



GREENBRIER
real estate advisors

Retail Land for Sale

Pigeon Forge

Henderson Chapel Road ~ Pigeon Forge, TN 37863

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GREENBRIER
real estate advisors

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Property Details

Name	Retail Land For Sale ~ Pigeon Forge
Address	Henderson Chapel Road Pigeon Forge, TN 37863
Lot Size	1.38 Acres +/-
Sale Price	See Agent for details

Demographic Snapshot *2024 Data

	1 Mile	3 Mile	5 Mile
Population	1,275	12,788	29,384
Average Household Income	\$71,481	\$72,320	\$80,385

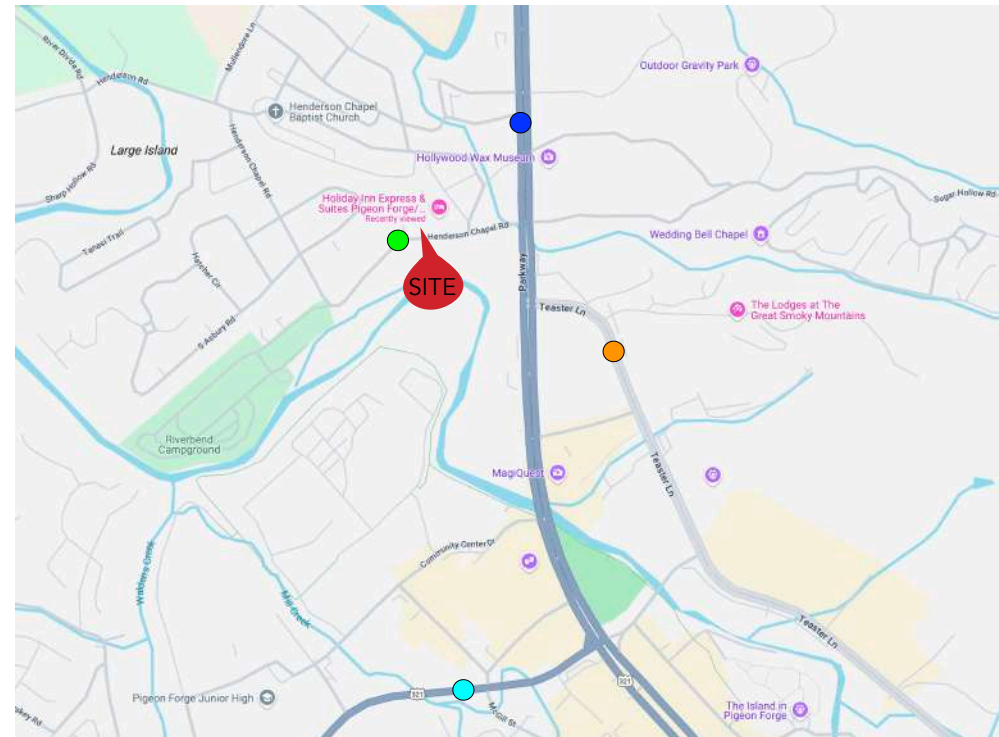
Market Overview

- Retail Land Available for Sale in the heart of Pigeon Forge, TN on Henderson Chapel Road, just off the Parkway
- Excellent location with nearby attractions including: Dollywood, The Great Smoky Mountain National Park, The Ripken Experience Baseball Complex and the LeConte Center at Pigeon Forge

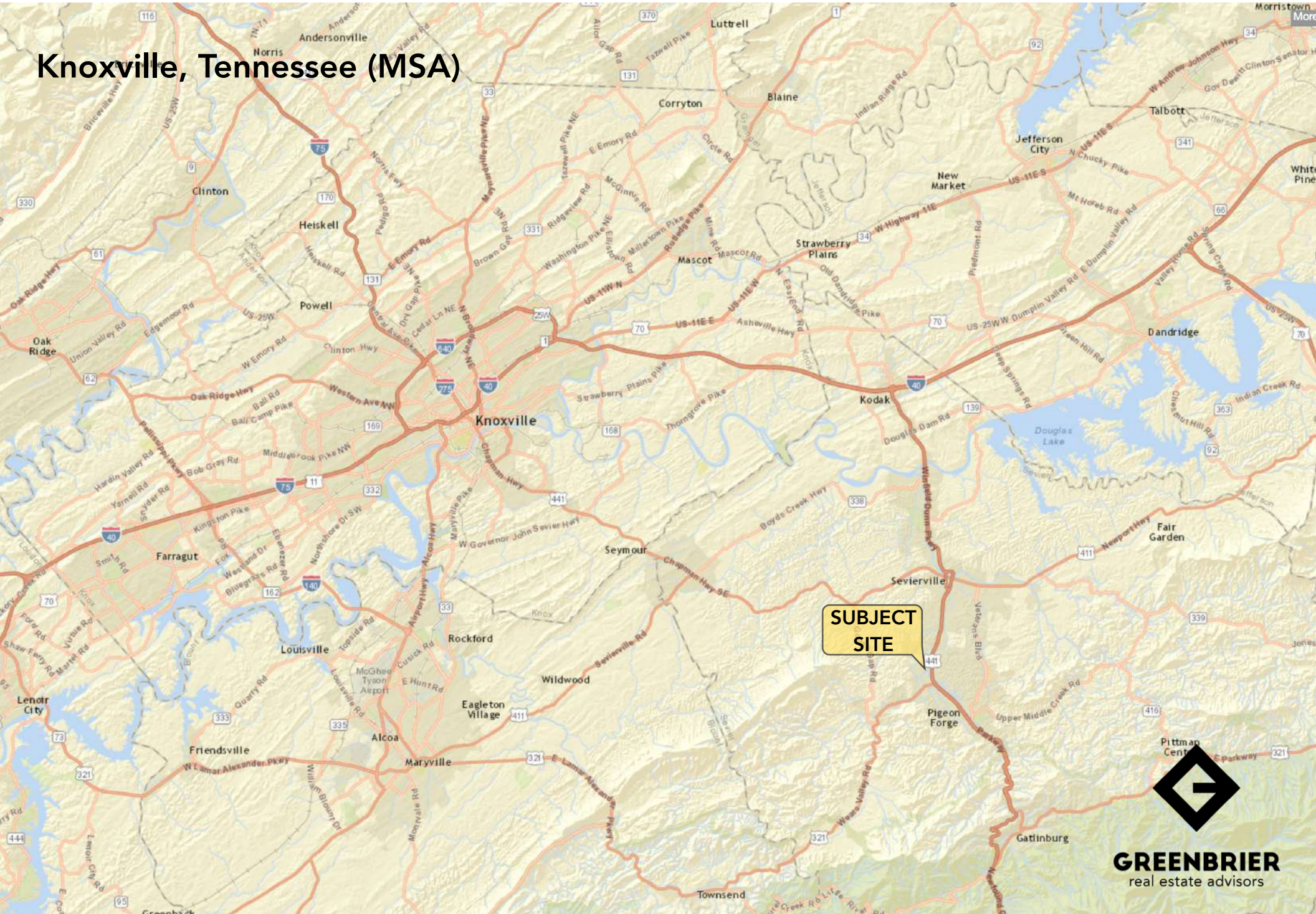
Traffic Counts *2024 Data

Henderson Chapel Road	Unrecorded	●
Parkway	55,646 ADT	●
Teaster Lane	16,308 ADT	●
Highway 321	25,879 ADT	●

Map



Knoxville, Tennessee (MSA)



Pigeon Forge, Tennessee

Site
Henderson Chapel Road
(1.38 Acres +/-)

Pigeon Forge High School

Cal Ripken Baseball Stadium

LeConte Center at Pigeon Forge

Tanger Outlets

WonderWorks





Site
Henderson Chapel Road
(1.38 Acres +/-)

New Jake Thomas Road connecting
Veterans Blvd. to Parkway
(opened 2024)

Auntie
Belham's
Cabin Rentals

Evergreen
Vacation
Properties

Johnstone Supply

Jayell Ranch
Adventure Park

Pigeon Forge
High School

Cal Ripken
Baseball
Stadium

LeConte
Center at
Pigeon Forge

Pigeon Forge,
Tennessee

Pigeon Forge,
Tennessee

Site
Henderson Chapel Road
(1.38 Acres +/-)



Pigeon Forge High School

Music Road Resort

Music Road Resort

EconoLodge

Christmas Place

PUCKETT'S RESTAURANT

FIVE GUYS

Carino's

BULLFISH

Starbucks

Yellow's Nutroom

CVS pharmacy

Carino's

BULLFISH

Starbucks

Yellow's Nutroom

FAIRFIELD

Hilton

Hampton Inn

COFFEE ARMORY

REI

Pigeon Forge, TN
(Henderson Chapel Road)

Site
Henderson Chapel Road
(1.38 Acres +/-)

 MUSIC ROAD
RESORT

 Holiday Inn
Express

 DUNCANS
CLOTHING

 Hollywood
WAX MUSEUM
ENTERTAINMENT CENTER
PIGEON FORGE

 Crocker
Barrel
Old Country Store

441

55,646 ADT *24

Sugar Hollow Road

Henderson Chapel Road

 Sunliner
DINER

 The GRAND
MAJESTIC
Theater

 WOOD GRILL
BOUFE

 BIBLICAL TIMES
Dinner Theater

 MUSIC ROAD
RESORT

 River
Bend
Inn

Parkway

Teaster Lane

 CVS
pharmacy



Site
Henderson Chapel Road
(1.38 Acres +/-)

Asbury Rd

Shiloh Memorial Cemetery

Shiloh Memorial Cemetery

Holiday Inn Express
308

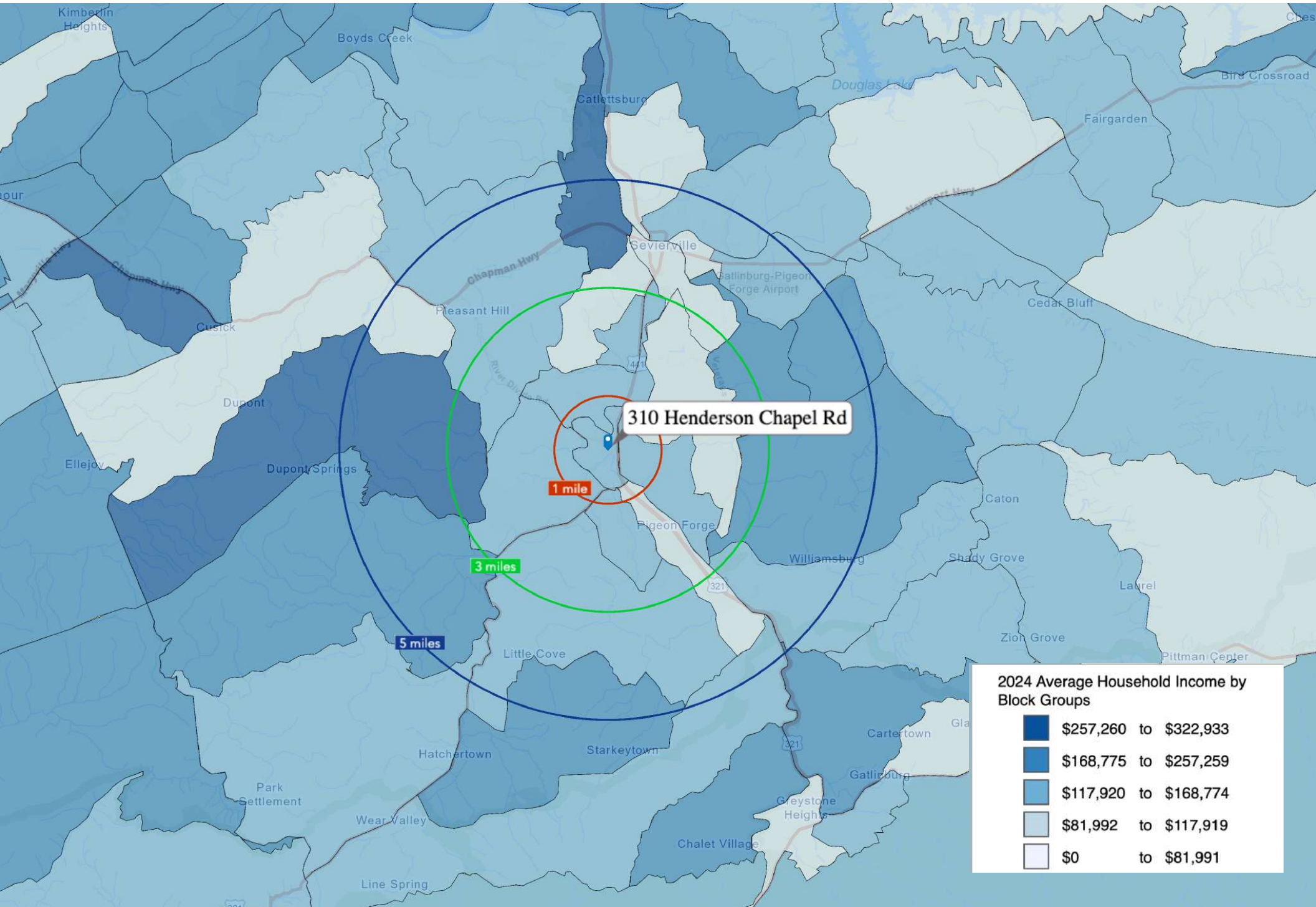
422
21

Music Road Inn
314






Music Road Hotel
181R

Henderson Chapel Rd

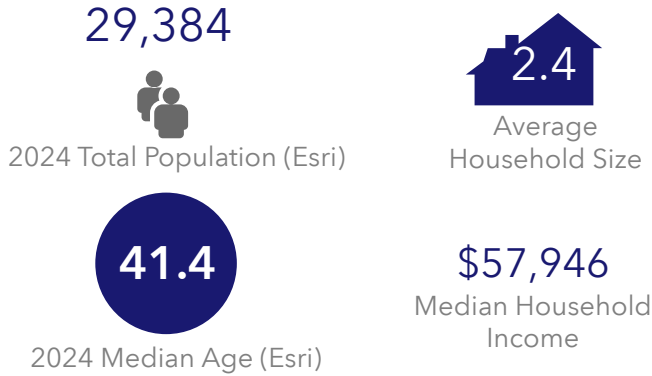
Henderson Chapel Rd



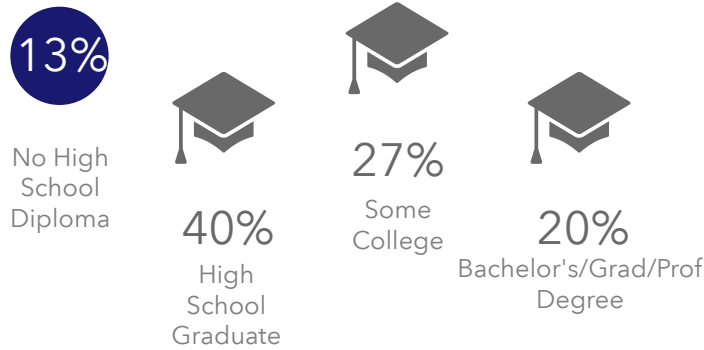
2024 Average Household Income by Block Groups

	\$257,260 to \$322,933
	\$168,775 to \$257,259
	\$117,920 to \$168,774
	\$81,992 to \$117,919
	\$0 to \$81,991

KEY FACTS

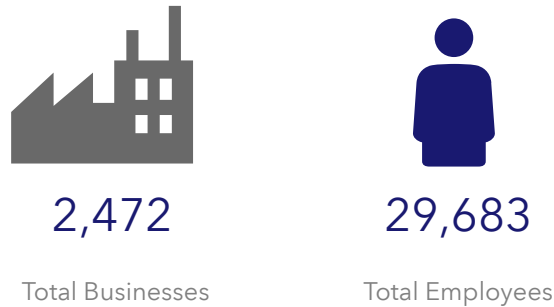


EDUCATION

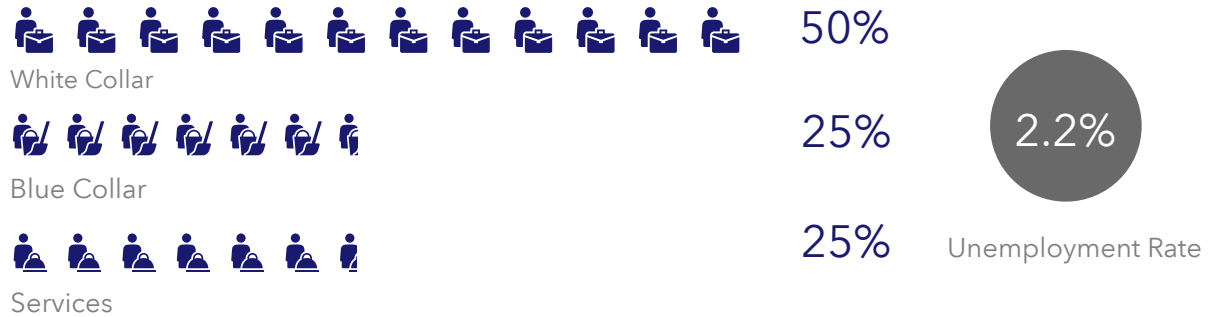


2024 Daytime Population	
2024 Total Daytime Population	45,184
2024 Daytime Population: Workers	30,436
2024 Daytime Population: Residents	14,748

BUSINESS



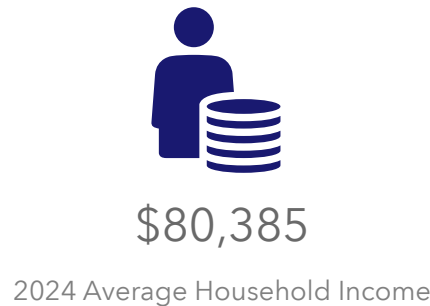
EMPLOYMENT



310 Henderson Chapel Rd, Pigeon Forge, Tennessee, 37863



Average Household Income



Total Retail Sales

