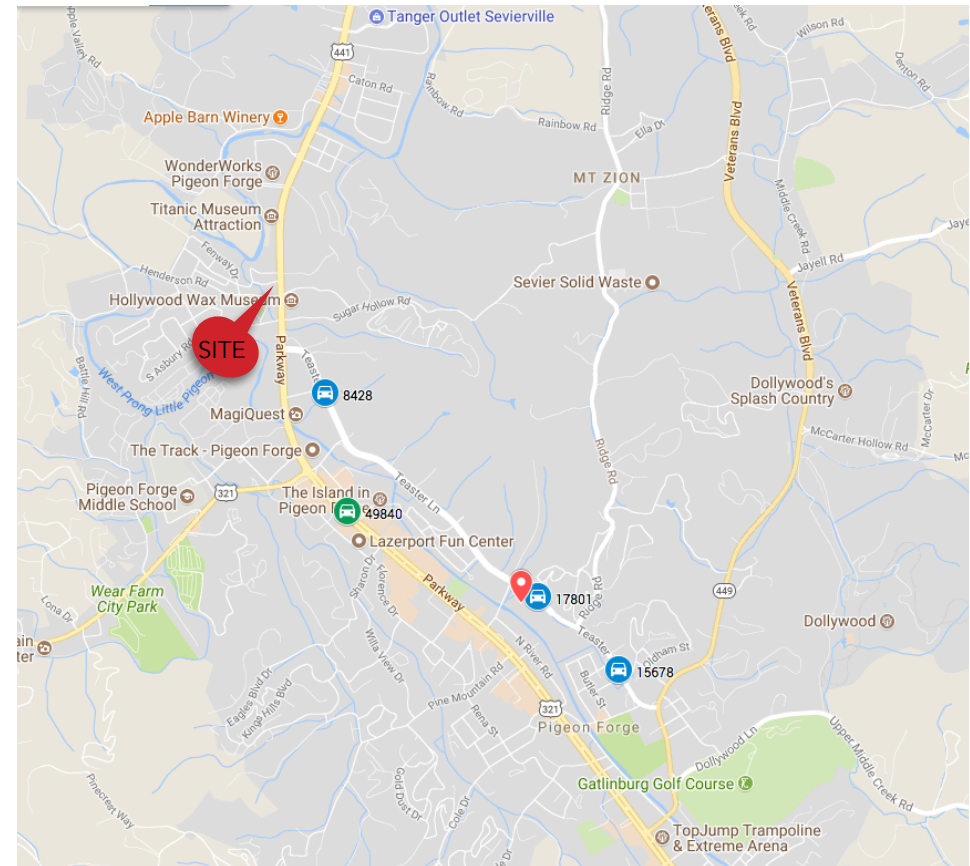
## Market Overview

- Land Parcel Available on the Parkway adjacent to Sonic
- Located in the heart of Pigeon Forge en route to the Great Smoky Mountain National Park
- Excellent traffic counts
- Rare fee simple opportunity in Pigeon Forge

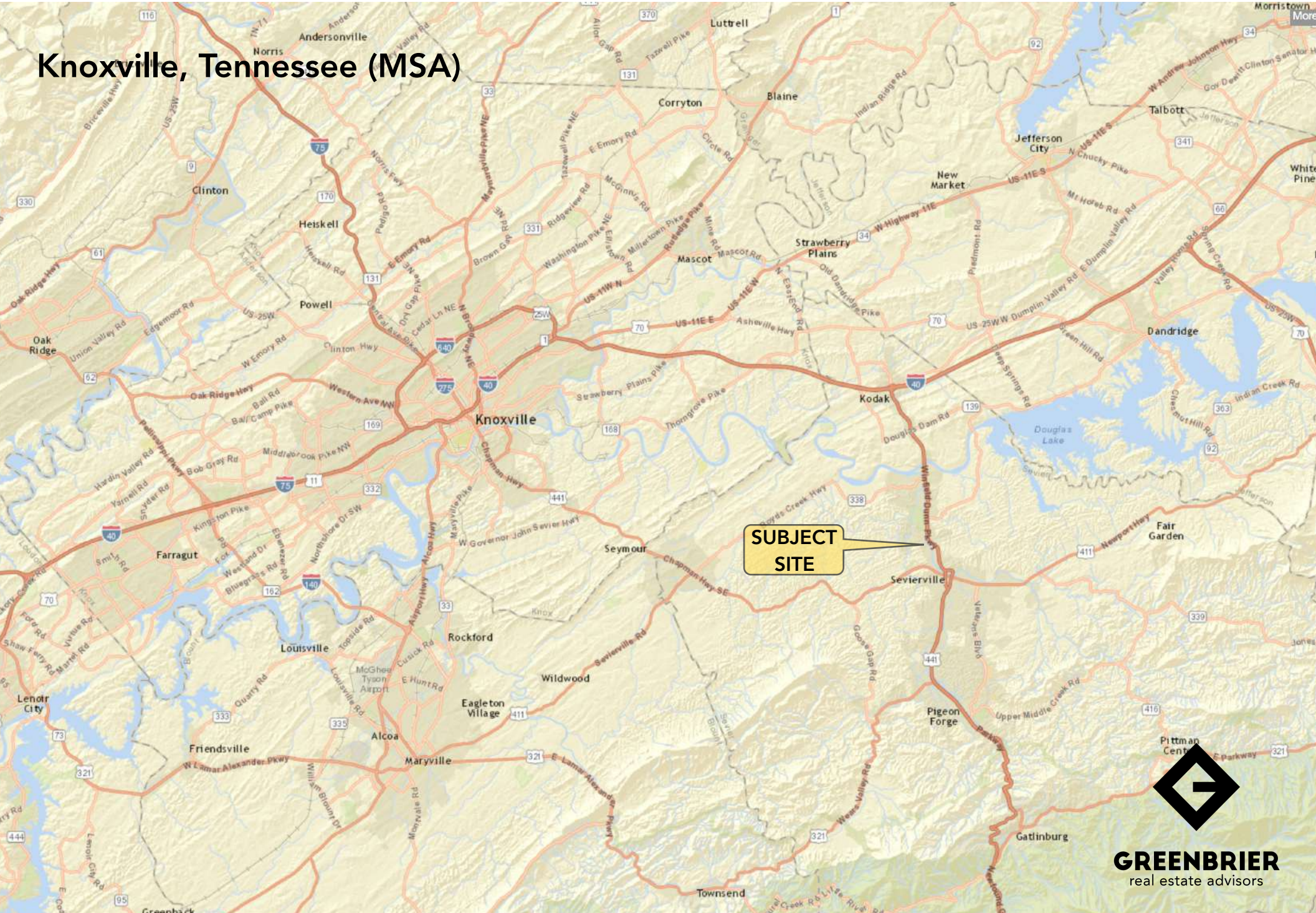
## Traffic Counts

Appalachia Drive	N/A
Parkway	49,840 ADT

## Map

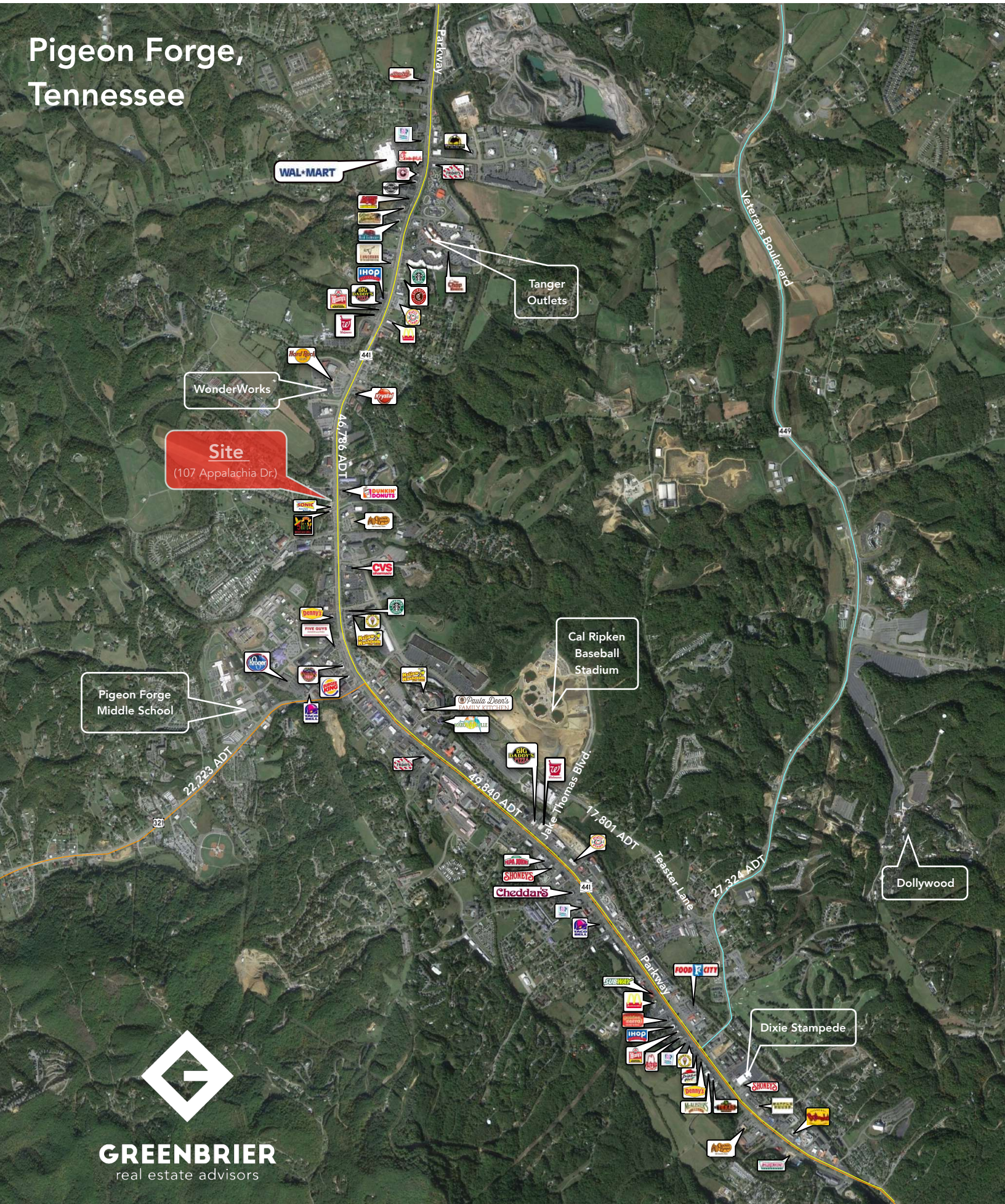


# Knoxville, Tennessee (MSA)





# Pigeon Forge, Tennessee



**Site**  
(107 Appalachia Dr.)

Pigeon Forge Middle School

Cal Ripken Baseball Stadium

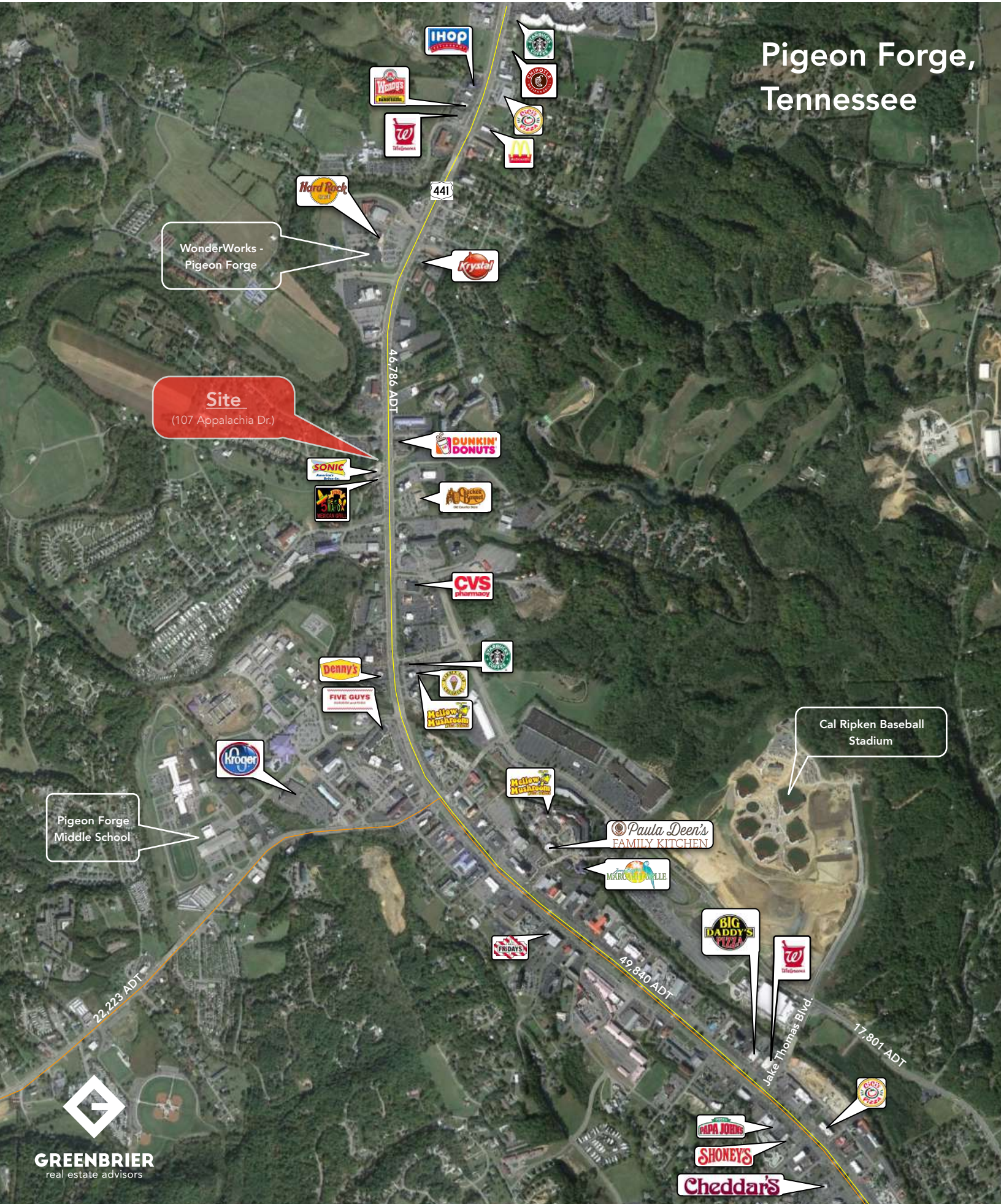
Dollywood

Dixie Stampede





# Pigeon Forge, Tennessee



WonderWorks - Pigeon Forge

**Site**  
(107 Appalachia Dr.)

Pigeon Forge Middle School

Cal Ripken Baseball Stadium

Paula Deen's FAMILY KITCHEN



Cheddar's

Pigeon Forge,  
Tennessee

 Howard Johnson

 ROCKY TOP  
WINE TRAIL

 BLUFF MOUNTAIN  
ADVENTURES

 Tennessee  
State Bank

Sunset Drive

Appalachia Drive

**Site**  
(107 Appalachia Dr.)  
1.47 +/- Acres

 SONIC  
America's Drive-In

 MESA  
MEXICAN GRILL

 MUSIC ROAD  
RESORT

 Holiday Inn  
Express

Henderson Chapel Road

441

Parkway

46,786 ADT

 RAMADA

Plaza Drive

 DUNKIN'  
DONUTS

Showplace Boulevard

 COUNTRY INN & SUITES  
Live. Local. Love.

 CASTLE OF  
CHAOS

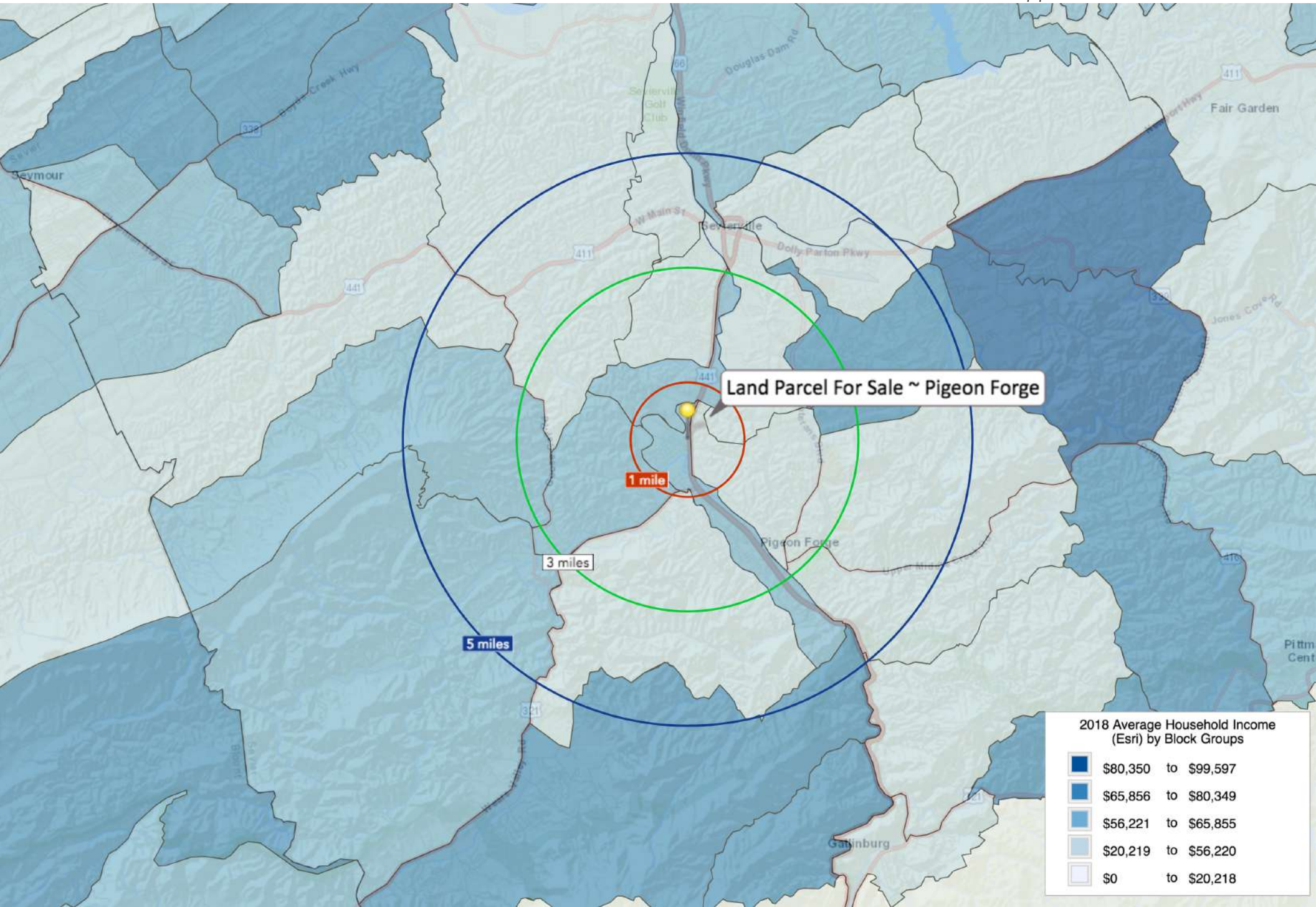
 Hollywood  
WAX MUSEUM  
ENTERTAINMENT CENTER  
PIGEON FORGE

 Hooker  
Buffet  
100 Country Store

Sugar Hollow Road

 WOOD GRILL  
BUFFET







(5 Mile Radius)

## KEY FACTS

28,525  
Population

40.2  
Median Age

2.5  
Average Household Size

\$38,993  
Median Household Income

## EDUCATION

17%  
No High School Diploma

38%  
High School Graduate

26%  
Some College

19%  
Bachelor's/Grad/Prof Degree

2017 Daytime Population	
2017 Total Daytime Population	43,636
2017 Daytime Population: Workers	31,295
2017 Daytime Population: Residents	12,341

## BUSINESS

2,558  
Total Businesses

30,983  
Total Employees

## Total Retail Sales



\$1,318,330,478

Total Retail Sales

## EMPLOYMENT

48%  
White Collar

20%  
Blue Collar

32%  
Services

2.5%  
Unemployment Rate

107 Appalachia Dr, Pigeon Forge, Tennessee, 37863

## Average Household Income



\$56,375

2017 Average Household Income

## ANNUAL HOUSEHOLD SPENDING

\$1,479  
Apparel & Services

\$3,510  
Groceries

\$115  
Computers & Hardware

\$4,018  
Health Care

\$2,419  
Eating Out

