

For Sale

Development Land

0.23 Acres | \$200,000

2624 Teaster Lane

Pigeon Forge, Tennessee
37863

Property Highlights

- Great Site for Hotel
- 0.4 miles from the intersection of Teaster Lane and Jake Thomas Blvd
- Quick walk to:
- LeConte Event Center
- Cal Ripken Experience
- The Island in Pigeon Forge
- and more along the Parkway

Property Description

Site is available along with two adjacent parcels totaling 2.49 acres.

The fee simple property is located in a desirable location for hotel development. The site has been filled and compacted. As a result, site work should be substantially less than many competing hotel sites along the Teaster corridor.

The upper floors of any multilevel project would have unobstructed mountain views and benefit from the peaceful surroundings.

For more information

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OFFERING SUMMARY

Sale Price	\$200,000
Lot Size	0.23 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	790	\$47,176
5 Miles	23,411	\$51,197
10 Miles	56,120	\$50,919

[VIEW PROPERTY VIDEO](#)

Additional Photos

ADTC: 49,840

LECONTE
CENTER
AT PIGEON FORGE



Oak Point

Forest Dr

Hilltop Dr

Highland Park Dr

Highland Park Dr

Highland Park Dr

Round

Scenic Hills Rd

Teaster Ln

Garden Way

ADTC: 17,801

Additional Photos

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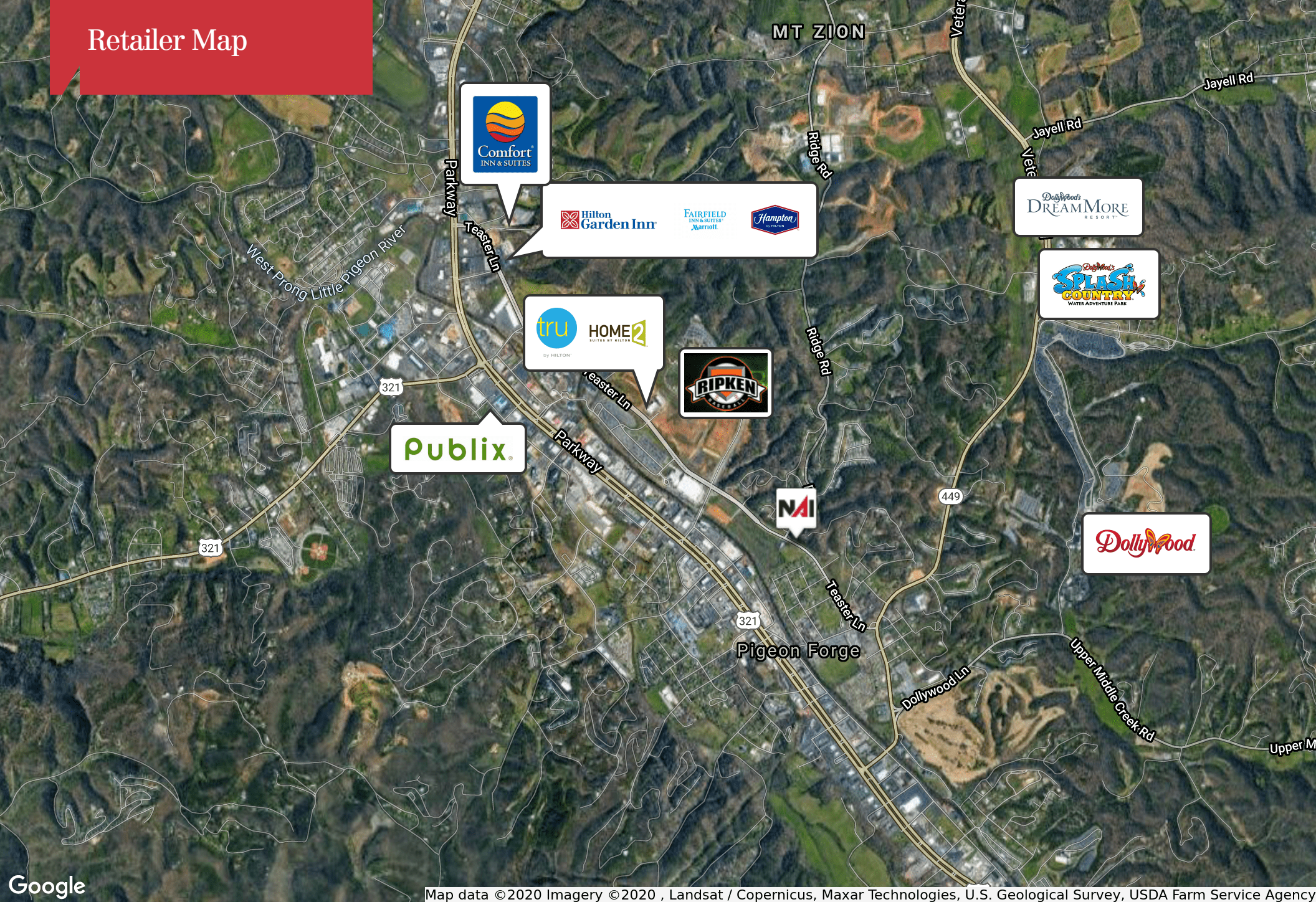
Garden Way

ADTC: 17,801

Additional Photos



Retailer Map



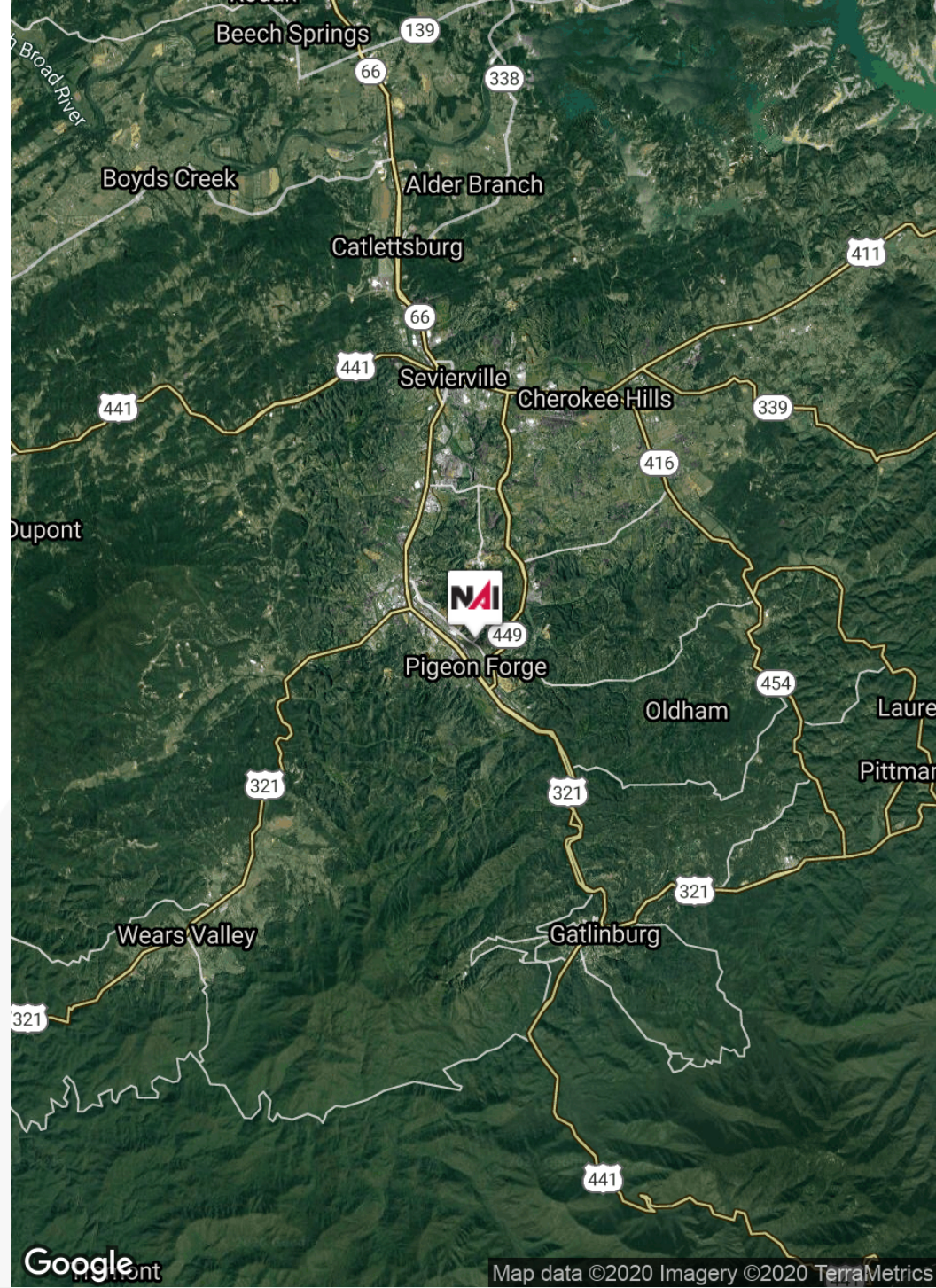
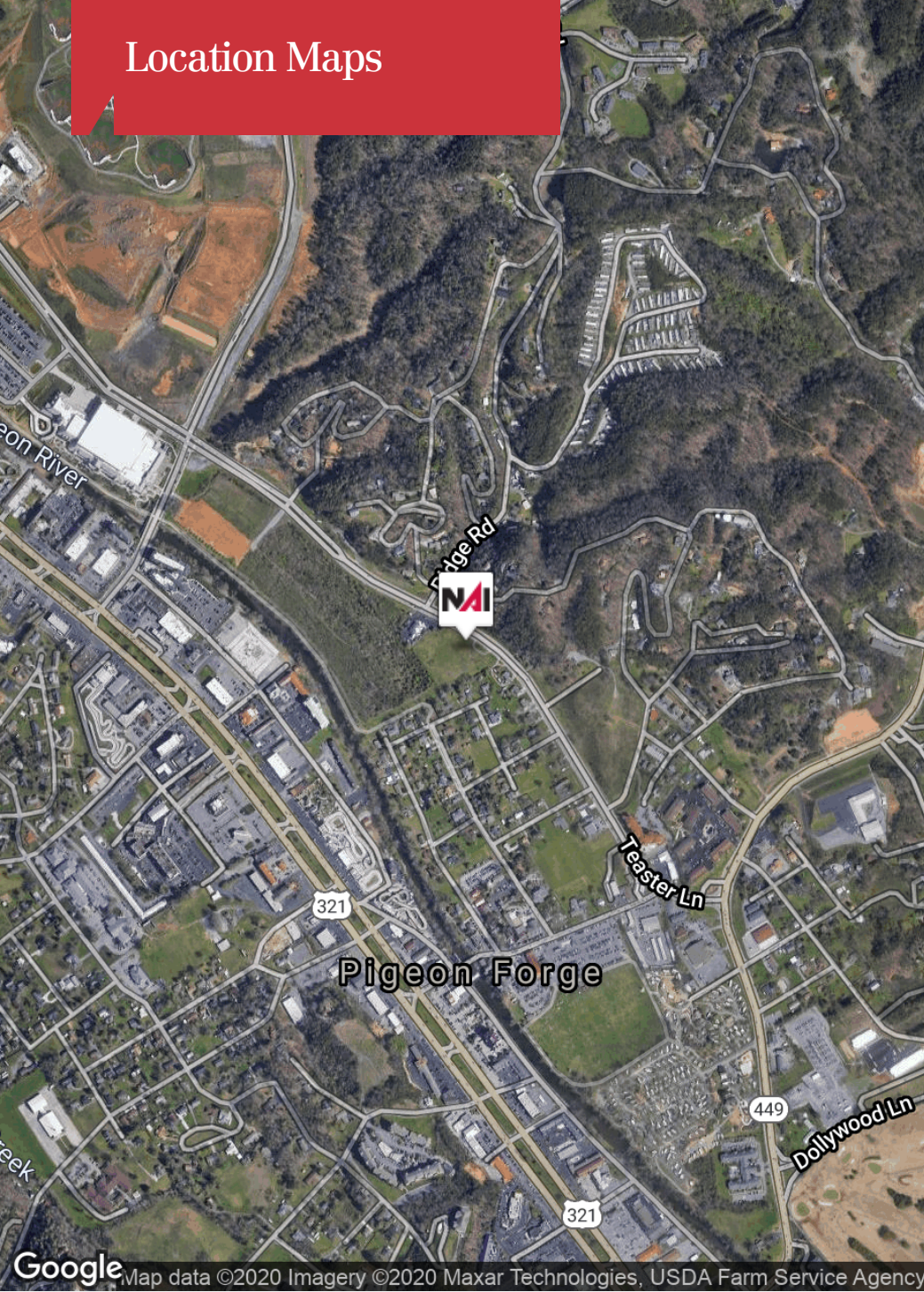
Google

Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

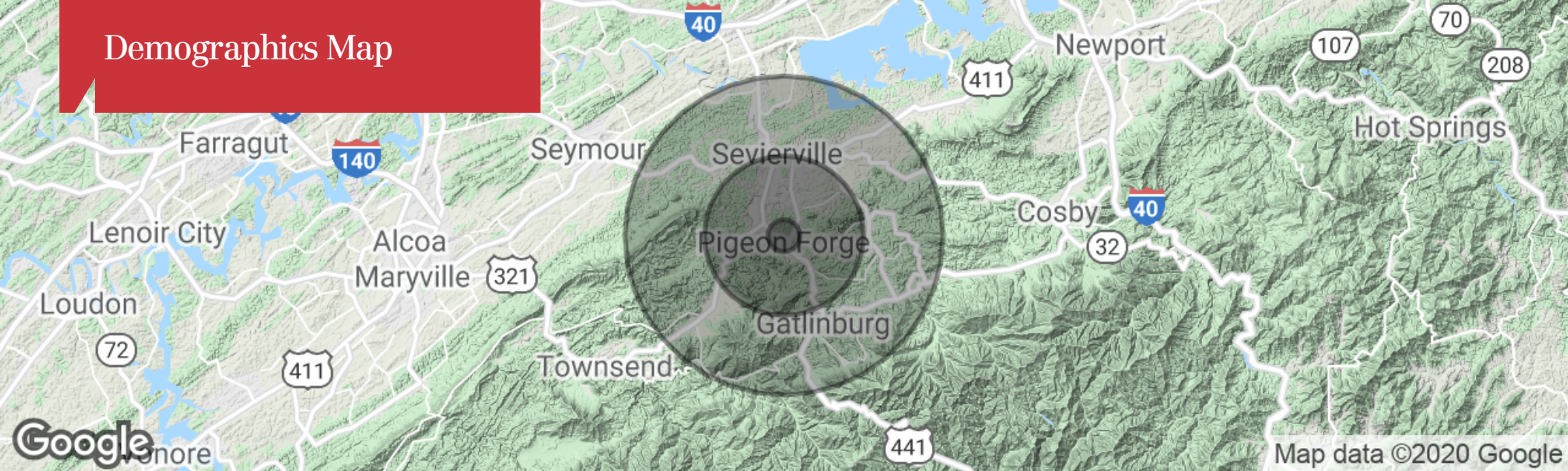
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
Total Population	790	23,411	56,120
Median Age	39.5	38.9	40.6
Median Age (Male)	42.5	37.8	39.6
Median Age (Female)	38.0	41.5	42.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	319	10,391	25,192
# of Persons Per HH	2.5	2.3	2.2
Average HH Income	\$47,176	\$51,197	\$50,919
Average House Value	\$201,737	\$220,021	\$217,142

Race

	1 Mile	5 Miles	10 Miles
% White	96.5%	94.4%	95.6%
% Black	0.6%	1.8%	0.9%
% Asian	0.5%	1.4%	1.1%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.3%	0.3%
% Other	1.3%	1.0%	1.0%

Ethnicity

	1 Mile	5 Miles	10 Miles
% Hispanic	8.6%	8.6%	6.5%

* Demographic data derived from 2010 US Census