789 TN-92, Dandridge, TN 37725

$12,500,000 · MLS #9996434 · brphomes.com/mls/9996434



148.22
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 148.22
City Taxes: $0
County Taxes: $3,704
Elementary School: Dandridge
Middle School: Maury
High School: Jefferson

Description

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY - HISTORIC DANDRIDGE, TENNESSEE Approximately 150 acres +/- of premier development land located in the heart of Historic Dandridge, Tennessee consisting of three parcels. Included on this property is a 6,841 SF home with an inground pool. For the first time ever, the legendary Gray Farm is being offered for sale. Held as a private family estate for generations,

this rare and irreplaceable property represents one of the last large-scale commercial development opportunities in East Tennessee.

Strategically positioned just off Interstate 40 at Exit 417, the property features nearly 2,000 feet of frontage along Highway 92, providing exceptional visibility and access. Traffic counts exceed 72,000 vehicles per day on Interstate 40 and approximately 11,000 vehicles per day on Highway 92, creating outstanding exposure for commercial, retail, industrial, hospitality, medical, and mixed-use development.

As Jefferson County continues to experience rapid growth, residents and visitors alike are seeking expanded services and amenities including:

- Major Grocery Chains
- Fuel Stations & Convenience Stores
- Restaurants & Entertainment
- Medical & Professional Offices
- Banks & Credit Unions
- Industrial & Warehouse Facilities
- Tractor Supply, Rural King, and Similar Retailers
- Hotels & Hospitality Development
- Residential and Mixed-Use Projects

Location is everything, and few properties can match what the Gray Farm offers. Situated just minutes from Douglas Lake and approximately 10 miles from Exit 407, gateway to the Great Smoky Mountains National Park, one of the most visited destinations in the United States, this property is positioned at the crossroads of tourism, commerce, and residential growth.

Opportunities of this size, location, and visibility rarely come available. This is truly one of the most significant development tracts to reach the market in East Tennessee in decades.

Features & Amenities

EXTERIOR

Barn(s) • Corral(s) • Mountain(s) View • Pasture • Rolling Slope • Storage

OTHER

Public Water

Listing courtesy of Jackson Real Estate & Auction

SCAN TO VIEW ONLINE
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