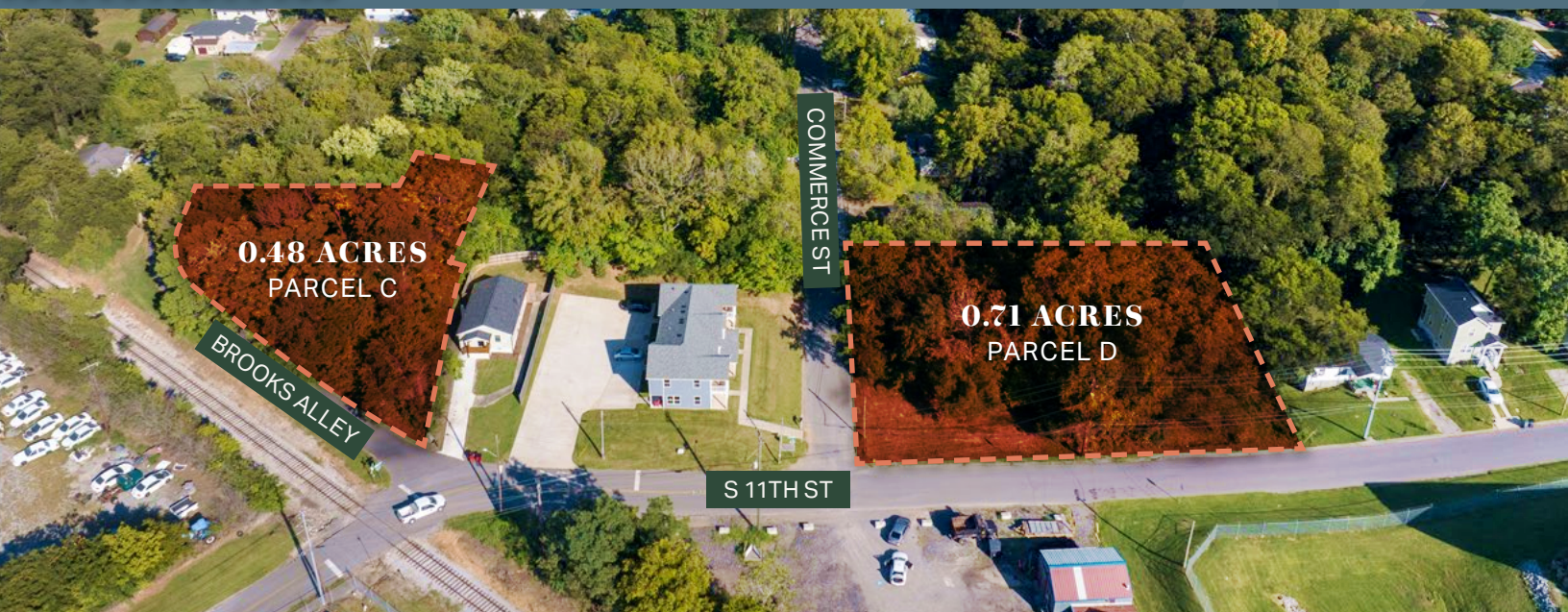


FOR SALE

Clarksville Land Portfolio

Strategic Development & Investment Opportunities



Four Development Opportunities Across Clarksville

Four development sites located throughout Clarksville, offering opportunities for residential, mixed-use, and commercial development in one of Tennessee's fastest-growing markets.

COLLEGE STREET PARCELS

A 1.09-acre assemblage with an additional 0.45-acre parcel available, strategically located near Downtown Clarksville and Austin Peay State University. Zoned C-2 and positioned along a high-traffic corridor, the site is well-suited for retail, office, or mixed-use development.

Parcel A: 1.09 AC

Parcel B: 0.45 AC

HIGHLIGHTS

- C-2 Zoning
- High-Traffic Corridor
- Near Downtown Clarksville
- Adjacent to Austin Peay State University
- Surrounded by Significant Residential Growth
- Retail, Office & Mixed-Use Potential



RESIDENTIAL DEVELOPMENT OPPORTUNITIES

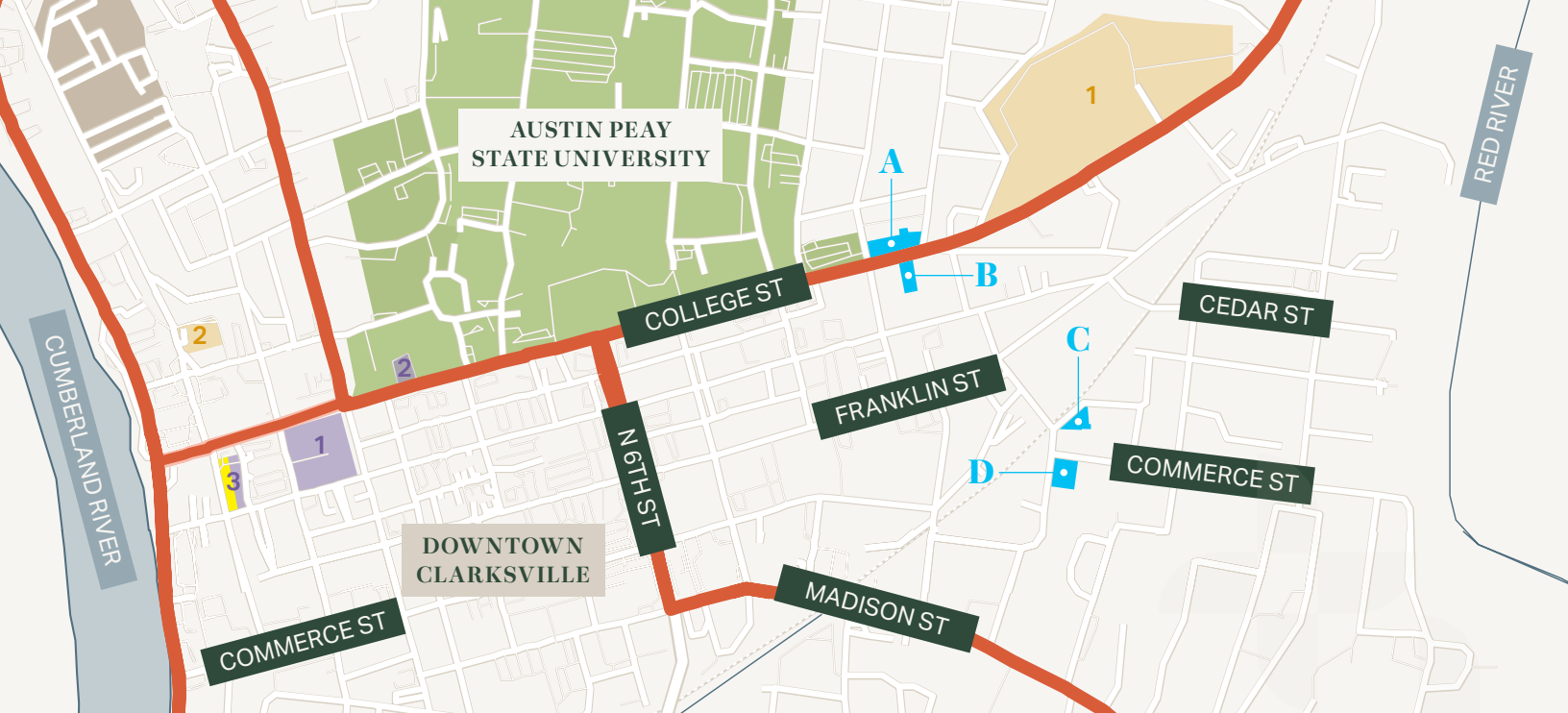
Positioned within growing areas of Clarksville, these sites offer opportunities for residential development supported by strong population growth, expanding employment, and increasing housing demand.

Parcel C: 0.48 AC on Brooks Alley

Parcel D: 0.71 AC on Commerce & 11th

HIGHLIGHTS

- R-3 Zoning
- Residential Development Potential
- Established Neighborhood Location with Strong Housing Demand
- Convenient Access to Employment & Retail



PARCEL A & B
College St Land

PARCEL C
Brooks Alley

PARCEL D
Commerce & 11th

**AUSTIN PEAY
STATE UNIVERSITY**

COMPLETED PROJECTS

- 1. F&M BANK ARENA**
250k SF and Capacity of +/- 6k
Home to APSU Men's & Women's
Basketball Teams, Ford Ice Center,
Concerts, Rodeo, Nashville Kats
- 2. APSU WELCOME CENTER**
+/- 9,303 SF Adaptive Reuse Space
- 3. RIVERVIEW SQUARE**
156 Key Hotel

UNDER CONSTRUCTION PROJECTS

RIVERVIEW SQUARE
55k SF Retail

PROPOSED PROJECTS

- 1. RED RIVER DEVELOPMENT**
300+ Apartment Units
100+ Key Hotel
+/- 4k Capacity Baseball Stadium
+/- 65k SF Retail Brewery
- 2. THE MILLAN CENTER**
+/- 114 Apartment Units
12 Townhomes
+/- 21K SF Retail/Office
10 Stories

Community Spotlight

11,185

STUDENTS AT APSU, AUSTIN PEAY STATE
UNIVERSITY ACHIEVES RECORD-HIGH
ENROLLMENT, DEFYING NATIONAL TRENDS

\$420M

TOTAL CONSUMER SPENDING

21,648

VPD FOR COLLEGE STREET

30,000

ACTIVE MILITARY AT FORT CAMPBELL,
THE 4TH LARGEST MILITARY BASE BY
PERSONNEL

32.43%

OF THE CITY POPULATION ARE OF
AGES 25-44

9%

PROJECTED JOB GROWTH

Source: The Partnership for Clarksville-Montgomery County, National VA Loans



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