

Brochure

A Developer's Dream

The Clarksville/Montgomery County market is prime and ready for a major residential development. One key factor that makes this 642-acre parcel suitable for development is its location within Clarksville's well-established growth pattern. The property lies between Exits 3 and 4, parallel to the I-24 corridor, which allows convenient access to the newly expanded Corporate Business Park and proximity to the recently constructed 4,200 surface parking deck for a new hospital.





...Ready For You!

LOCATION, LOCATION, LOCATION

Property assembly cost offers the "missing piece" in making a development project from the drawing board to a successful reality. In this case, the acquisition of 642 contiguous acres of prime property has been completed and is ready to go!







VIBRANT ECONOMY/STRONG MARKET

Clarksville/Montgomery County continues to build upon a foundation of long-term economic prosperity. Backed by major employers such as Ford, Campbell and Arvin, Play State University, the market area consistently outperforms peer cities during the past eight years.

Population Growth	+14.4%
Job Growth	+30.4%
Per Capita Income Growth	+18.5%
Residential Building Permit Growth	+12.8%
Retail Sales Growth	+14.5%
Commercial Construction Exceeded	\$499,000,000

Source: Clarksville/Montgomery County Economic Development Council, Clarksville, TN; U.S. Census Bureau; U.S. Economic Development Administration; Economic Research Service; Montgomery County Board of Commissioners; Clarksville Chamber of Commerce; The Clarksville/Montgomery County Economic Development Council.

LIABILITY PLUS ...

Clarksville is known as a driver... and affordable... community where you'll find business expansion in a much larger city. Professional and recreational amenities enjoy the economic benefits of a nation area that stands among the 10th fastest cost cities in the country. Clarksville has been ranked as the 17th fastest growing city in the U.S. and on high in the 10th best city for public life.

SEEING IS BELIEVING... MORE

642 Acres Of Prime Property
READY FOR IMMEDIATE DEVELOPMENT

Cities Within 5 Hours Drive Time

- I-24 – Situated Between Exit 1 and Exit 4
- U.S. Highway 79 – Clarksville's Major Retail Artery
- Existing Infrastructure
- Soon to be Constructed Hospital – Within 1 Mile of Site
- Newly Expanded Corporate Business Park

For more information about this incredible opportunity, please contact CM&H Commercial Properties, Exclusive Agents, at 931-648-4700.

Concept of Site Development

- RESIDENTIAL
- RETAIL
- OFFICE
- HOTEL/CONFERENCE CENTER/DRIVING RANGE

Spring Creek





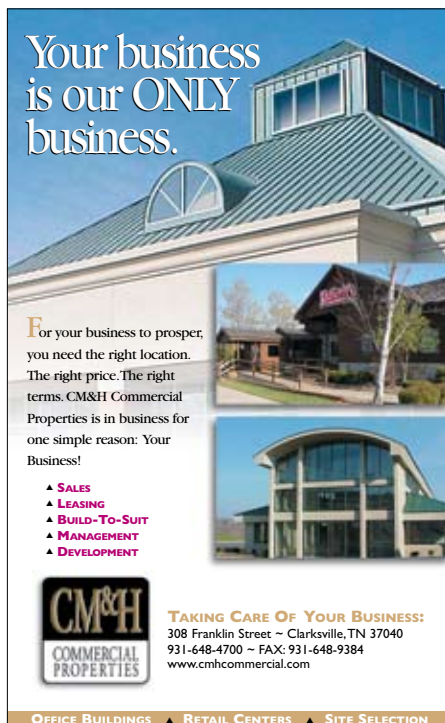
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