

ALL FIELDS DETAIL



MLS #	148367	Occupancy	Either
Status	Active	Mobile	No
Type	Undeveloped Land	Restrictive Covenants	No
Address	Lot 9 Wears Valley Rd.	County	Sevier
Address 2	2.6 Acres Zoned C-2 On WV RoUse		Undeveloped Land
	ad -		
City	Sevierville		
State	TN		
Zip	37862		
Area	Wears Valley		
Class	LOTS/LAND		
Asking Price	\$199,000		
Sale/Rent	For Sale		
IDX Include	Yes		

[Virtual Tour](#)

GENERAL

Agent	JAY FRADD	Listing Office 1	REALTY EXECUTIVES SMK MT - Main (865) 774-4307
Comm Type	Percentage of Sales Price	Buyer Agent Comm	0.0500
FAC Comm	0.0500	Sub Agent Comm	0.0000
Exclusive Rights Y/N	Yes	Exclusion Y/N	No
Bonus Y/N	No	Variable Rate Y/N	No
Owner Name	Fradd - O/A	Listing Date	2/17/2009
Number of Acres	2.60	Price Per Acre	76538.46
Subdivision/Complex Name	Trailhead LLC	FT Road Frontage	131
Acres Pasture	2.6	Lot Front	131
Lot Left	IRR.	Lot Back	198
Lot Right	400	W Deed Book	2882
Page	64	Map	123
Group	N/A	Parcel	130.10
Lot/Block/Unit	9	District	06
Zoning Entity	Sevier County	Zoning	C-2
Grid #	6364	Grid Location	E
Associated Document Count	0	Update Date	2/17/2009
Status Date	2/17/2009	HotSheet Date	2/17/2009
Price Date	2/17/2009	Input Date	2/17/2009
Original Price	\$199,000	Days On Market	1

FEATURES

ACCESS	POSSESSION	SEPTIC APPROVED/PERMIT	SUITABLE USE
State Highway	At Closing	None	Apartments
LAND FEATURES	PROPOSED FINANCING	SEWER	Condominiums
Gently Rolling	Cash	Needs Septic	Recreational
Level	Conventional	SHOWING INSTRUCTIONS	Residential
Open	Exchange	Call List Agent	WATER
MISCELLANEOUS		Call List Office	Needs Well
Cable TV		See Addendum	
Partially Fenced			
Survey on File			
View			
Broadband Internet Avail			

FINANCIAL

Annual Tax	920.54	Tax Year	2008
HOA/Month	0.00		

DIRECTIONS

From the Parkway in Pigeon Forge turn heading West at Light #3(Wears Valley Road/Rt. 321) toward Wears Valley. Travel approximately 9.1 miles to property on Left. It is located just after Autrey's Fireworks/Antiques and before you get to Lyon Springs Rd.

REMARKS

WOW!! Priced over \$40,000 below tax value! 2.6 level to gently rolling acres on Wears Valley Road zoned C-2 Commercial. Absolutely incredible mountain views and great visibility. Located just a few hundred feet from the corner of Lyon Springs Rd. - an entrance into the Great Smoky Mountains National Park at Metcalf Bottoms! With the bend in the road it creates nearly perfect visibility and optimal sign exposure. C-2 zoning includes the use of grocery stores, drug stores, general retail establishments, shopping centers & retail outlets, professional offices, auto repair outfits, motels and hotels, appliance sales & service, auto /mobile home/boat sales, medical offices and clinics, warehousing & distribution centers, flea markets, restaurants, storage facility, hardware stores, convenience stores, gas stations, florist, antique stores, craft shops, and much more including any use available to B-1, B-2, or C-1 zoning!!! The potential uses are endless.

store, gas stations, florist, antique stores, craft shops, and much more including any use available to R-1, R-2, or C-1 zoning!!! The potential uses are endless! Take advantage of the 10 to 12 million annual visitors to the Smokies in this high visibility, high traffic location!

ADDENDUM

See associated docs for more information including Zoning, Survey, etc. Please call owner/agent at (865) 809-8600 prior to showing - no sign on property currently, but will be in the future. Property is located just West of the fireworks/antique shop just before you get to Lyon Springs Rd. from Pigeon Forge.

ADDITIONAL PICTURES



DISCLAIMER

All information contained herein deemed reliable but not guaranteed. Buyers should personally verify all information. All content Copyright 1998-2008 Great Smoky Mountains Association of Realtors. All rights reserved.

All information contained herein deemed reliable but not guaranteed. Buyers should personally verify all information. All content Copyright 1998-2008 Great Smoky Mountains Association of Realtors. All rights reserved.