

# FOR SALE

±30.70 Acres Available

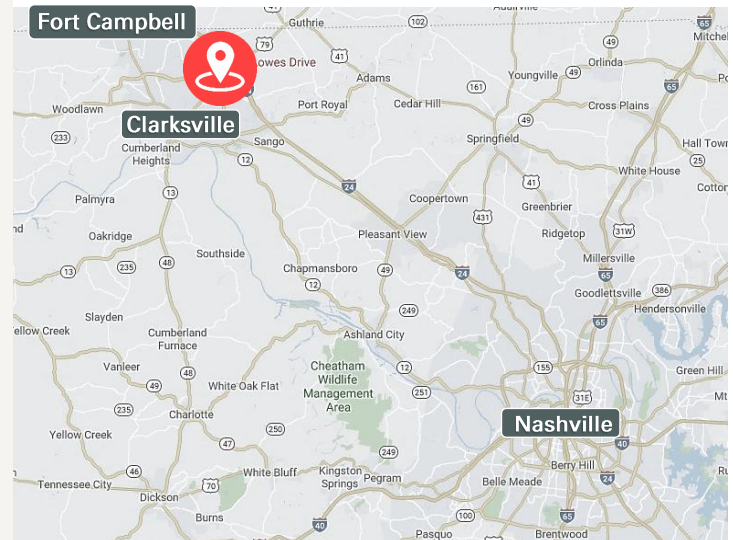
Large-Scale Infill Development Site Located 1/10th of a Mile from Austin Peay State University

1151 College Street, Clarksville, TN 37040



## HIGHLIGHTS

- Large-Scale Infill Development Site
- ±30.70 Acres
- **Located in an Opportunity Zone**
- Largest Infill Tract of Land Available in Clarksville, TN
- Zoned Commercial with PUD
- Commercial, Office, Retail, Residential, Entertainment Uses
- Opportunity for rezoning property for higher and better use
- Sale Price: \$10,750,000
- Located 1/10th of a mile from Austin Peay University; 8 miles from Fort Campbell Military Base
- ±2,300' of Frontage on College Street/Hwy 48, a main thoroughfare from downtown Clarksville to I-24



**Hi Lewis, SIOR**  
First Vice President  
O: 615.345.7230  
hilewis@charleshawkinsco.com

**J.P. Lowe, CCIM**  
First Vice President  
O: 615.345.7212  
jplowe@charleshawkinsco.com

**Bridger Smith**  
Vice President  
O: 615.345.7241  
bsmith@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

For Sale  
 ±30.70 Acres  
 Land for Development

1151 College Street  
 Clarksville, TN 37040  
 Montgomery County

CHARLES  
 HAWKINS CO.

RECENT INVESTMENT IN CLARKSVILLE



- \$600M investment
- 1,000 construction jobs
- 70 data center jobs



- \$250M investment
- 600 jobs
- 830,000 SF distribution facility



- \$100M investment
- 600 jobs
- 1,100,000 SF distribution facility



- \$800M investment
- 800 jobs



- \$75M investment
- 200 jobs
- Sister company to Hankook

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
	21,204	101,337	235,287
	8,071	39,627	86,006
	\$57,563	\$69,830	\$78,604

LOCATED IN A FEDERAL OPPORTUNITY ZONE & A LOCAL REDEVELOPMENT DISTRICT

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide.

Opportunity Zones are low income census tracts nominated by governors and certified by the U.S. Department of the Treasury into which investors can now put capital to work financing new projects and enterprises in exchange for certain federal capital gains tax advantages. The country now has over 8,700 Opportunity Zones in every state and territory.

- A temporary tax deferral for capital gains reinvested in an Opportunity Fund.
- A step-up in basis for capital gains reinvested in an Opportunity Fund.
- A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund, if the investment is held for at least 10 years.



**FORT CAMPBELL ARMY BASE (8 MILES)**  
 Home of the 101<sup>st</sup> Airborne Division. Ft. Campbell has the 5<sup>th</sup> largest military population in the United States Army, with close to 40,000 soldiers and their families stationed here.

**AUSTIN PEAY STATE UNIVERSITY (0.10 MILE)**  
 The fastest growing public university in the state of Tennessee with just under 11,000 students enrolled ([www.apsu.edu](http://www.apsu.edu)).

**GOVERNOR'S SQUARE MALL (5 MILES)**  
 Anchored by JCPenney, Belk, Dillard's, Sears, Dick's Sporting Goods, Ross Dress For Less, and Old Navy.

NATIONAL RETAIL CHAINS WITHIN 4 MILES

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