



Colliers

OPPORTUNITY ZONE

For Sale - Land

Fully permitted site for a 120-unit complex.

RENDERING OF POTENTIAL DEVELOPMENT

CONTACT US

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515 Marriott Dr. Clarksville, IN 47129




**One of the last planned vacant lots zoned
for multi-family within Clarksville.**

Clarksville, Indiana, is a vibrant town located in Clark County, just across the Ohio River from Louisville, Kentucky. It offers a blend of historic charm and modern amenities, making it an attractive place to live. Clarksville boasts several well-maintained parks and recreational facilities that cater to residents of all ages. Clarksville has seen steady economic growth, supported by a diverse range of businesses and industries. The town actively promotes economic development initiatives to attract new businesses and create employment opportunities for its residents. Overall, Clarksville, Indiana, presents itself as a welcoming and dynamic town with a rich history, thriving community life, and promising future prospects for residents.

Property Details

Address	515 Marriott Dr.
Location	Clarksville, Indiana 47129
Land Area	10.72 acres
Zoning	R-3, with variances for height and parking

Demographics

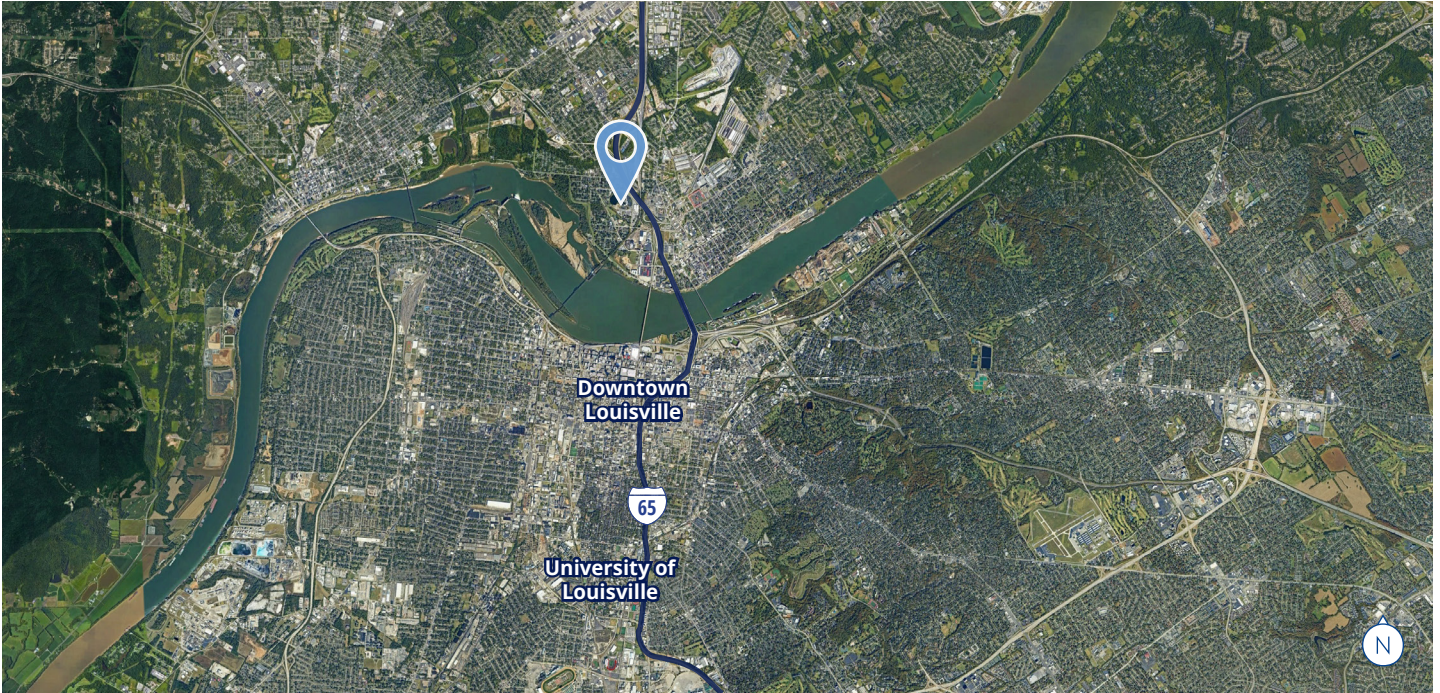
	1 Mile	3 Mile	5 Mile
 Population	6,000	73,763	238,173
 Households	2,636	32,835	106,400
 Avg. Household Income	\$64,856	\$63,479	\$74,577

City approved plans for development

Type of Property	Multi-Family
Sub type	Garden/Low-rise
Building area	120 Units 112,240 SF net rentable area
# of buildings	Five
Stories	Three
Year built	2025
Parking spaces	180
Parking Ratio	1.5
Parking Type	Surface
Unit amenities	air conditioning, balconies/patios, dishwasher, granite countertops, microwave, garbage disposal, stainless steel appliances, laminate hardwood flooring and washer & dryer
Project amenities	playground, clubhouse/community room, and fitness center



LAND - FOR SALE



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