



WESTPARK LAUREL CREEK, LLC

a Tennessee Limited Liability Co.

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Brian & April Shaffer



11
Lots

Step into the epitome of luxury at 'The Preserve at Laurel Creek', where elegance meets the serene beauty of East Tennessee. Each detail of our properties is crafted for those who seek an exclusive retreat amidst nature's splendor. Discover your dream space – with two exquisite floor plans.

OAKHURST PLANS

THE WILLOW PLANS

METRICS

Take a look at Sevier County, Tennessee Tourism Metrics



Ranked **3** in **95** Counties

Situated in Sevier County, the third most visited tourist region in Tennessee, our properties stand in a prime location for high demand.



3.7 Billion Spent Annually

Tourists annually spend a staggering \$3.7 billion in this area, highlighting the robust economic potential for property investments.



Lodging Ranked **#1** in Spending

A significant 38% of tourist expenditure is on lodging, outpacing all other spending, underscoring the value of rental properties.



18 Million Visitors stay overnight

A significant 38% of tourist expenditure is on lodging, outpacing all other spending, underscoring the value of rental properties.



FLOOR PLANS

Take a look at the Oakhurst

Discover the Oakhurst, a modern cabin that redefines luxury living in the heart of nature. Delve into its detailed floor plan to uncover the unique blend of comfort and elegance that awaits.

- 4,380 Sq Ft
- 4 Bedrooms
- 4.5 Baths
- Indoor Pool
- Outdoor Firepit
- Theatre Room / Game Room

Take a look at the Willow

Experience the Willow, where contemporary design meets the tranquility of a cabin retreat. Explore the floor plan to see how this property perfectly harmonizes sophisticated living with the serenity of the outdoors

- 4,380 Sq Ft
- 4 Bedrooms
- 4.5 Baths
- Indoor Pool
- Outdoor Firepit
- Theatre Room / Game Room





TOURISM BREAKDOWN

Direct Visitor Economic Impact

\$3,765,066,300

SPENDING

\$25,950

EMPLOYMENT

\$241,941,400

STATE TAXES

\$1,010,229,900

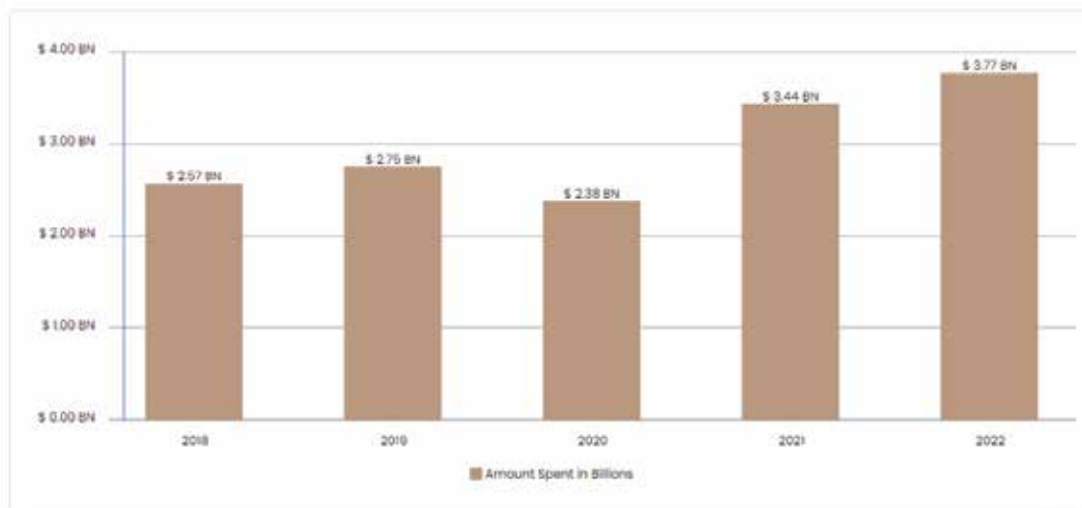
LABOR INCOME

\$173,864,200

LOCAL TAXES

Direct Visitor Spending Over Time

YOY CHANGE 9.36%



Daily Tourism Impact

On an average day, visitor spending generated:

\$10,315,250

IN DAILY EXPENDITURES

\$2,767,753

IN DAILY LABOR INCOME

\$662,853

IN DAILY STATE TAX COLLECTIONS

\$173,864,200

IN DAILY LOCAL TAX COLLECTIONS

■ BY INDUSTRY ■

Direct Visitor Spending

This economic impact report attributes 59.8% of retail and non-retail sales in Sevier County to travel and tourism.

* A small portion of Lodging comes from second home spending

** Transportation includes both ground and air transportation

DIRECT VISITOR SPENDING

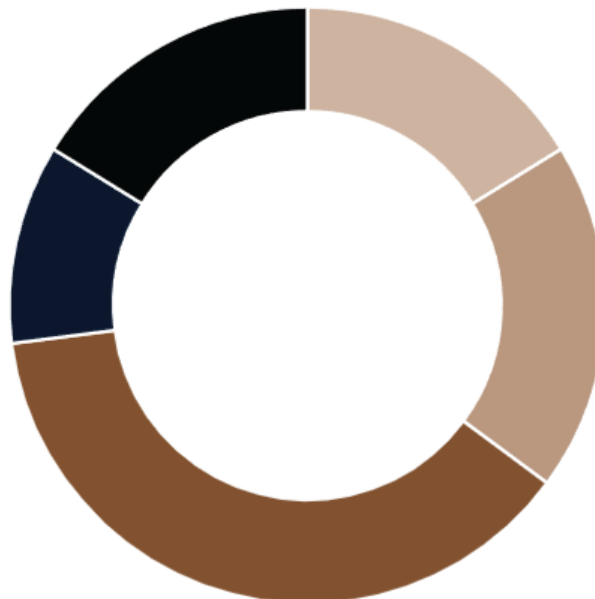
What is "direct visitor spending" and why does it matter?

Direct visitor spending are those dollars that a visitor exchanges with businesses in the five categories shown in the pie chart (below). It does not include indirect spending (ex: B2B purchases) or induced spending (ex: employee wages spent in the local economy). Visitor spending injects real money into the local economy and generates taxes for local and state government budgets.

VISITORS

Who counts as a visitor?

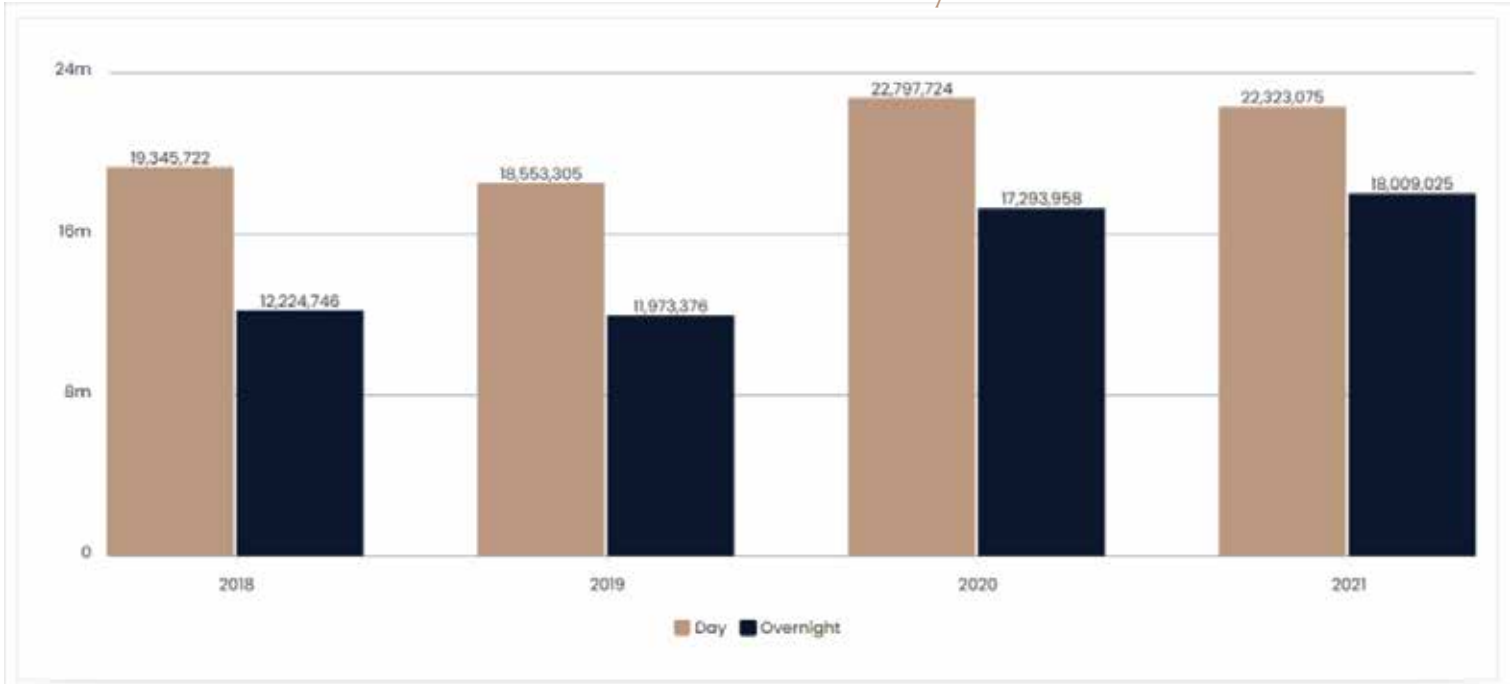
Someone who completes any journey for business or pleasure, outside their normal community and not part of a normal routine. • Day visitor: one whose trip involved travel >50 miles from home, spending time in destination market, and returning home to sleep. • Overnight visitor: one who spent one or more nights in a lodging facility, short-term rental, the home of friends/family, etc. Below is a modeled estimate of county visitation illustrating how visitors to this county factor into the overall state visitor totals.



● Amusement & Rec (16%) ● Food & Beverage (19%) ● Lodging* (38%) ● Retail (12%) ● Transportation** (15%)

■ \$93 AVG VISITOR SPEND ■

Estimated Number of County Visitors



Note: Local DMOs may publish their own visitation numbers. Do not compare this visitation data to other state, national, or local models. Methods, assumptions, and data inputs may vary.

■ TAXES ■

How do visitors help this community?

Visitor spending produced state and local tax collections; reducing the burden on residents to support infrastructure, education, health and safety services, etc.

■ DATA COLLECTION ■

About this report

Economic impact and visitation are modeled using data from Smith Travel Research, AirDNA, Arrivalist, TN Dept. of Revenue, TN Dept. of Tourist Development, US Bureau of Economic Analysis, US Bureau of Labor Statistics, US Census Bureau, Longwoods International, Visa Data Insights, and Tourism Economics. This report should not be compared with versions published before 2020 due to the changes in model and vendor.



Welcome to the
OAKHURST

Oakhurst seamlessly blends the warmth of a cabin retreat with modern luxury. Immerse yourself in an array of upscale amenities, from a cozy fire pit and serene creek surroundings to an entertainment-rich gaming and theatre room, all designed for an unparalleled living experience.

Developed by
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🏠 4,380 Sq Ft

🛏️ 4 Beds

🚿 4.5 Baths

🏊 Pool Area

🎬 Theatre Room

🎮 Game Room

🔥 Fire Pit

🏠 OAKHURST 🏠

Oakhurst: Visualize Elegance

Step into the world of Oakhurst through detailed renderings and floor plans. Let these images guide you through the sophisticated charm and thoughtful design of this unique property.

Elevation Options



Rear Elevation





Welcome to the
THE WILLOW

Willow stands as a testament to modern elegance in a rustic setting. Revel in its sophisticated amenities, including a state-of-the-art theatre room, a vibrant gaming area, and tranquil outdoor spaces by the creek and fire pit, crafted for comfort and luxury.

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4,500
Sq Ft

4
Beds

4.5
Baths

Pool
Area

Theatre
Room

Game
Room

Fire
Pit

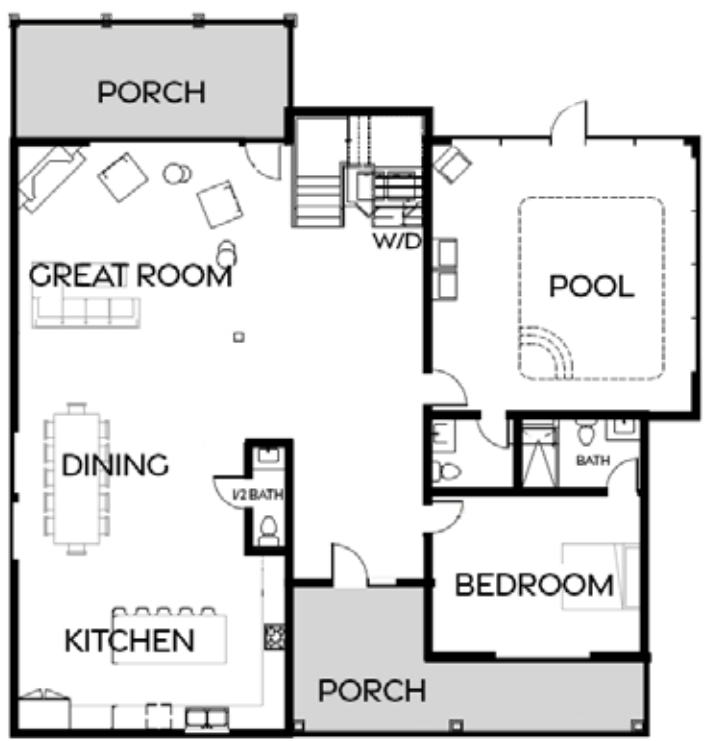
OAKHURST

The Willow: Discover the Allure

Explore the beauty of Willow with our vivid renderings and comprehensive floor plans. These visuals offer a glimpse into the perfect blend of modern luxury and natural tranquility that defines this exceptional property.

Elevation Options







Creek Access

Enjoy direct access to the serene Laurel Creek, a centerpiece feature offering a tranquil retreat.



Walking Trail

Explore the scenic walking trail encircling the property, perfect for leisure and nature appreciation.



Indoor Pool

Each property features an elegant indoor pool, providing a private oasis for relaxation.



Theatre Room

Experience cinematic luxury in the comfort of your home with a state-of-the-art theatre room.



Game Room

Delight in the entertainment-rich game room, designed for fun-filled gatherings and leisure.



Fire Pit

Gather around the cozy fire pit, an ideal spot for memorable evenings under the stars.

Adventure Awaits: Unveil the Vibrancy of Our Surroundings

Gatlinburg

Gatlinburg a picturesque mountain gateway, offers outdoor adventures, cultural charm, and direct access to the natural wonders of the Great Smoky Mountains.

Pigeon Forge

Pigeon Forge, a vibrant, lively hub of entertainment and fun, is home to Dollywood, family attractions, and the unique charm of an energetic mountain town.

Sevierville

Sevierville, blending natural beauty with charming, small-town allure, is a serene, welcoming gateway to outdoor adventures and the rich heritage of the Smokies

Smoky Mtns

The Great Smoky Mountains, a realm of natural splendor and diversity, offer endless adventure and serene escapes in America's most visited national park.



Area Overview

A Few Fun Facts About Gatlinburg

Gatlinburg is a charming mountain town that serves as a gateway to the Great Smoky Mountains National Park. Known for its scenic beauty, outdoor adventures, and rich Appalachian culture, Gatlinburg offers a unique blend of natural attractions and entertainment. From thrilling mountain coasters to tranquil nature walks, it's a destination that promises memorable experiences for every visitor.



RIPLEY'S AQUARIUM

WEDDING DESTINATION

OBER MOUNTAIN SKI RESORT

ANAKEESTA

PANCAKE HOUSE

MOONSHINE

SKYBRIDGE



Ober Mountain in Gatlinburg, Tennessee, offers a unique blend of activities, attracting visitors in every season. With its enchanting winter ski slopes and lively summer trails, this destination is a magnet for those seeking both adventure and relaxation. The renowned aerial tramway and scenic hikes at Ober Mountain create experiences that guests cherish, ensuring a consistent flow of visitors. Discover the captivating appeal of Ober Mountain, a place where every season brings new reasons for guests to visit and revisit.



Area Overview

A Few Fun Facts About Pigeon Forge

Pigeon Forge is a vibrant town bursting with family-friendly attractions, live shows, and unique experiences. Famous for Dollywood, the Island, and its array of amusement offerings, Pigeon Forge is the perfect blend of excitement and Southern charm. Whether seeking thrilling rides or delightful entertainment, visitors find endless enjoyment in this lively mountain town.



ZORBING PARK

MORE VISITORS THAN RESIDENTS

RIPKEN BASEBALL EXPERIENCE

DOLLYWOOD MAKES #1

MUSIC HUB

SHOPPING OUTLETS

PIGEON FORGE ISLAND?



The Dolly Parton Experience features a number of interactive elements to make you feel as if you were alongside Dolly as she journeyed from Locust Ridge to stages around the world. Housed in multiple buildings, the multi-faceted Dolly Parton Experience includes exhibits which span her iconic career, the inspiration and results of her biggest dreams, the importance of her family, and even a curated exhibit that highlights Dolly's signature style through the years. The Dolly Parton Experience provides guests more Dolly than ever, as it is 3 x the size of the former Chasing Rainbows Museum.



Area Overview

A Few Fun Facts About Sevierville

Sevierville, nestled on the edge of the Great Smoky Mountains, offers a delightful mix of outdoor beauty and hometown charm. Known for its picturesque landscapes, historical sites, and family attractions, Sevierville is an ideal destination for those who appreciate both nature and relaxed, small-town vibes. It's a gateway to outdoor adventures and a haven for relaxation.



DOUGLAS LAKE

SEVIERVILLE GOLF CLUB

DOLLY PARTON'S BIRTH PLACE

FESTIVALS YEAR AROUND

HISTORIC COURT HOUSE

FORBIDDEN CAVERNS

HOME TO BUSH BEANS



The Bush Bean museum is filled with incredibly tasteful exhibits. They'll feed your bean curiosity with 110 years of our Beautiful Bean story. Just set your BPS (Bean Positioning System) for Chestnut Hill, Tennessee that's located in the foothills of the Great Smoky Mountains for a bean-tastic good time. Visit us Monday through Saturday from 9 a.m. to 4 p.m.



Area Overview

A Few Fun Facts About Smoky Mountains

The Great Smoky Mountains National Park is a majestic natural wonder, renowned for its diverse wildlife, rich history, and stunning landscapes. This vast wilderness invites exploration with its hiking trails, scenic viewpoints, and tranquil streams. Ideal for adventurers, nature lovers, and those seeking a peaceful retreat, the Smokies offer an unparalleled connection with the great outdoors.



MOST VISITED PARK IN USA

SCOPE AND SIZE

FIREFLY PHENOMENON

SALAMANDER CAPITAL OF THE WORLD

APPALACHIAN TRAIL

A SHORT DRIVE

NAMED "SHACONAGE"

The Great Smoky Mountains is the only national park in the United States that was created using private funds. The government wanted to establish a national park in the east, but it didn't have enough money to purchase land. Local landowners and John D. Rockefeller donated money, with Rockefeller donating about \$5 million dollars, creating the Great Smoky Mountains National Park.



Q & A

HOW CAN WE HELP YOU?

Uncover the Answers: Your Questions, Clarified

In our Frequently Asked Questions section, we strive to provide you with detailed insights and essential information about 'The Preserve at Laurel Creek'. Our goal is to answer your queries, offering a clearer understanding of what makes these properties not just a home, but a smart investment and a luxurious retreat. If you have any more questions or need personalized assistance, please don't hesitate to contact us directly. Further inquiries are always welcome, and our team is ready to provide you with all the information you need. Call or email us for any other questions you may have.

How close are the attractions?

What is the drive to Laurel Creek like?

What family activities are available?

Is there convenient shopping nearby?

Can you describe unique lot features?

What makes it a sound investment?

What maintenance services are available?



1+ (865) 684-0115

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-  Laurel Creek
-  Creek Side Trail
-  Ingress / Egress Access
-  Available
-  SOLD

Lot Description





LOT 1

-  .63 Acres
-  27,276.38 Sq. Ft.
-  Walking Trail Access
-  Oakhurst
The Willow




LOT 2

-  .57 Acres
-  25,000 Sq. Ft.
-  Walking Trail Access
-  Oakhurst
The Willow




LOT 3

-  .57 Acres
-  25,000 Sq. Ft.
-  Walking Trail Access
-  Oakhurst
The Willow






LOT 4

-  .58 Acres
-  25,450.04 Sq. Ft.
-  Walking Trail Access
-  Oakhurst
The Willow






LOT 5

-  1.08 Acres
-  47,020.69 Sq. Ft.
-  Creek Access
-  Walking Trail Access
-  Oakhurst
The Willow






LOT 6

-  .88 Acres
-  38,213.66 Sq. Ft.
-  Creek Access
-  Walking Trail Access
-  Oakhurst
The Willow






LOT 7

-  .57 Acres
-  25,000 Sq. Ft.
-  Creek Access
-  Walking Trail Access
-  Oakhurst
The Willow






LOT 8

-  .58 Acres
-  25,342.10 Sq. Ft.
-  Creek Access
-  Walking Trail Access
-  Oakhurst
The Willow





LOT 9

-  .58 Acres
-  25,373.09 Sq. Ft.
-  Creek Access
-  Walking Trail Access
-  Oakhurst
The Willow

LOT 10

-  .76 Acres
-  33,162.49 Sq. Ft.
-  Creek Access
-  Walking Trail Access
-  Oakhurst
The Willow

LOT 11

-  .61 Acres
-  26,411.64 Sq. Ft.
-  Creek Access
-  Walking Trail Access
-  Oakhurst
The Willow



the
PRESERVE
AT LAUREL CREEK

Get in Touch

Open Monday - Sunday 9:00 am - 8:00 pm

info@thepreserveatlaurelcreek.com

 + (865) 684-0015

Brian & April Shaffer

Brian and April Shaffer are your dedicated guides, ready to assist with any inquiries and streamline your journey towards owning a piece of 'The Preserve at Laurel Creek'.




WALLACE
REAL ESTATE

LAKESIDE

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