

An aerial photograph of a large, single-story building with a brown shingled roof and brick walls. A prominent red cross is mounted on the roof. The building has a covered entrance area supported by brick pillars. Several cars are parked in a lot in front of the building. The property is surrounded by lush green trees and a well-maintained lawn. The sky is blue with some clouds.

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REAL ESTATE SERVICES

PROPERTY OVERVIEW

MOUNTAIN BROOK VILLAGE SENIOR INDEPENDENT LIVING

700 MARKHILL DRIVE, SEVIERVILLE, TN 37862

PROPERTY OVERVIEW

Finding 14 acres - fee simple - with more than 1,600' of river frontage minutes from I-40, downtown Sevierville, Dollywood / Splash Country, Pigeon Forge and all the other Sevier County area attractions is almost unthinkable – until now.

This amazing property for sale – 14 acres – is located in an incredible location just 200' off the Parkway in Sevierville. The property is the current home of Mountain Brook Village Senior Independent Living facility – a campus featuring 25 single-story, wood-frame structures totaling 109,061 sf. The facility offers 145 units located in 24 different structures, one of which is a 26,277 sf main building that includes a commercial grade kitchen, dining room an activity room as well as 1,600 sf storage building. There are nine living structures containing 2,960 sf and 14 containing 3,896 sf. The development includes concrete sidewalks, patios and pads, fencing, exterior lighting, signage and professional landscaping.

The property lends itself to a host of redevelopment opportunities. Uses permitted in the HDR zoning district allow for multi-family, single family, two family, nursing home, mobile home park, short-term rental as well as some government, professional and educational uses.



QUICK FACTS

ADDRESS:	700 Markhill Drive, Sevierville, TN 37862
PARCEL ID:	061 065.01
ZONING:	High Density Residential - R-3 (HDR)
SITE SIZE:	13.98 Acres
TRAFFIC COUNT:	45,086
YEAR BUILT:	1984
LIVING UNITS:	145
BUILDING SIZE:	109,061 sf
# BUILDINGS:	25 Single Story
BUILDING SIZE:	109,061 sf
RIVER FRONTAGE:	1,600' +

\$5,900,000

AREA INFORMATION



SEVIER COUNTY

Sevier County, Tennessee is known as the “Gateway” to the Great Smoky Mountains National Park – the most visited national park in the country.

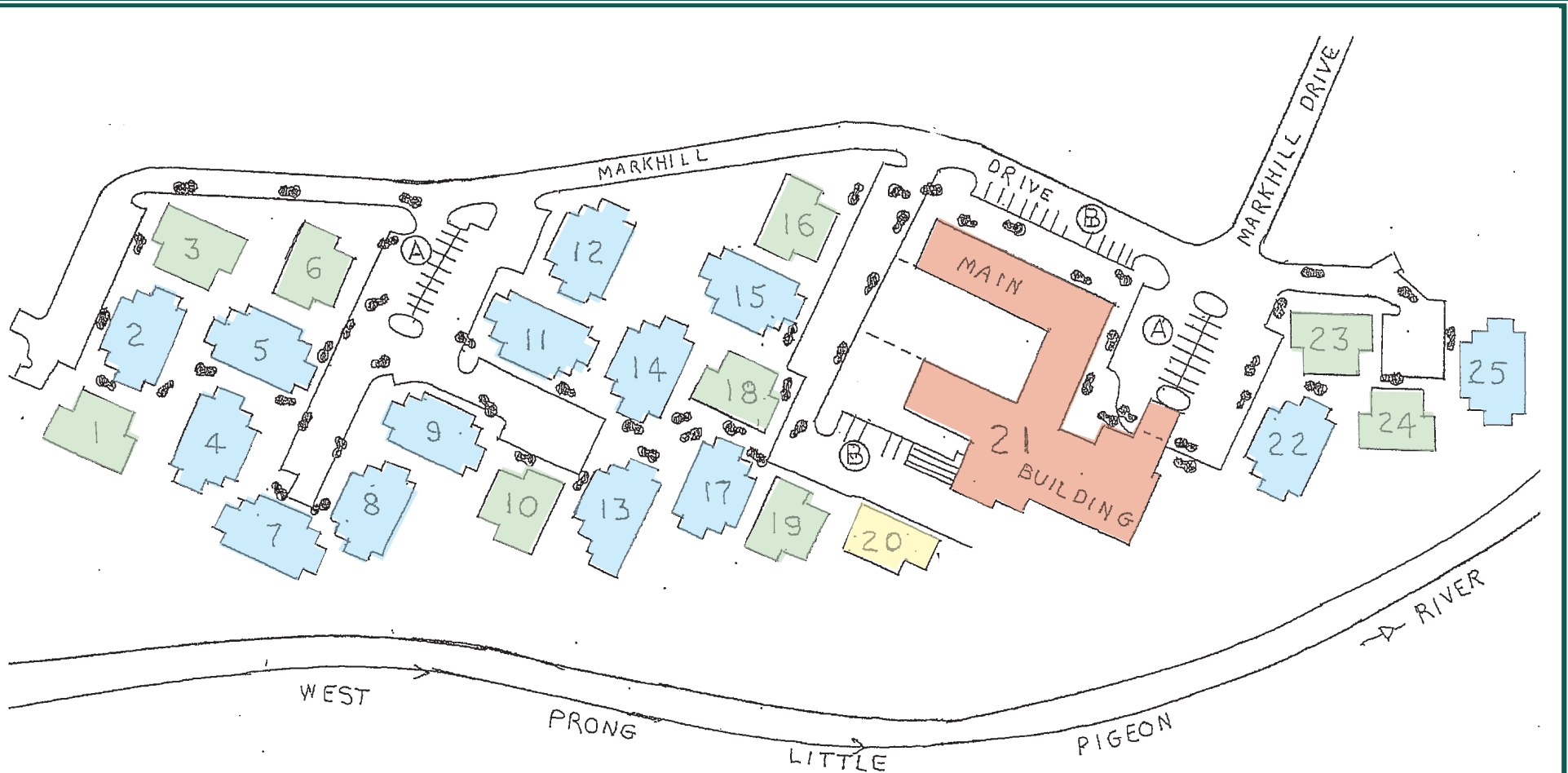
Located off of exit 407 of Interstate 40, Sevier County, TN is comprised of the three most popular cities in the state – Pigeon Forge, Gatlinburg, and Sevierville.

More than 16 million visitors choose Sevier County each year to enjoy great shopping, world-class theme parks, theaters and live entertainment, local festivals and events. (www.visitmysmokies.com)

NEARBY ATTRACTIONS

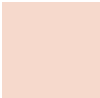
- Great Smoky Mountains National Park
- Dollywood / Dollywood Splash Country
- Ripley’s Aquarium of the Smokies
- Ole Smoky Moonshine
- Ober Gatlinburg
- Titanic Museum
- The Island at Pigeon Forge
- Tanger Outlets
- Gatlinburg Sky Lift
- Anakeesta
- Soaky Mountain Waterpark

PROPERTY DIAGRAM



 **14 LIVING STRUCTURES**
3,896 SF EACH

 **9 LIVING STRUCTURES**
2,960 SF EACH

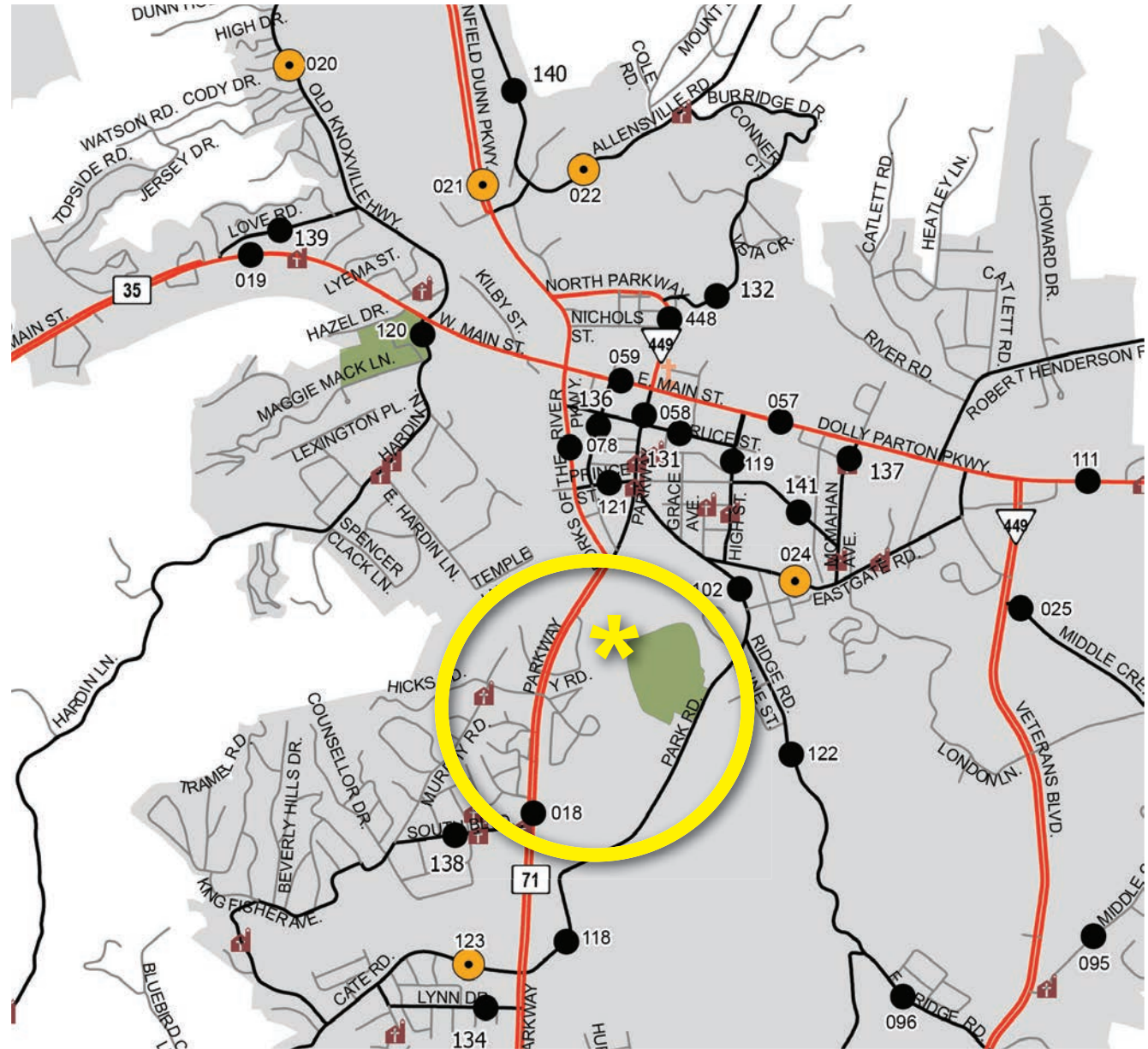
 **MAIN BUILDING**
26,277 SF

 **STORAGE BUILDING**
1,600 SF

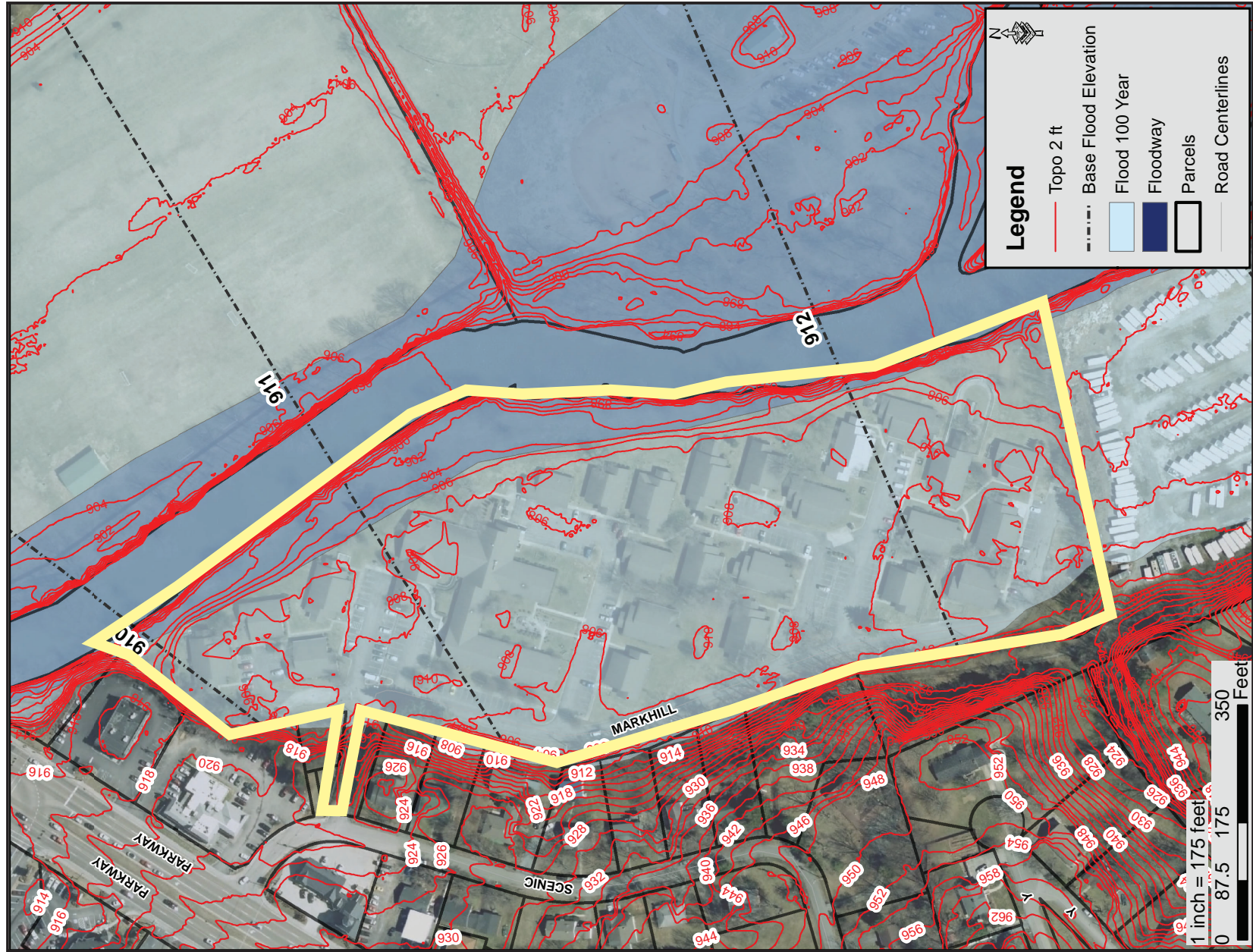
109,061
TOTAL SF

TDOT TRAFFIC COUNT

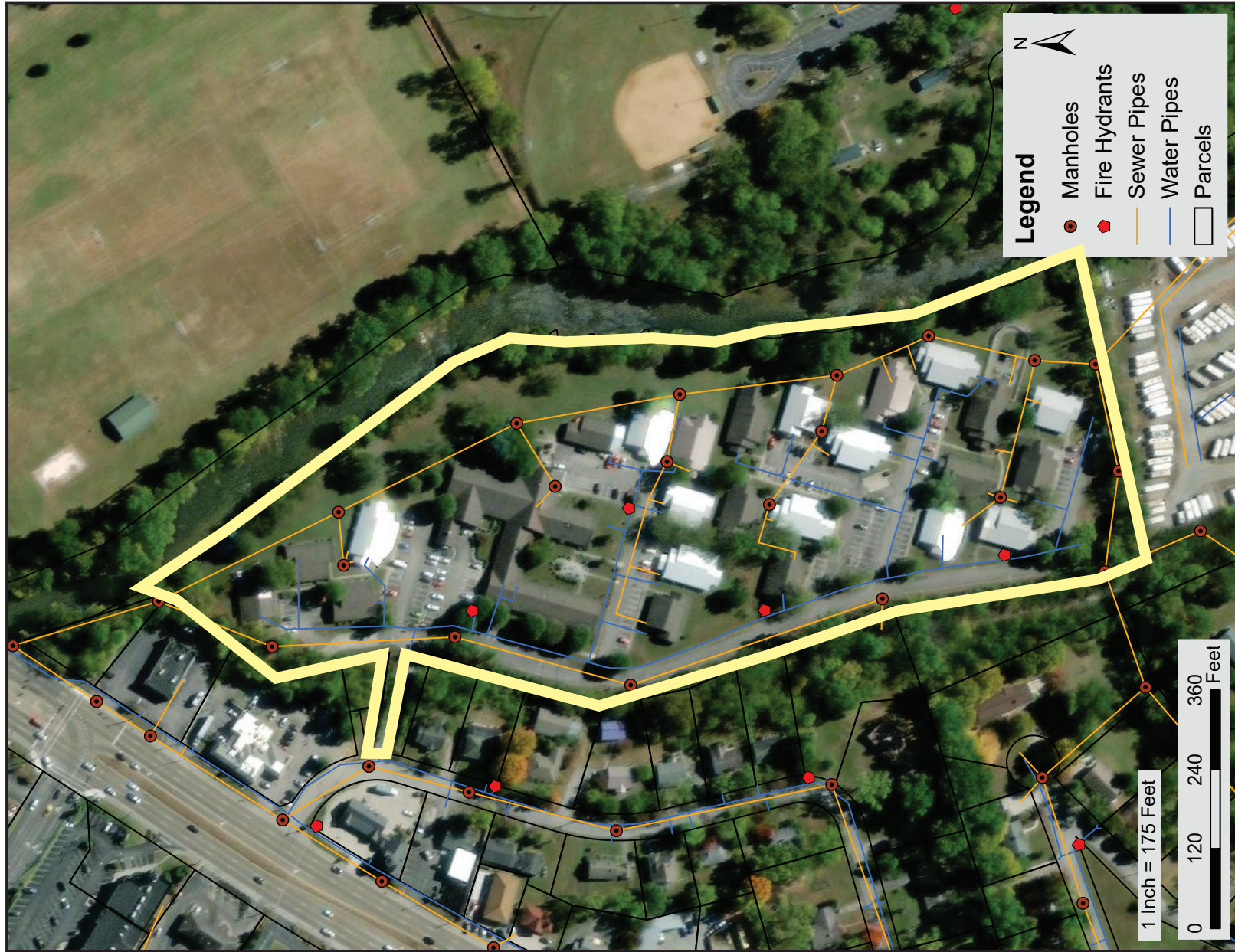
Station #	AADT
001	2,142
003	58,486
003	2,312
004	5,721
008	9,584
009	2,170
010	14,040
011	27,694
012	9,498
013	16,884
014	4,286
016	5,653
017	3,006
018	45,086
019	15,031
020	9,283
021	48,989
022	6,296
023	982
024	7,606
025	8,489
027	12,529
028	3,135



FLOOD & TOPO MAP



WATER & SEWER LINE MAP





GATHERING SPACE



LOBBY



EVENT ROOM



LIBRARY



COMMERCIAL KITCHEN



1 BEDROOM



2 BEDROOM



BATHROOM

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Listing Agents Must Be Present at All Showings

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