

For Sale
Land
4 Tracts



Dunlop Ln

Clarksville, Tennessee 37043

Property Description

- Located adjacent to the Clarksville Montgomery County Corporate Business Park.
- Ideal location for light industrial/ warehouse development.
- Wetlands report available on request.

Property Highlights

- 4 Tracts fronting Dunlop Lane
- Tract 1 - 9.61 Acres - \$2,200,000.00
- Tract 2 - 3.39 Acres - \$237,500.00
- Tract 3 - 26.67 Acres - \$3,298,750.00
- Tract 4 - 4.62 Acres - \$465,000.00
- All tracts are being sold subject to buyers ability to have the property zoned for buyer's intended use

OFFERING SUMMARY

Tract 1 Size	9.61 Acres
Tract 2 Size	3.39 Acres
Tract 3 Size	26.67 Acres
Tract 4 Size	4.62 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	21,205	\$116,646
5 Miles	69,323	\$108,146
10 Miles	206,850	\$95,010

For more information

Wayne Wilkinson, CCIM

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Cindy Greene

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Additional Photos



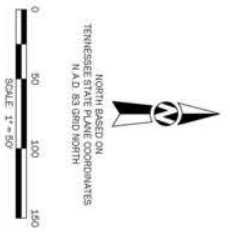
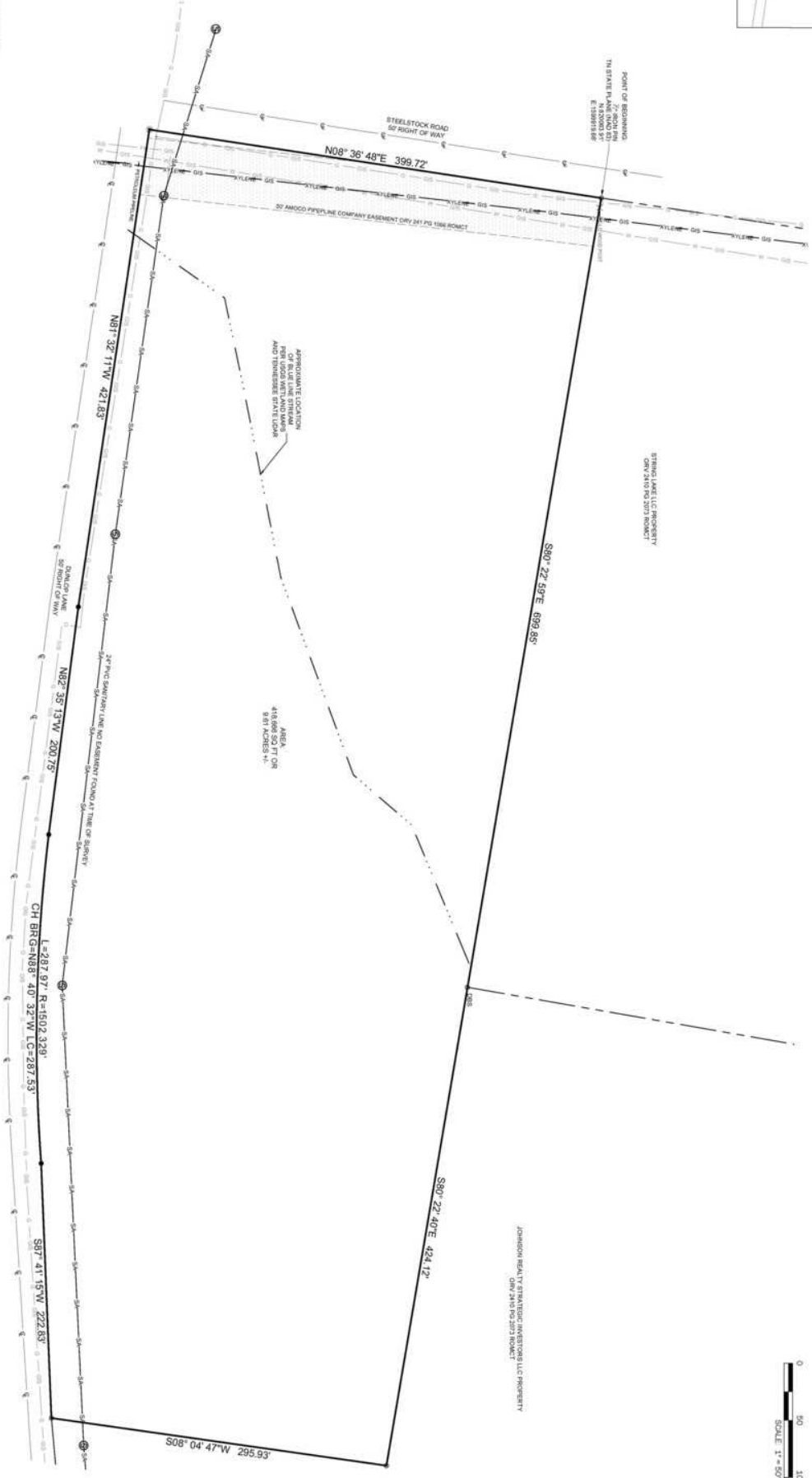
Additional Photos



For Sale
Land
 Tract 1

NOT A CONTRACT. THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE ASSISTANCE OF A LICENSED SURVEYOR. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE IN THE FIELD OR IN THE PREPARATION OF THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE IN THE FIELD OR IN THE PREPARATION OF THIS SURVEY.

PROPERTY THEREAFTER

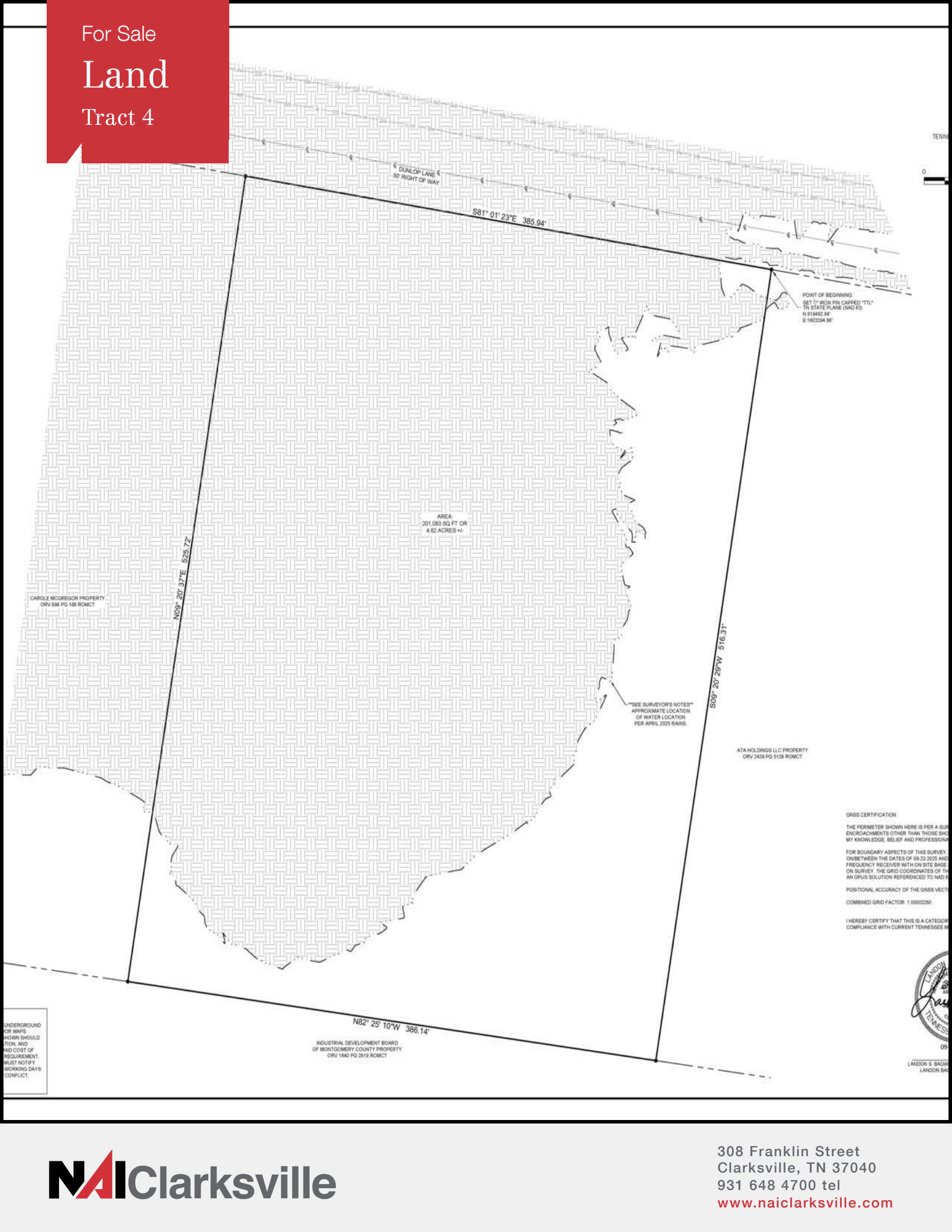


ON-SITE CERTIFICATION
 THE PREPARER SHOWS HEREIN THAT HE HAS PERSONALLY EXAMINED THE GROUNDS, THERE ARE NO UNRECORDED ENCUMBRANCES, AND THE SURVEY IS CONFORMANT WITH THE SURVEYING ACT AND PROFESSIONAL CONDUCT. THE PREPARER HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING, TENNESSEE, AND IS A MEMBER IN GOOD STANDING. THE DATE OF THE SURVEY IS 04/23/2025 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND PROFESSIONAL CONDUCT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE IN THE FIELD OR IN THE PREPARATION OF THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE IN THE FIELD OR IN THE PREPARATION OF THIS SURVEY.



LAMSON & SAVAGE, THE RL2 SURVEYING, INC.
 04/23/2025
 TENNESSEE SURVEYORS BOARD

For Sale
Land
 Tract 4



DUNLOP LANE
 50' RIGHT OF WAY

S81° 01' 23" E 385.94'

POINT OF BEGINNING:
 SET 7" IRON PIN CAPPED "TTL"
 IN STATE PLANE (NAD 83)
 N 819482.04'
 E 1603384.96'

AREA
 201,083 SQ FT OR
 4.62 ACRES +/-

CAROLE MCGREGOR PROPERTY
 ORV 588 PG 198 ROMCT

N109° 20' 37" E 525.72'

"SEE SURVEYOR'S NOTES"
 APPROXIMATE LOCATION
 OF WATER LOCATION
 PER APRIL 2025 RAINS

S09° 20' 20" W 516.31'

ATA HOLDINGS LLC PROPERTY
 ORV 2438 PG 5138 ROMCT

N82° 25' 10" W 386.14'

INDUSTRIAL DEVELOPMENT BOARD
 OF MONTGOMERY COUNTY PROPERTY
 ORV 1840 PG 2819 ROMCT

GNSS CERTIFICATION:
 THE PERIMETER SHOWN HERE IS PER A SURVEY...
 ENCROACHMENTS OTHER THAN THOSE SHOWN...
 MY KNOWLEDGE, BELIEF AND PROFESSIONAL...
 FOR BOUNDARY ASPECTS OF THIS SURVEY...
 ON/BETWEEN THE DATES OF 08-25-2025 AND...
 FREQUENCY RECEIVER WITH ON SITE BASE...
 OR SURVEY. THE GRID COORDINATES OF THE...
 AN OPUS SOLUTION REFERENCED TO NAD 83...
 POSITIONAL ACCURACY OF THE GNSS VECTOR...
 COMBINED GRID FACTOR: 1.00005260

I HEREBY CERTIFY THAT THIS IS A CATEGORY...
 COMPLIANCE WITH CURRENT TENNESSEE M...



LANDON S. BAGWELL
 LANDON SA...

UNDERGROUND
 OR MAPS
 SHOWN SHOULD
 BE NOTED, AND
 THE COST OF
 REQUIREMENT,
 MUST NOTIFY
 WORKING DAYS
 CONFLICT.

Retailer Map



FERGUSON

BRIDGESTONE

P+L
logistics

BESTONE
TIRE & SERVICE

rainbow
INC
SERVICE FOR CERAMIC

microvast

SHILOH
Lightweighting without compromise.

SANDERSON PIPE

Rj Corman
Railroad Company

SITE

BEACHAVEN
Vineyards & Winery

Penske Truck Rental

R
R

Team Air Distributing

HANKOOK
driving emotion

FedEx

Community Profile

1371-1437 Dunlop Ln, Clarksville, Tennessee, 37043
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 36.57860
Longitude: -87.24884

	3 miles	5 miles	10 miles
Population Summary			
2010 Total Population	7,871	38,516	138,486
2020 Total Population	16,506	58,213	179,984
2020 Group Quarters	166	525	3,338
2025 Total Population	21,205	69,323	206,850
2025 Group Quarters	157	494	3,148
2030 Total Population	23,768	77,421	227,171
2025-2030 Annual Rate	2.31%	2.23%	1.89%
2025 Total Daytime Population	31,469	72,263	184,027
Workers	19,754	33,954	71,096
Residents	11,715	38,309	112,931
Household Summary			
2010 Households	3,047	14,520	51,759
2010 Average Household Size	2.52	2.62	2.63
2020 Total Households	6,218	21,318	65,822
2020 Average Household Size	2.63	2.71	2.68
2025 Households	7,912	25,545	76,724
2025 Average Household Size	2.66	2.69	2.65
2030 Households	8,939	28,758	85,064
2030 Average Household Size	2.64	2.67	2.63
2025-2030 Annual Rate	2.47%	2.40%	2.09%
2010 Families	2,132	10,567	36,538
2010 Average Family Size	3.00	3.06	3.11
2025 Families	5,618	18,180	52,684
2025 Average Family Size	3.21	3.18	3.18
2030 Families	6,282	20,309	57,946
2030 Average Family Size	3.21	3.17	3.17
2025-2030 Annual Rate	2.26%	2.24%	1.92%
Housing Unit Summary			
2000 Housing Units	1,853	9,716	40,862
Owner Occupied Housing Units	66.6%	68.1%	58.3%
Renter Occupied Housing Units	26.9%	26.7%	34.2%
Vacant Housing Units	6.5%	5.3%	7.4%
2010 Housing Units	3,425	15,719	57,079
Owner Occupied Housing Units	53.6%	63.2%	56.5%
Renter Occupied Housing Units	35.4%	29.1%	34.2%
Vacant Housing Units	11.0%	7.6%	9.3%
2020 Housing Units	6,725	22,699	70,737
Owner Occupied Housing Units	54.8%	60.3%	55.9%
Renter Occupied Housing Units	37.7%	33.7%	37.2%
Vacant Housing Units	7.4%	6.1%	6.9%
2025 Housing Units	8,480	26,950	82,260
Owner Occupied Housing Units	55.8%	60.7%	57.0%
Renter Occupied Housing Units	37.5%	34.0%	36.2%
Vacant Housing Units	6.7%	5.2%	6.7%
2030 Housing Units	9,379	30,129	90,886
Owner Occupied Housing Units	54.7%	59.5%	57.5%
Renter Occupied Housing Units	40.6%	36.0%	36.1%
Vacant Housing Units	4.7%	4.6%	6.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Community Profile

1371-1437 Dunlop Ln, Clarksville, Tennessee, 37043
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 36.57860
Longitude: -87.24884

	3 miles	5 miles	10 miles
2025 Households by Income			
Household Income Base	7,912	25,545	76,724
<\$15,000	8.0%	6.9%	8.7%
\$15,000 - \$24,999	1.1%	2.1%	4.1%
\$25,000 - \$34,999	4.9%	5.0%	6.3%
\$35,000 - \$49,999	7.2%	7.1%	9.4%
\$50,000 - \$74,999	14.7%	17.7%	17.7%
\$75,000 - \$99,999	13.5%	16.2%	16.4%
\$100,000 - \$149,999	27.5%	25.0%	22.5%
\$150,000 - \$199,999	10.2%	10.2%	7.9%
\$200,000+	12.8%	9.9%	7.2%
Average Household Income	\$116,464	\$108,146	\$95,010
2030 Households by Income			
Household Income Base	8,939	28,758	85,064
<\$15,000	7.2%	6.0%	7.5%
\$15,000 - \$24,999	0.9%	1.6%	3.3%
\$25,000 - \$34,999	4.0%	4.0%	5.1%
\$35,000 - \$49,999	6.1%	6.0%	8.2%
\$50,000 - \$74,999	13.3%	16.0%	16.3%
\$75,000 - \$99,999	12.3%	15.2%	16.1%
\$100,000 - \$149,999	28.7%	26.6%	24.7%
\$150,000 - \$199,999	11.3%	11.9%	9.5%
\$200,000+	16.3%	12.8%	9.3%
Average Household Income	\$126,548	\$117,843	\$104,083
2025 Owner Occupied Housing Units by Value			
Total	4,729	16,372	46,921
<\$50,000	1.6%	1.4%	2.1%
\$50,000 - \$99,999	0.4%	0.6%	2.3%
\$100,000 - \$149,999	0.3%	0.6%	3.4%
\$150,000 - \$199,999	1.6%	2.9%	5.8%
\$200,000 - \$249,999	2.7%	7.9%	11.1%
\$250,000 - \$299,999	12.0%	18.3%	17.3%
\$300,000 - \$399,999	45.1%	37.3%	32.5%
\$400,000 - \$499,999	18.8%	16.2%	14.2%
\$500,000 - \$749,999	12.2%	10.1%	7.9%
\$750,000 - \$999,999	3.5%	3.4%	2.2%
\$1,000,000 - \$1,499,999	0.5%	0.4%	0.6%
\$1,500,000 - \$1,999,999	1.1%	0.8%	0.4%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$418,864	\$392,165	\$354,970
2030 Owner Occupied Housing Units by Value			
Total	5,134	17,916	52,229
<\$50,000	0.4%	0.4%	1.2%
\$50,000 - \$99,999	0.0%	0.0%	0.9%
\$100,000 - \$149,999	0.0%	0.0%	1.1%
\$150,000 - \$199,999	0.4%	0.6%	2.4%
\$200,000 - \$249,999	0.7%	2.9%	6.2%
\$250,000 - \$299,999	6.9%	13.3%	13.4%
\$300,000 - \$399,999	40.0%	36.0%	34.6%
\$400,000 - \$499,999	21.6%	21.7%	20.1%
\$500,000 - \$749,999	20.4%	16.5%	13.4%
\$750,000 - \$999,999	6.1%	5.8%	4.0%
\$1,000,000 - \$1,499,999	1.6%	1.1%	1.3%
\$1,500,000 - \$1,999,999	1.9%	1.5%	0.9%
\$2,000,000 +	0.0%	0.2%	0.6%
Average Home Value	\$493,288	\$465,979	\$432,168

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Community Profile

1371-1437 Dunlop Ln, Clarksville, Tennessee, 37043
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 36.57860
Longitude: -87.24884

	3 miles	5 miles	10 miles
Median Household Income			
2025	\$100,652	\$90,679	\$79,576
2030	\$109,527	\$101,796	\$87,970
Median Home Value			
2025	\$369,348	\$349,042	\$324,512
2030	\$407,613	\$391,044	\$372,000
Per Capita Income			
2025	\$42,923	\$39,963	\$35,266
2030	\$47,018	\$43,887	\$38,998
Median Age			
2010	32.2	32.5	30.0
2020	32.4	32.7	31.5
2025	33.9	34.0	32.8
2030	34.8	35.6	34.3
2020 Population by Age			
Total	16,506	58,213	179,984
0 - 4	7.7%	7.8%	7.9%
5 - 9	8.4%	7.7%	7.7%
10 - 14	8.3%	7.7%	7.5%
15 - 24	13.6%	13.7%	15.5%
25 - 34	16.8%	17.0%	17.3%
35 - 44	16.0%	14.0%	13.5%
45 - 54	11.8%	11.3%	10.8%
55 - 64	9.3%	9.9%	10.0%
65 - 74	5.1%	6.5%	6.3%
75 - 84	2.3%	3.1%	2.7%
85 +	0.9%	1.2%	0.9%
18 +	71.2%	72.6%	72.9%
2025 Population by Age			
Total	21,205	69,322	206,851
0 - 4	7.3%	7.4%	7.6%
5 - 9	7.7%	7.7%	7.6%
10 - 14	7.8%	7.3%	7.1%
15 - 24	13.8%	12.8%	14.1%
25 - 34	15.2%	16.5%	17.4%
35 - 44	16.8%	15.5%	14.8%
45 - 54	12.7%	11.5%	10.9%
55 - 64	8.9%	9.4%	9.3%
65 - 74	6.1%	7.0%	7.0%
75 - 84	2.9%	3.7%	3.3%
85 +	0.8%	1.2%	1.0%
18 +	72.7%	73.5%	73.7%
2030 Population by Age			
Total	23,768	77,421	227,172
0 - 4	7.1%	7.2%	7.4%
5 - 9	7.0%	7.2%	7.1%
10 - 14	7.2%	7.3%	7.1%
15 - 24	13.7%	12.6%	14.0%
25 - 34	15.4%	14.8%	15.6%
35 - 44	15.6%	16.4%	15.7%
45 - 54	13.5%	12.2%	11.6%
55 - 64	9.4%	9.3%	8.9%
65 - 74	6.8%	7.4%	7.4%
75 - 84	3.5%	4.3%	4.1%
85 +	1.0%	1.4%	1.2%
18 +	74.6%	74.5%	74.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	3 miles	5 miles	10 miles
2020 Population by Sex			
Males	8,047	28,261	87,982
Females	8,459	29,952	92,002
2025 Population by Sex			
Males	10,489	34,177	102,477
Females	10,716	35,146	104,373
2030 Population by Sex			
Males	11,705	38,086	112,275
Females	12,063	39,335	114,896
2010 Population by Race/Ethnicity			
Total	7,870	38,516	138,486
White Alone	74.2%	76.2%	69.2%
Black Alone	16.1%	14.8%	20.7%
American Indian Alone	0.5%	0.4%	0.5%
Asian Alone	3.5%	2.5%	2.2%
Pacific Islander Alone	0.2%	0.2%	0.4%
Some Other Race Alone	1.5%	1.9%	2.5%
Two or More Races	4.1%	3.9%	4.5%
Hispanic Origin	5.9%	6.8%	8.1%
Diversity Index	48.6	47.1	55.3
2020 Population by Race/Ethnicity			
Total	16,506	58,213	179,984
White Alone	63.7%	64.8%	60.7%
Black Alone	16.6%	17.8%	21.9%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	5.6%	3.3%	2.5%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	3.0%	3.0%	3.6%
Two or More Races	10.4%	10.2%	10.3%
Hispanic Origin	9.6%	9.7%	10.4%
Diversity Index	63.0	61.7	65.1
2025 Population by Race/Ethnicity			
Total	21,204	69,323	206,850
White Alone	62.2%	62.9%	58.8%
Black Alone	16.6%	18.4%	22.5%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	5.9%	3.6%	2.6%
Pacific Islander Alone	0.4%	0.4%	0.5%
Some Other Race Alone	3.3%	3.3%	4.1%
Two or More Races	11.1%	10.9%	11.0%
Hispanic Origin	10.7%	10.9%	11.6%
Diversity Index	65.1	64.2	67.4
2030 Population by Race/Ethnicity			
Total	23,768	77,421	227,170
White Alone	60.2%	61.1%	56.9%
Black Alone	17.3%	19.1%	23.3%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	6.3%	3.8%	2.8%
Pacific Islander Alone	0.4%	0.4%	0.5%
Some Other Race Alone	3.5%	3.5%	4.3%
Two or More Races	11.8%	11.6%	11.7%
Hispanic Origin	11.4%	11.6%	12.3%
Diversity Index	67.2	66.2	69.1

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	3 miles	5 miles	10 miles
2020 Population by Relationship and Household Type			
Total	16,506	58,213	179,984
In Households	99.0%	99.1%	98.1%
Householder	36.3%	36.7%	36.5%
Opposite-Sex Spouse	19.6%	19.6%	17.9%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.0%	2.2%	2.4%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	31.2%	29.6%	29.0%
Adopted Child	0.8%	0.8%	0.7%
Stepchild	1.6%	1.9%	1.9%
Grandchild	1.9%	2.1%	2.4%
Brother or Sister	0.7%	0.9%	1.0%
Parent	0.8%	0.9%	1.0%
Parent-in-law	0.2%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.2%	0.3%	0.3%
Other Relatives	0.9%	1.1%	1.2%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	2.4%	2.4%	3.2%
In Group Quarters	1.0%	0.9%	1.9%
Institutionalized	1.0%	0.9%	0.9%
Noninstitutionalized	0.0%	0.0%	0.9%
2025 Population 25+ by Educational Attainment			
Total	13,438	44,893	131,525
Less than 9th Grade	1.3%	1.2%	1.8%
9th - 12th Grade, No Diploma	1.6%	2.2%	2.9%
High School Graduate	14.9%	19.5%	22.8%
GED/Alternative Credential	1.4%	2.4%	3.2%
Some College, No Degree	20.5%	20.8%	20.3%
Associate Degree	11.2%	11.9%	13.2%
Bachelor's Degree	26.2%	22.6%	21.0%
Graduate/Professional Degree	22.9%	19.4%	14.8%
2025 Population 15+ by Marital Status			
Total	16,374	53,781	160,780
Never Married	26.9%	25.8%	28.5%
Married	59.8%	59.5%	56.1%
Widowed	2.1%	3.6%	4.3%
Divorced	11.1%	11.1%	11.1%
2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,885	29,121	89,105
Population 16+ Employed	96.2%	96.6%	95.4%
Population 16+ Unemployment rate	3.8%	3.4%	4.6%
Population 16-24 Employed	13.1%	13.0%	15.1%
Population 16-24 Unemployment rate	3.1%	4.2%	6.0%
Population 25-54 Employed	70.3%	68.6%	67.6%
Population 25-54 Unemployment rate	3.7%	3.7%	5.0%
Population 55-64 Employed	14.0%	15.3%	13.8%
Population 55-64 Unemployment rate	5.8%	1.9%	1.5%
Population 65+ Employed	2.6%	3.1%	3.5%
Population 65+ Unemployment rate	0.0%	2.5%	2.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	3 miles	5 miles	10 miles
2025 Employed Population 16+ by Industry			
Total	8,543	28,119	84,992
Agriculture/Mining	0.4%	0.6%	0.8%
Construction	6.3%	4.3%	6.4%
Manufacturing	12.9%	12.8%	11.7%
Wholesale Trade	2.2%	1.9%	1.5%
Retail Trade	10.3%	9.1%	10.6%
Transportation/Utilities	4.9%	4.8%	5.4%
Information	4.8%	2.6%	1.9%
Finance/Insurance/Real Estate	4.6%	5.0%	4.6%
Services	45.9%	50.2%	48.4%
Public Administration	7.7%	8.7%	8.7%
2025 Employed Population 16+ by Occupation			
Total	8,541	28,119	84,990
White Collar	68.9%	66.0%	57.6%
Management/Business/Financial	21.5%	18.3%	15.3%
Professional	27.8%	28.3%	23.1%
Sales	8.8%	8.8%	8.2%
Administrative Support	10.8%	10.7%	11.1%
Services	11.7%	15.4%	18.4%
Blue Collar	19.4%	18.6%	23.9%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.8%	2.6%	4.4%
Installation/Maintenance/Repair	2.4%	2.8%	3.6%
Production	6.0%	6.1%	7.0%
Transportation/Material Moving	7.2%	7.1%	8.8%
2020 Households by Type			
Total	6,218	21,318	65,822
Married Couple Households	53.8%	54.1%	49.4%
With Own Children <18	27.9%	25.4%	22.7%
Without Own Children <18	26.0%	28.8%	26.8%
Cohabiting Couple Households	5.7%	6.1%	6.8%
With Own Children <18	2.1%	2.2%	2.6%
Without Own Children <18	3.7%	3.9%	4.2%
Male Householder, No Spouse/Partner	17.3%	15.9%	17.6%
Living Alone	11.6%	10.2%	11.4%
65 Years and over	1.6%	1.8%	2.2%
With Own Children <18	2.1%	2.0%	2.0%
Without Own Children <18, With Relatives	2.0%	2.2%	2.4%
No Relatives Present	1.6%	1.5%	1.8%
Female Householder, No Spouse/Partner	23.1%	23.8%	26.2%
Living Alone	10.9%	11.3%	11.8%
65 Years and over	2.9%	4.1%	4.3%
With Own Children <18	6.6%	6.5%	7.4%
Without Own Children <18, With Relatives	4.7%	5.1%	5.9%
No Relatives Present	0.8%	0.9%	1.1%
2020 Households by Size			
Total	6,218	21,318	65,822
1 Person Household	22.6%	21.6%	23.1%
2 Person Household	30.7%	32.2%	31.6%
3 Person Household	17.3%	18.2%	18.5%
4 Person Household	17.0%	15.4%	14.6%
5 Person Household	7.9%	7.8%	7.4%
6 Person Household	2.9%	3.1%	2.9%
7 + Person Household	1.6%	1.7%	1.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Community Profile

1371-1437 Dunlop Ln, Clarksville, Tennessee, 37043
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 36.57860
Longitude: -87.24884

	3 miles	5 miles	10 miles
2020 Households by Tenure and Mortgage Status			
Total	6,218	21,318	65,822
Owner Occupied	59.2%	64.2%	60.1%
Owned with a Mortgage/Loan	49.7%	51.6%	47.5%
Owned Free and Clear	9.5%	12.6%	12.6%
Renter Occupied	40.8%	35.8%	39.9%
2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	104	99	93
Percent of Income for Mortgage	23.0%	24.1%	25.5%
Wealth Index	82	80	68
2020 Housing Units By Urban/ Rural Status			
Total	6,725	22,699	70,737
Urban Housing Units	82.4%	90.7%	89.4%
Rural Housing Units	17.6%	9.3%	10.6%
2020 Population By Urban/ Rural Status			
Total	16,506	58,213	179,984
Urban Population	78.3%	89.3%	88.7%
Rural Population	21.7%	10.7%	11.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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1371-1437 Dunlop Ln, Clarksville, Tennessee, 37043
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	3 miles	5 miles	10 miles
Top 3 Tapestry Segments			
1.	Boomburbs (H2)	Up and Coming Families (G2)	Up and Coming Families (G2)
2.	Modern Minds (D3)	Boomburbs (H2)	Metro Fusion (C3)
3.	Metro Fusion (C3)	Modern Minds (D3)	Boomburbs (H2)
2025 Consumer Spending			
Apparel & Services: Total \$	\$20,217,231	\$59,614,529	\$158,151,840
Average Spent	\$2,555.26	\$2,333.71	\$2,061.31
Spending Potential Index	104	95	84
Education: Total \$	\$12,981,633	\$39,382,953	\$104,282,169
Average Spent	\$1,640.75	\$1,541.71	\$1,359.19
Spending Potential Index	92	86	76
Entertainment/Recreation: Total \$	\$32,150,999	\$96,838,080	\$257,148,796
Average Spent	\$4,063.57	\$3,790.88	\$3,351.61
Spending Potential Index	99	92	82
Food at Home: Total \$	\$57,726,381	\$174,344,151	\$471,272,234
Average Spent	\$7,296.05	\$6,824.98	\$6,142.44
Spending Potential Index	98	92	83
Food Away from Home: Total \$	\$33,593,909	\$99,720,687	\$264,067,882
Average Spent	\$4,245.94	\$3,903.73	\$3,441.79
Spending Potential Index	103	95	83
Health Care: Total \$	\$58,576,926	\$181,866,857	\$492,293,081
Average Spent	\$7,403.55	\$7,119.47	\$6,416.42
Spending Potential Index	96	92	83
HH Furnishings & Equipment: Total \$	\$23,280,895	\$70,197,139	\$185,954,530
Average Spent	\$2,942.48	\$2,747.98	\$2,423.68
Spending Potential Index	101	94	83
Personal Care Products & Services: Total \$	\$8,502,658	\$25,408,788	\$67,320,952
Average Spent	\$1,074.65	\$994.67	\$877.44
Spending Potential Index	103	95	84
Shelter: Total \$	\$211,372,635	\$626,736,956	\$1,649,466,992
Average Spent	\$26,715.45	\$24,534.62	\$21,498.71
Spending Potential Index	100	92	81
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$27,801,809	\$83,384,894	\$217,236,254
Average Spent	\$3,513.88	\$3,264.24	\$2,831.40
Spending Potential Index	106	99	86
Travel: Total \$	\$28,032,860	\$83,904,850	\$217,316,502
Average Spent	\$3,543.08	\$3,284.59	\$2,832.44
Spending Potential Index	98	91	78
Vehicle Maintenance & Repairs: Total \$	\$10,964,899	\$32,850,295	\$88,141,481
Average Spent	\$1,385.86	\$1,285.98	\$1,148.81
Spending Potential Index	103	95	85

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.