



DISCOVER CLARKSVILLE, TN

OPPORTUNITIES IN MONTGOMERY COUNTY, TENNESSEE



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ON THE HORIZON

The future of Montgomery County includes a new commercial corridor; home to a Conference Center, surrounded by prime real estate and I-24 frontage. A development unlike any other in Clarksville, TN envisioned to consist of higher end shopping, unique dining experiences, Class A office space, as well as additional hotels and amenities. Plus, retail expansion opportunities throughout to support the area.

SITE PLAN

(Conceptual Design Only, April 2024)

LEGEND

- 1 PEDESTRIAN TRAIL
- 2 8,000 SF PLAZA/ EVENT LAWN / FLEX
- 3 BOXI PARK/ ISLAND RETAIL
- 4 CORNER / ARRIVAL PLAZA

PHASE I PARKING SUMMARY

PARKING REQUIRED:

CONFERENCE CENTER: 300 CARS @
5/1000 SF

HOTEL PHASE I: 230 CARS (200 KEYS+20
EMPLOYEES + 10 F/B [@2.5/1000 SF])

HOTEL PHASE 2: 105 CARS (100 KEYS+5
EMPLOYEES)

**TOTAL REQUIRED (NO
REDUCTION): 635 CARS**

PARKING REDUCTION:

635/15 (LANDSCAPE ISLE) = 42 CARS
20% PUD REDUCTION FOR CONFERENCE
ADJACENCY TO A HOTEL = 127 CARS

TOTAL REDUCTION: 635 - 42 - 127 = 466
CARS

**TOTAL REQUIRED (WITH
REDUCTION): 466 CARS**

PARKING PROVIDED : 520 CARS





PROGRAM

- A** PHASE 1 HOTEL - 5 STORY
200 KEYS
- B** PHASE 2 HOTEL - 5 STORY
100 KEYS
- C** 60,000 SF CONFERENCE CENTER
- D** PHASE 3 HOTEL - 5 STORY
120 KEYS
- E** 300,000 SF COMMERCIAL
OFFICE OR VA CLINIC
- F** 40,000 SF MEDICAL / TEACHING
-2 STORY
- G** 30,000 SF COMMERCIAL OFFICE
- 2 STORY
- H** 60,000 SF MOB - 4 STORY
- I** 40,000 SF TOTAL WAREHOUSE/
STORAGE/ RETAIL -1 STORY
- J** 95,000 SF TOTAL RETAIL /
TOWN CENTER
- K** 15,000 SF CHILDCARE

DESIGN STANDARDS

Design Standards are intended to encourage consistent design while allowing for variety and innovation.

C-5 ZONING HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT

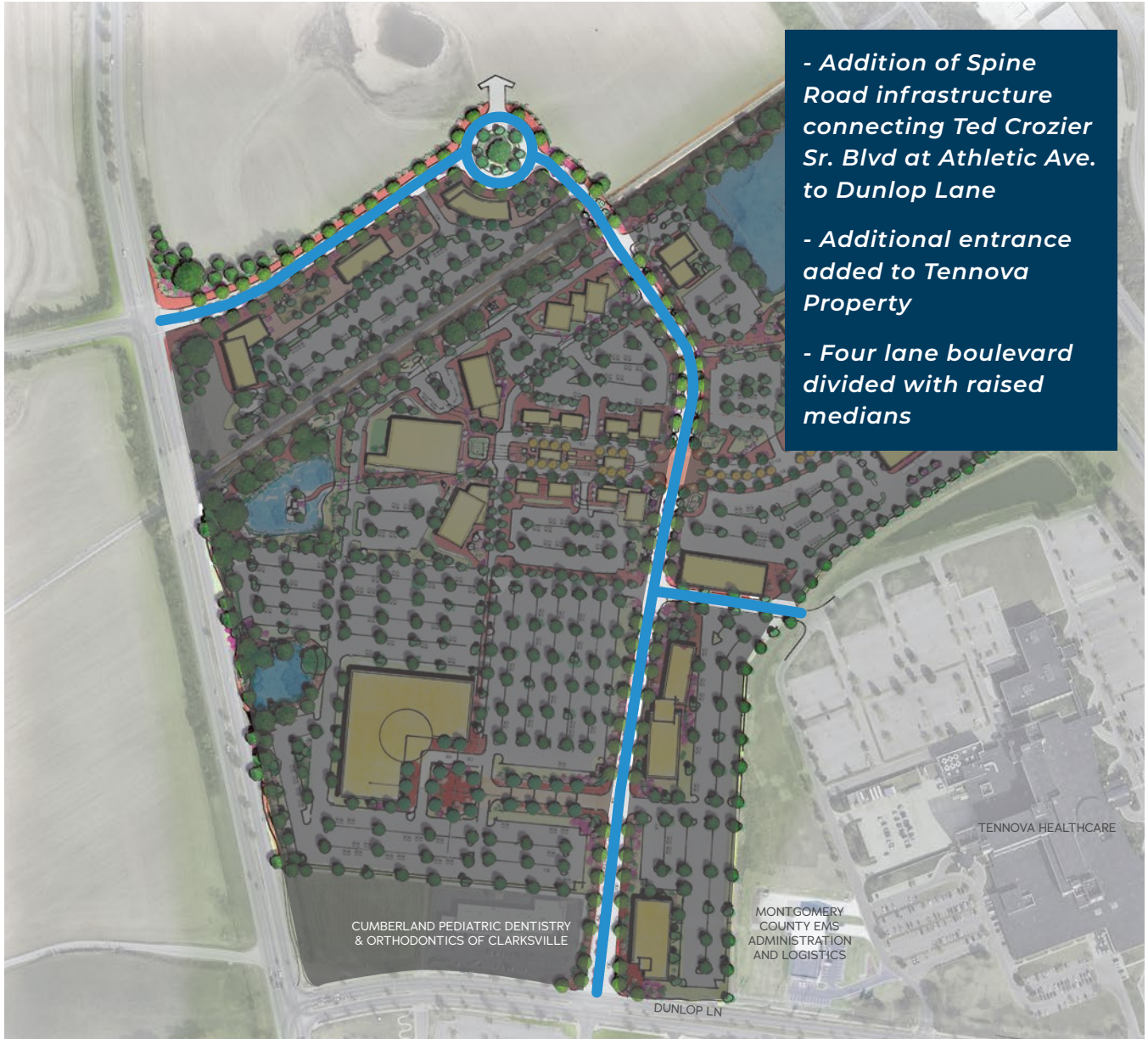
75 FT APPROVED HEIGHT VARIANCE FOR SITE

OFFICIAL SITE DESIGN STANDARDS TO BE DETERMINED WITH THE INTENT TO

- *Encourage high-quality development and creative design options*
- *Create a distinctive character and sense of place*
- *Enhance the vitality of the district*
- *Create a comfortable and welcoming environment for customers and employees*

ROADWAYS

- Addition of Spine Road infrastructure connecting Ted Crozier Sr. Blvd at Athletic Ave. to Dunlop Lane
- Additional entrance added to Tennova Property
- Four lane boulevard divided with raised medians



UTILITIES



WATER

Effective July 1, 2024

\$4.45

Commercial
(Inside City)

\$5.50

Industrial
(Inside City)

**Additional charges
based on Meter Size*



SEWER

Effective June 1, 2023

\$8.07

Within
City Limits

\$14.19

Outside City
(Served Directly by City)

**Valid until June 30, 2024*



ELECTRIC

Commercial Customer

\$0.09681

Per kWh for 1st
15,000 kWh
(Base rate not included)

\$0.06499

Per kWh for all
additional

*Between 60 kW & 1,000 kW
or greater than 15,000 kWh*



BROADBAND

Enterprise Business Package

\$0.76

Average Cost
per Gig

10Gbps

Internet
Speeds

*100% Fiber
Optic Network*



ACCESSIBILITY

Central Location in a Growing Region

A thriving riverfront community only 1 day's drive
from 76% of the country's population

96K+

MILES OF
HIGHWAY

4

MAJOR INTERCHANGES

HIGHWAY I-24 IN
MONTGOMERY COUNTY

1.2K+

MILES OF
INTERSTATE

12

MILES TO CLARKSVILLE
REGIONAL AIRPORT

2.9K+

MILES OF
SHORT LINE RAIL

6K FT

LENGTH OF RUNWAY

AT CLARKSVILLE REGIONAL
AIRPORT (4,300' SECONDARY)





INCENTIVES FOR GROWTH

State of Tennessee and local tax burdens are among the lowest in the country. TN state budget operates within a healthy surplus rather than deficit. A pro-business, right to work state.

#1

LOWEST STATE &
LOCAL TAXES PAID

PER CAPITA - TAX FOUNDATION

0%

PERSONAL INCOME
TAX ON EARNINGS

PER CAPITA - TAX FOUNDATION

#5

BUSINESS CLIMATE
IN THE U.S.

BUSINESS FACILITIES, 2022

6.5%

EXCISE TAX
STATE OF TN

TN DEPT. OF ECON. DEVELOPMENT

#1

ADV. INDUSTRIAL JOB
GROWTH IN THE U.S.

SINCE 2013, BROOKINGS UNIV.

0.25%

FRANCHISE TAX
STATE OF TN

TN DEPT. OF ECON. DEVELOPMENT

COMMUNITY

The 5th Largest City in Tennessee

Clarksville is a charming riverfront community off I-24, 40 minutes northwest of Nashville near the Kentucky border and neighboring Fort Campbell Military Installation. Located within one day's drive from 76% of major U.S. cities and strategically positioned approximately 250 miles from the population center of the United States, Clarksville is a mere 40 miles from Nashville International Airport (BNA).

#1

**BEST PLACE
TO LIVE**

- MONEY.COM, 2019

#1

**MOST DESIRABLE
RELOCATION ZIP CODE**

- OPENDOOR.COM, 2023

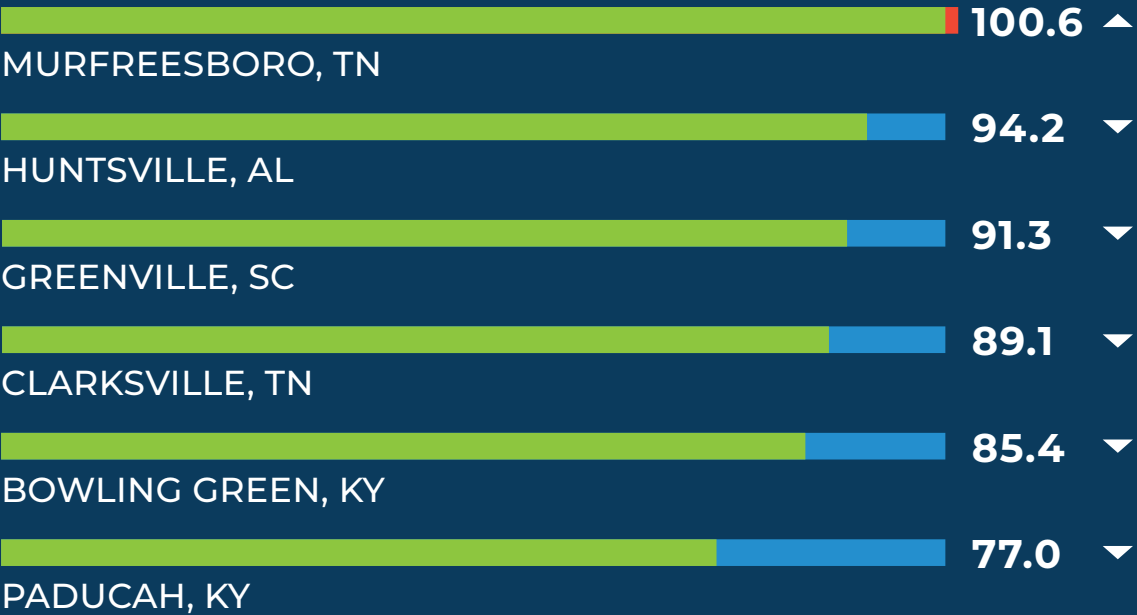
**TOP BOOMTOWN &
TOP 50 BEST PLACE TO LIVE**

- MONEY.COM, 2024

COST OF LIVING

Index of U.S. Cities

U.S. Average: 100, Bestplaces.net



\$67,264

MEDIAN HOUSEHOLD INCOME

\$91,634

MARRIED COUPLE HOUSEHOLDS

MONTGOMERY COUNTY, TN | U.S. CENSUS, 2021 ACS



URBAN DEVELOPMENT

TIF Districts and Opportunity Zones

TIF districts in underutilized/challenged areas to spur economic activity where development was waning, each with an Affordable Housing Requirement consideration for any residential housing.

PROJECTED CAPITAL INV., 2022

\$48M

OFFICE PARK AND
CONFERENCE CENTER

\$15M

SOCCER COMPLEX
AND PUBLIC PARK

\$190M

VULCAN SITE
MULTI-USE PROJECT

\$54M

OUTDOOR DISTRICT &
FULL-SERVICE HOTEL

\$35M

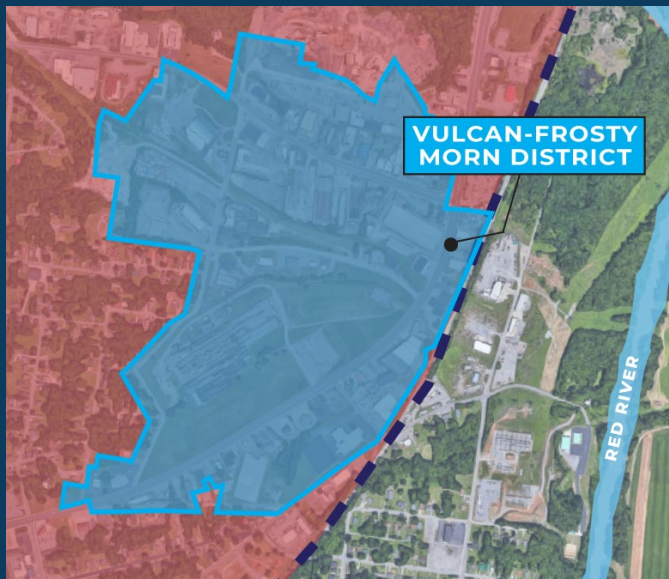
ROXY PERFORMING
ARTS CENTER

\$113M

F&M BANK ARENA
& FORD ICE CENTER



TURNBRIDGE / RIVER & CIVIC PLAZA TIF DISTRICTS



VULCAN TIF DISTRICT

3

ACTIVE TIF DISTRICTS

CIVIC PLAZA, VULCAN, TURNBRIDGE / RIVER

289

COMMERCIAL PARCELS

ACROSS 3 APPROVED DISTRICTS

\$80M

TIF CAPACITY

\$52M TIF CAPACITY REMAINING, APRIL '24

4

OPPORTUNITY ZONES

CENSUS TRACTS IN CITY OF CLARKSVILLE

\$1.1B

COMM. CAPITAL INVEST.

PROJECTED IN MONTGOMERY COUNTY

RETAIL AND DYNAMIC GROWTH



POPULATION GROWTH
SINCE 2010

MONTGOMERY COUNTY, TN
(US CENSUS: 2022 ACS-1-YEAR ESTIMATE)



336,447
CLARKSVILLE,
TN-KY MSA

US CENSUS, 2022



235,021
MONTGOMERY
COUNTY

US CENSUS, 2023



176,977
CITY OF
CLARKSVILLE

US CENSUS, 2022



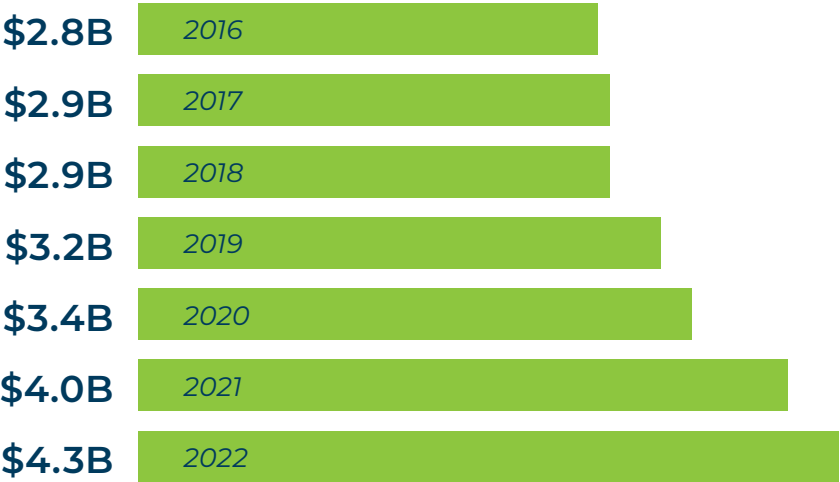
RETAIL SALES
SINCE 2010

MONTGOMERY COUNTY, TN
TN DEPT. OF REVENUE

\$4.27B **\$2.02B**
2022 2010

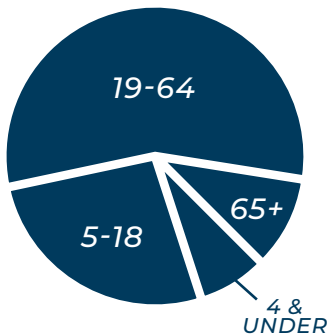
RETAIL SALES HISTORY

MONTGOMERY COUNTY, TN | 2016-2022, TN DEPT. OF REVENUE



AGE DEMOGRAPHICS

MONTGOMERY COUNTY, TN
(US CENSUS: 2022 ACS-1-YEAR ESTIMATE)



32
AVERAGE AGE
STATEWIDE AVERAGE: 39

MEDIAN HOUSEHOLD INCOME

MONTGOMERY COUNTY, U.S. CENSUS ACS 1-YEAR EST.



TOURISM IMPACT

(2015 - 2022)

Direct labor income, or payroll, totaled \$98.5 million, with 3,639 persons directly employed in tourism sector.



DIVERSE ECONOMY

Growing Opportunities

Looking for a place to grow your business and solidify your company's future? Clarksville is the place - our diverse market brings something more — the support of a robust economy generating \$4.4 billion in capital investment and more than 3,088 direct jobs since 2020, making the area a national leader in job growth.

\$3.9B

CAPITAL
INVESTMENT

- Montgomery County, TN, 2022

FDI

DEAL OF THE YEAR
(FOREIGN DIRECT INVESTMENT)

- Business Facilities, 2022

#4

IN NATION TALENT
ATTRACTION

- Lightcast, 2022

#4

METRO PROJECTS
PER CAPITA

- Site Selection, 2023





TALENT ATTRACTION

Skilled Labor Force

Change in job numbers by 2030, projected Direct & In-Direct Impact
in Montgomery County, TN

CONSTRUCTION



ELECTRIC VEHICLE



DISTRIBUTION



MANUFACTURING



DEFENSE TECH.



WORKFORCE

TN Dept. of Labor & Workforce Development, January 2024 Pre.

119,754

LABOR FORCE

4.3%

UNEMPLOYMENT RATE

QUALITY OF LIFE

*Great jobs are just that—great.
But a great life means something more.*

Looking for a place to grow your business and solidify your company's future? Clarksville is the place - our diverse market brings something more — the support of a robust economy generating \$4.4 billion in capital investment and more than 3,088 direct jobs since 2020, making the area a national leader in job growth.

#1

HOTTEST
ZIP CODE

- OPENDOOR.COM, 2022

#4

CITY WHERE
MILLENNIALS
ARE BUYING HOMES

- REALTOR.COM, 2024

7,018

LOTS/MULTI-FAMILY
APPROVED IN 2022

CLARKSVILLE RPC, 2023

"I love the small town feel with the big opportunities. The cost of living is very doable; no matter what level you're at, you can absolutely find a safe, good community - to establish yourself, your family, and make great friends."

Catherine Bertoldi, Military Affairs Chair, Clarksville Chamber Area of Commerce

QUALITY OF PLACE

A community rich in history & experiences.

Natural scenic beauty, abundant outdoor recreational opportunities, homegrown winery, local distillery and family fun, Clarksville is a great place to call home.

34

PUBLIC
PARKS

5

SWIMMING
POOLS

6

GOLF
COURSES



9

TENNIS
COURTS

2

MOVIE
THEATERS

3

COMMUNITY
CENTERS

"I firmly believe that our parks system is second to none, with the number of events they put on and how well kept they are."

Matt Cunningham, Founder, Old Glory Distilling Co.



PRIMARY EDUCATION

A path from Pre-K to Job Market

For families a key factor for a good quality of life is a good education. Local educational institutions provide a quality education through a wide range of academic offerings aligned with workforce goals and opportunities.



39K

STUDENTS
SERVED

92.5%

GRADUATION
RATE

24

ELEMENTARY
SCHOOLS

9

HIGH SCHOOLS
(Includes Middle College at APSU)

34

CTE PROGRAMS
(Career & Technical Education)

8

MIDDLE
SCHOOLS

2

SPECIALTY
SCHOOLS

9

CAREER ACADEMIES
(Specialized Learning Programs HS)

HIGHER EDUCATION

Discover the program that fits your needs

AP Austin Peay
State University
CLARKSVILLE  TENNESSEE


Nashville State
Community College


TENNESSEE COLLEGE
OF APPLIED TECHNOLOGY

9,945 73

STUDENTS
ENROLLED

DEGREE PROGRAMS
(Bachelor's, Master's and Doctoral)

422

STUDENTS
ENROLLED

80

PROGRAMS
OF STUDY

350+

STUDENTS
ENROLLED

1, 2, 4-YR

DEGREE & CERTS.
AVAILABLE

FORT CAMPBELL

*HOME TO 101ST AIRBORNE DIVISION
5TH SPECIAL FORCES GROUP & 160TH SOAR*

The installation has supported training and deployment of front-line Army units. Since 2002, Fort Campbell units have been among the most deployed combat units in the Army.

DEMOGRAPHICS CLARKSVILLE, TN-KY MSA

ACTIVE DUTY	27,716
FAMILY MEMBERS	50,812
RETIREEES	70,445
RETIREE FAMILIES	93,036
CONTRACTORS	1,626
CIVILIANS	6,434

A background image showing two soldiers in camouflage uniforms and berets marching on a grassy field. The soldier in the foreground is carrying a large blue flag with a gold fringe and a crest. Other soldiers are visible in the background, also marching.

VETERANS LOCAL IMPACT

MONTGOMERY COUNTY
VETERANS SERVICE
ORGANIZATION

30,727

VETERANS

\$670M

ECONOMIC IMPACT

350+

SOLDIERS LEAVE
THE ARMY MONTHLY

36%

RETENTION RATE
(STAY LOCAL)



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