

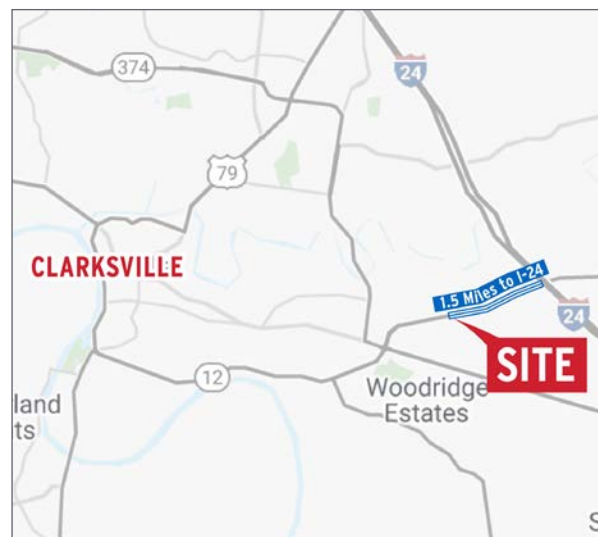
REDUCED PRICE / Ideally Located Clarksville Land For Sale



OVERVIEW

ADDRESS	36°31'01.8"N 87°14'58.3"W Clarksville, TN 37043
LOT SIZE	11.8 acres
ZONING	M-1
PRICE	\$5,900,000 \$6,490,000

- Positioned near large population centers and major thoroughfares, making it ideal for e-commerce and last-mile delivery operations
- Ideally located on the southeast corner of Martin Luther King Jr. Blvd/Highway 76 (28,147 CPD) and Old Farmers Road (8,243 CPD), 1.5 miles west of I-24



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 **SOUTHEAST VENTURE**
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POINTS OF INTEREST



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,090	26,093	54,842
HOUSEHOLDS	1,163	10,271	21,706
AVG. HOUSEHOLD INCOME	\$93,405	\$99,911	\$98,779

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ADDITIONAL IMAGES



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